



LORCL
LAW OFFICE OF
RICHARD C. LYNDS

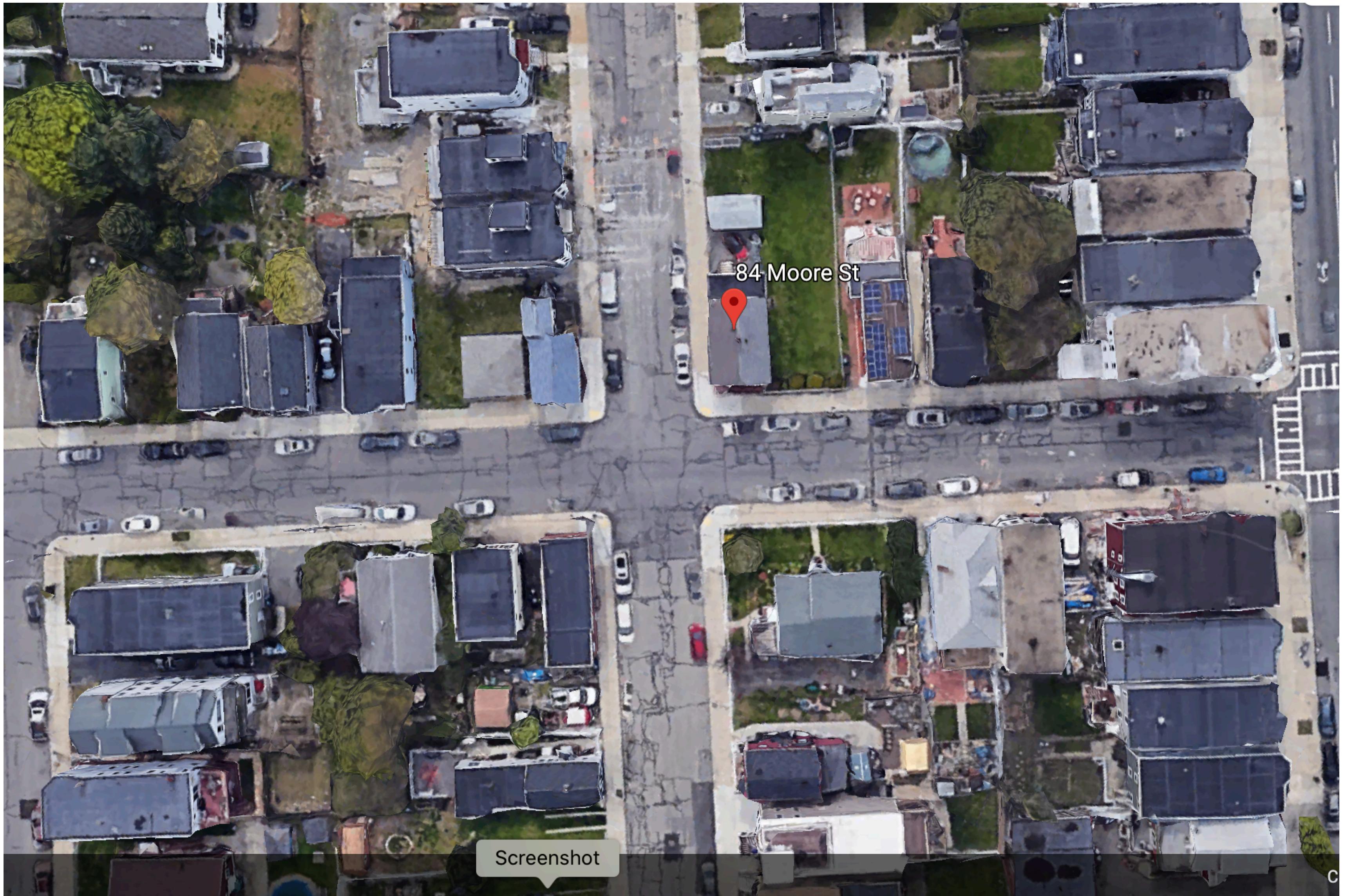
Project Overview

- Demolish Existing 2 Family Dwelling and combine with 2500 s.f. vacant lot
- New lot to contain 5,000 square feet
- Revised Project proposes a new 3 story, 6 unit Residential Dwelling with 9 Parking Spaces
- Intended for Home Ownership (Condominium)
- Project will contribute \$10,000 towards East Boston Housing Stabilization Trust

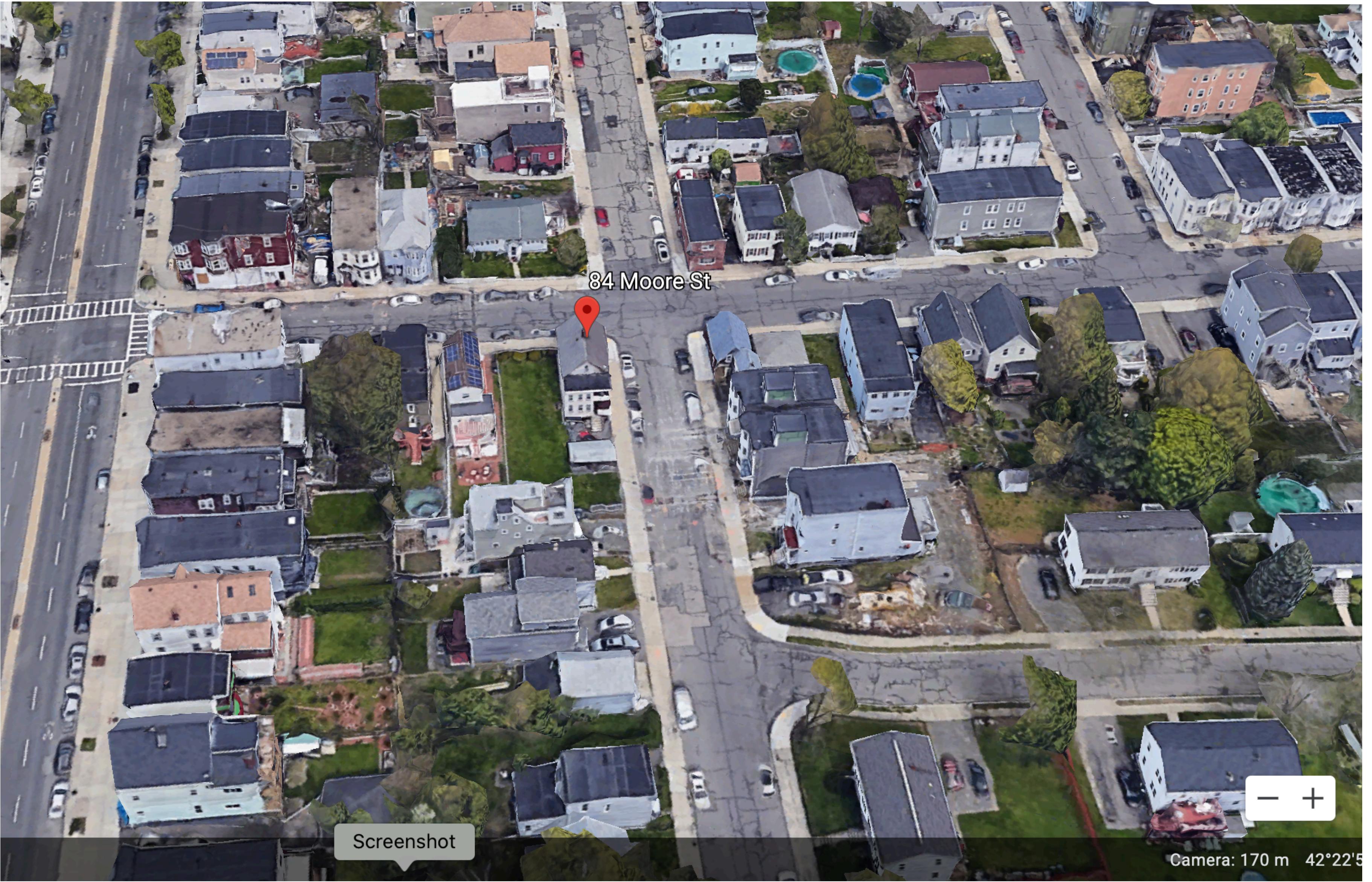
Project Updates

CONCERN	RESPONSE
Height	<i>Lowered the height 1 story and reduced it to better than zoning compliant height of 31.5 feet (3.5' below 35 foot allowable height limit); reduced the bulk of the 3rd level to address abutter concern over light and solar panels</i>
Density	<i>Reduced from 9 Units to 6 Units and an overall reduction of .25 FAR (1250 s.f.)</i>
Parking	<i>Reduced the number of units but kept 9 parking spaces to make the project zoning compliant for parking (1.5 spaces per unit)</i>
Design	<i>Changed the design to a more traditional style with frontage on both Moore and Horace Streets</i>
Open Space	<i>Added corner buffer and edge buffers between Horace Property and perimeter landscaping</i>

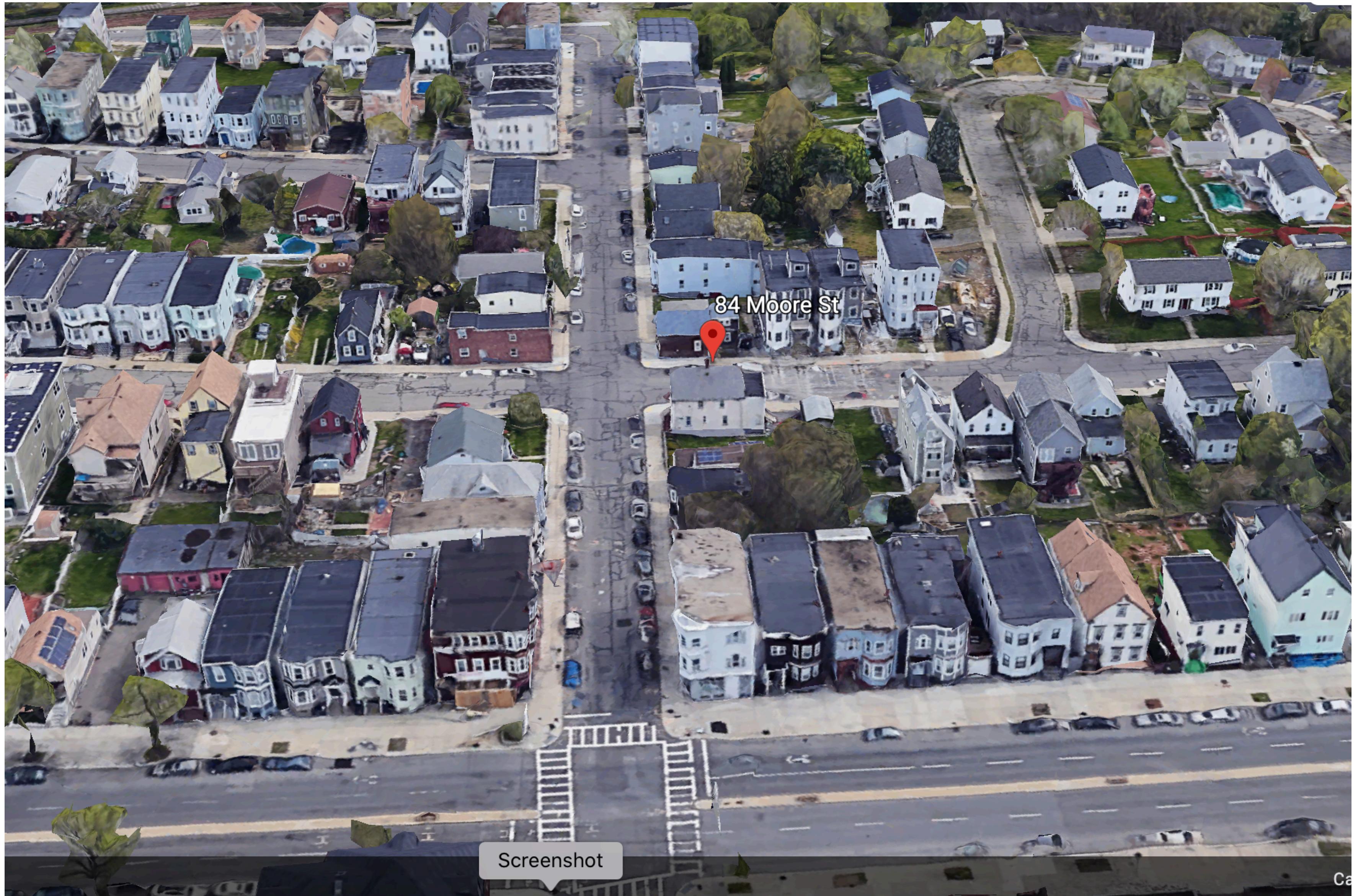
Site Overview



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Zoning District



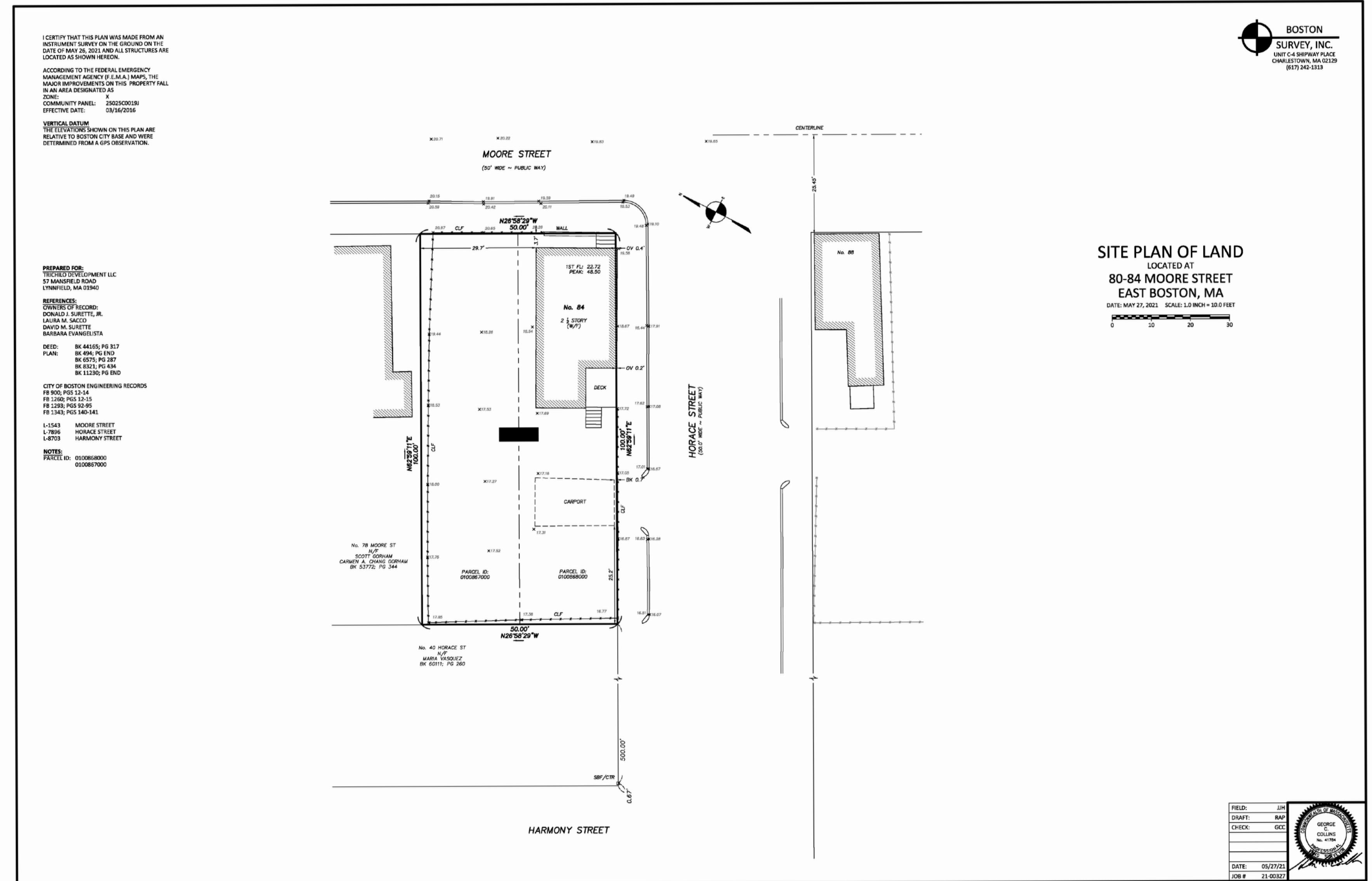
Parcel ID	0100868000
Address	84 MOORE ST, 02128
Owner	SURETTE DONALD J
Assessor's Report	<input type="button" value="↗"/>
Property Viewer	<input type="button" value="↗"/>
Zoning	<input type="button" value="↗"/>
Zoning District	East Boston Neighborhood
Zoning SubDistrict	2F-2000
Subdistrict Type	Two-Family Residential
Overlays	<input type="button" value="↗"/>
Interim Planning Overlay District	
Map No.	3A-3C
Article	53 (Table) (Appendix)

Proposed Elevation Concept



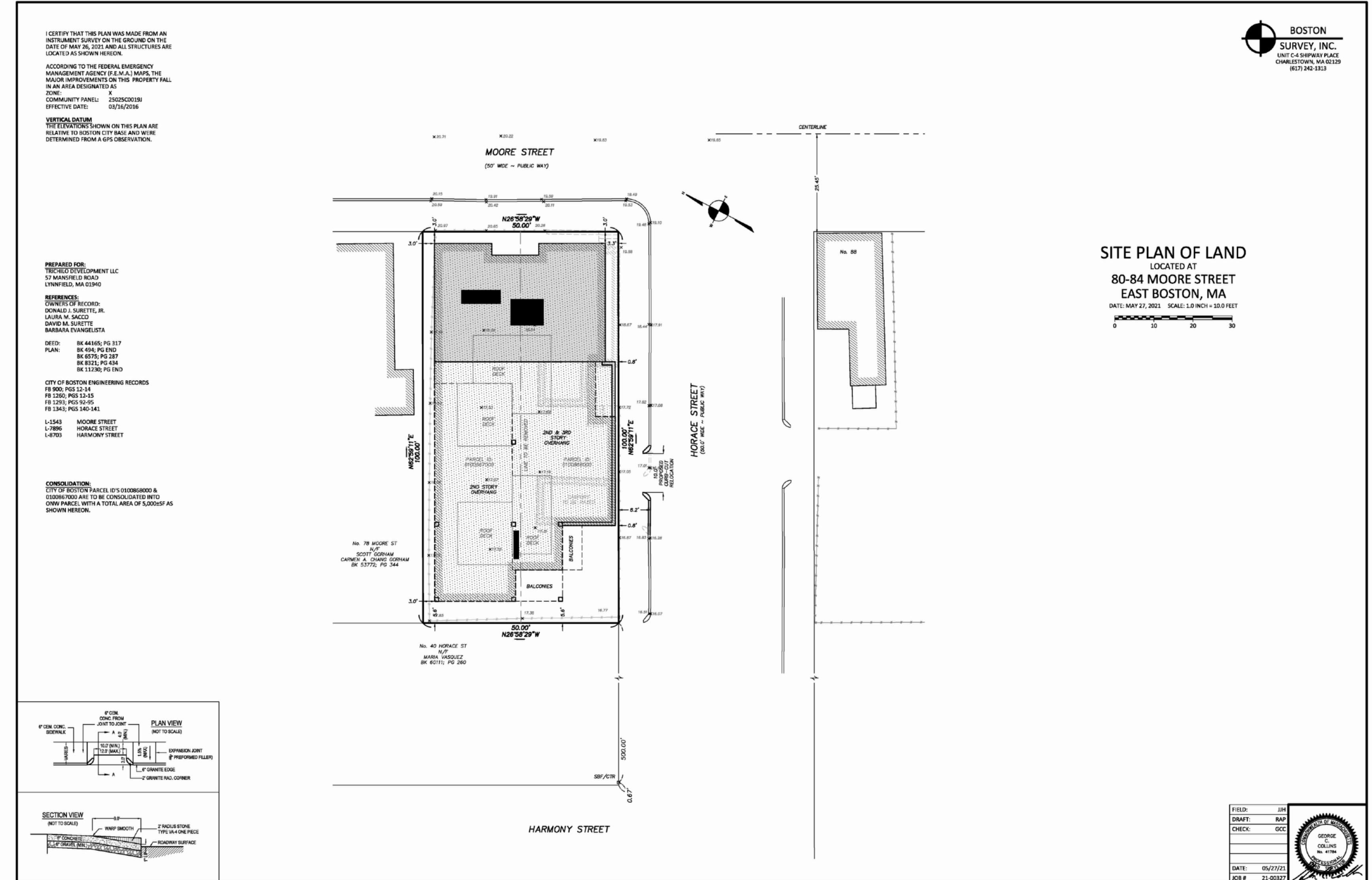
HVNA - AUGUST 2, 2021

Existing Site Plan

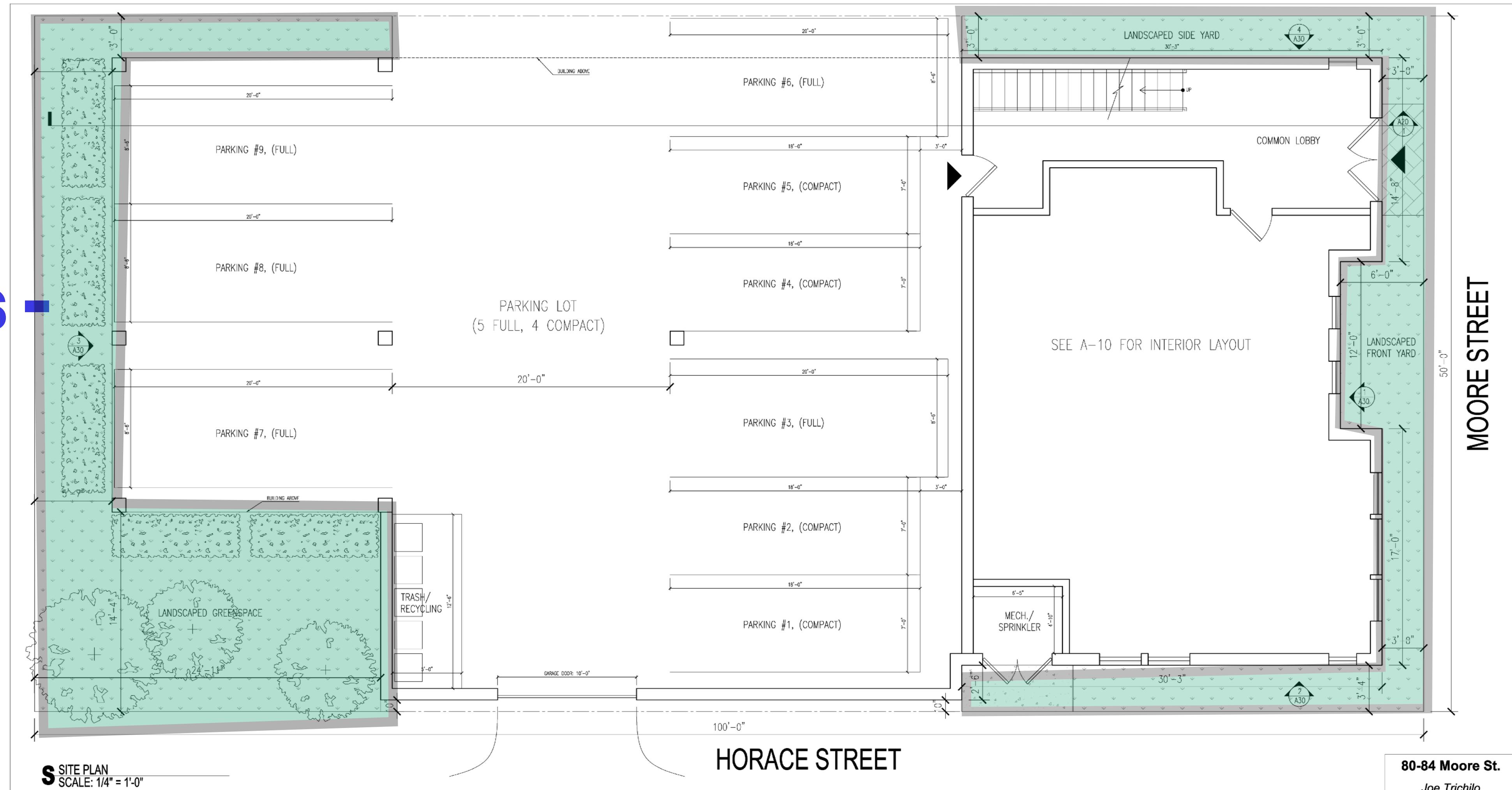


Proposed Site Plan (revised)

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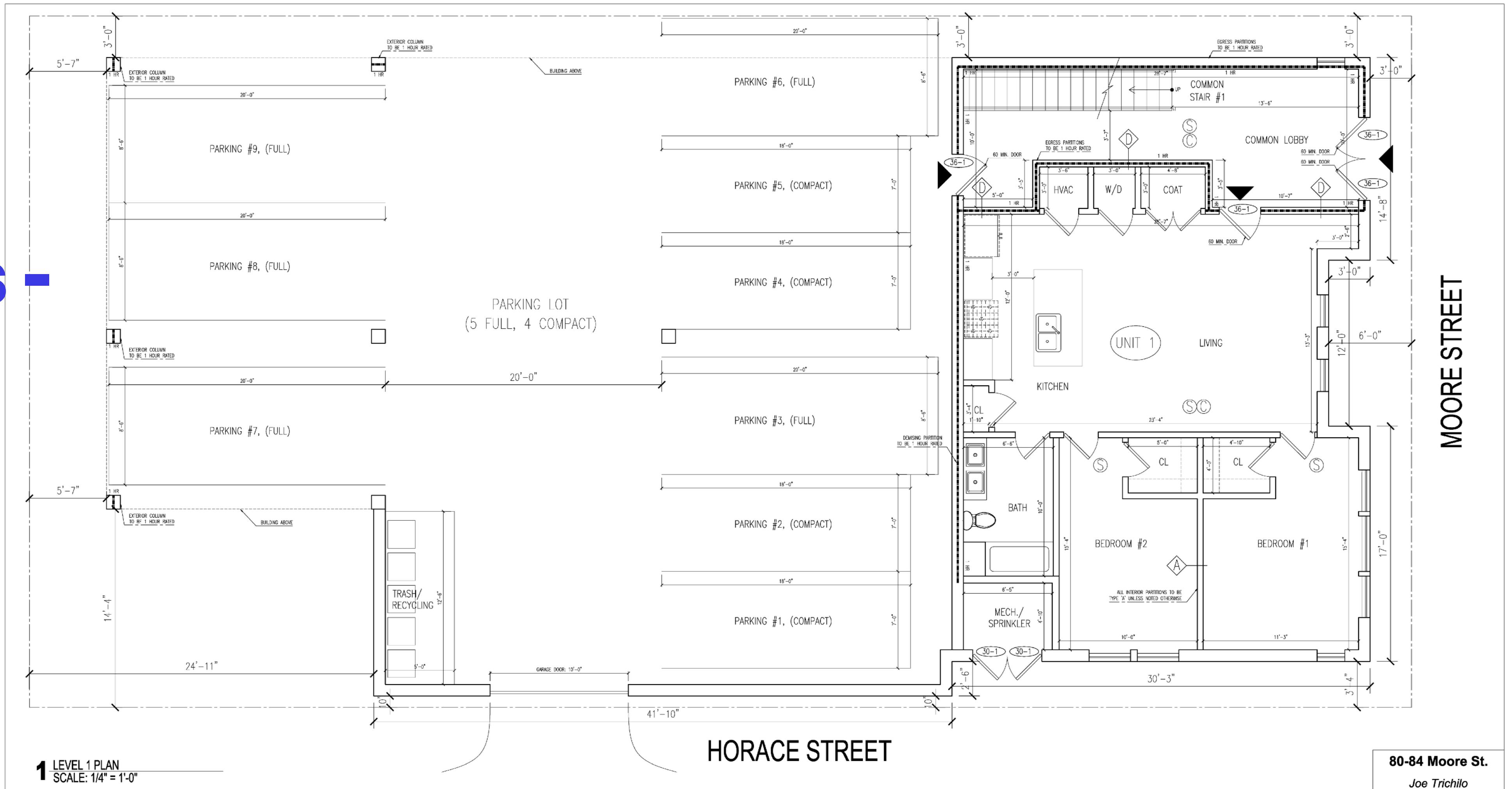


Proposed Conditions - Ground Level



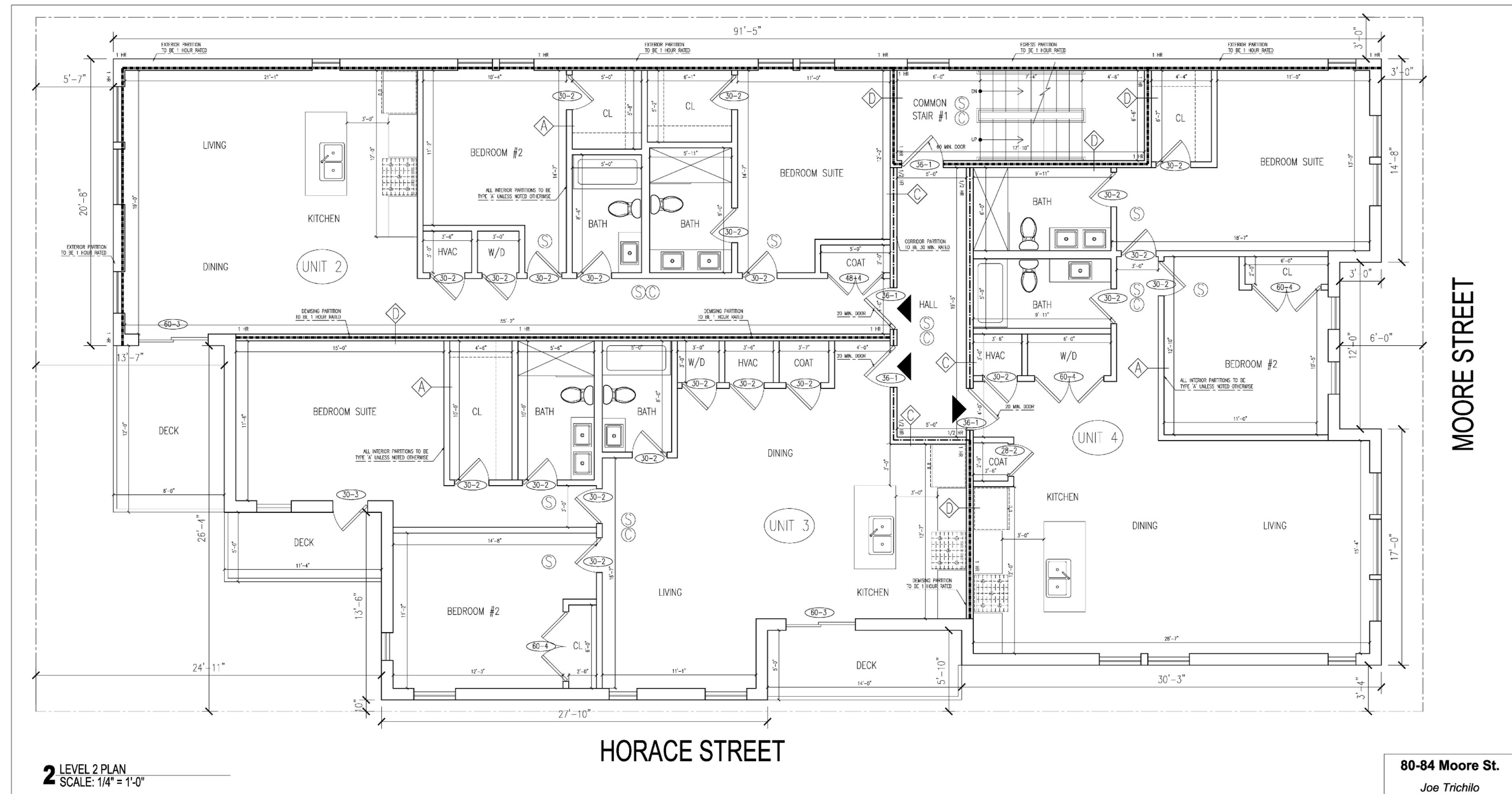
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Proposed Conditions - Ground Level (unit 1)



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Proposed Conditions 2nd Level



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Proposed Conditions 3rd Level

3 LEVEL 3 PLAN
SCALE: 1/4" = 1'-0"

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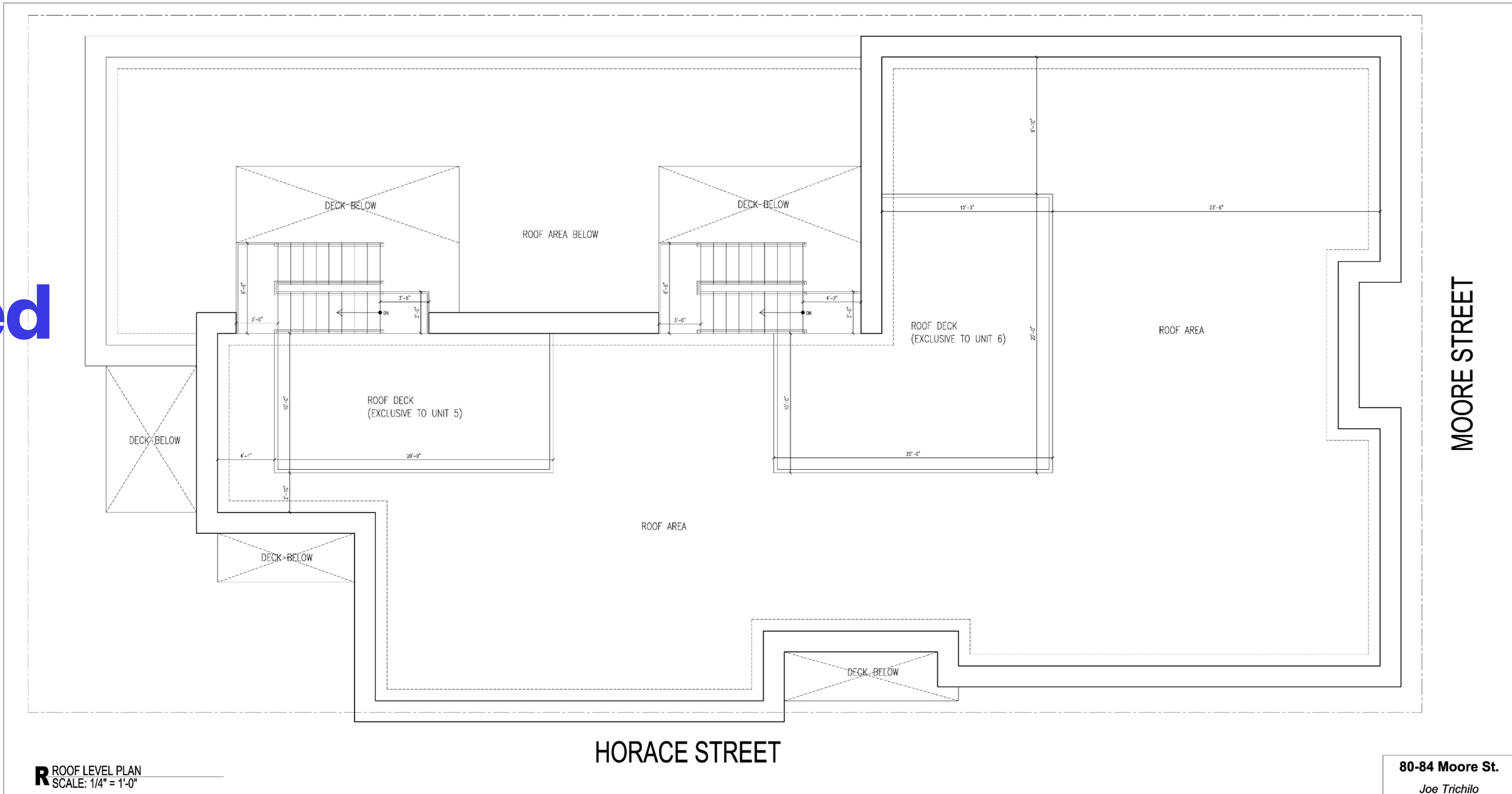
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Proposed Roof

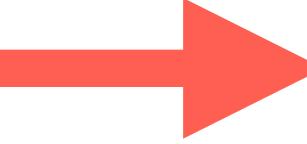


HVNA - AUGUST 2, 2021

Anticipated Zoning Relief - 2F-2000

	Proposed	Allowed/Required	Relief	Difference
Use	6 Units	4 Units (2 Lots)	Variance	+2 Units
Min Lot Size	5000 s.f.	2000 s.f.	None	Complies
Min Lot Width/ Frontage	50 Feet	25 feet	None	Complies
Side Yard	5 feet	5 feet	None	Complies
Front Yard	Modal	Modal	None	Complies
Rear Yard	See Side Yard	See Side Yard	Interpretation	TBD
Floor Area Ratio	1.5	0.8	Variance	0.7
Maximum Height	3 Story/31.6 Feet	2.5 Story/35 feet	Variance	.5 story
Minimum Open Space	265 s.f. p/u	None	None	Complies
Parking	9 Spaces	9 Spaces	None	Complies

Next Steps...

- Submittal of Long Form Permit with City of Boston ISD - Winter 2020
- Obtain Refusal Letter - Winter 2021
- Submit Petition to BOA for Relief under Boston Zoning Code - Winter 2021
-  Community Process - Abutters' Meeting + Neighborhood Association (ongoing)
- Hearing before ZBA - Fall 2021 (tentative)
- BPDA Design Review/Permit Issuance - Winter 2021/2022
- Construction - Spring 2022 (10-12 Months)

Discussion

