

*HVNA Meeting
August 2, 2021*

80-84 Moore Street

LORCL

LAW OFFICE OF
RICHARD C. LYND'S

context

a collaborative design workshop

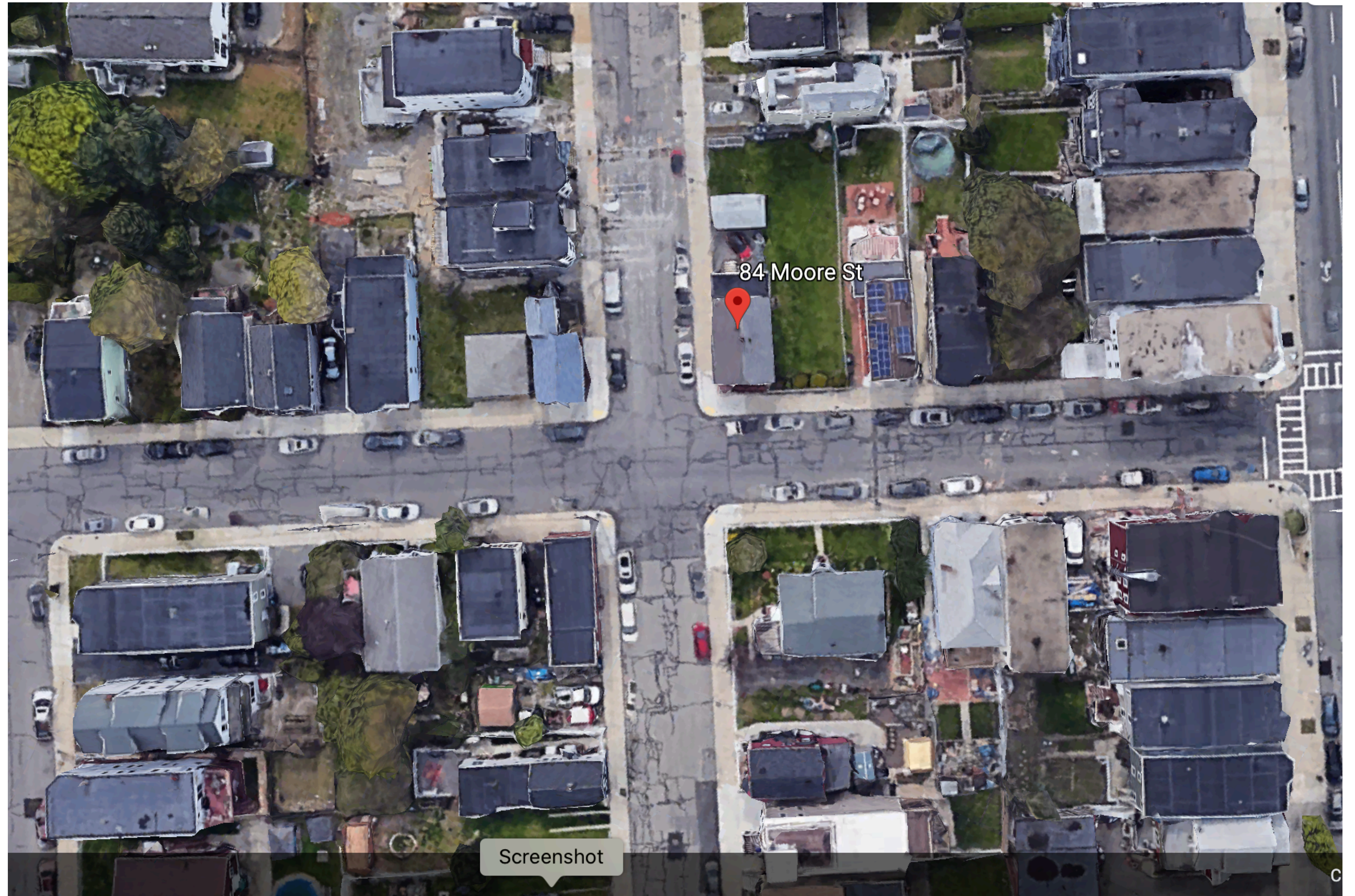
Project Overview

- 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

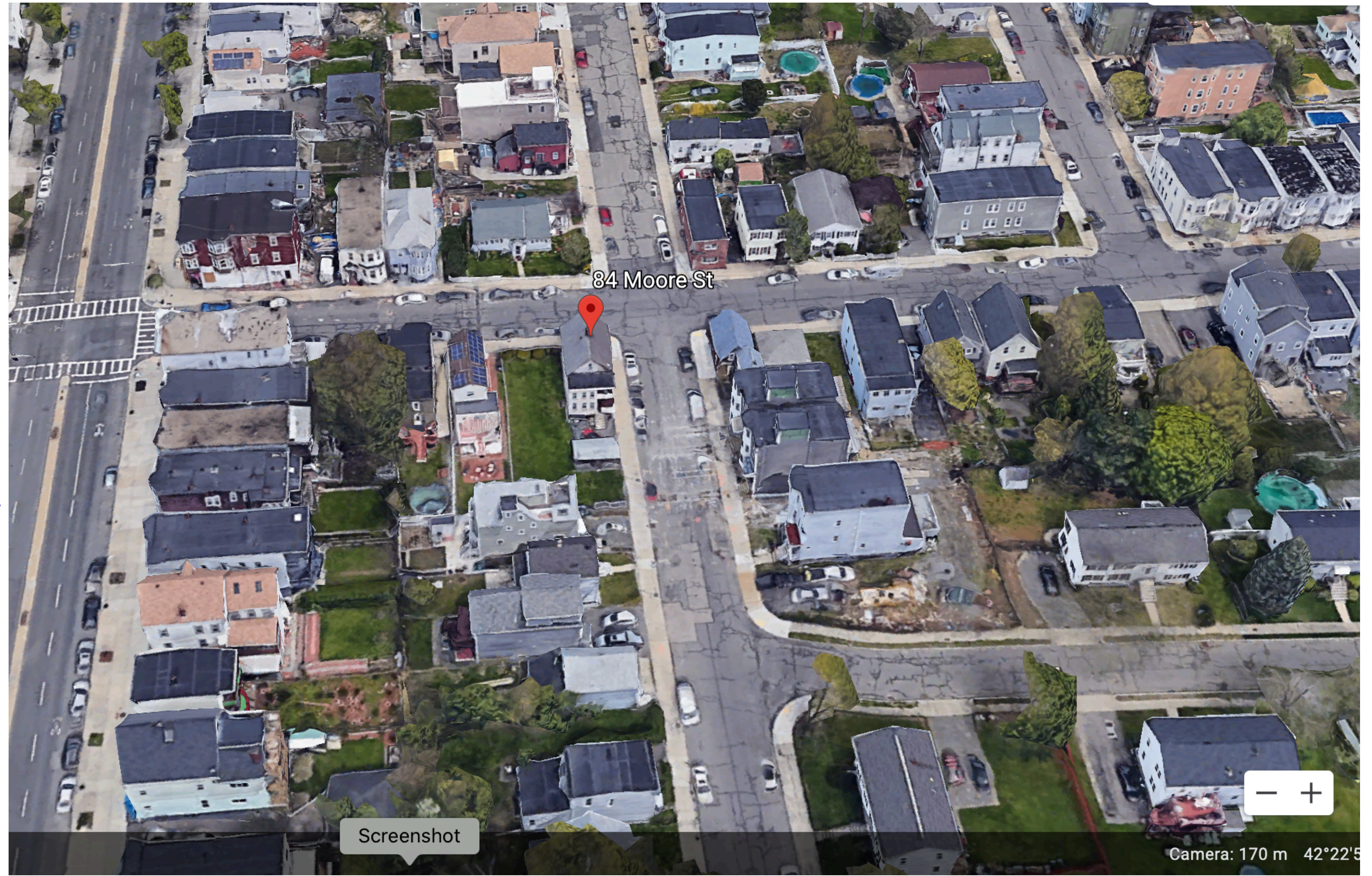
Project Updates

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>

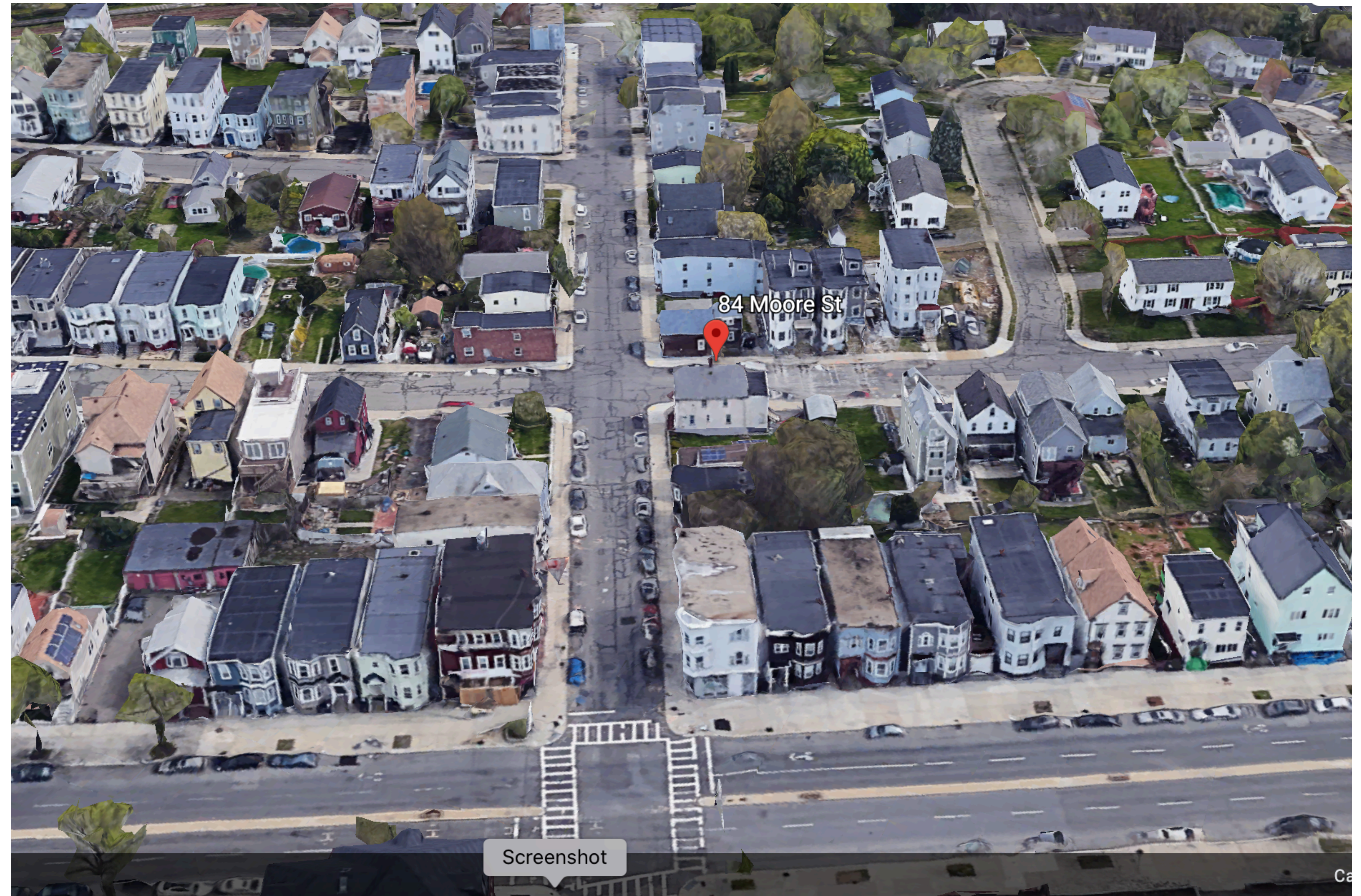
Site Overview



Site Overview



Site Overview



Site Overview



Site Overview



Site Overview



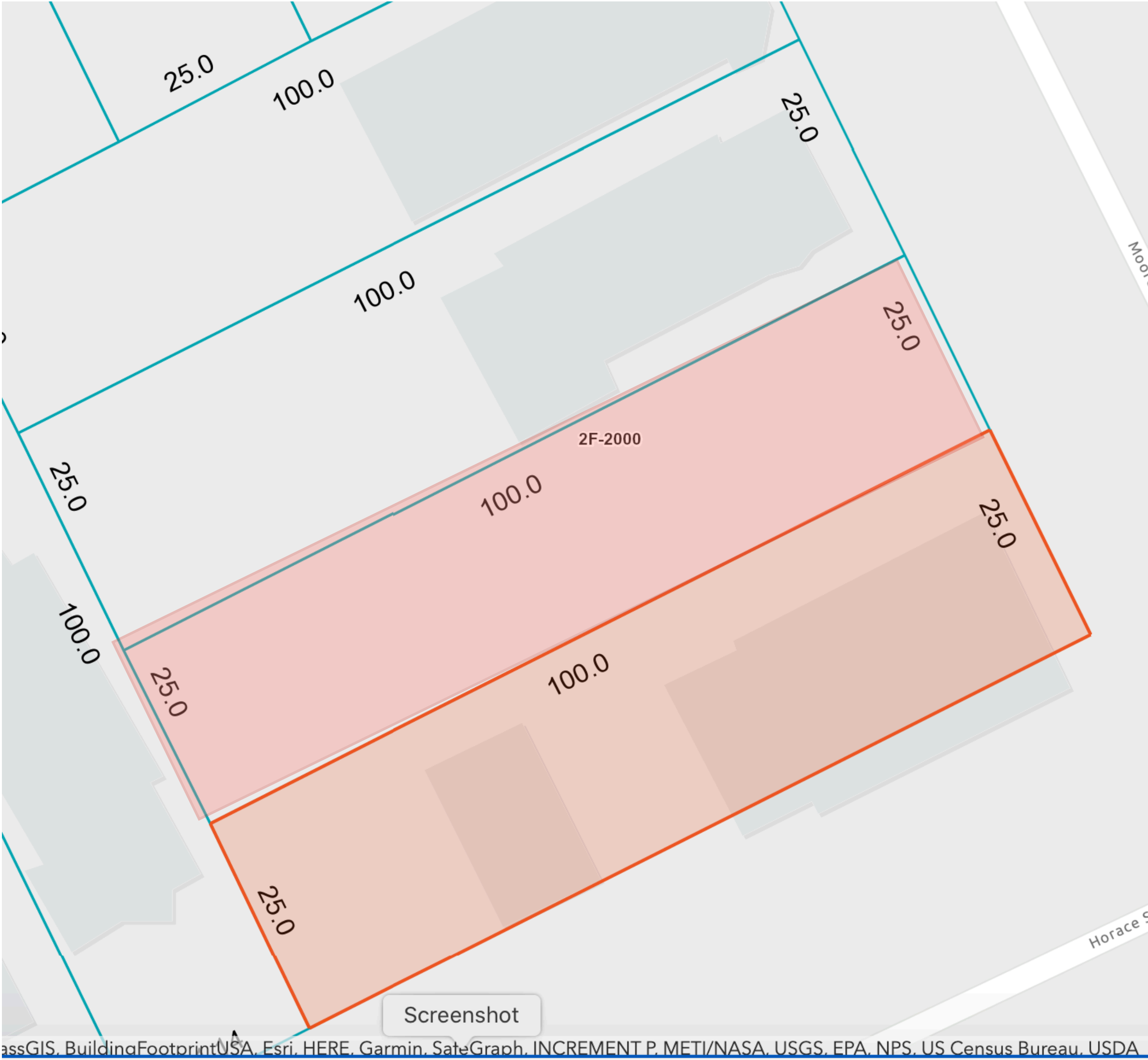
Site Overview



Site Overview



Zoning District



assGIS, BuildingFootprintUSA, Esri, HERE, Garmin, SateGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

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Parcel ID

0100868000

Address

84 MOORE ST , 02128

Owner

SURETTE DONALD J

Assessor's Report

↗

Property Viewer

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☐

Zoning

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Zoning District

East Boston Neighborhood

Zoning SubDistrict

2F-2000

Subdistrict Type

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Two-Family Residential

Overlays

^

Interim Planning Overlay District

Map No.

3A-3C

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Article

53 (Table) (Appendix)

Proposed Elevation Concept



HVNA - AUGUST 2, 2021

Existing Site Plan

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MAY 26, 2021, AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE: X
COMMUNITY PANEL: 25025C0019J
EFFECTIVE DATE: 03/16/2016

VERTICAL DATUM
THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO BOSTON CITY BASE AND WERE DETERMINED FROM A GPS OBSERVATION.

PREPARED FOR:
TRICHO DEVELOPMENT LLC
57 MAINFIELD ROAD
LYNNFIELD, MA 01940

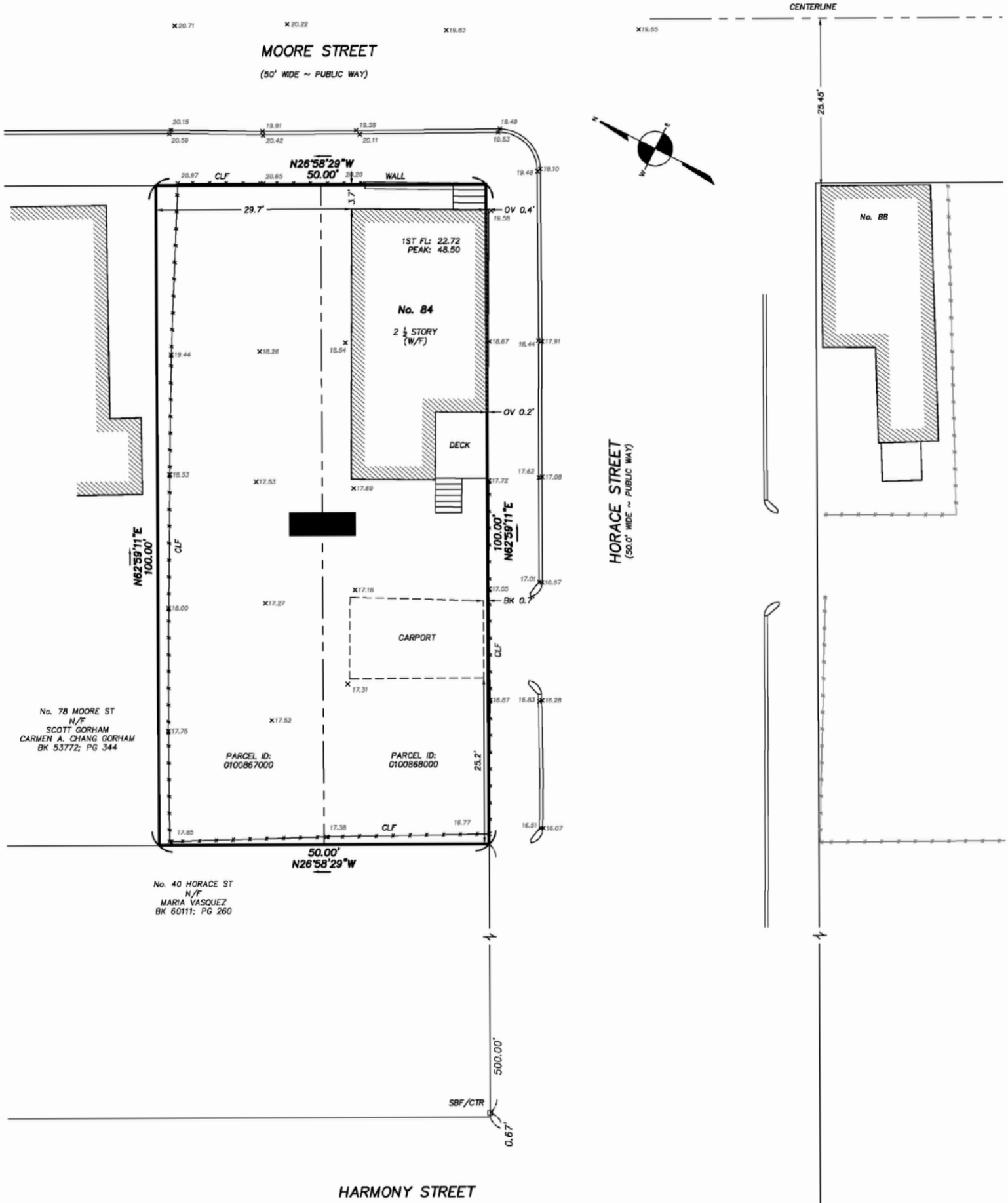
REFERENCES:
OWNERS OF RECORD:
DONALD J. SURETTE, JR.
LAURA M. SACCO
DAVID M. SURETTE
BARBARA EVANGELISTA

DEED: BK 44165; PG 317
PLAN: BK 494; PG END
BK 6575; PG 287
BK 8321; PG 434
BK 11230; PG END

CITY OF BOSTON ENGINEERING RECORDS
FB 900; PGS 12-14
FB 1260; PGS 12-15
FB 1283; PGS 92-95
FB 1343; PGS 140-141

L-1543 MOORE STREET
L-7896 HORACE STREET
L-8703 HARMONY STREET

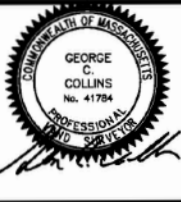
NOTES:
PARCEL ID: 0100868000
0100867000



SITE PLAN OF LAND
LOCATED AT
80-84 MOORE STREET
EAST BOSTON, MA

DATE: MAY 27, 2021 SCALE: 1.0 INCH = 10.0 FEET
0 10 20 30

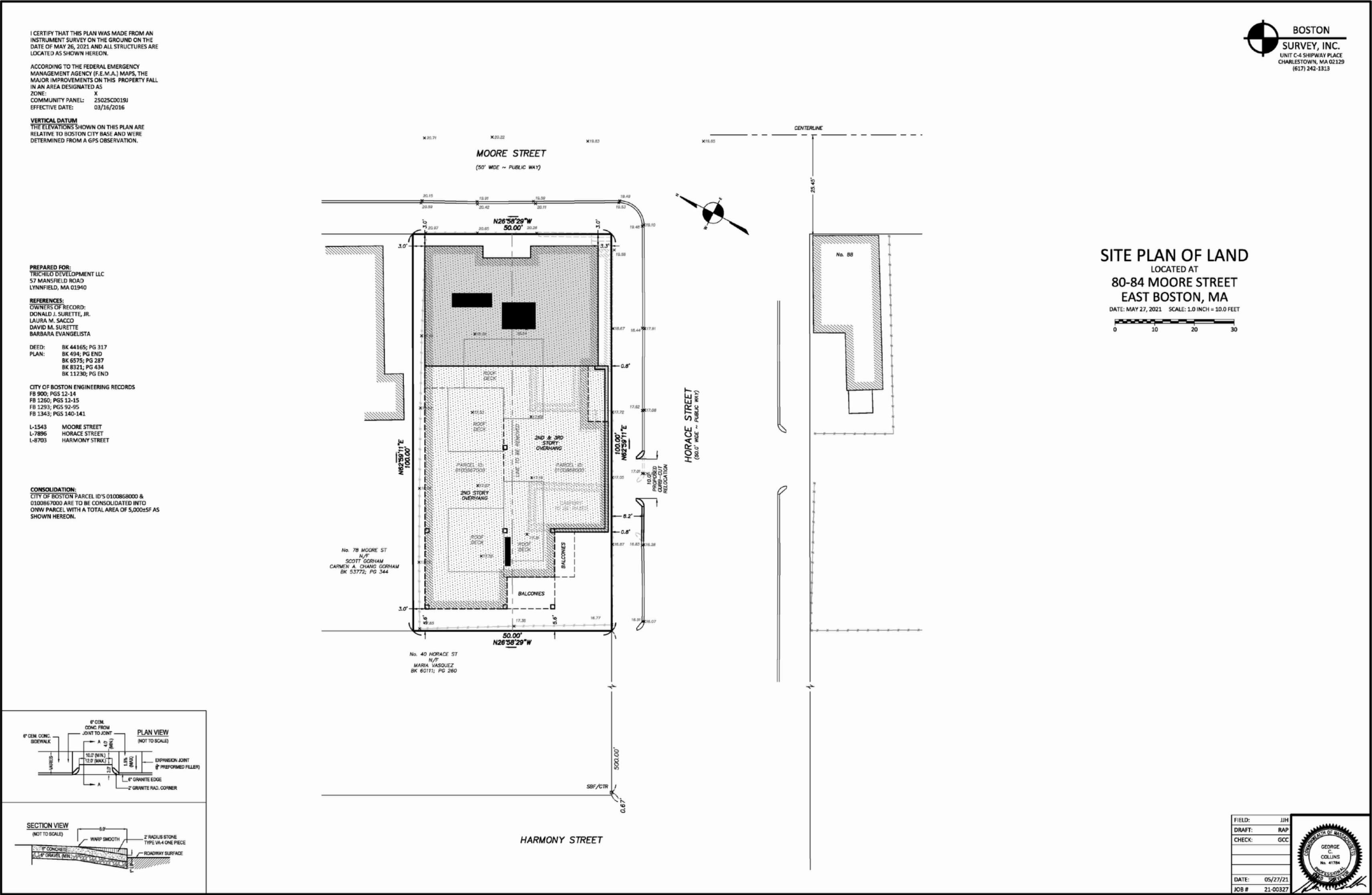
FIELD: JJH
DRAFT: RAP
CHECK: GCL
DATE: 05/27/21
JOB #: 21-00327



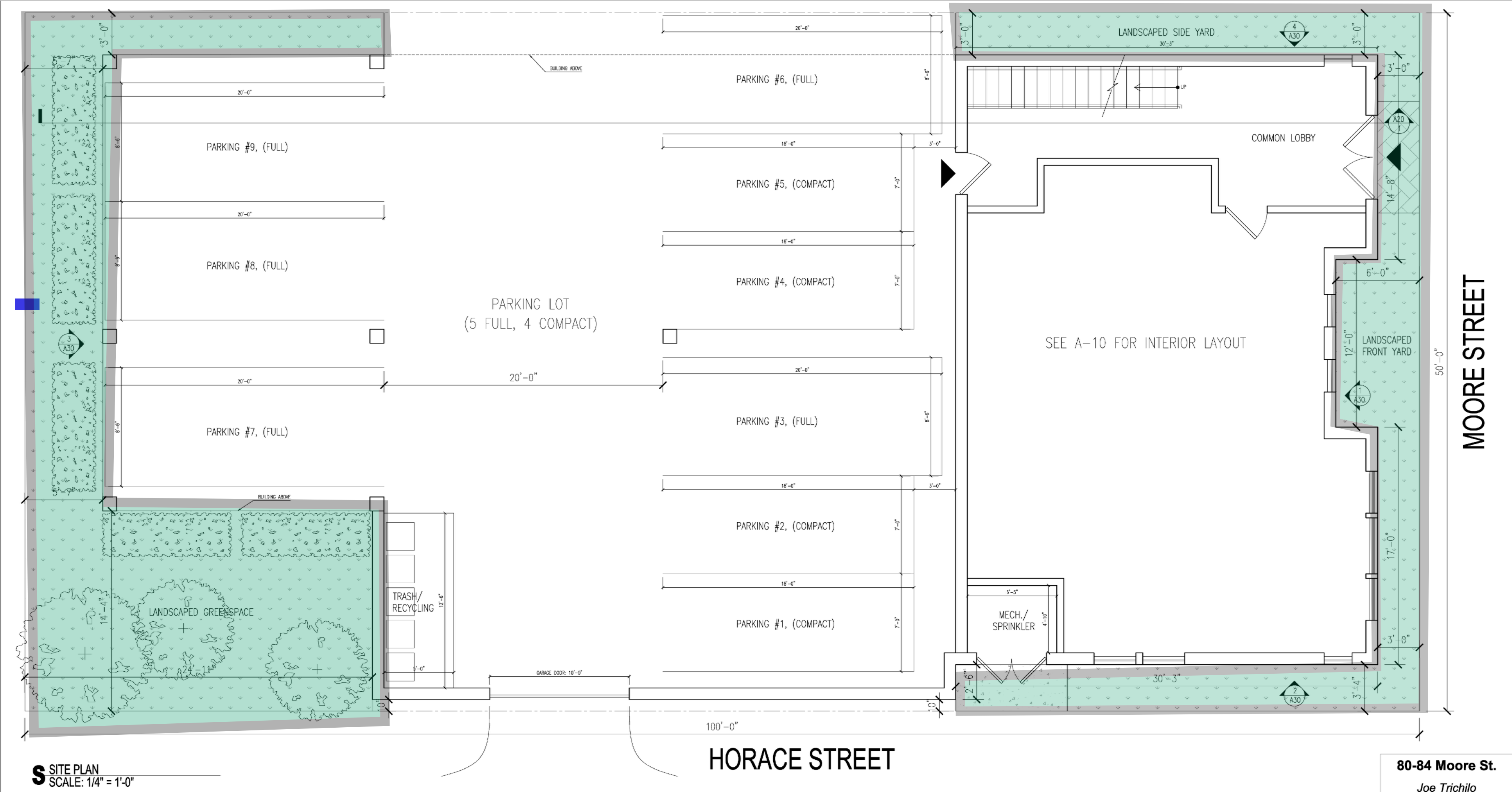
BOSTON
SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

Proposed Site Plan (revised)

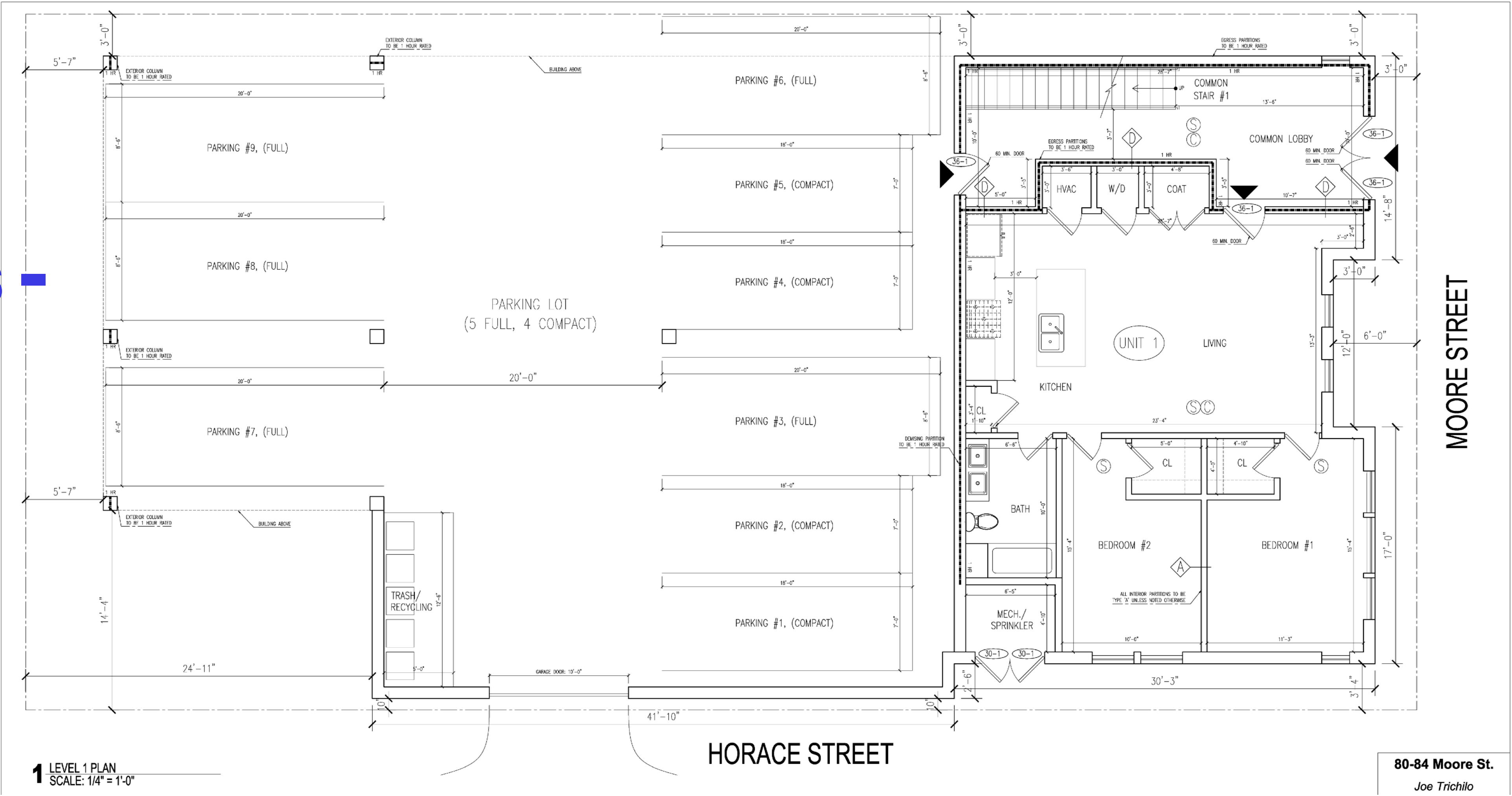
HVNA - AUGUST 2, 2021



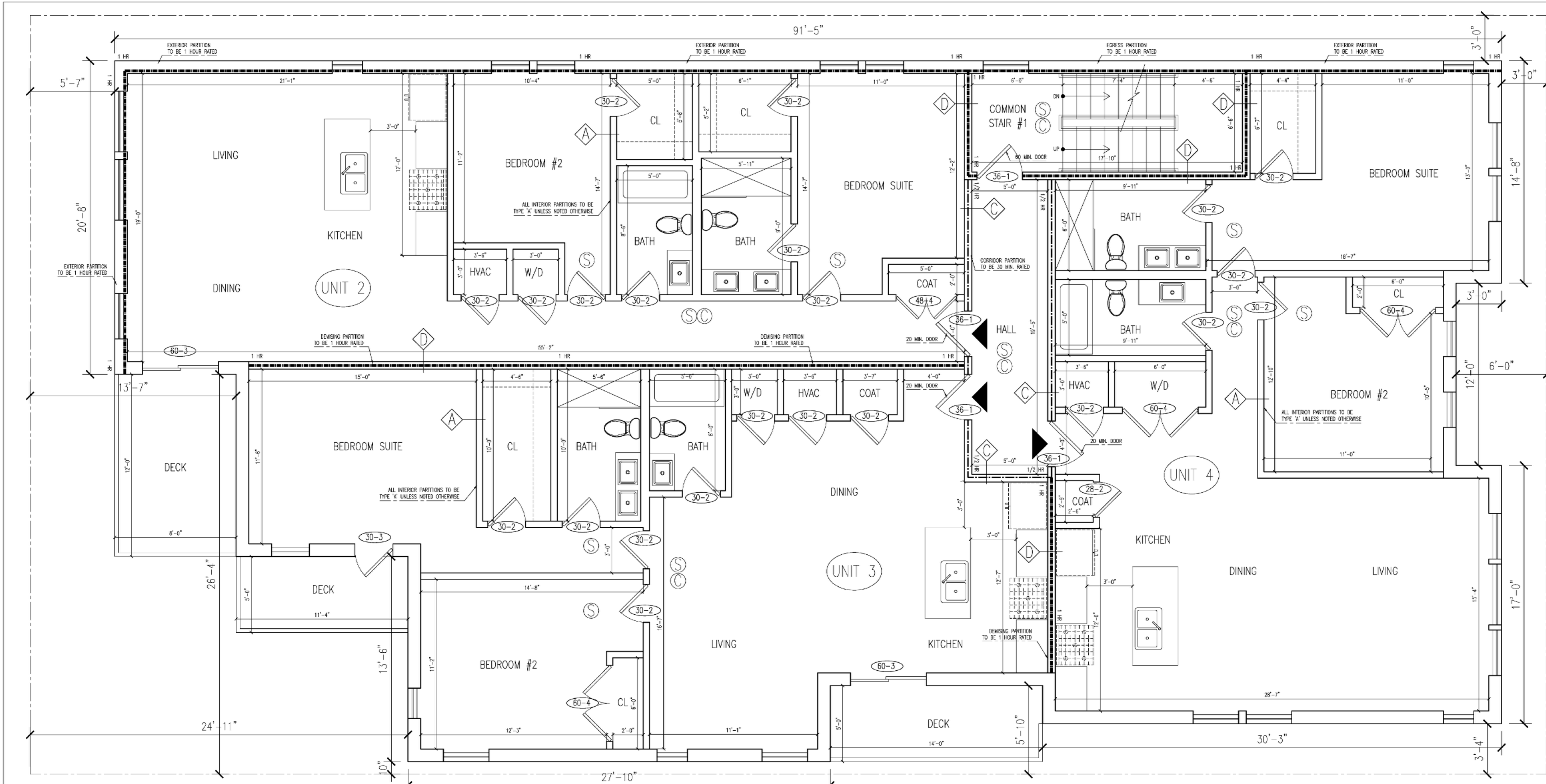
Proposed Conditions - Ground Level



Proposed Conditions - Ground Level (unit 1)



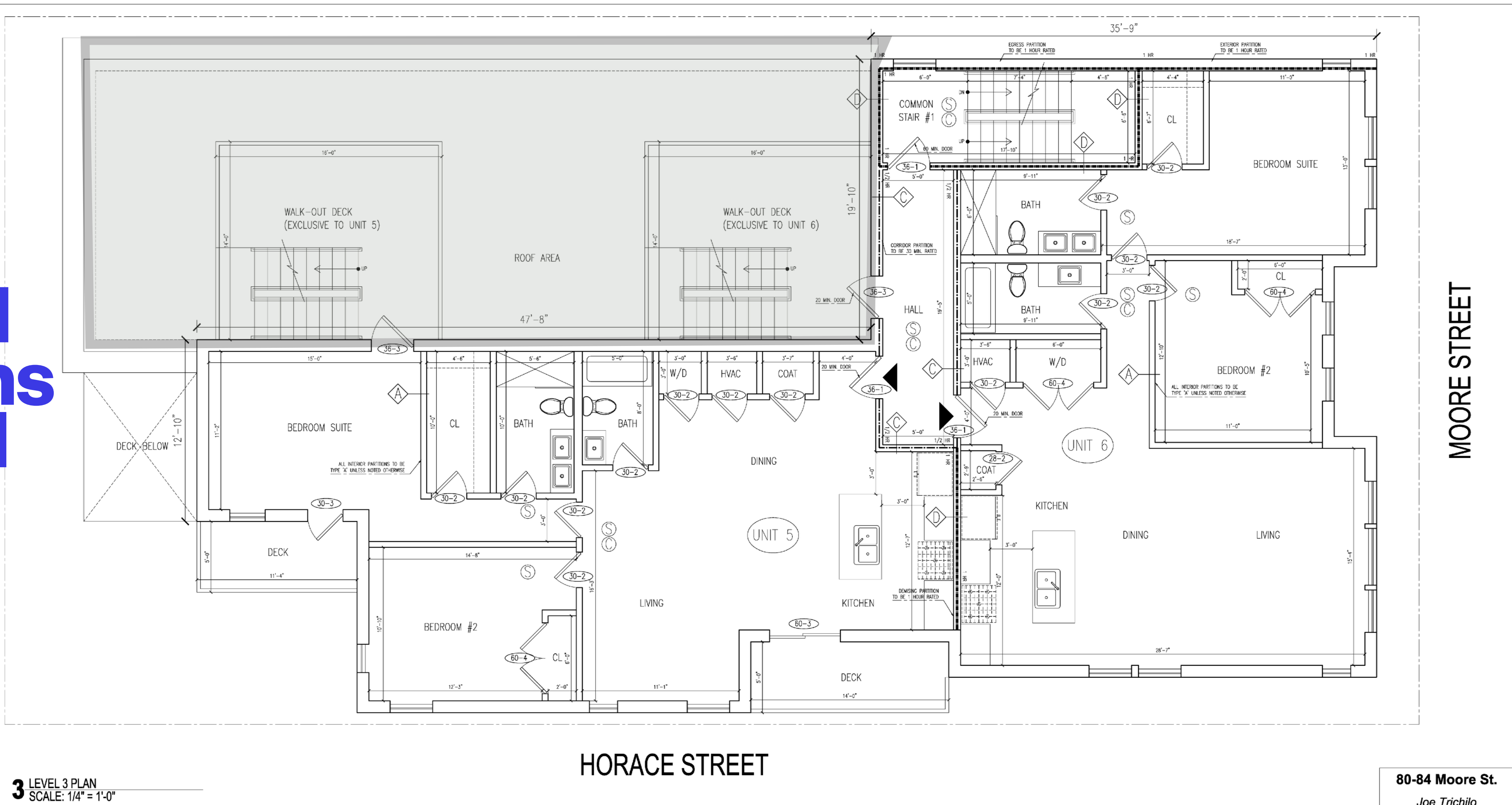
Proposed Conditions 2nd Level



2 LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"

80-84 Moore St.
Joe Trichilo

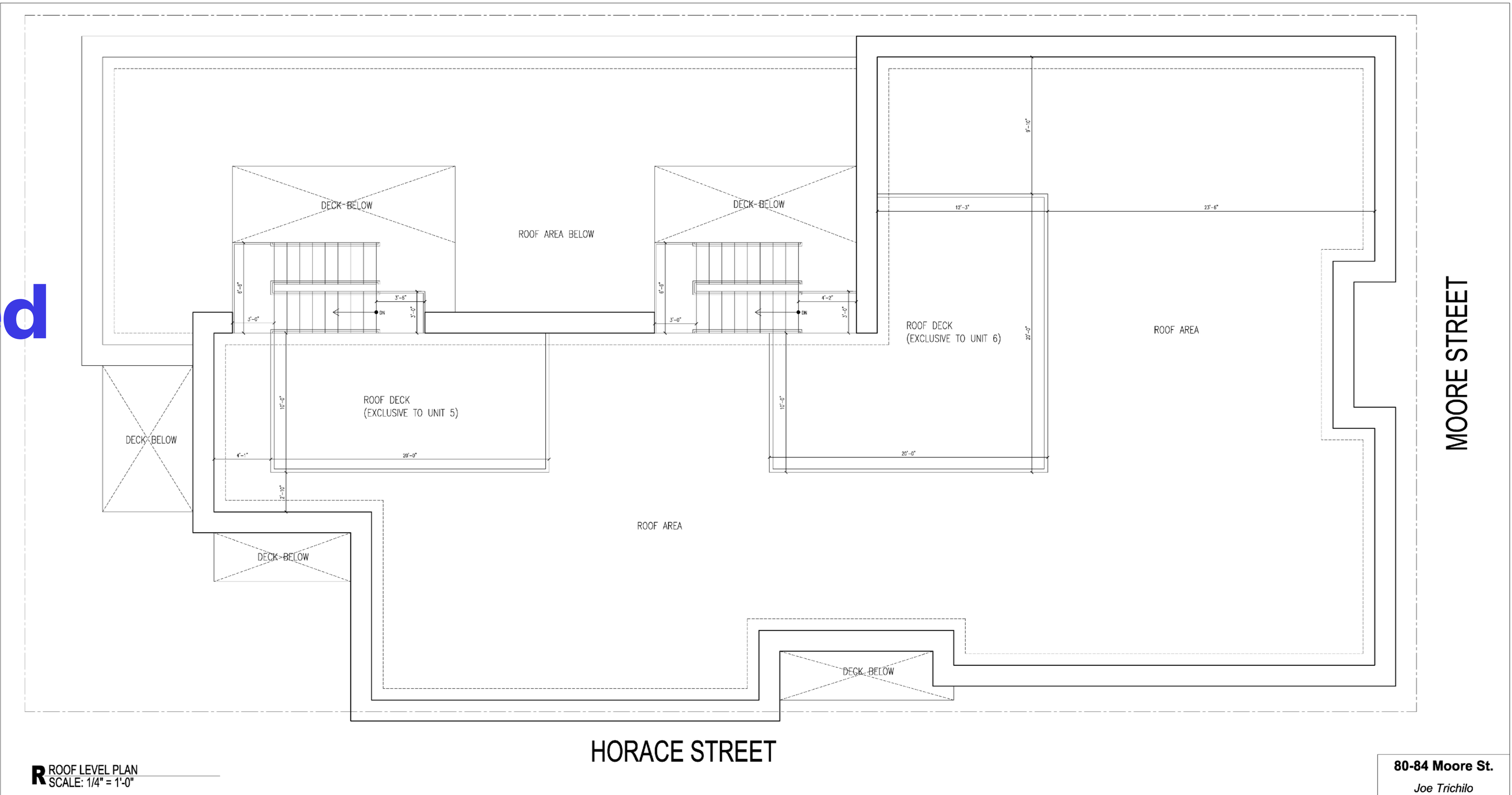
Proposed Conditions 3rd Level



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80-84 Moore St.
Joe Trichilo

Proposed Roof



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

