

October 28, 2019

**LORCL**

LAW OFFICE OF  
RICHARD C. LYNDS

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LAW OFFICE OF

GOVE STREET CITIZENS  
ASSOCIATION  
INITIAL PRESENTATION

*10 Geneva Street*



O'SULLIVAN  
ARCHITECTS

# PROJECT OVERVIEW

DEMOLISH EXISTING 1 STORY MANUFACTURING/RETAIL BUILDING ON  
6,750 S.F. LOT

ERECT A 9 UNIT MULTIFAMILY DWELLING WITH PARKING FOR 9 VEHICLES (1  
PER UNIT)

EACH UNIT TO CONTAIN APPROX 1000 S.F. - 2 BEDROOM 2 BATH

RETAIN GROUND LEVEL RETAIL SPACE

INTENDED AS HOME OWNERSHIP (CONDOMINIUM UNITS) UPON  
COMPLETION

# SITE CONTEXT



**Regulations may apply! Please contact us for more detail.**

**Assessing**

Parcel ID: 0105264000

Address: 255 MAVERICK ST, 02128

Owner: MAVERICK STREET LLC

Assessor's Report:

Property Viewer:

**Zoning**

Zoning District: East Boston Neighborhood

Zoning SubDistrict: 3F-2000

Subdistrict Type: Three-Family Residential

Overlays: Interim Planning Overlay District

Map No.: 3A-3C

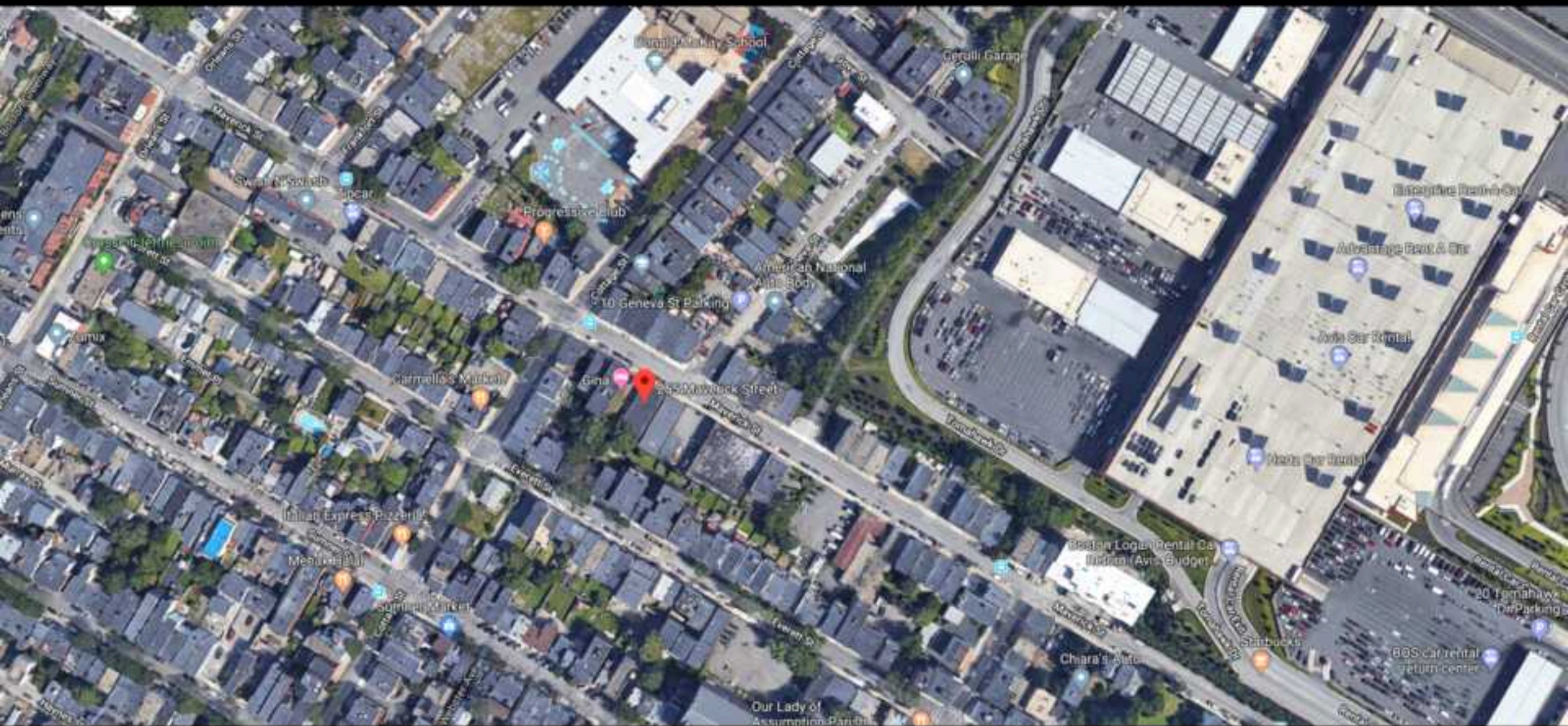
Article: 53 (Table) (Appendix)

**Others**

Parking Freeze Zone: East Boston Zone



# SITE CONTEXT





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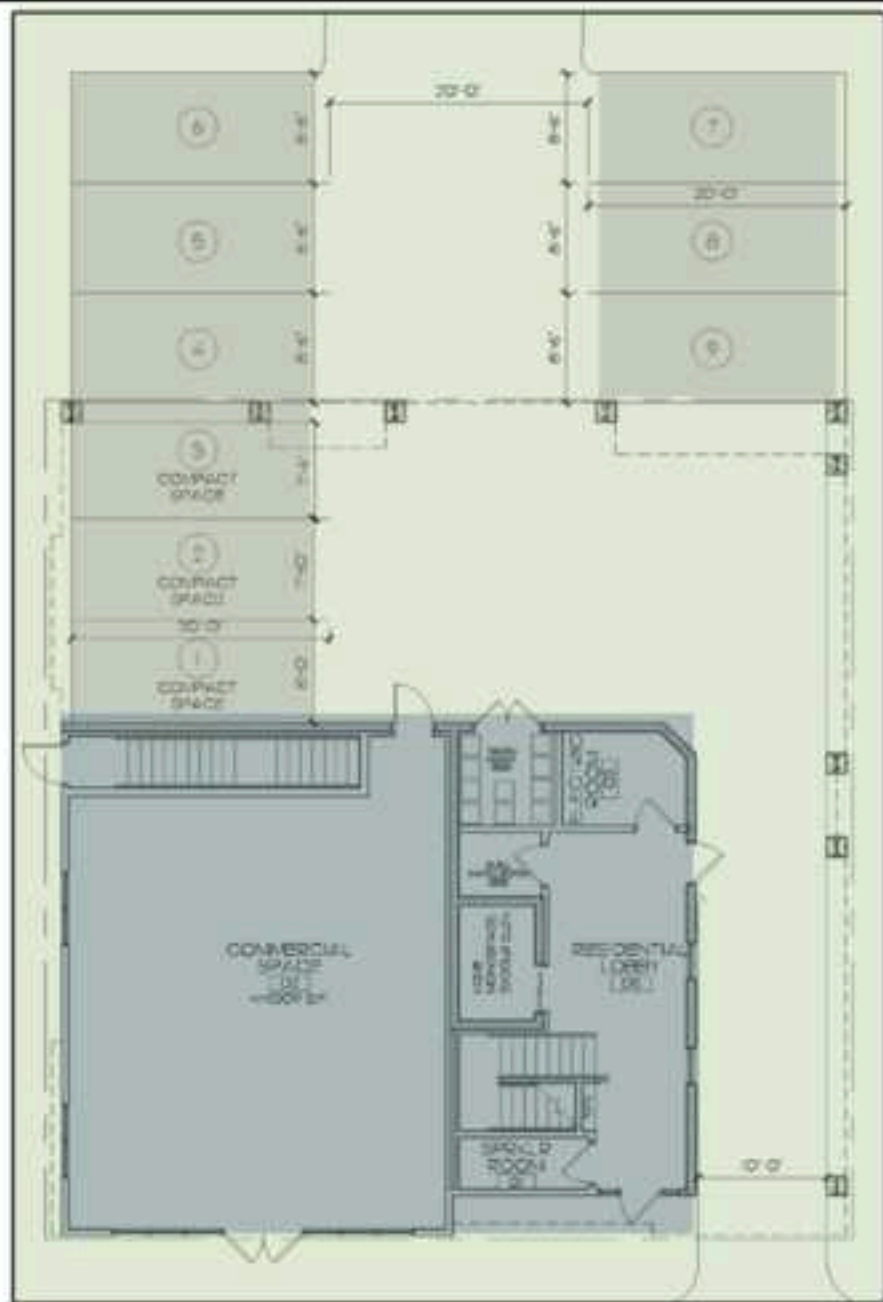




# SITE CONTEXT







1 Proposed Ground Floor  
Scale: 1/8" = 1'-0"



2 Proposed Typical Floor Plans  
Scale: 1/8" = 1'-0"















# ANTICIPATED ZONING RELIEF - 3F-2000

|                         | <u>Proposed</u> | <u>Required/Allowed</u> | <u>Relief</u> |
|-------------------------|-----------------|-------------------------|---------------|
| <b>Use</b>              | 9 Unit + Retail | 3 Family                | Variance      |
| <b>Min Lot Size</b>     | 6,750           | 2000                    | None          |
| <b>Min Lot Width/</b>   | 67.5 Feet       | 20 Feet                 | None          |
| <b>Front Yard</b>       | Modal           | Modal                   | None          |
| <b>Side Yard</b>        | 3'              | 2.5'                    | None          |
| <b>Rear Yard</b>        | 30'             | 30'                     | None          |
| <b>Floor Area Ratio</b> | 1.67            | 1.0                     | Variance      |
| <b>Height</b>           | 4 Story/37' 2"  | 3 Story/35'             | Variance      |
| <b>Open Space</b>       | 192 S.F. P/U    | 300 S.F. P/U            | Variance      |
| <b>Parking</b>          | 9 Spaces        | 12 Spaces               | Variance      |
| <b>Other</b>            |                 |                         | I P O D       |



# PROCESS OVERVIEW

FILING OF LONG FORM WITH ISD - AUGUST 2019

FILING OF ZONING APPEAL WITH ZBA - **SEPTEMBER 2019**

INITIAL COMMUNITY OUTREACH -

**GSCA - OCTOBER 2019**

**ABUTTERS MEETING - TBD**

**GSCA VOTING MEETING - NOVEMBER 2019 (TENTATIVE)**

ZONING BOARD OF APPEAL HEARING - **JANUARY 2020 (TENTATIVE)**

BPDA DESIGN REVIEW - **WINTER 2020**

PERMIT ISSUANCE - **SPRING 2020**

CONSTRUCTION BEGINS - **SPRING OF 2020 (10-12 MONTHS)**



# DISCUSSION

