



**APPLICATION
ARTICLE 85
DEMOLITION DELAY REVIEW**

Mailing Address:
Environment Dept
Boston City Hall, Rm 709
Boston, MA 02201

For Office Use Only

APPLICATION # _____

RECEIVED _____

SIGNIFICANT _____

HEARING DATE _____

SCAN AND EMAIL TO BLC@BOSTON.GOV AND MAIL HARD COPY

I. PROPERTY ADDRESS 12-14 Deer St, Boston, MA 02125

1121 Dorchester Avenue Realty LLC
NAME of BUSINESS/PROPERTY

The names, phone numbers, postal and email addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicants.

II. APPLICANT 1121 Dorchester Avenue Realty LLC

Keegan Hayes CONTACT NAME	Owner's Representative RELATIONSHIP TO PROPERTY
732 E Broadway MAILING ADDRESS	Boston CITY
617-850-5523 PHONE	MA STATE
	02127 ZIP CODE
	keegan.h@bhgsouthboston.com EMAIL

1121 Dorchester Avenue Realty LLC PROPERTY OWNER	Giuseppe Arcari CONTACT NAME
732 E Broadway MAILING ADDRESS	Boston CITY
617-320-7553 PHONE	MA STATE
	02127 ZIP CODE
	joey@bhgsouthboston.com EMAIL

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? N/A

IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS _____
(If necessary, attach additional pages to provide more information.)

IV. DESCRIPTION OF PROPOSED DEMOLITION:

A BRIEF OUTLINE OF THE PROPOSED WORK *MUST* BE GIVEN IN THE SPACE PROVIDED BELOW, OR THE APPLICATION WILL *NOT* BE ACCEPTED. This description should describe the structure(s) to be demolished and the proposed condition of the site after demolition, including any proposed new construction or site improvements. Additional pages may be attached if necessary to provide more detailed information. See also 4. on page two.

The current structure located at 12-14 Deer St is a 2 family dwelling. We intend to remove the structure as the building currently is vacant. The structure is in poor condition and inhabitable at this point. There is no future plan for the site as we are currently in the preliminary stages of designing a new building. The structure will be demolished following all city/state guidelines with proper planning, waste removal plans, etc. The plan is to leave the site at the current grade clean.



V. **REQUIRED DOCUMENTATION:** The following is a list of documents that **MUST** be submitted with this application. Failure to include adequate documentation will cause a delay in the review process and may result in a rejected application. No documents should be larger than 11x17.

1. **PHOTOGRAPHS:** 3x5 or larger *current* color photographs of the property, properties affected by the proposed demolition and surrounding areas must be labeled with addresses and dates. Major elevations of the building(s) and any deterioration or reason for demolition should be documented. Photographs of the subject property seen from a distance with neighboring properties are required. All photographs must be keyed to a map (see below) to provide a thorough location description. **Images from the internet are not acceptable.**
2. **MAP:** A map showing the location of the property affected by the proposed demolition must be submitted with this application. The map must be an 8 1/2 x 11 portion of a street map, such as from a BPDA locus map or an internet mapping site.
3. **PLOT PLAN:** A plot plan showing the existing building footprint and those of buildings in the immediate vicinity must be submitted with this application. Assessing parcel maps will be accepted, if the footprint of the relevant structure(s) is illustrated.
4. **PLANS and ELEVATIONS:** If a new structure is being planned, a site plan, building plans and elevations of the new structure(s) must be submitted. If no new building is planned, submit plans for site improvements and a written narrative describing the proposed use and treatment of parcel. (Parking, landscaping, clear debris, fill excavations, etc.) **Do not submit sheets larger than 11x17.**
5. **PROOF OF OWNERSHIP:** Proof of ownership must be submitted with the application. A copy of a property deed, property tax assessment bill, or other official documentation of property ownership is required.

NOTE: Copies of all documentation submitted with this application (photographs, maps, plot plans, etc.) should be retained by the applicant should additional copies be necessary for a commission hearing. Additional materials will be requested if a hearing is required.

VI. **NOTARIZED SIGNATURES:** Both the applicant's and the legal property owner's signatures must be notarized. In cases of multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional ownership, an authorized representative of the organization shall sign as owner.

The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT  OWNER* 
 *(If building is a condominium or cooperative, the chairman must sign.)

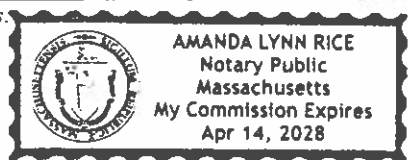
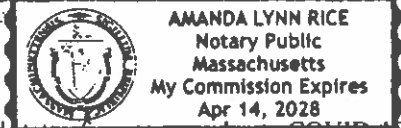
PRINT Keegan Hayes PRINT Giuseppe Arcari

On this 11 day of March, 2022, before me, the undersigned Notary Public, personally** appeared Keegan Hayes (name of document signer), proved to me through satisfactory evidence of identification, which were MA Drivers License, to be the person whose name is signed on the preceding or attached document in my presence.

On this 11 day of March, 2022, before me, the undersigned Notary Public, personally** appeared Giuseppe Arcari (name of document signer), proved to me through satisfactory evidence of identification, which were MA Drivers License, to be the person whose name is signed on the preceding or attached document in my presence.

 (official signature and seal of Notary)
 My Commission expires: _____

 (official signature and seal of Notary)
 My Commission expires: _____



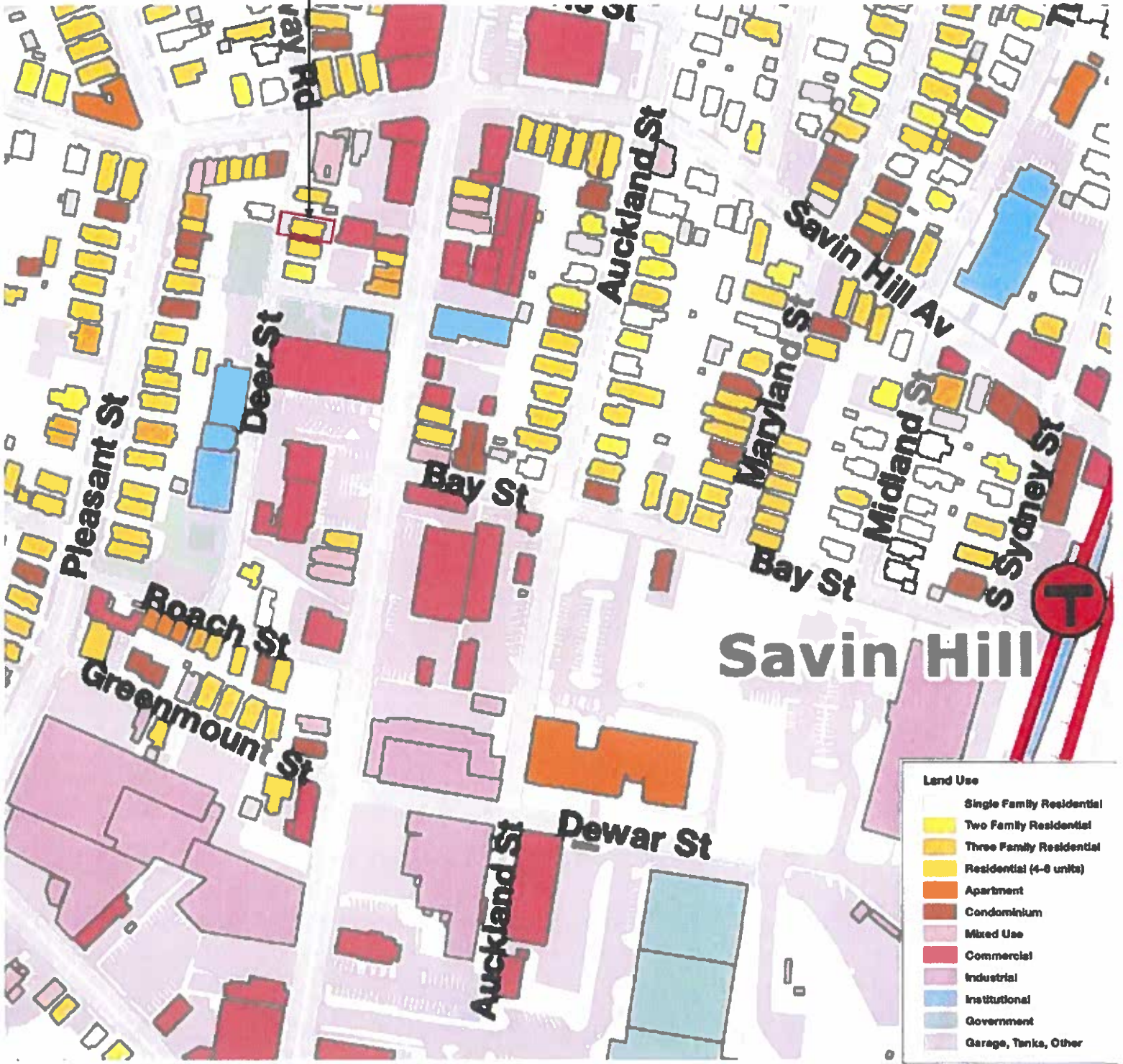
**During the declared state of emergency due to COVID-19, digital notarization is allowed.

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

Please review all instructions and documentation requirements carefully before submitting your application. It is your responsibility to ensure the application is complete before submittal. **Incomplete applications will not be accepted.**

Once you have submitted the application, staff will review for completeness and will be in touch about next steps.

12-14 Deer St, Boston, MA 02125



Land Use

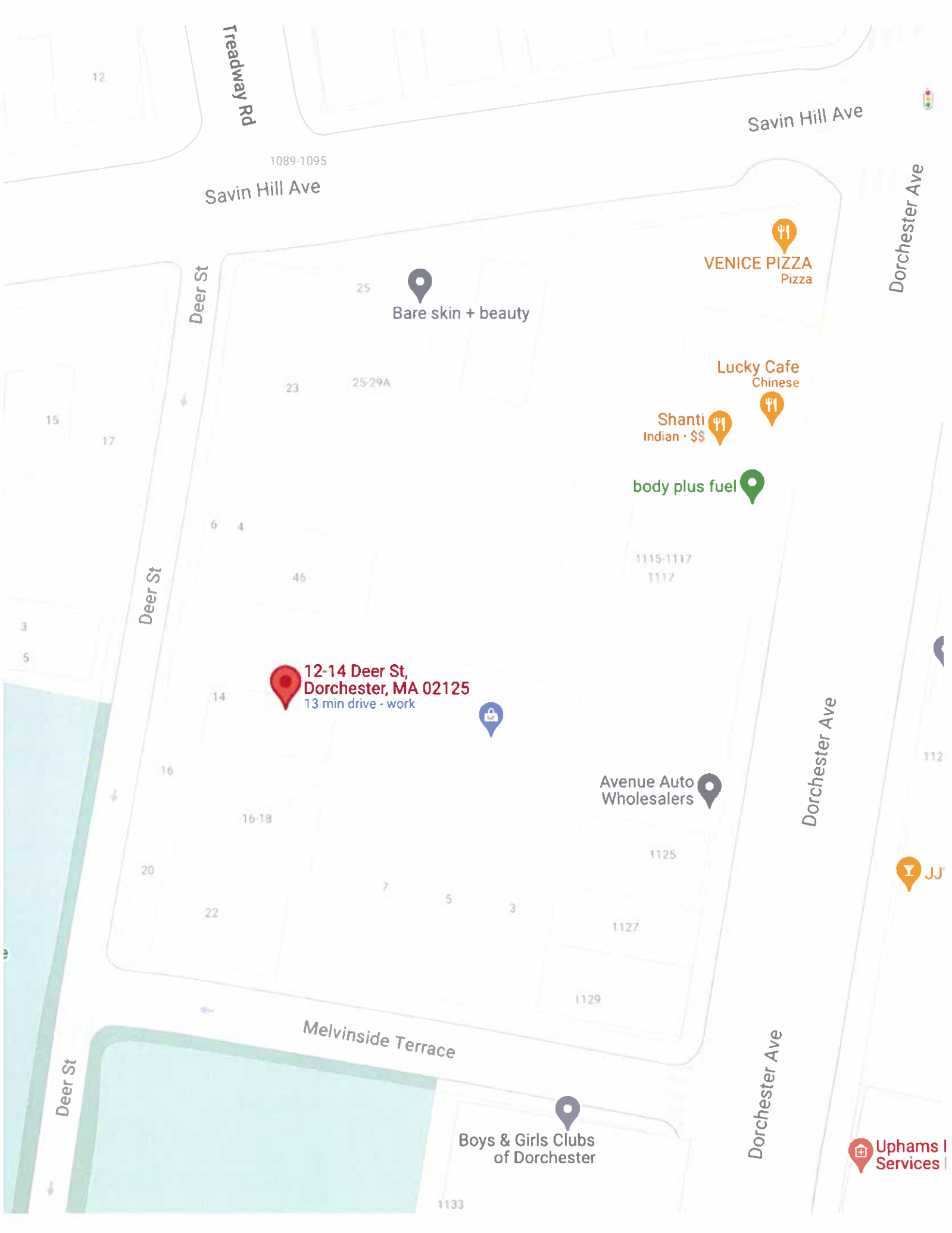
- Single Family Residential
- Two Family Residential
- Three Family Residential
- Residential (4-8 units)
- Apartment
- Condominium
- Mixed Use
- Commercial
- Industrial
- Institutional
- Government
- Garage, Tanks, Other

Neighborhoods of
Dorchester, Roxbury & Mattapan



0 0.1 0.2 0.3 0.4 0.5 0.6 0.7
Miles

This map was produced by the Boston Planning and Development Agency Office of Digital Cartography and GIS. The boundaries of features and neighborhoods shown on this map are approximate and are intended for planning and visualization purposes only. This is not intended for survey engineering.



1089-1095
Savin Hill Ave

Savin Hill Ave

Dorchester Ave

Deer St

25
Bare skin + beauty

VENICE PIZZA
Pizza

Lucky Cafe
Chinese

Shanti
Indian · \$\$

body plus fuel

Deer St

12-14 Deer St,
Dorchester, MA 02125
13 min drive - work

Avenue Auto
Wholesalers

Dorchester Ave

Melvinside Terrace

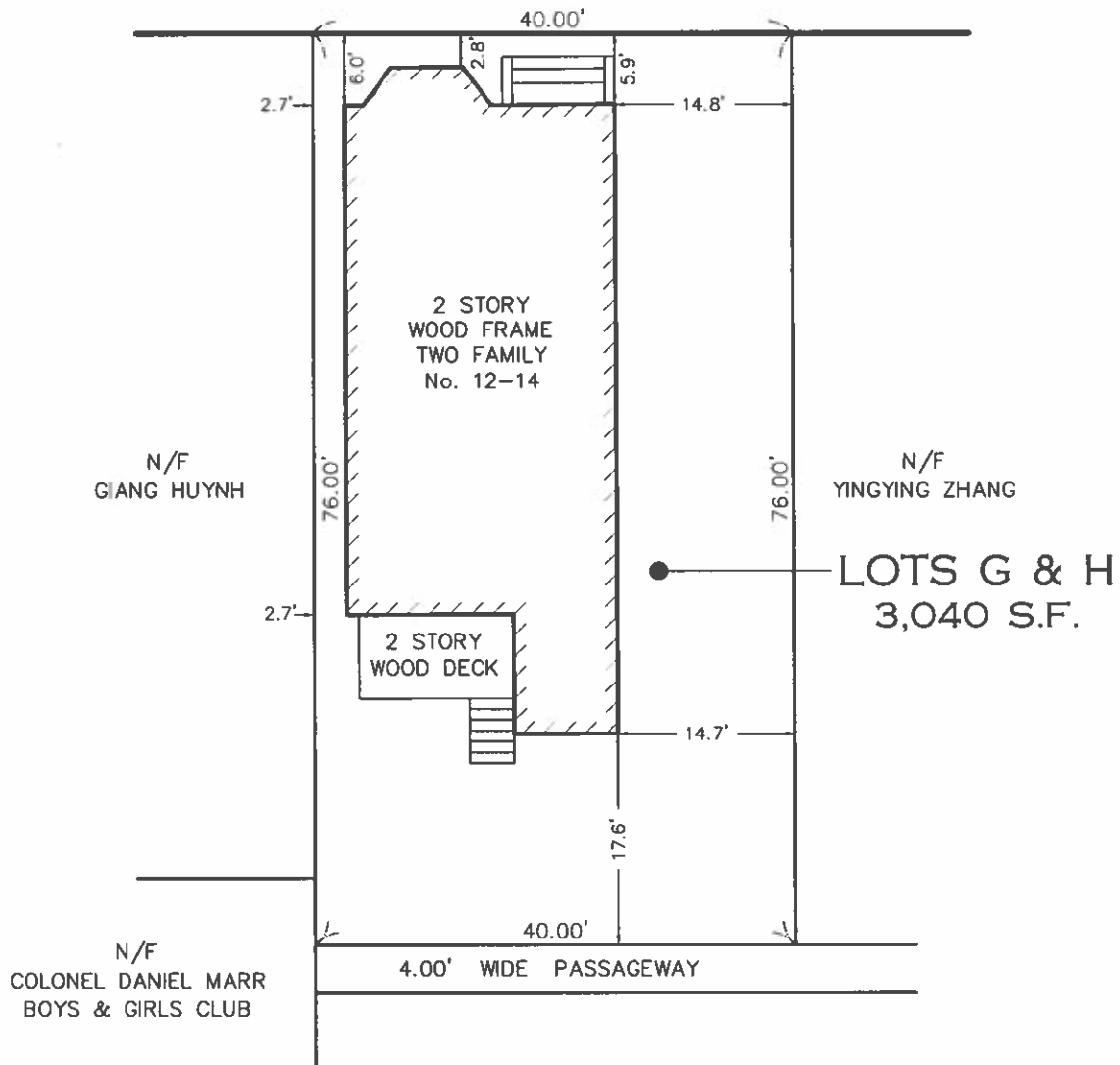
Boys & Girls Clubs
of Dorchester

JJ

Uphams
Services



DEER (PUBLIC ~ 20.00 WIDE) STREET



JAMES L. NABSTEDT PLS No. 39693



EXISTING PLOT PLAN
AT
12-14 DEER STREET
IN
BOSTON (DOR.), MASS.

PREPARED BY:
NEPONSET VALLEY SURVEY ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02169

SCALE:

1"=10'

DATE:

MARCH 10, 2021

SHEET

1 OF 1

JAH (22-015)

QUITCLAIM DEED

344 Centre Street LLC, a Massachusetts Limited Liability Company with a principle place of business at 38 Allston Street, Dorchester, Massachusetts 02124 for consideration paid and in full consideration of Eight Hundred Thousand and 00/100 dollars **(\$800,000.00)**, paid, hereby grant to 1121 Dorchester Avenue Realty LLC, a Massachusetts Limited Liability Company with a principle place of business at 732 East Broadway, 3rd Floor, South Boston, MA 02127

WITH QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situated in the part of Boston, formerly Dorchester, Suffolk County, Massachusetts, and being shown as Lots G and H in Deer Street on a plan drawn by L. Briggs & Company, Surveyor, dated September 16, 1872, recorded with the Suffolk County Registry of Deeds in Book 1129, Page 85, and bounded and described as follows:

- NORTHWESTERLY: by Deer Street, formerly called Minton Street, forty (40) point;
- NORTHEASTERLY: by Lot F on said plan, seventy-six (76) feet;
- SOUTHEASTERLY: by a passageway, four (4) feet wide, as shown on said plan, forty (40); and
- SOUTHWESTERLY: by land now or formerly of Joyce & Wasserman, seventy-six (76) feet.

Containing 3,040 square feet of land according to said plan.

Together with the appurtenant rights in the passageways shown on said plan, insofar as the same are now in force and applicable.

The Grantor hereby releases any and all of homestead rights that it has in the granted premises and certifies under the pains of perjury that is no other person(s) is entitled to or claims an estate of homestead in the granted premises.

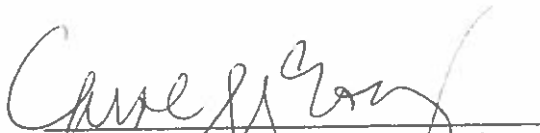
For title see a deed recorded in Suffolk County Registry of Deeds at Book 62320, Page 318.

[SIGNATURES APPEAR ON THE NEXT PAGE]

Adams & Morancy, P.C.
350 West Broadway, Unit 1
South Boston, MA 02127-1972

PROPERTY ADDRESS: 12-14 Deer Street, Dorchester, MA

Witness my hands and seals this 3 day of January 2022.

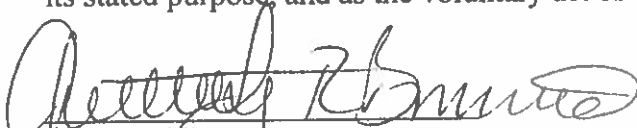


Carol S. McCoy, Duly Authorized
Manager

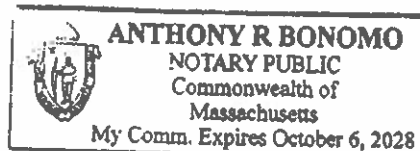
COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

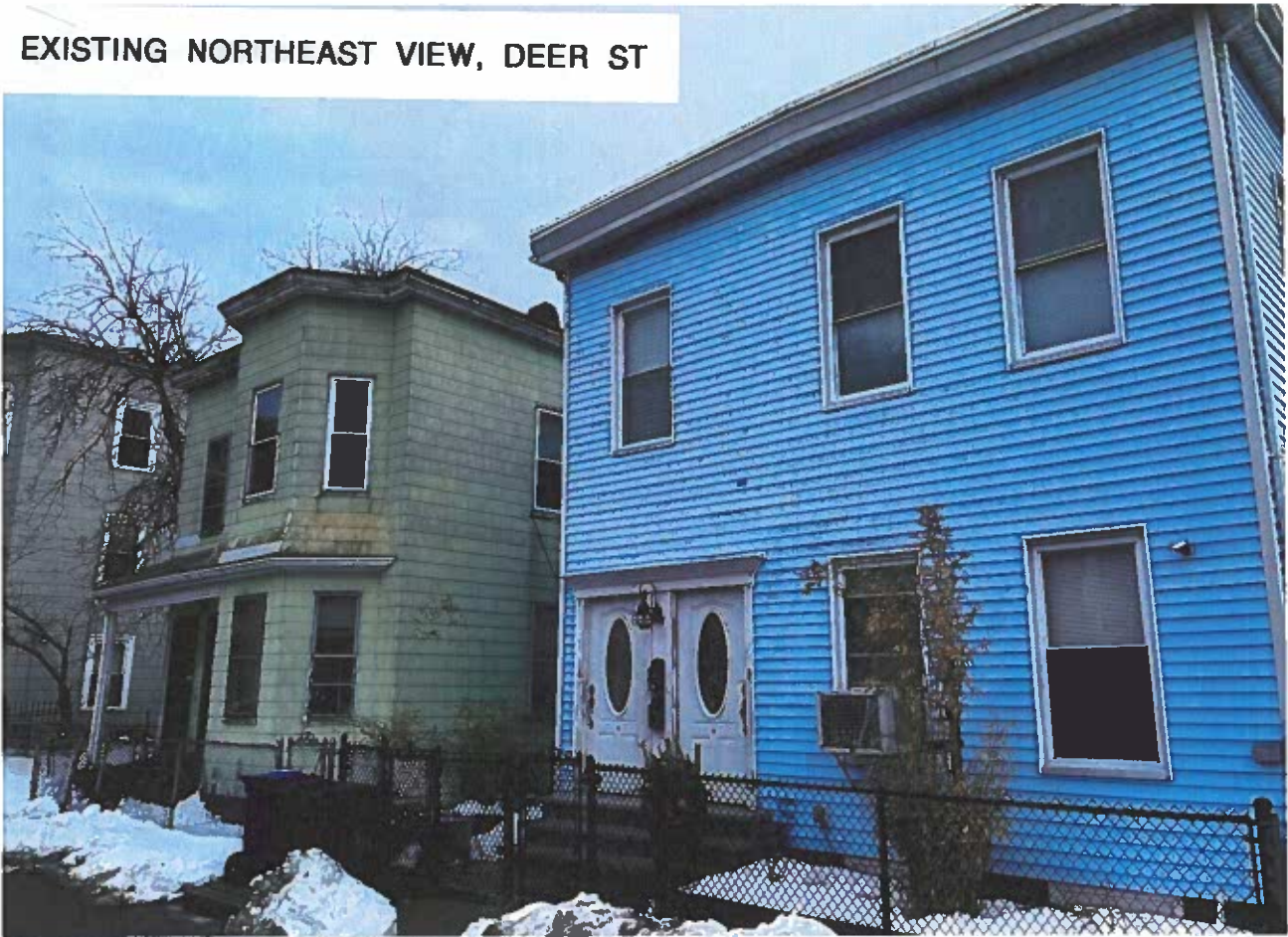
On this 3rd day of January 2022, before me, the undersigned notary public, personally appeared Carol S. McCoy, in her capacity as Manager of the 344 Centre Street LLC and proved to me through satisfactory evidence of identification being [X] a Massachusetts driver's license to be the person whose name is signed above, and acknowledged to me that she signed the foregoing, as her free act and deed, voluntarily for its stated purpose, and as the voluntary act of the 344 Centre Street LLC.



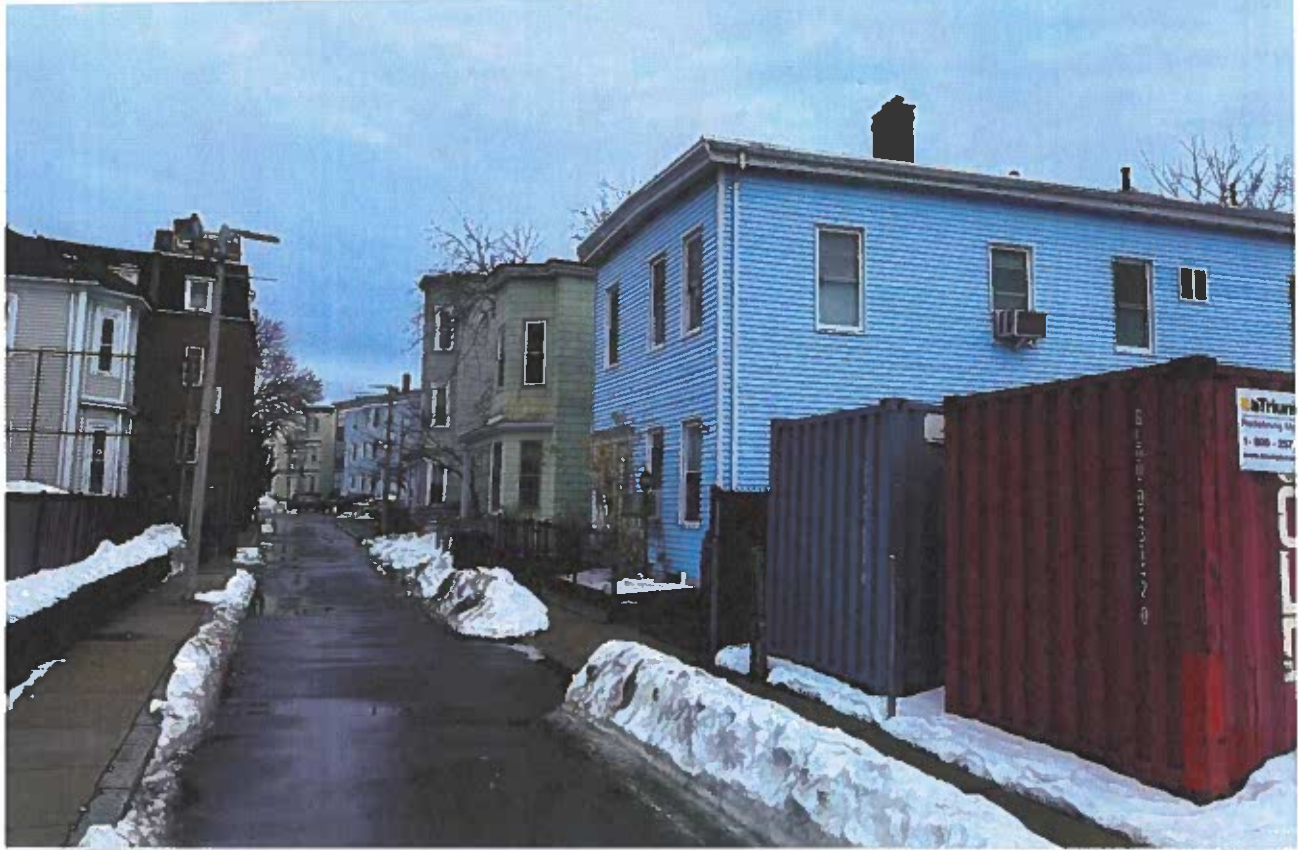
Notary Public:
My Commission Expires:



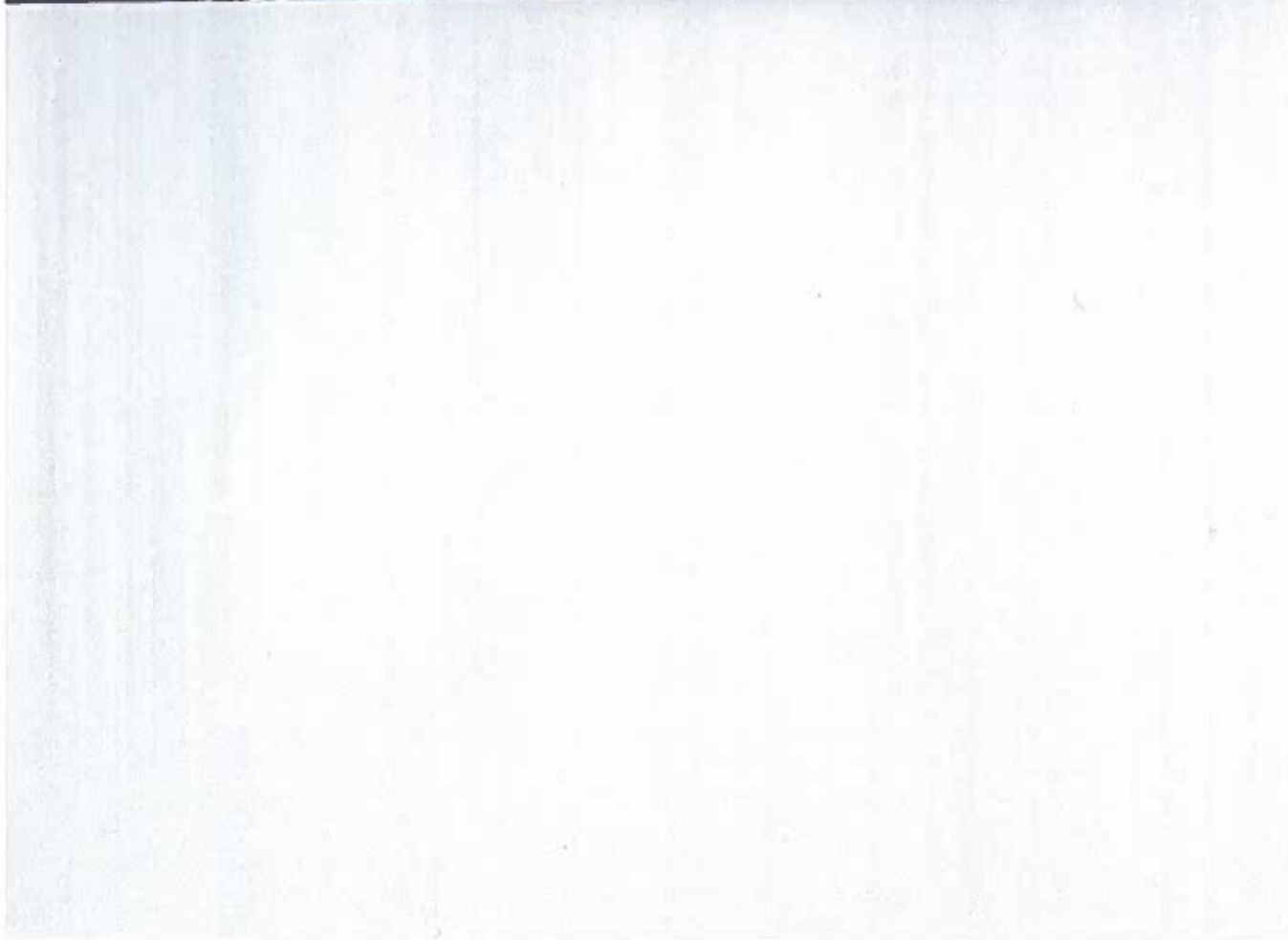
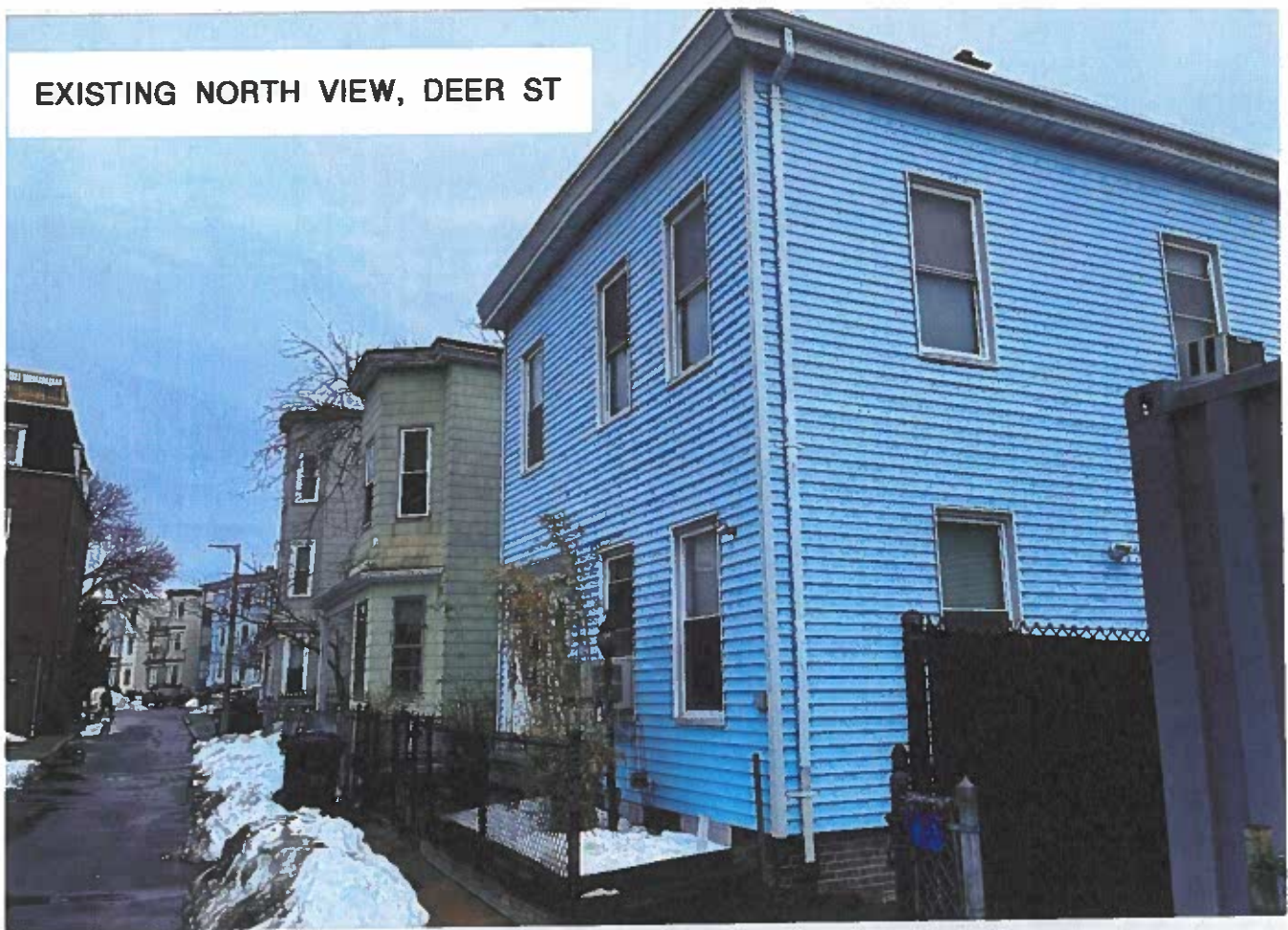
EXISTING NORTHEAST VIEW, DEER ST



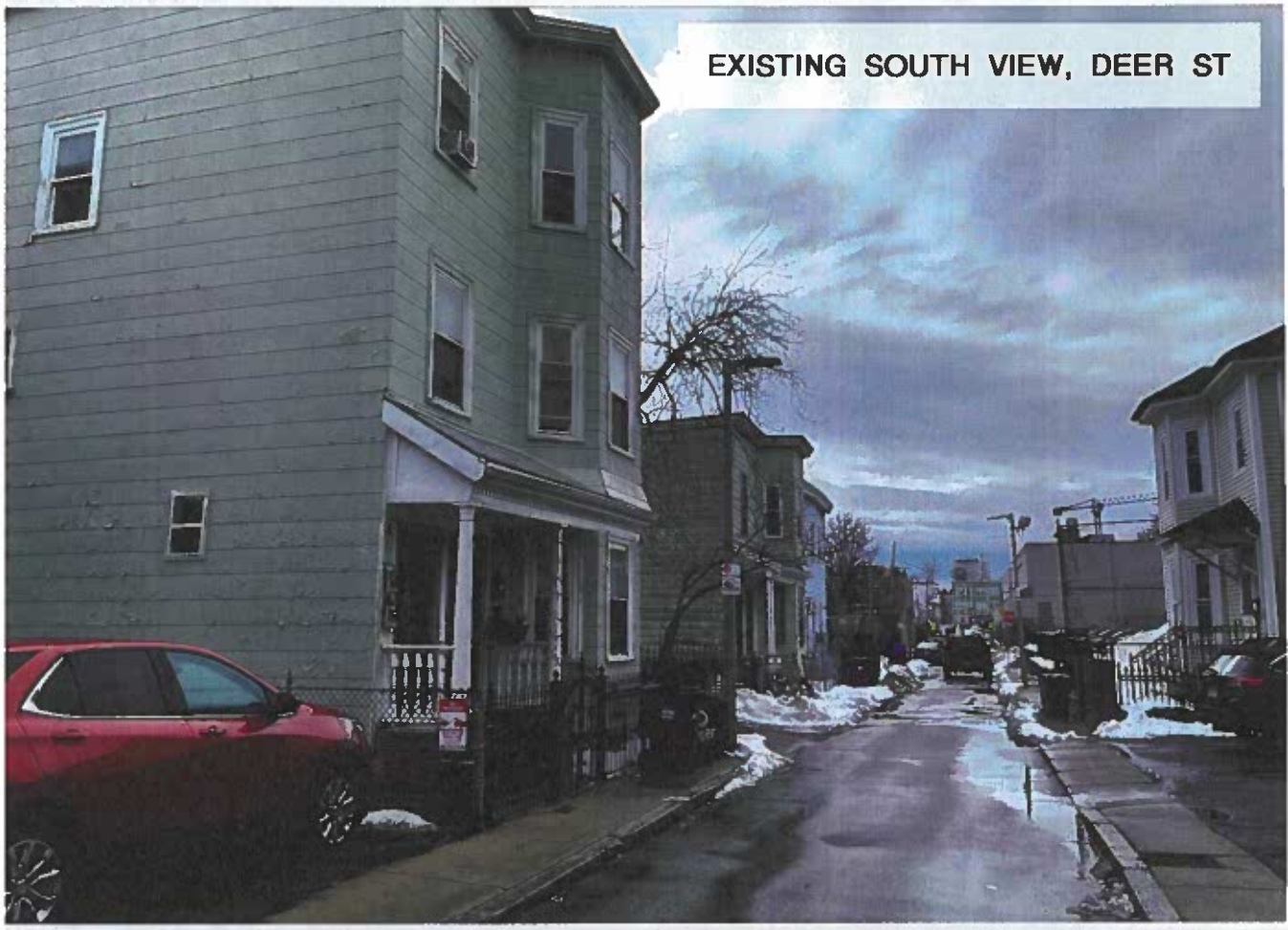
EXISTING NORTH VIEW, DEER ST



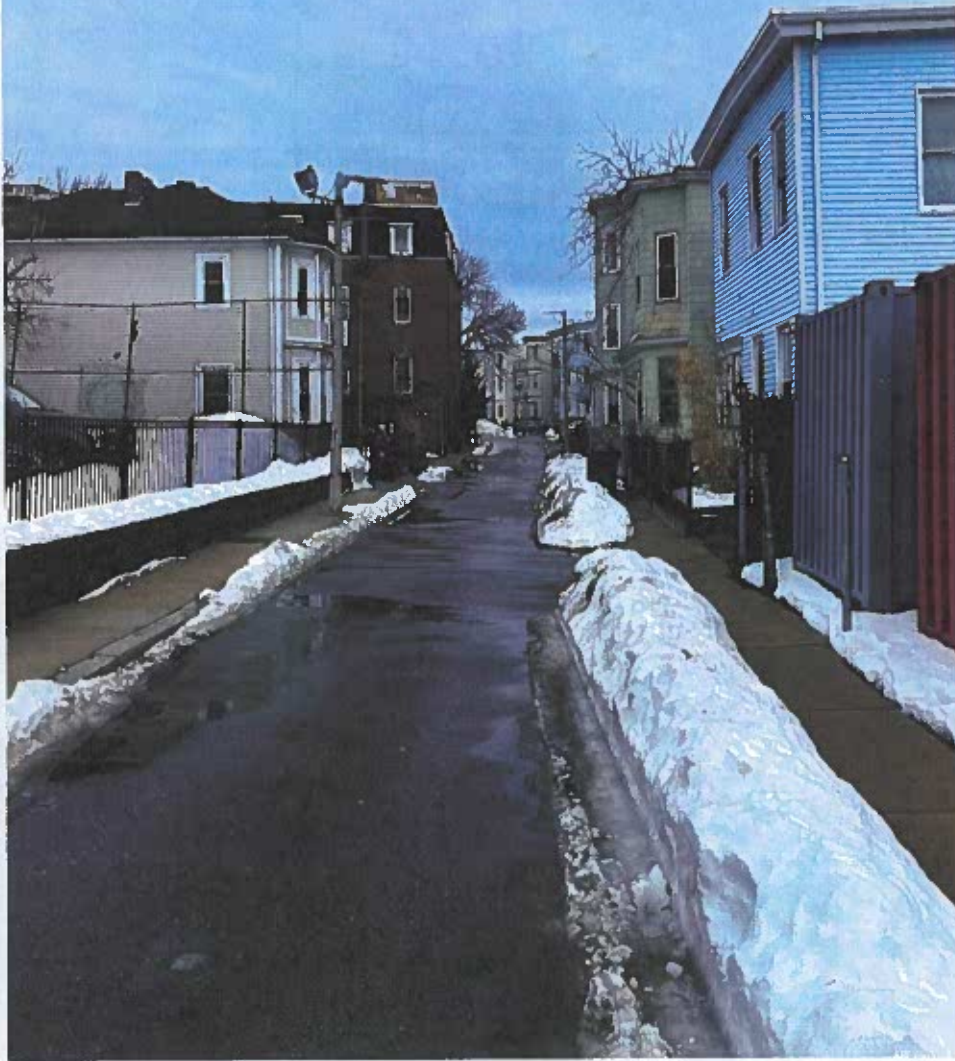
EXISTING NORTH VIEW, DEER ST



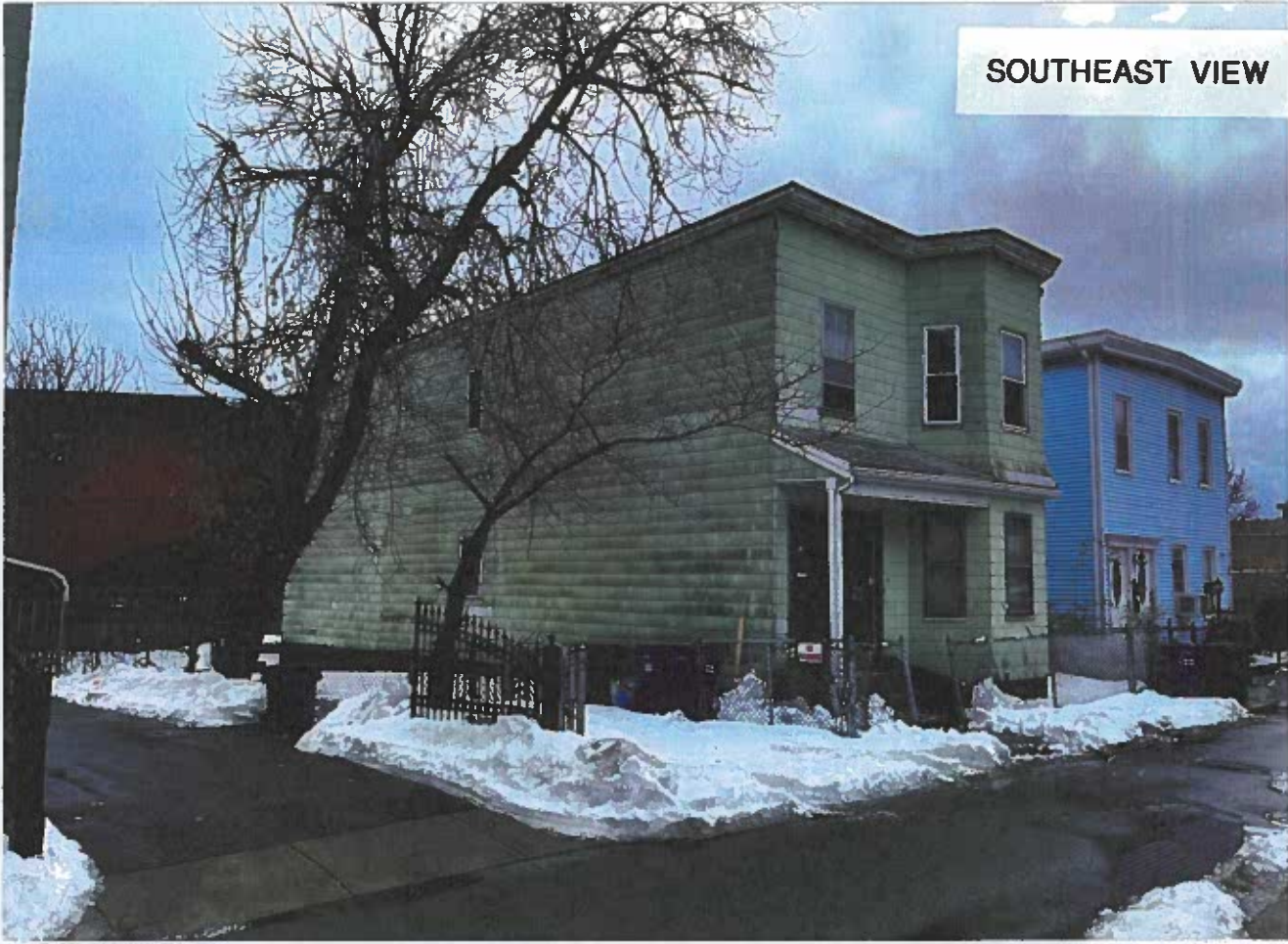
EXISTING SOUTH VIEW, DEER ST



NORTH VIEW, DEER ST



SOUTHEAST VIEW

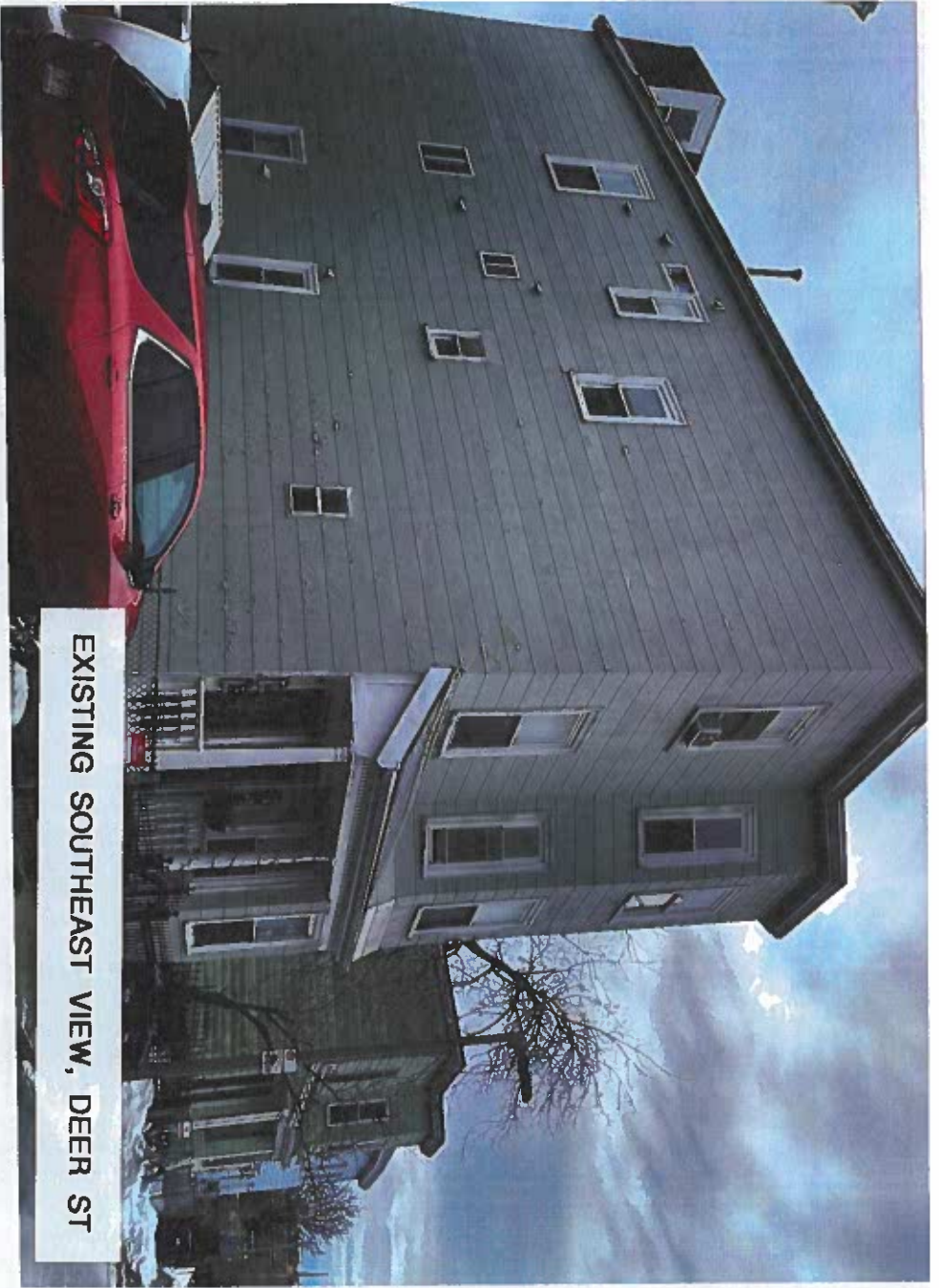


NORTH FRONT FACE



SOUTH FRONT FACE





EXISTING SOUTHEAST VIEW, DEER ST