



**APPLICATION
ARTICLE 85
DEMOLITION DELAY REVIEW**

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

For Office Use Only

APPLICATION # _____

COMPLETE ON _____

SIGNIFICANT _____

HEARING DATE _____

PLEASE PRINT LEGIBLY. SCAN AND EMAIL TO BLC@BOSTON.GOV

I. PROPERTY ADDRESS 36 Shepard Street. Brighton, MA 02135 ZIP CODE

NAME of 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 applicant.

II. APPLICANT Phung/Porzio, Inc.

<u>Mai Phung</u>	<u>Authorized Agent</u>
CONTACT NAME	RELATIONSHIP TO PROPERTY
<u>204 Adams Street # 5</u>	<u>Dorchester MA 02122</u>
MAILING ADDRESS	CITY STATE ZIP CODE
<u>617 282 3600</u>	<u>Phungporzioinc@gmail.com</u>
PHONE	EMAIL
<u>Oonnut Mac Chinsomboon</u>	<u>Same as owner</u>
PROPERTY OWNER	CONTACT NAME
<u>36 Shepard Street</u>	<u>Brighton MA 02135</u>
MAILING ADDRESS	CITY STATE ZIP CODE
<u>617 905 6622</u>	<u>mac.chinsomboon@gmail.com</u>
PHONE	EMAIL

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? No

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

IV. DESCRIPTION OF PROPOSED DEMOLITION: (REQUIRED)

A BRIEF OUTLINE OF THE PROPOSED WORK **MUST** BE GIVEN IN THE SPACE PROVIDED BELOW. Describe the structure(s) to be demolished, including the number of existing housing units, and the number of new housing units to be constructed. Attachments are required to show details about the proposed project.

Proposed to demolish an existing three family and construct a three family on the same footprint.

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.

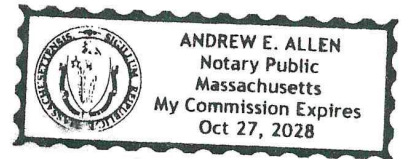
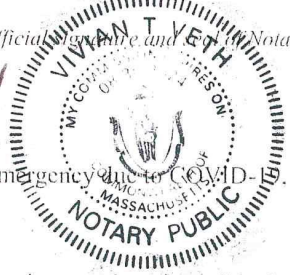
VI. **NOTARIZED SIGNATURES:** Both the applicant's and the legal property owner's signatures must be notarized. In cases of multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional 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 *Mai Phung* OWNER* *Donnat M. Chinsombon*
 PRINT MAI PHUNG PRINT Donnat M. Chinsombon
 *(If building is a condominium or cooperative, the chairman must sign.)

On this 10 day of March, 2022, before me, the undersigned Notary Public, personally** appeared Mai Phung (name of document signer), proved to me through satisfactory evidence of identification, which were MADL S10441966 to be the person whose name is signed on the preceding or attached document in my presence.
[Signature] (official signature and seal of Notary)
 My Commission expires: 08.30.24

On this 7 day of MARCH, 2022, before me, the undersigned Notary Public, personally** appeared Donnat Chinsombon (name of document signer), proved to me through satisfactory evidence of identification, which were MADL S65625077 to be the person whose name is signed on the preceding or attached document in my presence.
[Signature] (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.

This form approved by Commissioner of Revenue

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON
OFFICE OF THE COLLECTOR-TREASURER
ONE CITY HALL SQUARE, BOSTON, MA 02201

COLLECTOR OF TAXES
JUSTIN STERRITT



FY 2022
CITY OF BOSTON
REAL ESTATE TAX

Office of the Assessor 617-635-4287
 Office of the Collector 617-635-4131
 Office Hours: Monday - Friday 9:00 AM - 5:00 PM

CHINSOMBOON OONNUT M
36 SHEPARD ST
BRIGHTON MA 02135

PAYMENTS CAN BE MADE ONLINE AT:
www.boston.gov/taxpayments
 credit/debit card payments are subject to fees

If you are using a payment service to pay this bill, you **MUST** indicate the **TAXYEAR** and **BILL NUMBER** on the check

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
22	05383-001	33181	103
LOCATION			AREA
36 SHEPARD ST			3000
RESIDENTIAL OPEN SPACE COMMERCIAL INDUSTRIAL			
Tax Rate Per \$1,000	10.88	10.88	24.98 24.98
CLASS	DESCRIPTION	ASSESSED OWNER	
R3 R3	LAND BUILDING	CHINSOMBOON OONNUT M	

IMPORTANT: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

IF YOU WISH TO CONTEST YOUR ASSESSMENT, YOU MAY FILE AN ABATEMENT BY 02/01/2022.
 DEADLINE FOR PAYMENT WITHOUT INTEREST IS 02/01/2022.

TAXPAYER'S COPY
3RD QUARTER

TOTAL FULL VALUATION	837,600.00
RESIDENTIAL EXEMPTION	.00
TOTAL TAXABLE VALUATION	837,600.00
COMMUNITY PRESERVATION ACT	80.25
SPECIAL ASSESSMENT	.00
CODE VIOLATIONS	.00
TOTAL TAX & SPEC ASSMNT. DUE	9,193.34
PERSONAL EXEMPTIONS	2,020.00
PAYMENTS TO DATE/CREDITS	2,575.25
NET TAX & SPEC. ASSMNT. DUE	4,598.09
PRELIMINARY OVERDUE	.00
1ST TAX PAYMENTS DUE BY 02/01/2022	2,299.05
2ND TAX PAYMENTS DUE BY 05/02/2022	2,299.04
TAX DUE	2,299.05
FEES	.00
INTEREST	.00
TOTAL DUE	2,299.05
Pay by 02/01/2022	

Please detach this portion and remit this slip with payment

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON

COLLECTOR'S COPY
2022 REAL ESTATE TAX
3RD QUARTER

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
22	05383-001	33181	103
LOCATION			
36 SHEPARD ST			

COLLECTOR OF TAXES
JUSTIN STERRITT

ASSESSED OWNER: CHINSOMBOON OONNUT M

CHINSOMBOON OONNUT M
36 SHEPARD ST
BRIGHTON MA 02135

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

TAX DUE	2,299.05
FEES	.00
INTEREST	.00
TOTAL DUE	2,299.05
Pay by 02/01/2022	

00182082022200033181900002299055



36 Shepard Street - Street View

1



36 Shepard Street - Left Side View - Building Entrance

2



36 Shepard Street - Right Side View

3



36 Shepard Street - Rear View

4

Proposed 3 Family 36 Shepard Street Brighton, MA 02132

Proposed 3 Family
36 Shepard Street
Brighton, MA 02132

DATE: 03-28-22
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

Phung Porzio
PHUNG/PORZIO, INC.
204 Adams St # 5
Dorchester, MA 02122
(617) 282 3600 Phone
phungporzioinc@gmail.com

DRAWING INDEX

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SP-1	SITE PLAN
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A-2.2	PROPOSED ELEVATIONS

SCOPE OF WORKS

PROPOSE TO DEMOLISH AN EXISTING THREE FAMILY AND ERECT A THREE FAMILY ON THE SAME FOOT PRINT

GRAPHIC SYMBOL LEGEND

	NEW WALL TO BE CONSTRUCTED
	PARTITION TYPE
	DOOR SYMBOL
	WINDOW SYMBOL
	EXHAUST VENT
	EXTERIOR ELEVATION
	SMOKE DETECTOR
	COMBIND CM & SD DETECTOR
	WINDOW SYMBOL
	SECTION SYMBOL

GENERAL NOTES

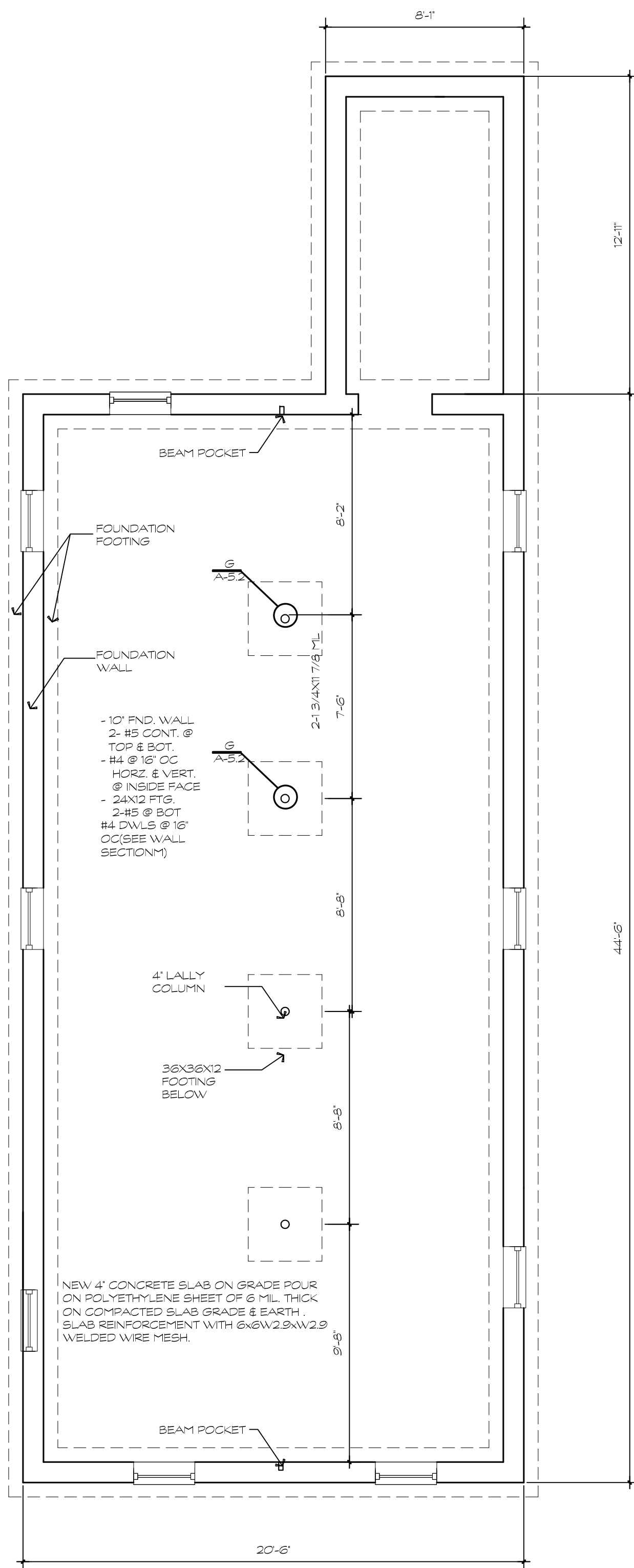
1. THE CONTRACTOR SHALL PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
4. ALL ELECTRICAL & PLUMBING WORKS SHALL BE PERFORMED BY LICENSED ELECTRICIAN & LICENSED PLUMBER IN CONFORMANCE TO THE MASSACHUSETTS STATE BUILDING CODE.
5. PRIOR TO SUBMITTING A BID, THE GENERAL CONTRACTOR SHALL VISIT AND THOROUGHLY AQUATINTED WITH THE PROJECT.
6. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND FIELD CONDITIONS TO THE OWNER IMMEDIATELY.
7. THE CONTRACTOR SHALL MAKE APPLICATION FOR ALL UTILITIES AND SERVICES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF HIS WORK. KEEP THE SITE CLEAR FOR ACCESS BY THE OWNER AND HIS FORCES DURING THE COURSE OF THE JOB.
9. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
10. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
11. DESIGN: IT IS INCLMBENT UPON THE CONTRACTOR TO BUILD THE PROJECT AS DESIGNED. ATTENTION SHOULD BE PAID TO THE DETAILS AS WELL AS THE OVERALL DESIGN. IF THERE ARE ANY QUESTIONS OR CHANGES TO BE MADE TO THE DESIGN THE OWNER & DESIGNER ARE TO BE NOTIFIED BEFORE SAID CHANGES ARE MADE.

REVISION:	DATE:

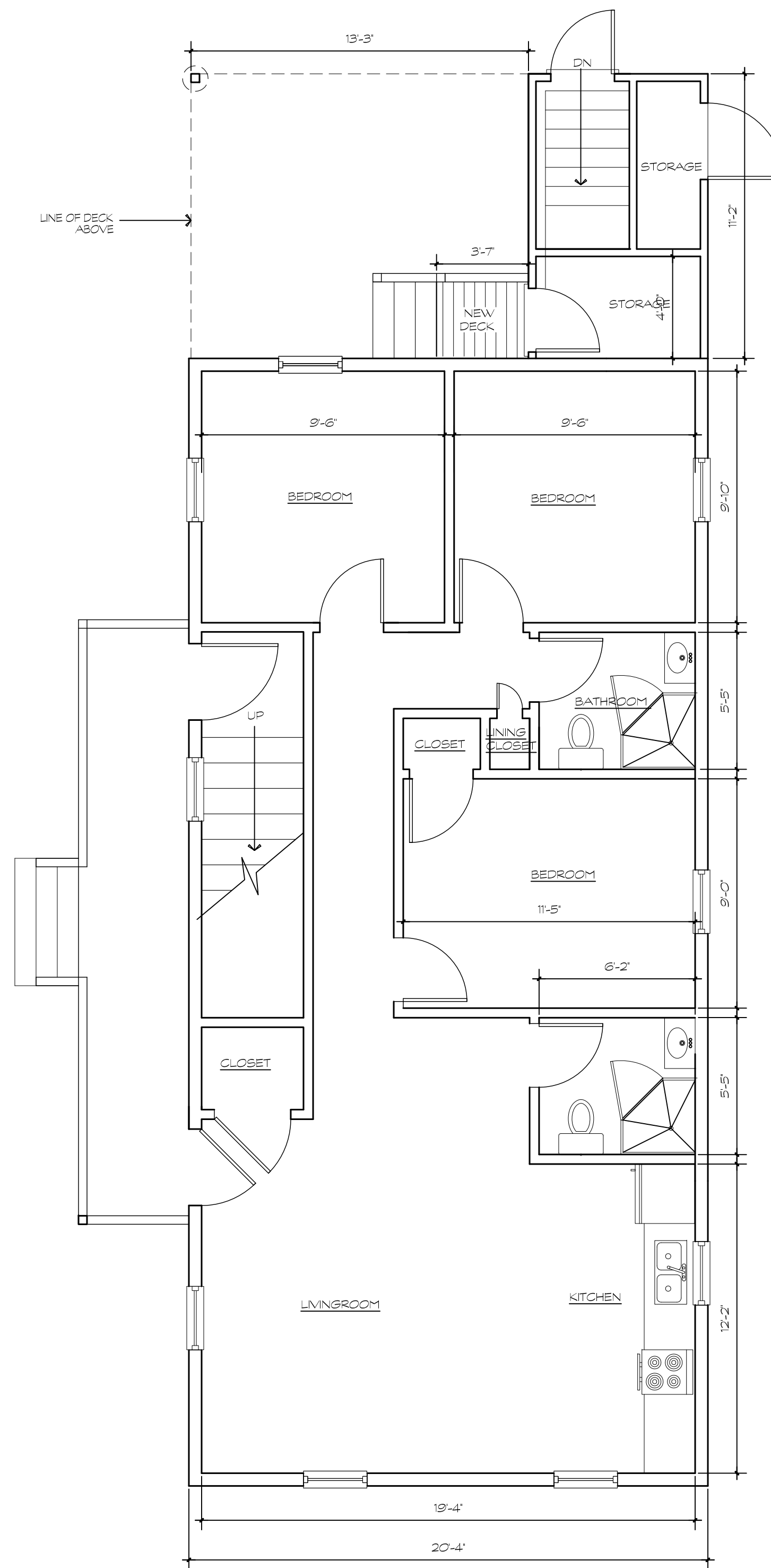
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Cover Sheet

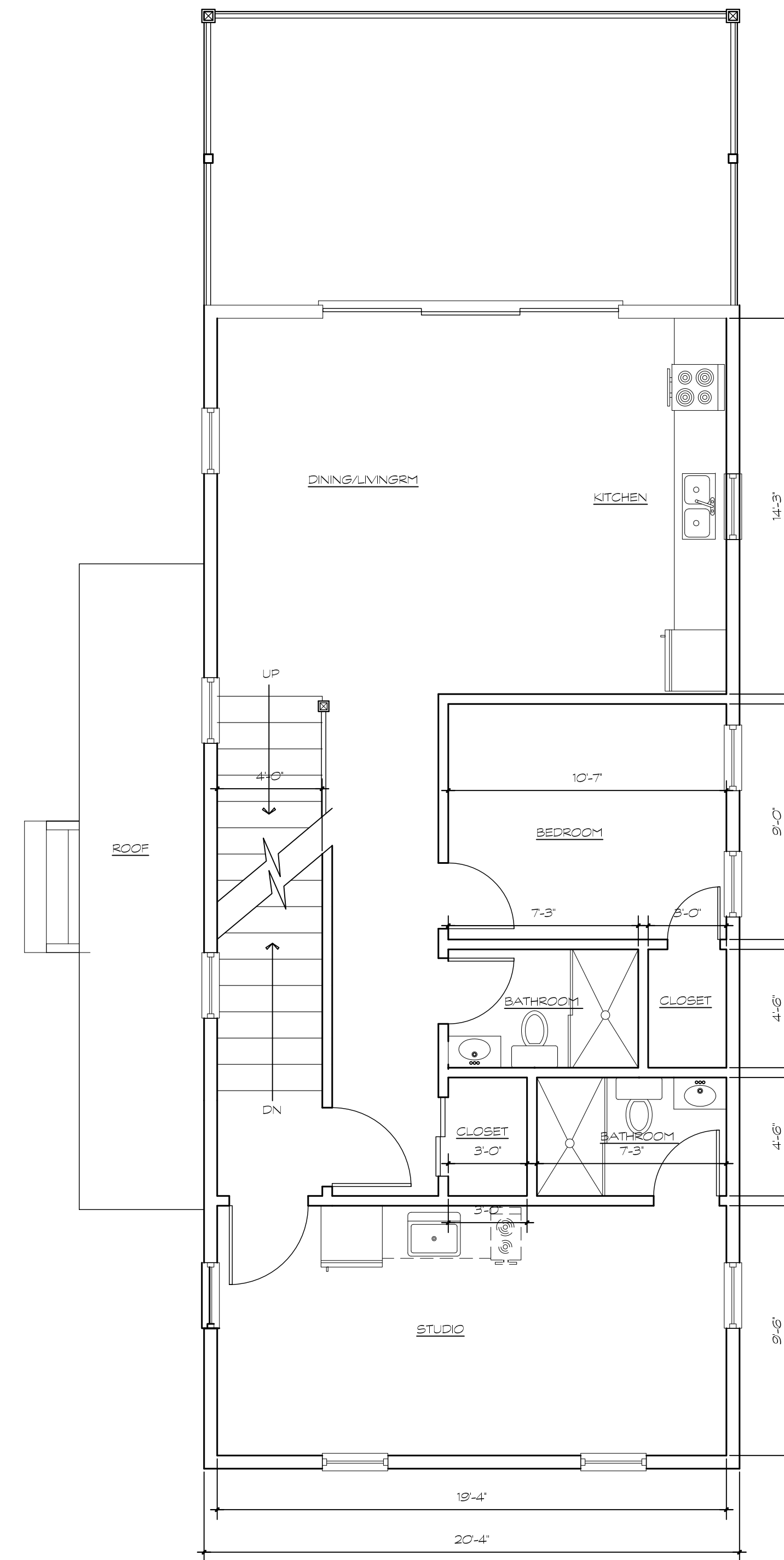
SHEET NUMBER:
T-1



PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

Proposed 3 Family
36 Shepard Street
Brighton, MA 02132

DATE: 03-28-22
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

Phung Porzio
PHUNG/PORZIO, INC.
204 Adams St # 5
Dorchester, MA 02122
(617) 282-3600 Phone
phungporzioinc@gmail.com

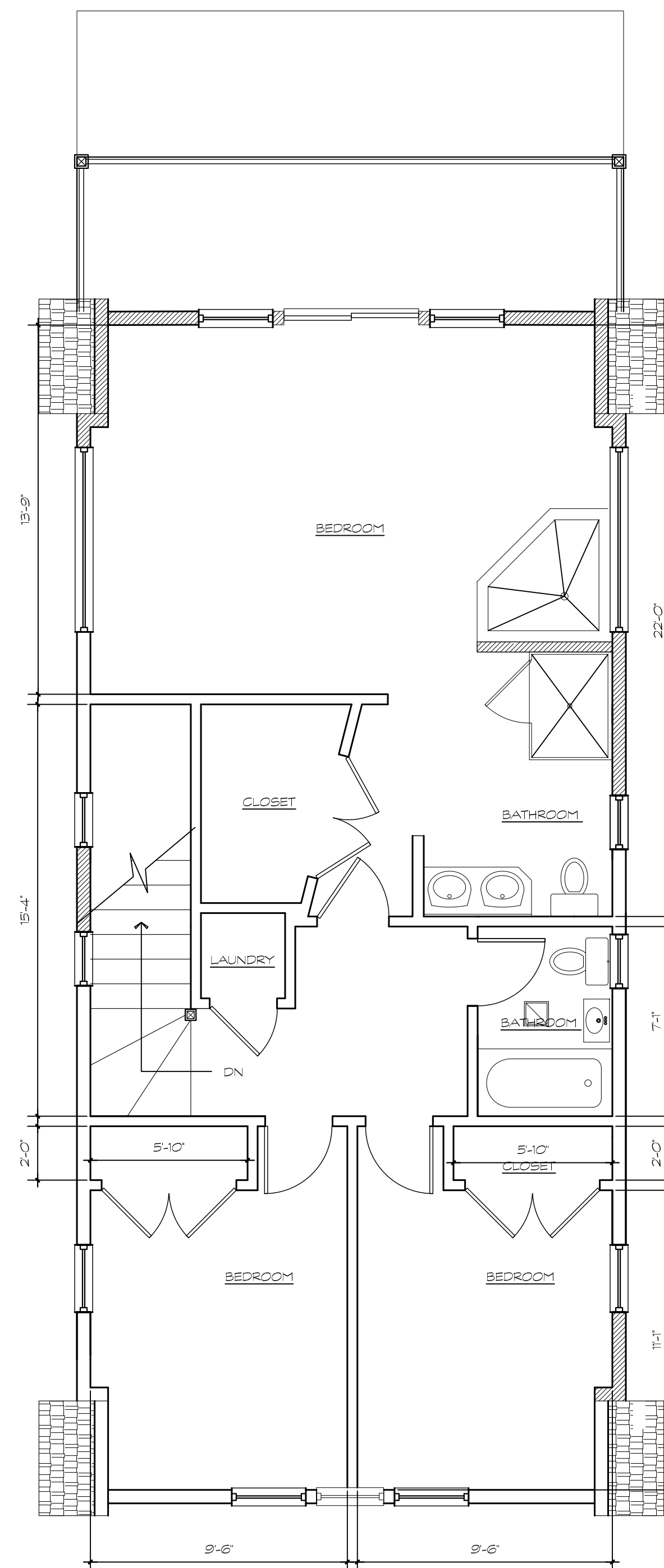
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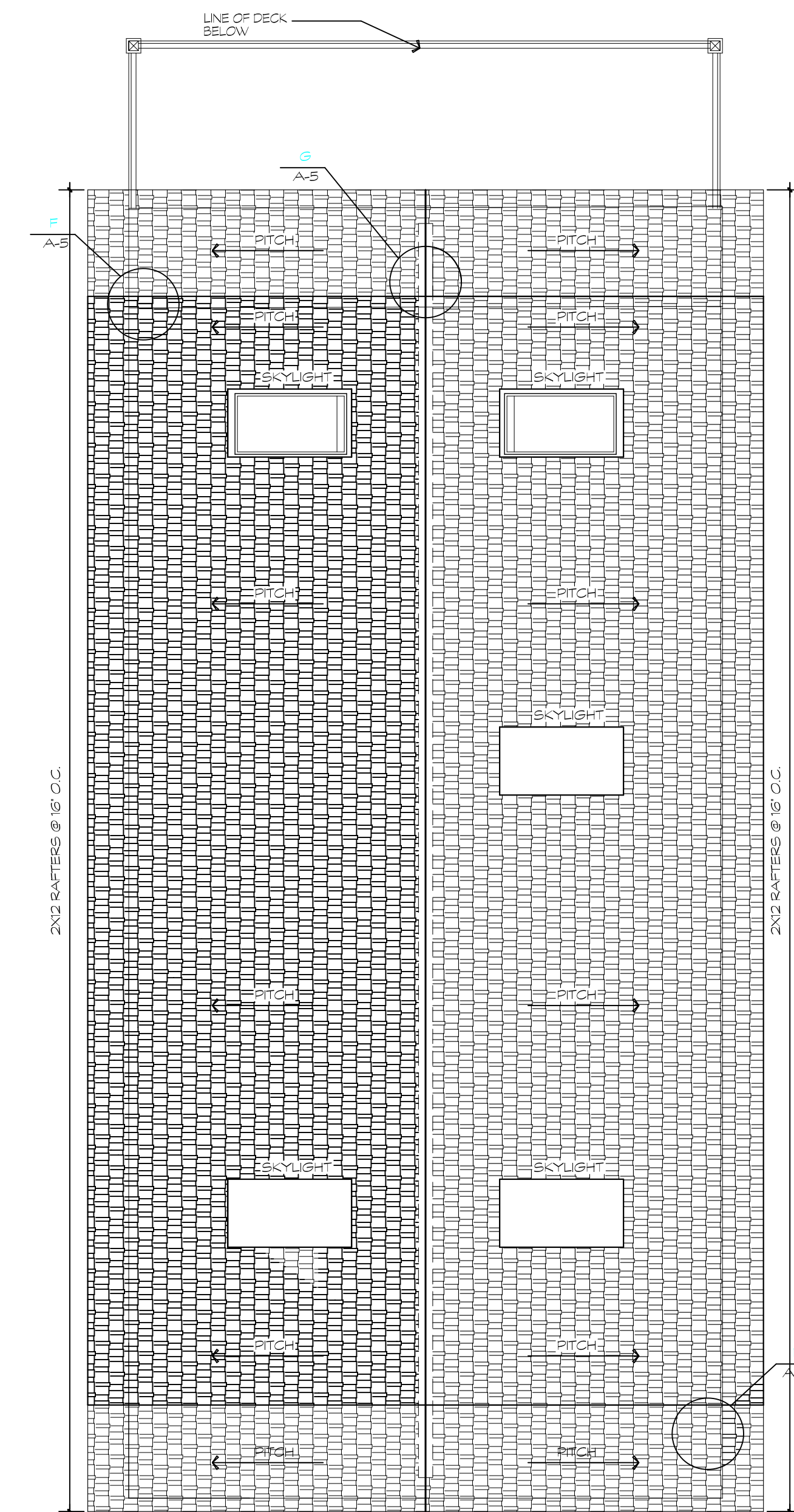
Proposed Floor Plans

SHEET NUMBER:

A-1.1



PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

Proposed 3 Family
36 Shepard Street
Brighton, MA 02132

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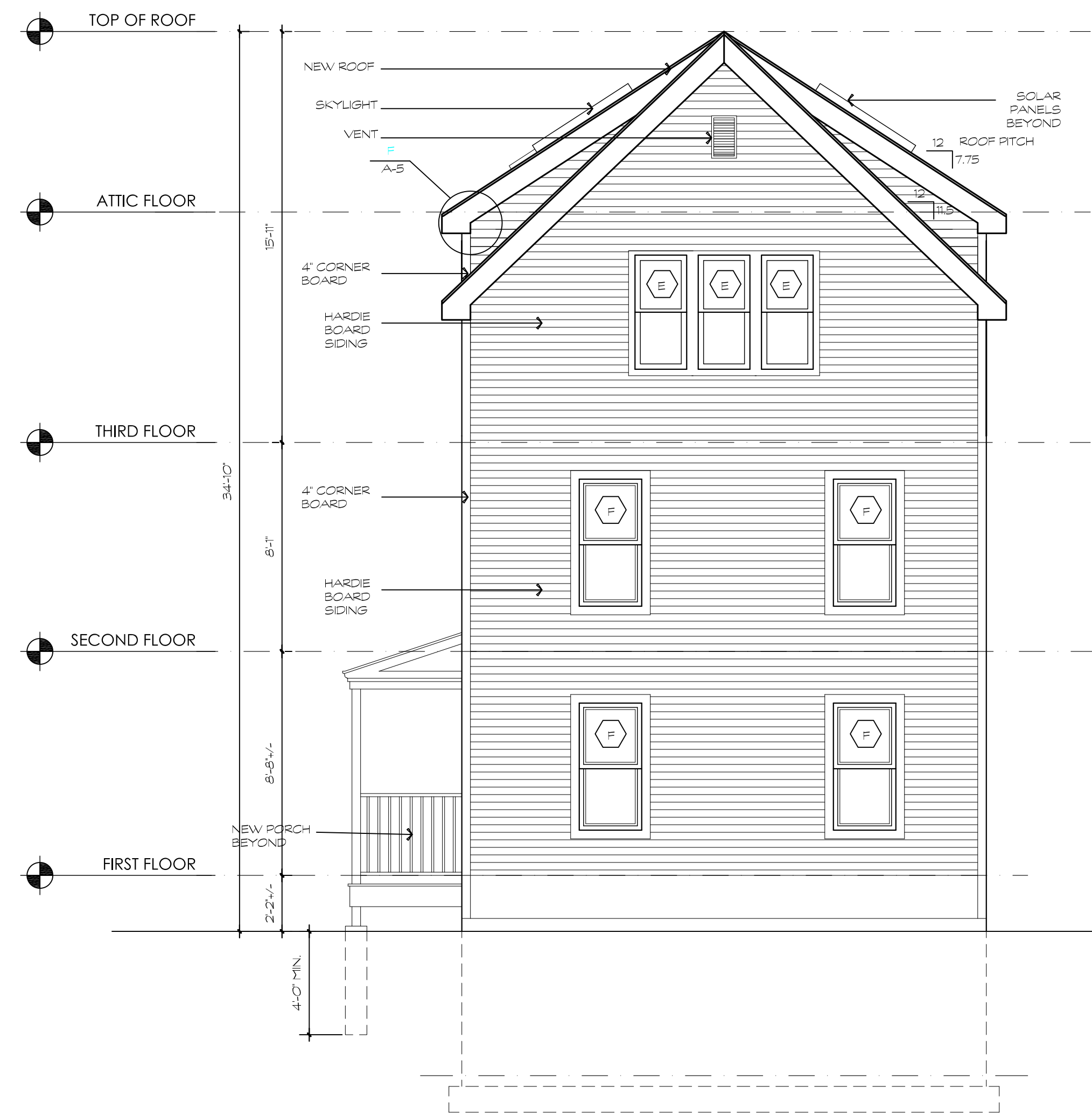
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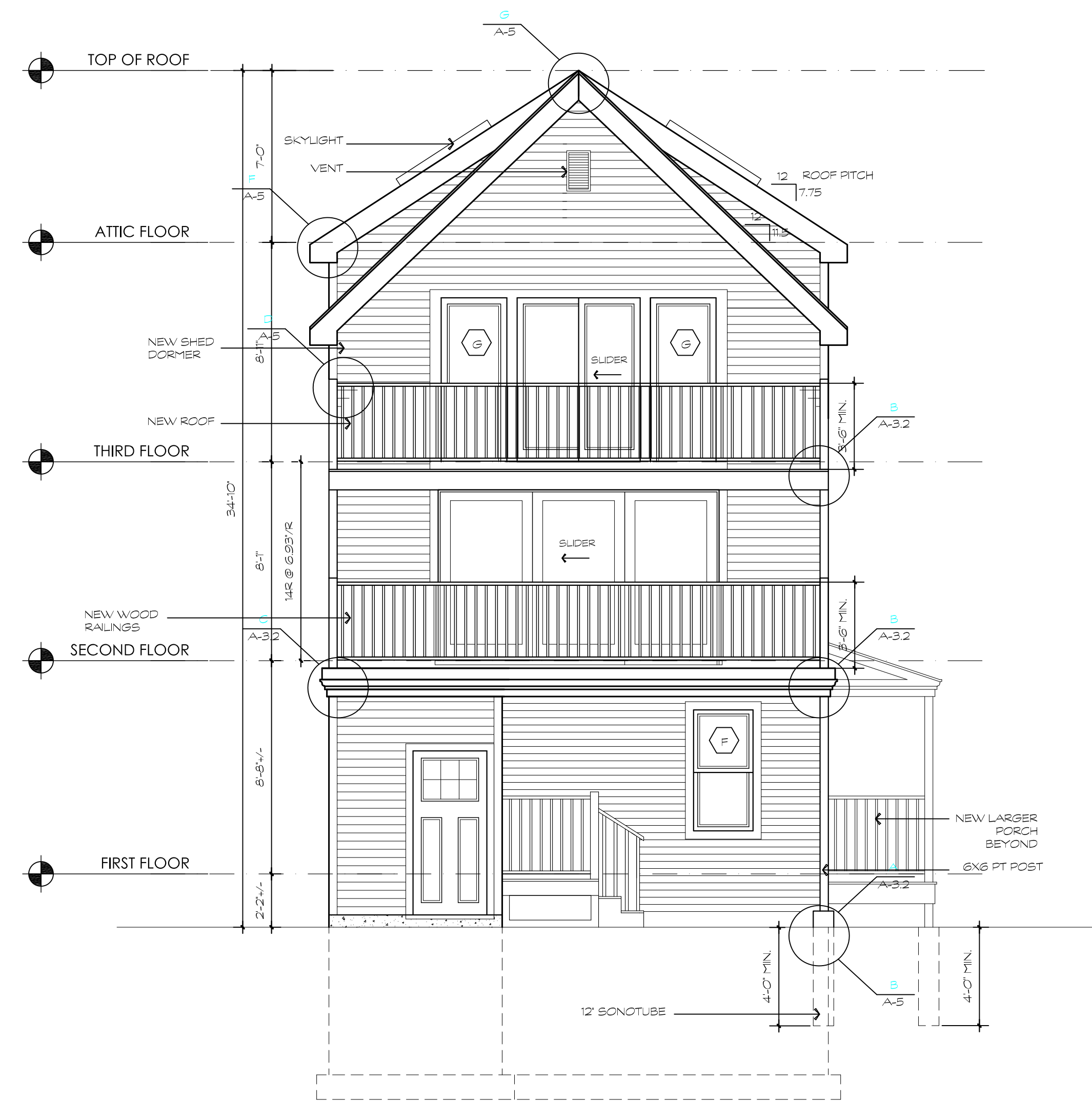
Proposed Floor Plans

SHEET NUMBER:

A-1.2



PROPOSED FRONT ELEVATION (SHEPARD STREET)
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

Proposed 3 Family
36 Shepard Street
Brighton, MA 02132

DATE: 03-28-22
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

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204 Adams St # 5
Dorchester, MA 02122
(617) 282-3600 Phone
phungporzioinc@gmail.com

REVISION:	DATE:

DRAWING TITLE:

Proposed Floor Plans

SHEET NUMBER:

A-2.1



PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

Proposed 3 Family
36 Shepard Street
Brighton, MA 02132

DATE: 03-28-22
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

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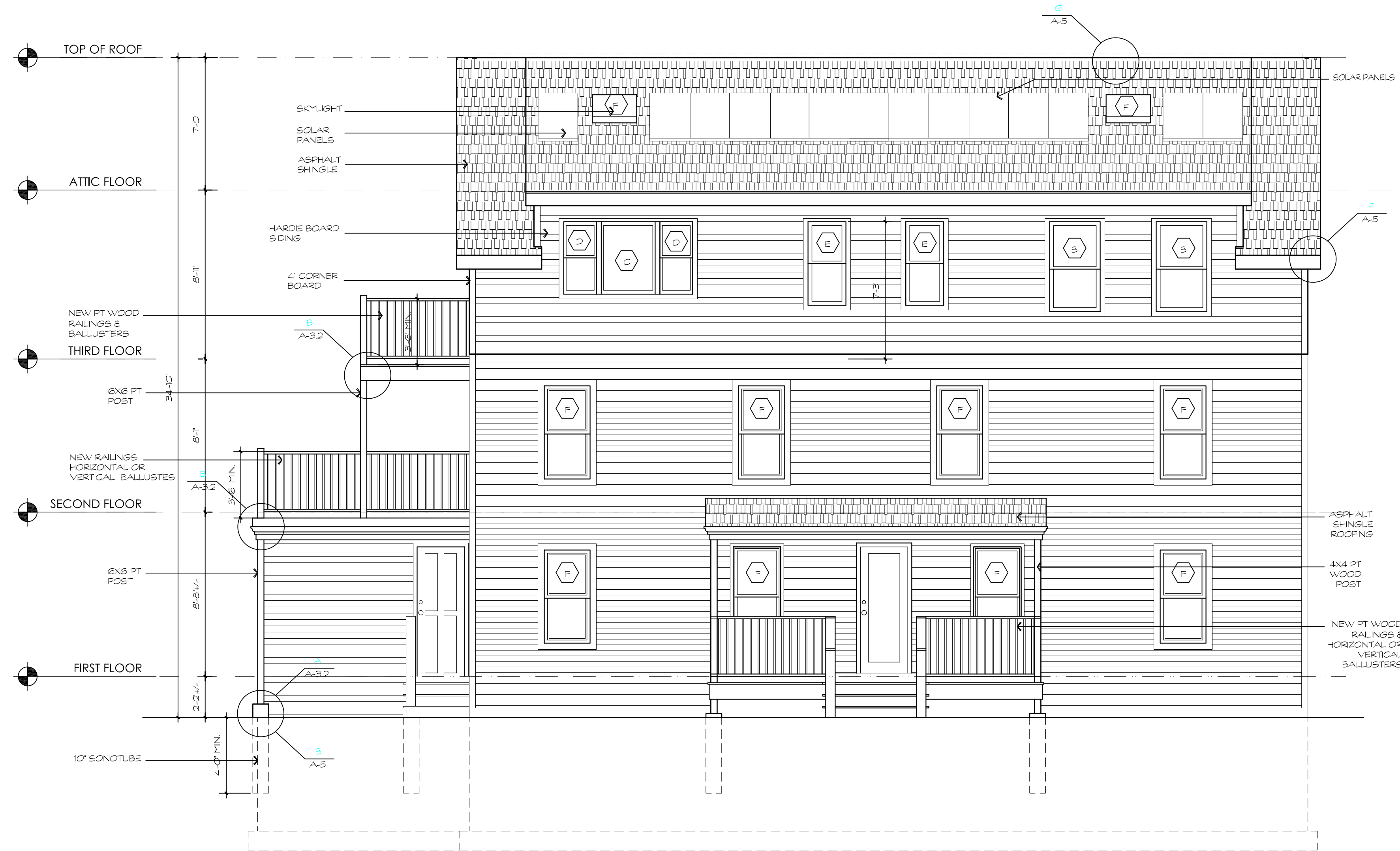
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Proposed Elevation

SHEET NUMBER:

A-2.2



PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"

Proposed 3 Family
36 Shepard Street
Brighton, MA 02132

DATE: 03-28-22
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

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Dorchester, MA 02122
(617) 282-3600 Phone
phungporzioinc@gmail.com

REVISION:	DATE:

DRAWING TITLE:

Proposed Elevation

SHEET NUMBER:

A-2.3