

View Demolition Delay Application Details

General Information

Date Submitted

06/07/2022

Date Posted

Demolition Number

22.1326D2970

Application Status

Application Completed

Staff Assigned

Applicant Information

Applicant Name

Keegan Hayes

Relationship to Property

GC/Owner's Representative

Applicant Mailing Address

732 E Broadway
Boston, MA 02127

Applicant Phone

(617) 850-5523

Applicant Email

keegan.h@bhgsouthboston.com

Property Owner Information

Property Owner

Savin Hill Realty Trust 31

Property Owner Contact Name

George Bragel

Property Owner Address

85 Crabtree Rd
Quincy, MA 02171

Property Owner Phone

Project Details

Description of Proposed Demolition

Demolition of the current parcel is required for the new, approved redevelopment of the site. Currently the parcel houses (1) two story single family dwelling unit. The approved application number is: ERT1143788, the parcel will house (3) residential units.

Number of housing units in current construction

1

Number of housing units in proposed construction

3

Does this proposed project require zoning relief?

Yes

If YES, please indicate status of ZBA process

Approved

Required Documents

Photographs *

31savinhillavecombinedpdf.pdf remove

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Map *

bpdamap31.png remove

No file chosen

Plot Plan *

plotplan.png remove

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Plans & Elevations *

31savinhillplanselevations.pdf remove

No file chosen

Proof of Ownership *

31deed.pdf remove

No file chosen

Signature Page *

Building Dimensions

What is the length (in feet) of the existing building?

50

What is the width (in feet) of the existing building?

24

What is the height (in feet) of the existing building?

20

Building Materials

Foundation Materials

Granite Block

Building Frame

Wood

Facade Materials

Vinyl Siding

Roof Materials

Asphalt Shingles

Waste Management

Will you consider Deconstruction as opposed to Demolition?

No

Estimate the total amount of waste (in cubic feet) the project will produce.

(617) 328-5574

Property Owner Email

bobindresanoatty@gmail.com

Property Details

Property Address

31 Savin Hill Avenue
Boston, MA 02125

Alternate Address (Not Required)

Neighborhood

Dorchester

Structure Type

Residential

Number of Buildings

1

Total Number of Stories

2

Parcel ID

1502515000

MACRIS Number

N/A

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No file chosen

Missing Information

No file chosen

Significant Trees

How many Significant Trees, defined by the City's Tree Ordinance as trees that are 8" or more in DBH, will be removed in the proposed demolition?

0

What species of tree(s), if applicable, will be removed in the proposed demolition?

24,000

How do you plan to handle the waste generated by this project?

Send materials from demolition to Construction and Demolition Processing Facility



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.

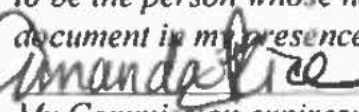
- 1. PHOTOGRAPHS:** *Current, clear, high-quality color photographs of the property, properties affected by the proposed demolition, and surrounding areas must be labeled with addresses and dates.* Major elevations of the building(s) and any deterioration or reason for demolition should be documented. 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. There are no file size limits in the application, but a file size less than or equal to 20MB per photograph is preferred.**
- 2. MAP:** A *current and clear* map showing the location of the property affected by the proposed demolition must be submitted with this application. The map must be a full-page-sized 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.)
- 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.

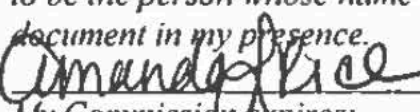
NOTE: Copies of all documentation submitted with this application (photographs, maps, plot plans, etc.) should be retained by the applicant should additional copies be necessary for a commission hearing. Additional materials will be requested if a hearing is required.

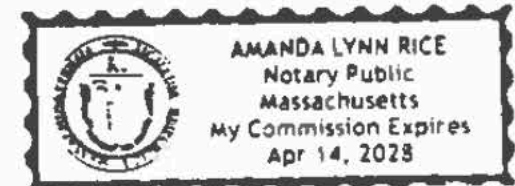
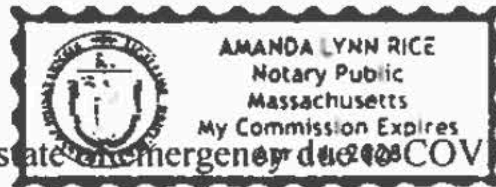
VI. NOTARIZED* SIGNATURES: Both the applicant's and the legal property owner's signatures must be notarized. In cases of multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional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

On this 31 day of May, 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.
 (official signature and seal of Notary)
 My Commission expires:

On this 31 day of May, 2022 before me, the undersigned Notary Public, personally** appeared George Bragel (name of document signer), proved to me through satisfactory evidence of identification, which were 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:

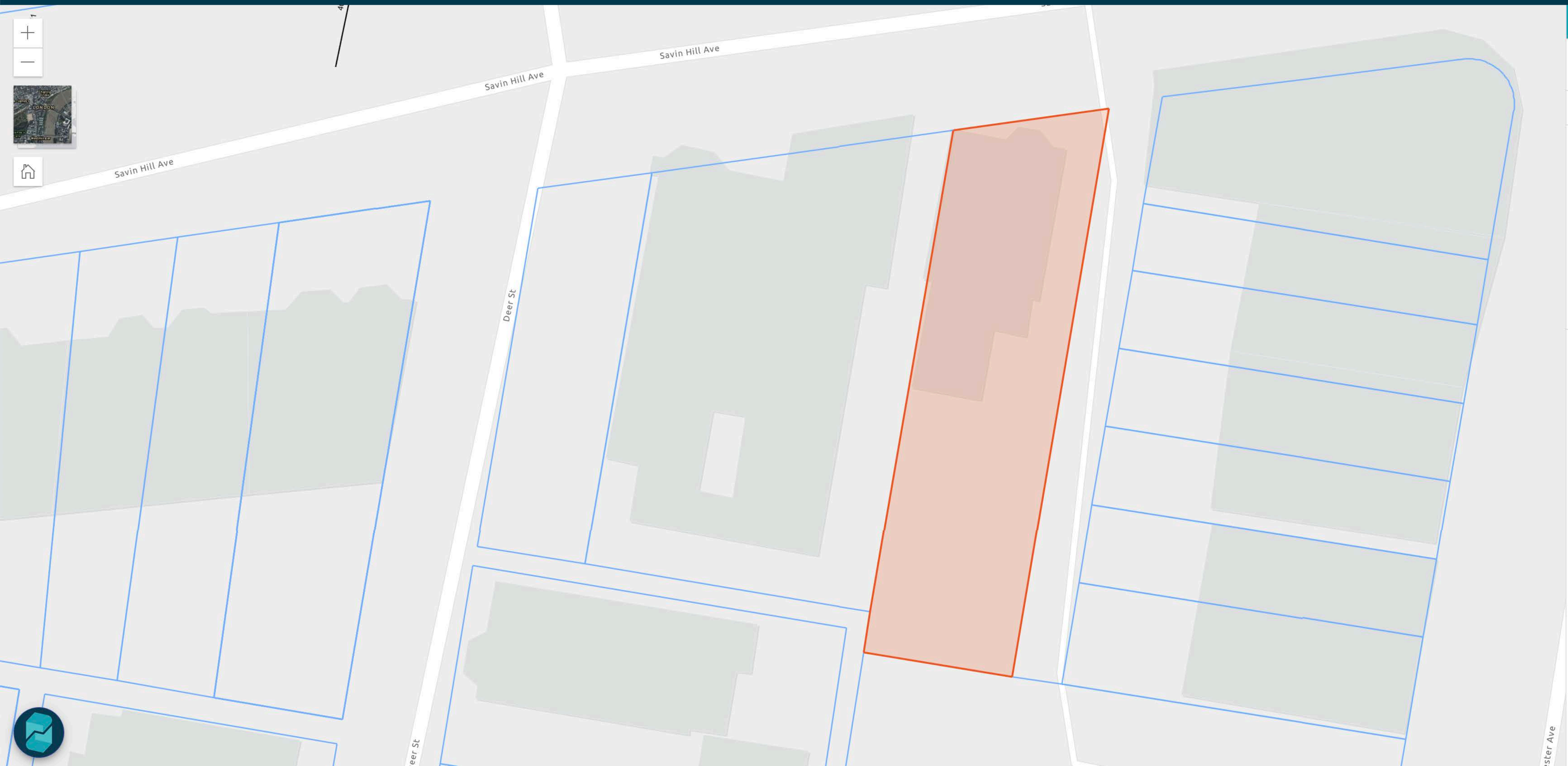


**During the declared state of emergency due to COVID-19, digital notarization is allowed.


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.



1502515000
✕


 Regulations may apply! Please contact us for more detail.

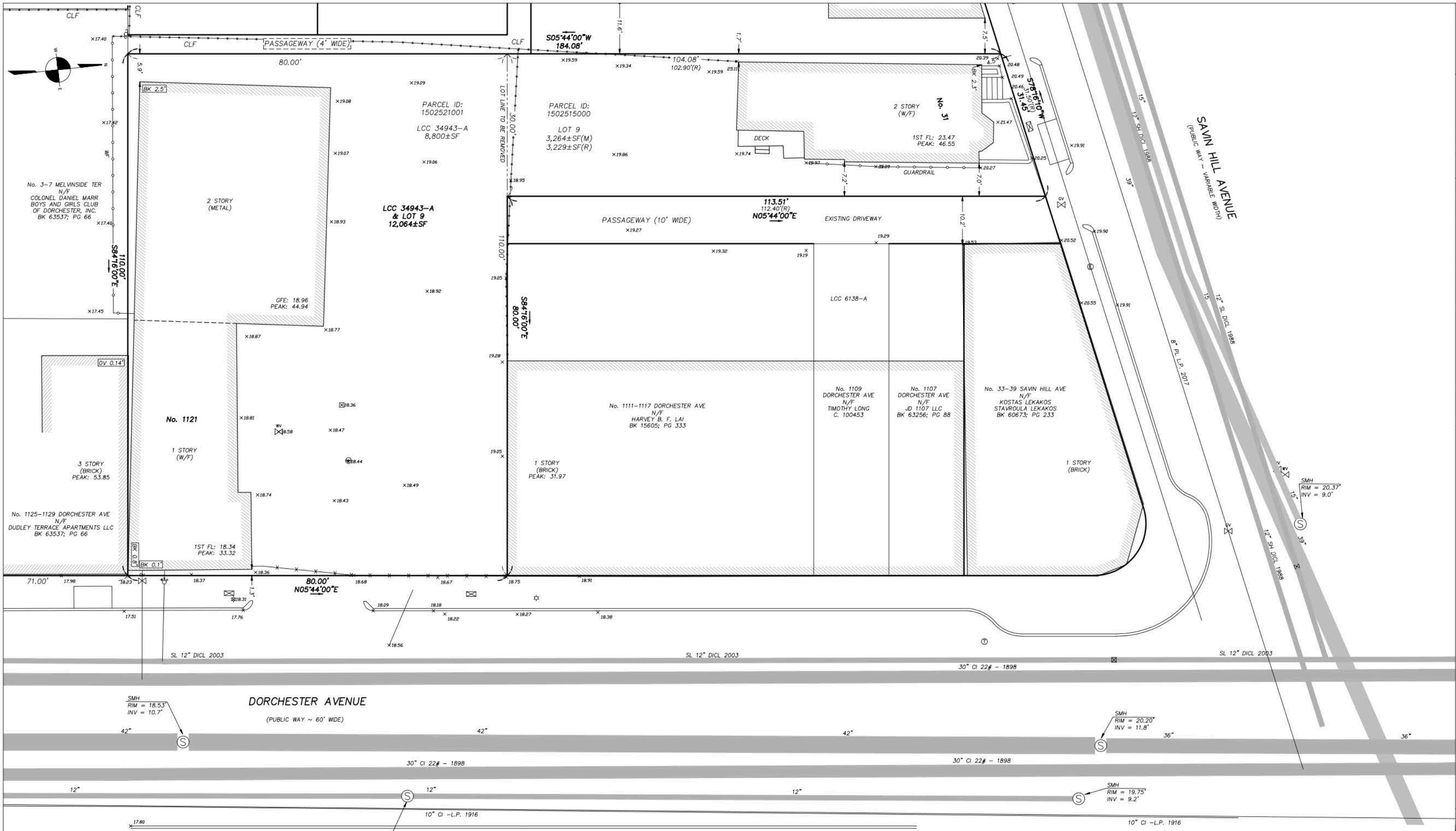
 See Street View by StreetSmart

 Assessing

Parcel ID 1502515000
Address 31 SAVIN HILL AV , 02125
Owner BRAGEL GEORGE A TS
[Assessor's Report](#) 
[Property Viewer](#) 

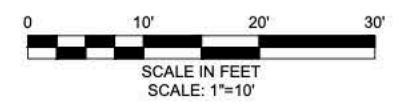
 Zoning

Zoning District Dorchester Neighborhood
Zoning SubDistrict 3F-D-3000
Subdistrict Type Three-Family Residential
Zoning Overlays None
Map No. [5A-5E](#) 
Article [65 \(Table\)](#)



EXISTING CONDITIONS NOTES

- EXISTING CONDITIONS SURVEY IS FROM PLAN TITLED "SITE PLAN OF LAND LOCATED AT 1121 DORCHESTER AVENUE, DORCHESTER, MA" BY BOSTON SURVEY, INC. OF CHARLESTOWN, MA, DATED 2/5/2021.
- VERTICAL DATUM IS BOSTON CITY BASE.
- HORIZONTAL COORDINATES ARE BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83) AND REFERENCES THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM.
- THE LOCATION OF EXISTING UTILITIES AND SUBSURFACE STRUCTURES AS SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE UTILITY AUTHORITY OF ANY DISCREPANCY WITH THE DRAWINGS. NEITHER THE ENGINEER NOR THE OWNER WARRANTS OR GUARANTEES THE EXISTING CONDITIONS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SUBSURFACE STRUCTURES AND UTILITIES AND CONTACT DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.



PERMIT **NOT FOR CONSTRUCTION**

RODE

535 Albany Street | 405
 Boston, MA 02118
 617.422.0090 | T
 rodearchitects.com

Design Team

SURVEY
 Boston Survey Inc.
 4 Shipway Pl.
 Charlestown, MA 02129
 617.242.1313

CIVIL
 Sherwood Consulting LLC
 PO Box 485
 Norwood, MA, 02062
 617.945.0940

STRUCTURAL
 TLH Consulting, Inc
 505 Middlesex Turnpike, Unit 14
 Bellerica, MA, 01821
 978.362.1804

MEP
 Norian Siani Engineering, Inc
 43 Bradford St
 Concord, MA, 01742
 781.398.2250



**1121 DORCHESTER AVE
 (MIXED USE BUILDING A)**

DORCHESTER, MA

ARCARI
 1121 DORCHESTER AVE
 DORCHESTER, MA
 02125

PROJECT: (1951) MIXED-USE BLDG A

No.	Description	Date

DATE: 07.16.2021

SCALE: 1" = 10'

**EXISTING
 CONDITIONS**

C-001

READWAY RD













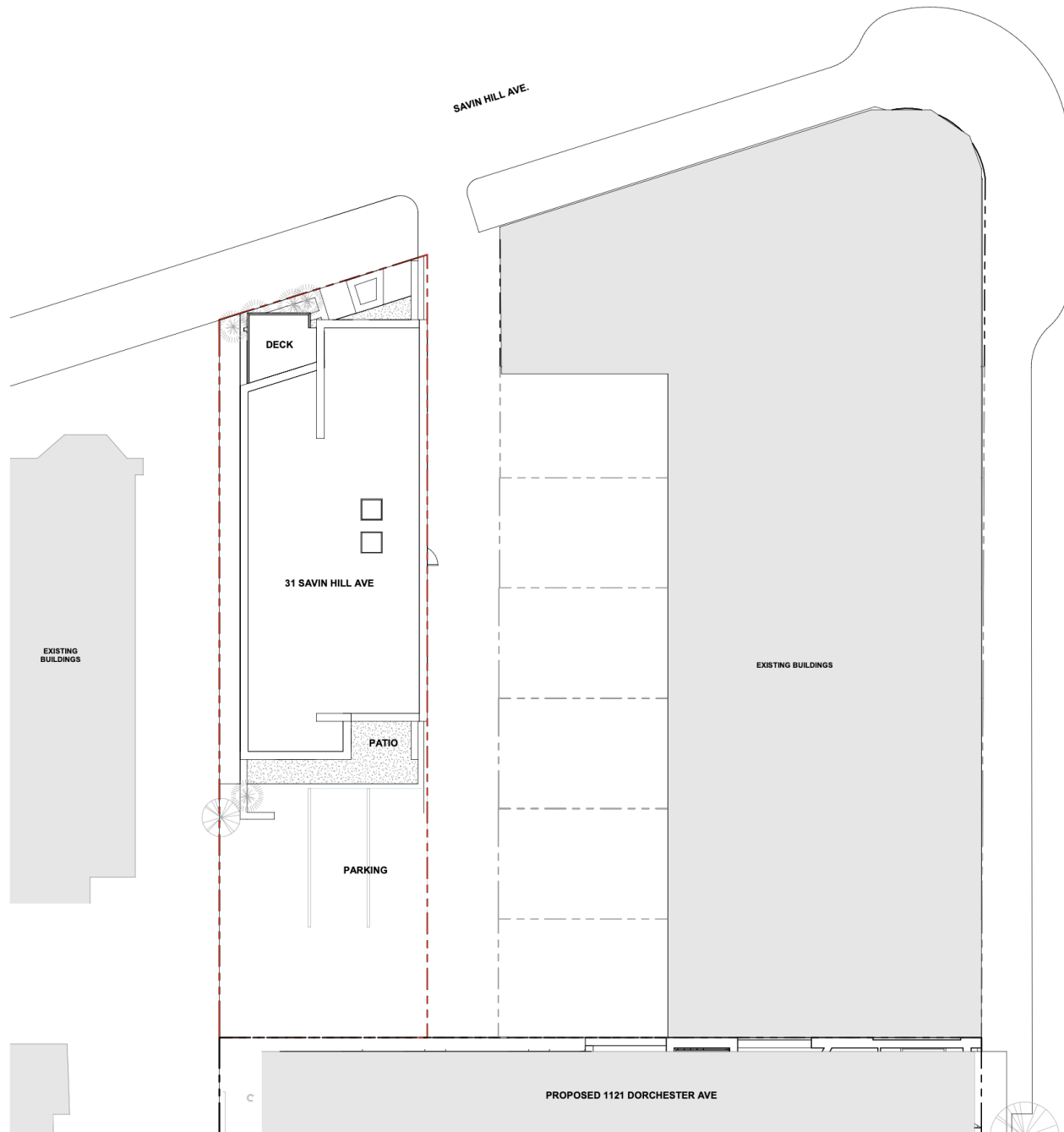
HOME
& AUTO

31
6112

CLEAN
WASTE SERVICES
888-443-6700

Design Team

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Boston Survey Inc.
4 Shipway Pl.
Charlestown, MA 02129
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**31 SAVIN HILL AVE
(3-FAMILY - BUILDING B)**
DORCHESTER, MA

ARCARI
1121 DORCHESTER AVE
DORCHESTER, MA
02125



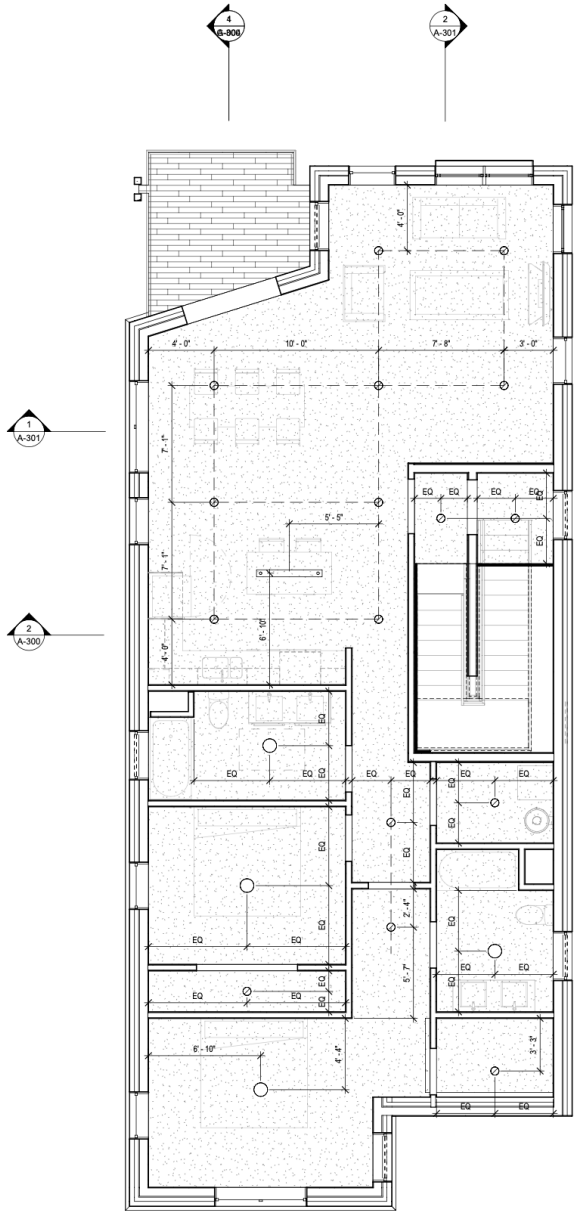
PROJECT: (1951) 3-FAMILY BUILDING B

No.	Description	Date

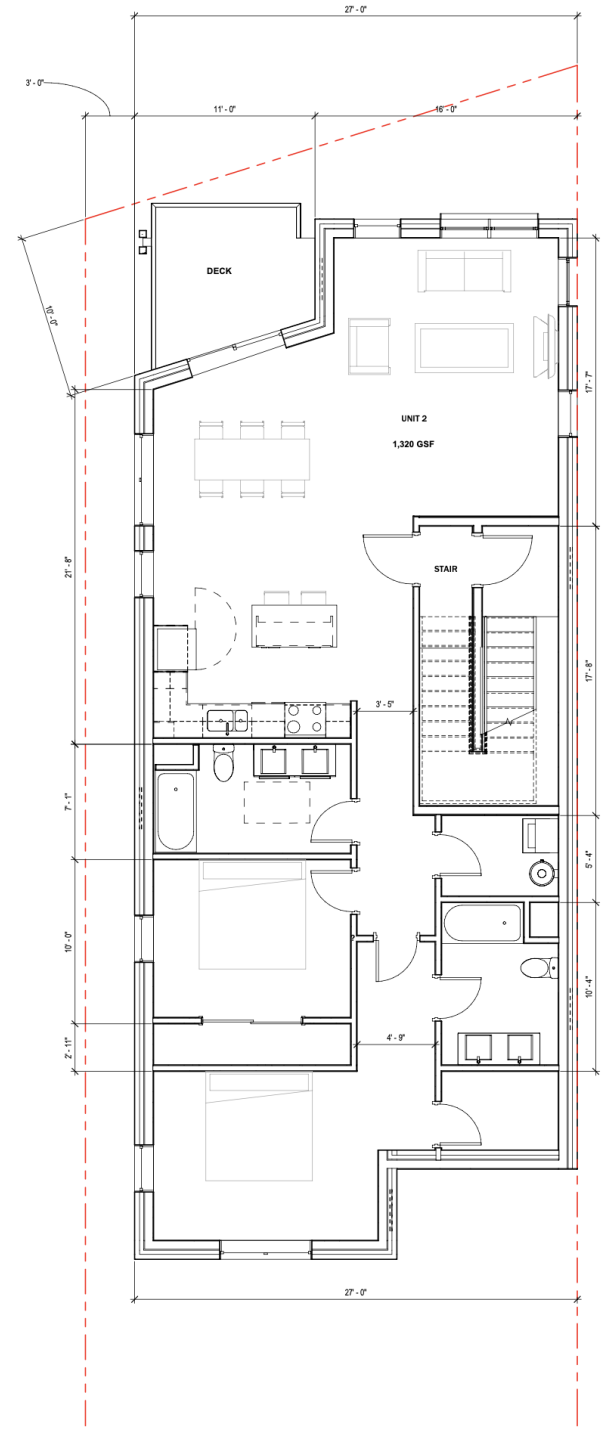
DATE: 07.23.2021

SCALE: 1/8" = 1'-0"

SITE PLAN



3 LEVEL 2 RCP
1/4" = 1'-0"



1 LEVEL 2
1/4" = 1'-0"

PERMIT SET

RODE

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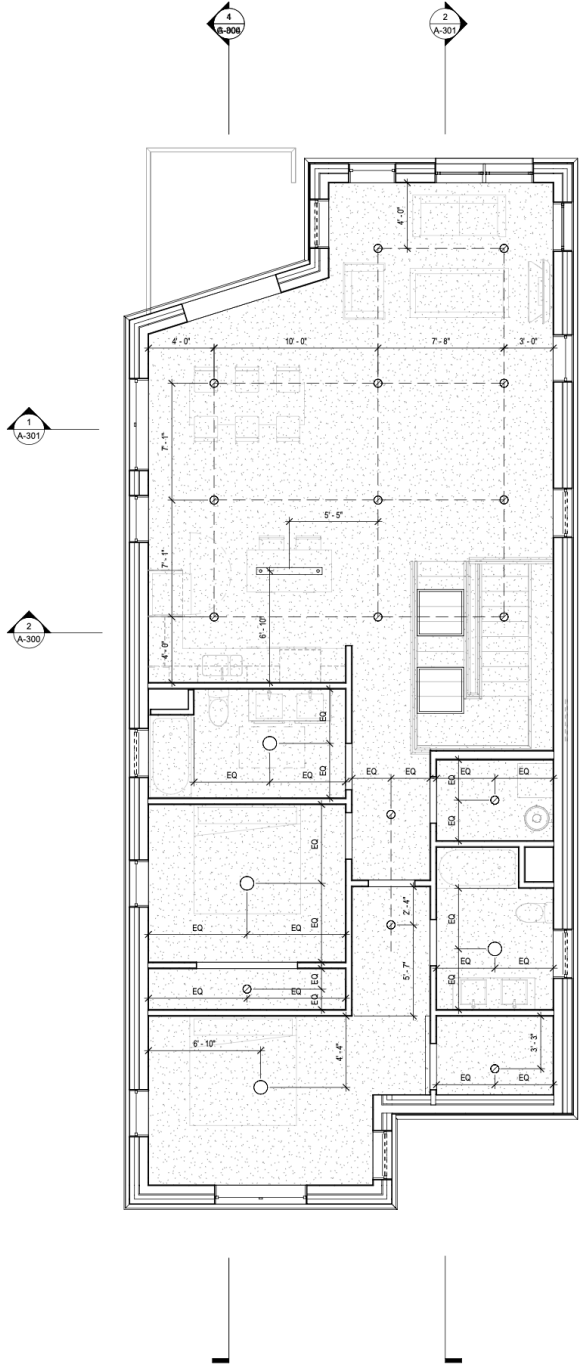
No.	Description	Date

DATE: 07.23.2021

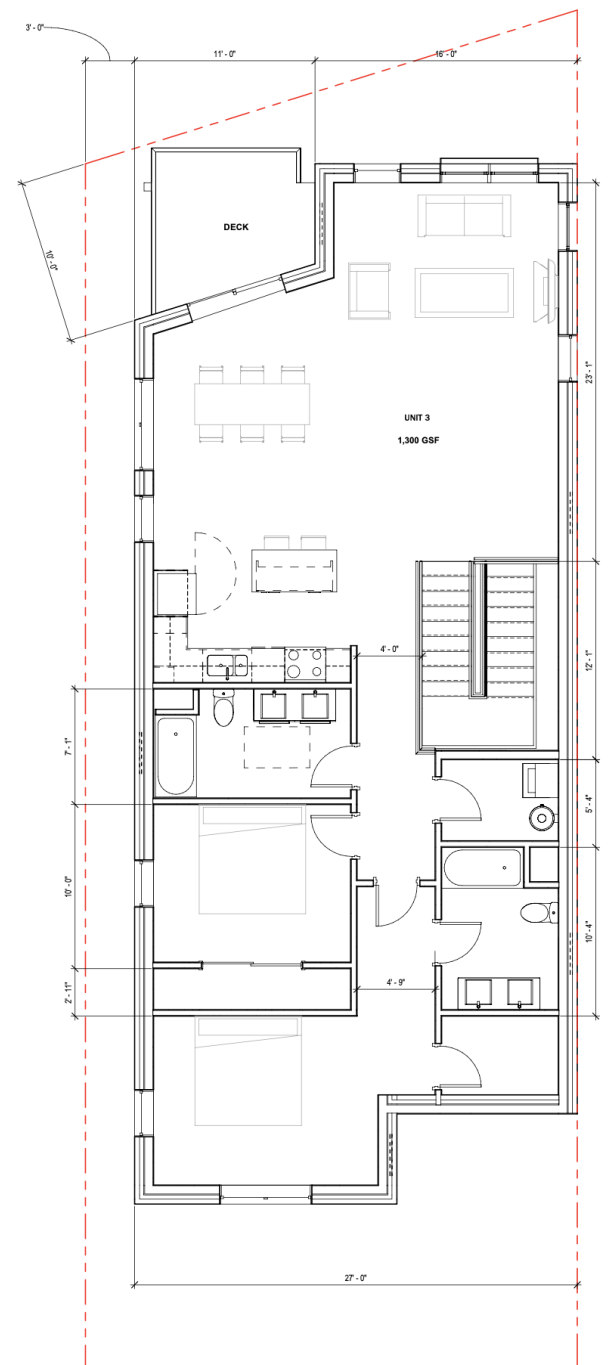
SCALE: 1/4" = 1'-0"

FLOOR PLANS

A-102



2 LEVEL 3
1/4" = 1'-0"



1 LEVEL 3
1/4" = 1'-0"

PERMIT SET

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FLOOR PLANS

A-103

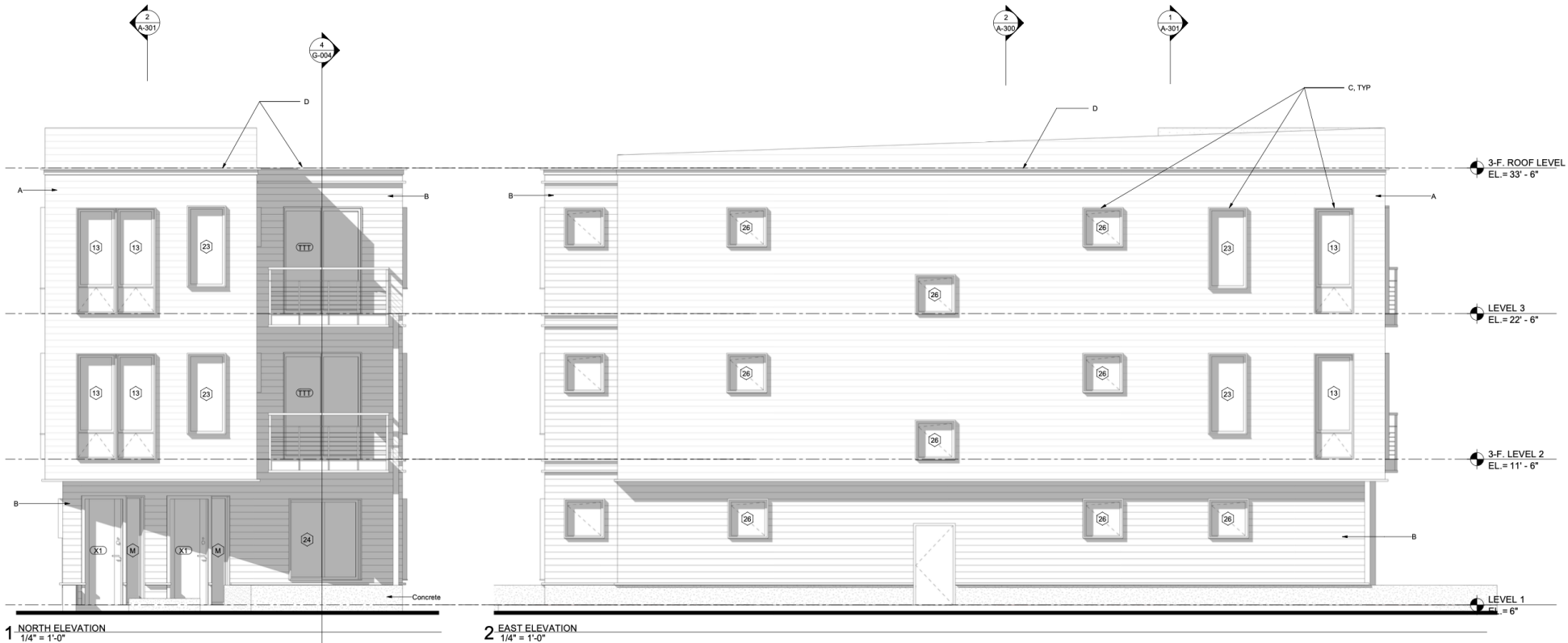
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 Boston Survey Inc.
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MATERIAL LEGEND

- A. POLY-ASH SIDING
 - BORAL - 'TRUE EXTERIOR'
 - CRAFTSMAN COLLECTION
 - V-RUSTIC - HORIZONTAL
 - COLOR: WARM GRAY
- B. POLY-ASH SIDING
 - BORAL - 'TRUE EXTERIOR'
 - CRAFTSMAN COLLECTION
 - V-RUSTIC - HORIZONTAL
 - COLOR: NATURAL WOOD
- C. METAL WINDOW TRIM
 - WHITE
- D. POLY-ASH TRIM
 - BORAL - TRIM
 - COLOR: WHITE



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PROJECT: (1951) 3-FAMILY BUILDING B

No.	Description	Date

DATE: 07.23.2021

SCALE: As indicated

ELEVATIONS

Design Team

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Charlestown, MA 02129
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MATERIAL LEGEND

- A. POLY-ASH SIDING
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PROJECT: (1951) 3-FAMILY BUILDING B

No.	Description	Date

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SCALE: As indicated

ELEVATIONS

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31 SAVIN HILL AVE (3-FAMILY - BUILDING B) DORCHESTER, MA

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02125



PROJECT: (1951) 3-FAMILY BUILDING B

No.	Description	Date

DATE: 07.23.2021

SCALE: 1/4" = 1'-0"

BUILDING SECTIONS

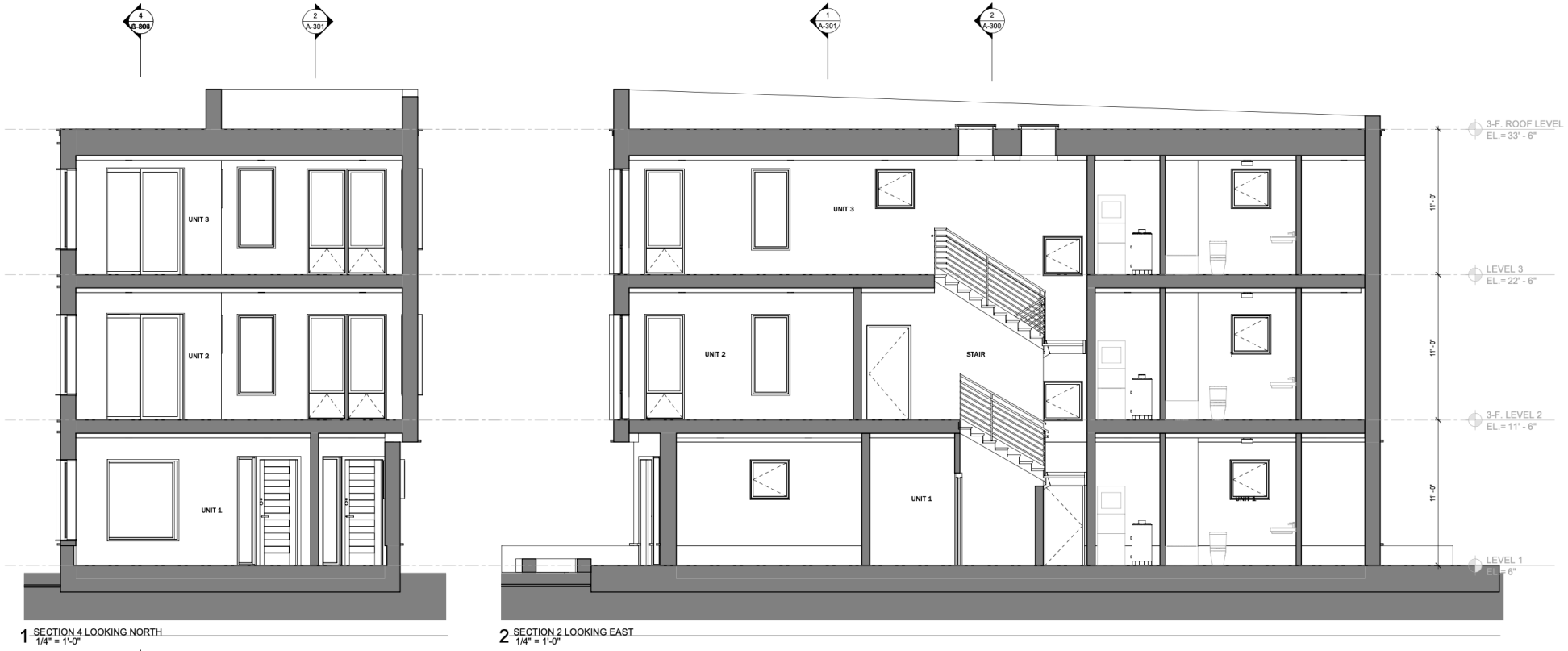


2 SECTION 3 LOOKING NORTH
1/4" = 1'-0"

1 SECTION 1 LOOKING WEST
1/4" = 1'-0"

Design Team

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1 SECTION 4 LOOKING NORTH
1/4" = 1'-0"

2 SECTION 2 LOOKING EAST
1/4" = 1'-0"



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PROJECT: (1951) 3-FAMILY BUILDING B

No.	Description	Date

DATE: 07.23.2021

SCALE: 1/4" = 1'-0"

BUILDING SECTIONS



DEED

I, George A. Bragel of 85 Crabtree Road, Quincy, Massachusetts, Trustee of 1121 Realty Trust u/d/t dated September 8, 1989, recorded with Suffolk County Registry District of Land Court as Document No 456048 for consideration of less than \$100.00 grant to George A. Bragel, Trustee of Savin Hill Realty Trust 31, dated September 14, 2010 to be recorded herewith,

WITH QUITCLAIM COVENANTS

the land with the buildings thereon, presently known as and numbered 31 Savin Hill Avenue, situated in that part of Boston formerly called Dorchester, being bounded and described as follows:

Beginning at the center of a ten (10) foot passageway on a plan hereinafter mentioned on said Savin Hill Avenue and running on said Avenue, thirty six and 50/100 (36.50) feet; THENCE turning and running Southwesterly, one hundred two and 90/100 (102.90) feet; THENCE turning and running Southeasterly, thirty five (35) feet to the middle of said passageway.
THENCE turning and running Northeasterly along the middle of said passageway, one hundred twelve and 40/100) more or less feet to the point of beginning.

Being shown as all of Lot 9 and the westerly half of the above-mentioned passageway on a plan drawn by L. Briggs & Col, Surveyors, recorded with Suffolk County Registry of Deeds in Book 1054, Page 117, and there is appurtenant to the above premises and the same are subject to rights in common with others to use said passageway.

The premises are conveyed subject to and with the benefit of all rights, agreements, restrictions and easements of record, insofar as the same are now in force and applicable.

Being the same premises conveyed to me by deed from Tri Cao Do, dated September 26, 2007 and recorded with the Suffolk Registry of Deeds in Book 42548, Page 228.

EXECUTED under seal this 16th day of September 2010.

Attested hereto

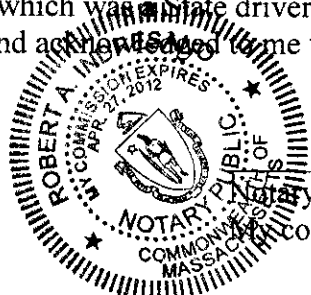
Francis M. Roache
Francis M. Roache
Register of Deeds

George A. Bragel
George A. Bragel, Trustee

THE COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS

On this 16th day of September 2010, before me, the undersigned notary public personally appeared George A. Bragel, Trustee of 1121 Realty Trust, proved to me through satisfactory evidence of identification, which was a State driver's license, to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Robert A. Indresano
Notary Public: Robert A. Indresano
Commission expires: April 27, 2012

Robert Indresano
50 Meridian St.
Boston, MA 02128-1929

Σ