

View Demolition Delay Application Details

General Information

Date Submitted

05/26/2022

Date Posted

Demolition Number

22.1299D2967

Application Status

Application Completed

Staff Assigned

Applicant Information

Applicant Name

Antonio Ferrara

Relationship to Property

Buyer

Applicant Mailing Address

394 Washington Street Unit B
DEDHAM, MA 02026

Applicant Phone

(617) 361-5626

Applicant Email

tony@hubmtg.com

Property Owner Information

Property Owner

Amy O'Brien

Property Owner Contact Name

Amy O'Brien

Project Details

Description of Proposed Demolition

Tear down existing structure and rebuild two single family dwellings, one on each of the two existing parcels the current house sits on

Number of housing units in current construction

1

Number of housing units in proposed construction

2

Does this proposed project require zoning relief?

No

If YES, please indicate status of ZBA process

Required Documents

Photographs *

photosfor665demo.pdf remove

No file chosen

Map *

665wrp_a85_app3.pdf remove

No file chosen

Plot Plan *

665wrp_a85_app11.pdf remove

No file chosen

Plans & Elevations *

665and667wrpkwyhouseplans.pdf remove

No file chosen

Proof of Ownership *

proofofownership.pdf remove

No file chosen

Signature Page *

665wrp_a85_app.pdf remove

No file chosen

Building Dimensions

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

45

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

35

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

15

Building Materials

Foundation Materials

Concrete

Building Frame

Wood

Facade Materials

Cedar Shake

Roof Materials

Asphalt Shingles

Waste Management

Will you consider Deconstruction as opposed to Demolition?

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

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

Property Owner

Address

665 West Roxbury
Parkway
WEST ROXBURY, ma
02132

Property Owner Phone

(617) 774-7073

Property Owner Email

amyob665@gmail.com

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?

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

**Property
Details**

Property Address

665 West Roxbury
Parkway
WEST ROXBURY, MA
02132

**Alternate Address
(Not Required)**

MA 02026

Neighborhood

West Roxbury

Structure Type

Number of Buildings

1

**Total Number of
Stories**

1

Parcel ID

2001824000, 200182

MACRIS Number



**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 665 West Roxbury Parkway W Roxbury 02132
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 Antonio Ferrasa

Antonio Ferrasa buyer
CONTACT NAME RELATIONSHIP TO PROPERTY
394 Washington St. Unit B Dedham MA 01926
MAILING ADDRESS CITY STATE ZIP CODE
617 438 2171 tony@hubmtg.com
PHONE EMAIL

* Amy O'Brien Amy O'Brien
PROPERTY OWNER CONTACT NAME
665 West Roxbury Boston MA 02132
MAILING ADDRESS CITY STATE ZIP CODE
617-774-7073 amyjob665@gmail.com
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.

TEAR DOWN EXISTING STRUCTURE AND REBUILD
TWO SINGLE FAMILY DWELLINGS, ONE ON EACH
OF THE ~~PARCELS~~ ^{THE} TWO EXISTING PARCELS THE CURRENT
HOUSE SITS ON.

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.

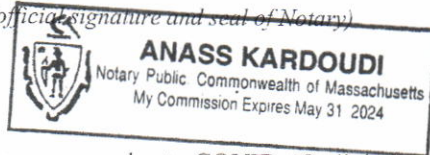
VI. NOTARIZED* SIGNATURES: Both the applicant's and the legal property owner's signatures must be notarized. In cases of multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional 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 [Signature] OWNER* Amy O'Brien
 PRINT Antonio Ferrara PRINT Amy O'Brien
 *(If building is a condominium or cooperative, the chairman must sign.)

On this 19 day of May, 2022 before me, the undersigned Notary Public, personally** appeared Antonio Ferrara (name of document signer), proved to me through satisfactory evidence of identification, which were MA DL to be the person whose name is signed on the preceding or attached document in my presence.

5-31-24 (official signature and seal of Notary)
 My Commission expires:



On this 8 day of April, 2022, before me, the undersigned Notary Public, personally** appeared Amy O'Brien (name of document signer), proved to me through satisfactory evidence of identification, which were MA DL to be the person whose name is signed on the preceding or attached document in my presence.

10/20/2024 (official signature and seal of Notary)
 My Commission expires:



YULIYA ROYTBERG
 Notary Public
 Commonwealth of Massachusetts
 My Commission Expires Apr 25, 2025

**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.

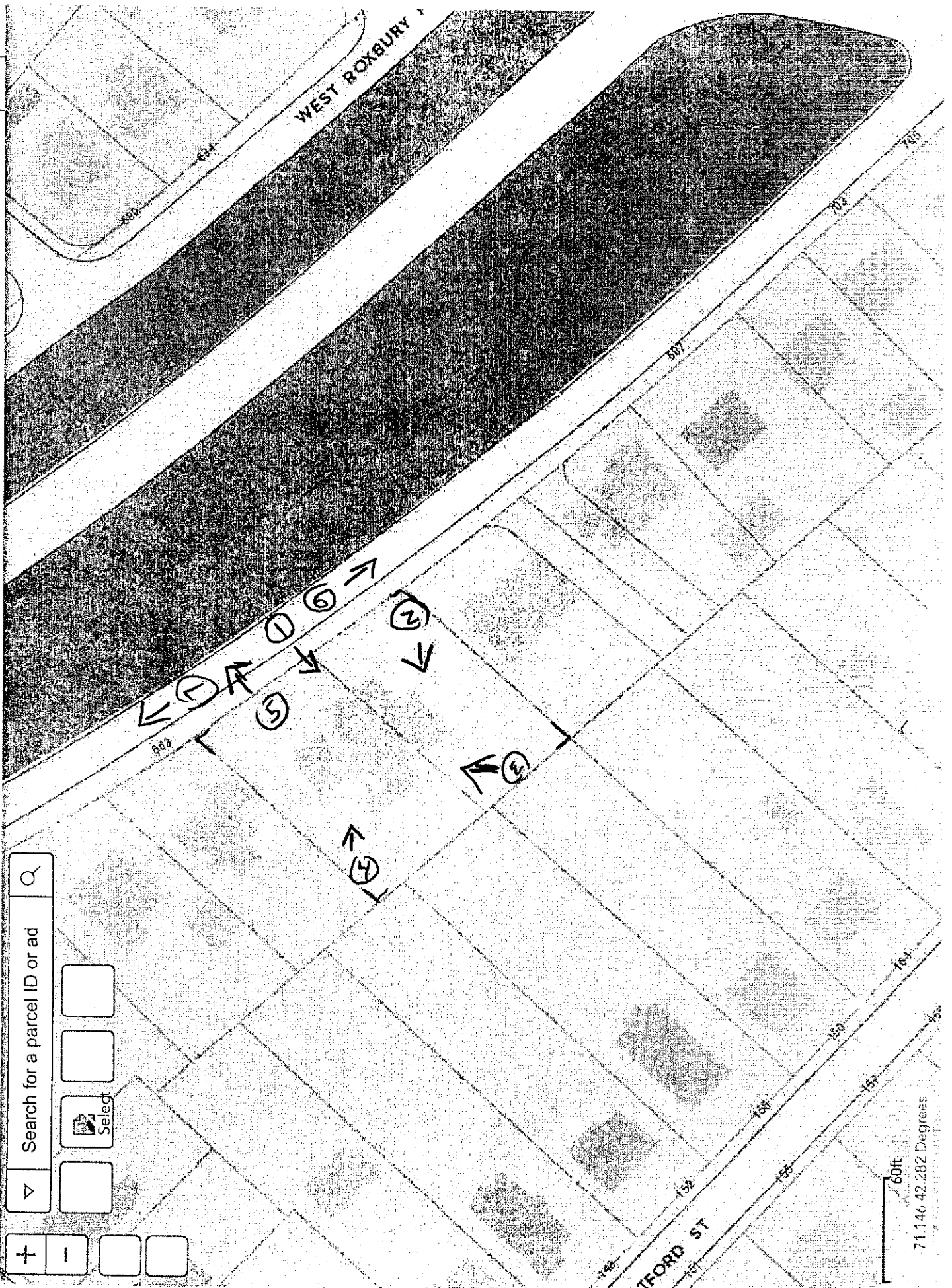
Boston Tax Parcel Viewer

2021 Tax Parcel Information

Built by the Analytics Team

Navigation and search controls:

- Zoom in (+) and zoom out (-) buttons.
- Search input field: "Search for a parcel ID or address"
- Search icon (magnifying glass)
- Selected icon (document with checkmark)
- Empty input fields for additional search criteria.



Item # 1 on requirements

60ft
-71.146 42.282 Degrees



7

Looking straight at the house standing on
W.R. PARKWAY



#2

Left side of house



#3

12 FEET OF HOUSE



Sent from my iPhone

4

Left side of house



5
STANDING IN FRONT OF THE HOUSE LOOKING AT
W.D. PKWY



#6

VIEW LOOKING DOWN THE STREET TOWARDS

WOODARD RD



7

VIEW LOOKING DOWN THE STREET TOWARDS
PELTOW ST.



Boston Tax Parcel Viewer

2021 Tax Parcel Information

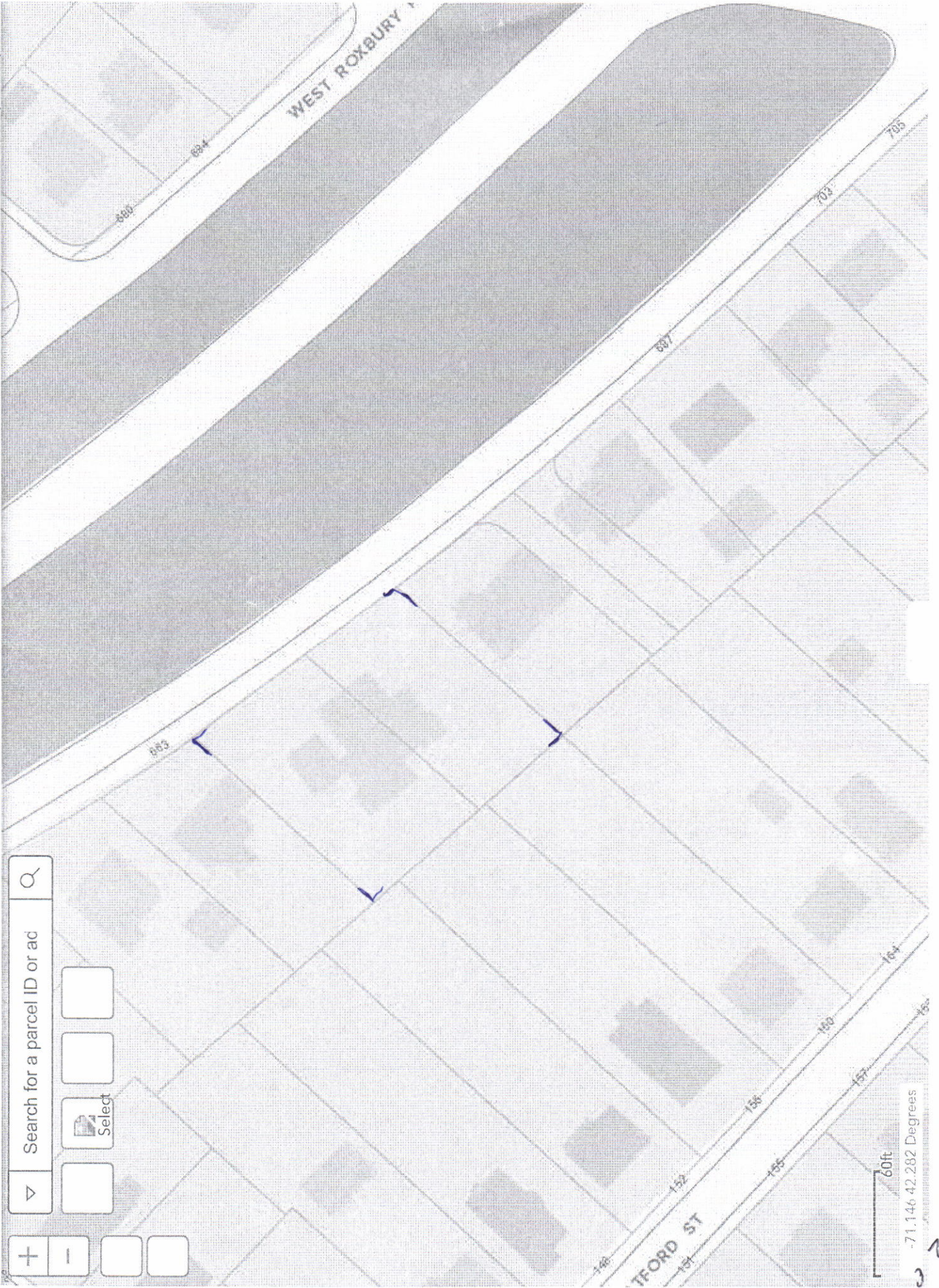
Built by the Analytics Team



Search for a parcel ID or ac



Select



60ft

-71.146 42.282 Degrees

#3 in requirement

N/A

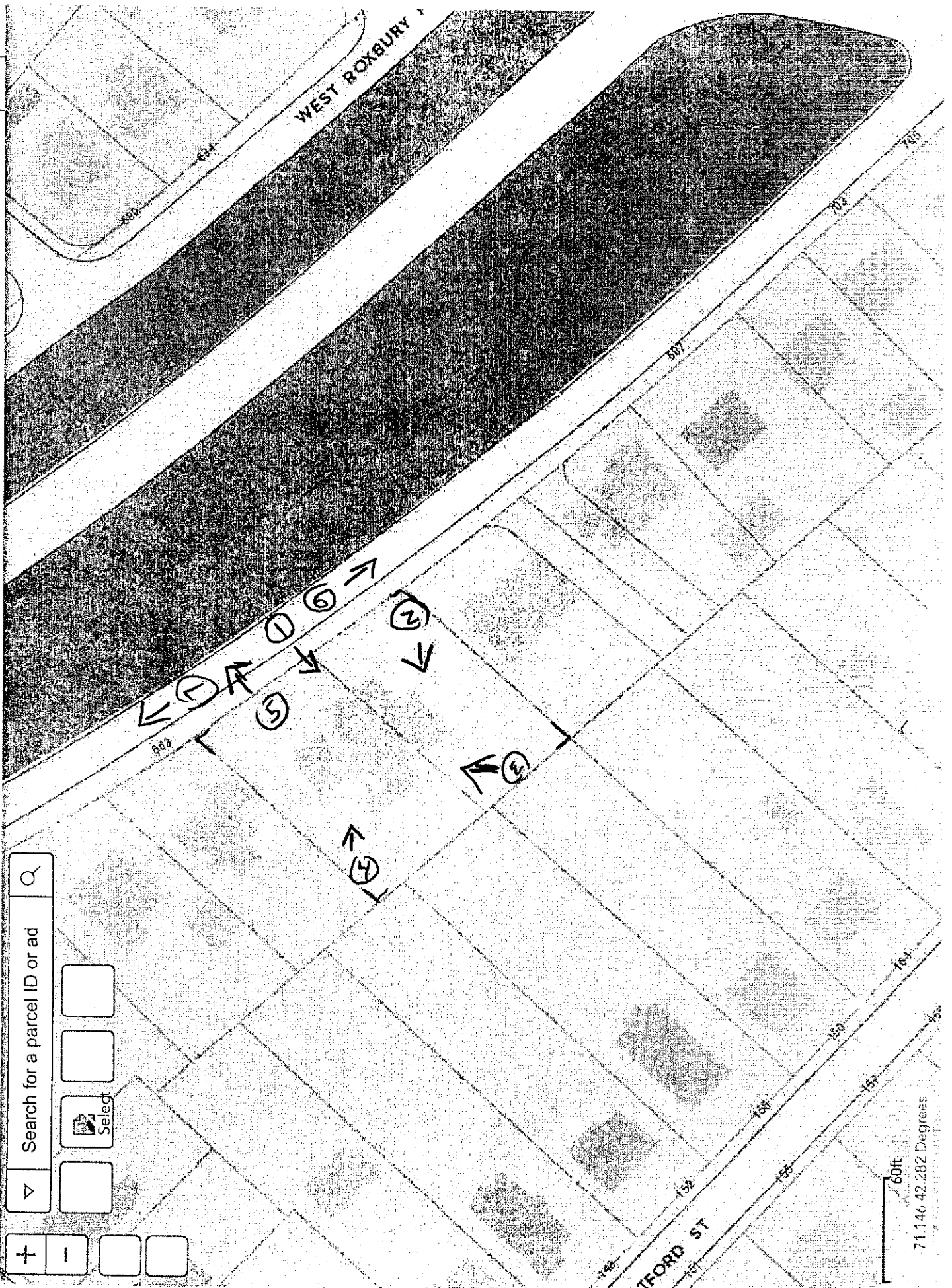
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-71.146 42.282 Degrees

Item # 1 on requirements



Boston Tax Parcel Viewer

2021 Tax Parcel Information

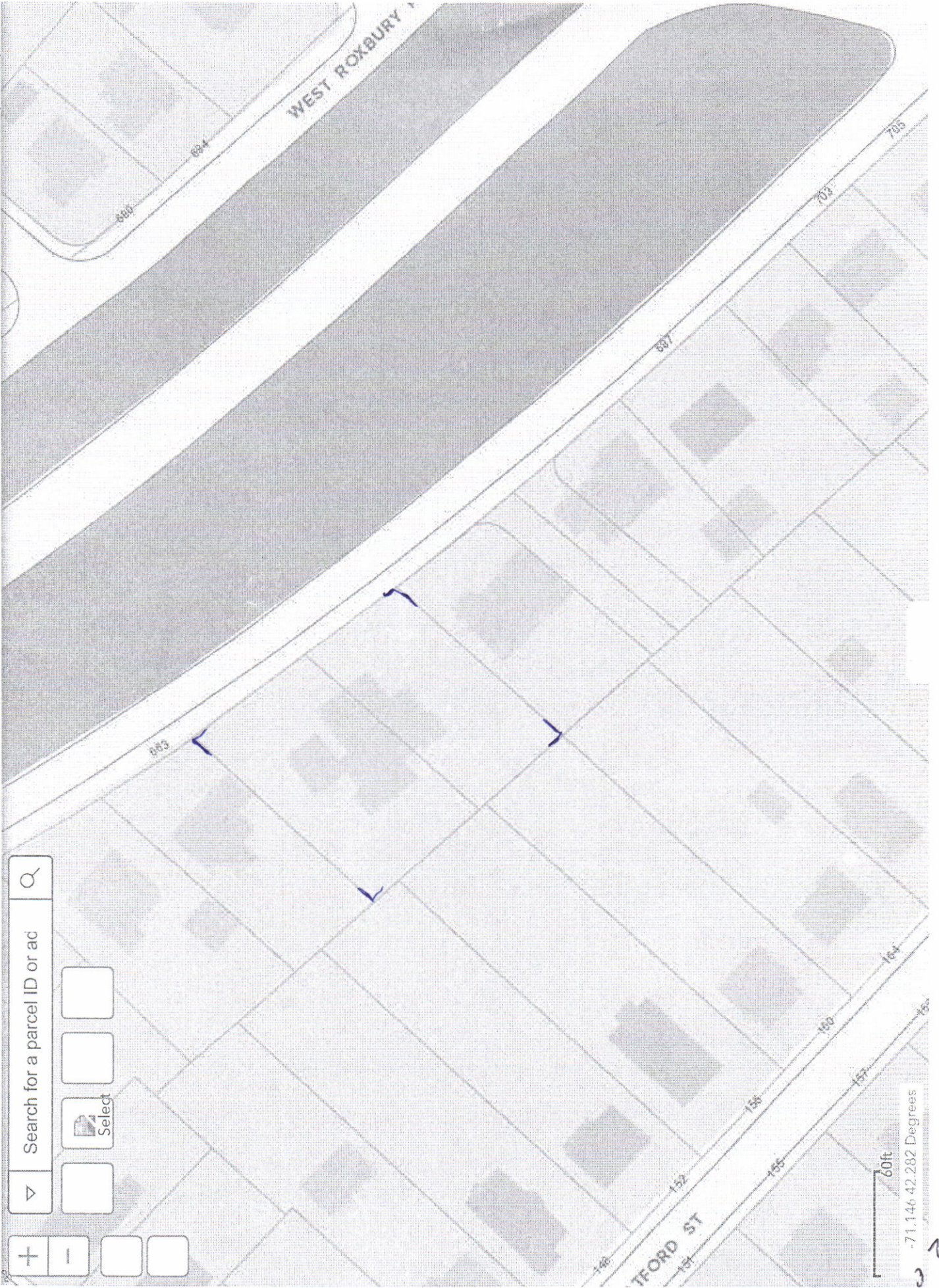
Built by the Analytics Team



Search for a parcel ID or address



Select



60ft

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N/A



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Left side of house



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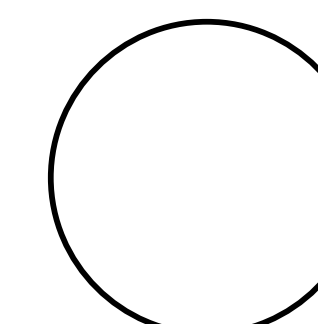
New Residence

665 West Roxbury Pkwy West Roxbury, MA

OWNER

mckay architects

35 Bryant Street Dedham, MA 02026
p: 781.326.5400
www.mckayarchitects.net



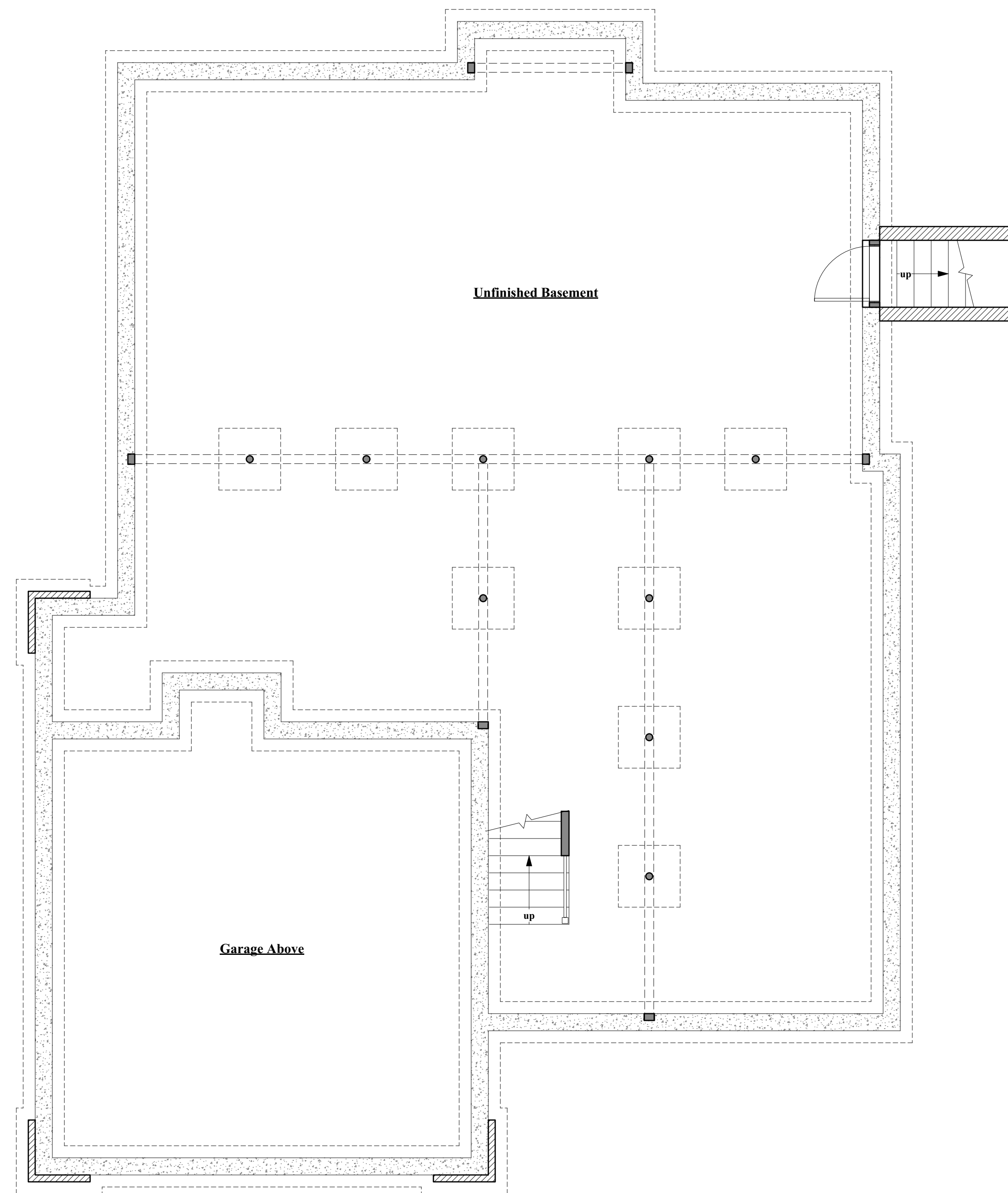
REV #	DATE	ISSUANCE
1	05/25/22	First Draft
2	06/08/22	Second Draft

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Basement Floor Plan

JOB NO	A-1.1
DATE	
DWG BY	
CKD BY	
SCALE	



Gross Square Feet 1395 sf
FAR 0 sf

1 Basement Floor Plan
A-1.1 1/4" = 1'-0"

New
Residence

665
West Roxbury
Pkwy
West Roxbury, MA

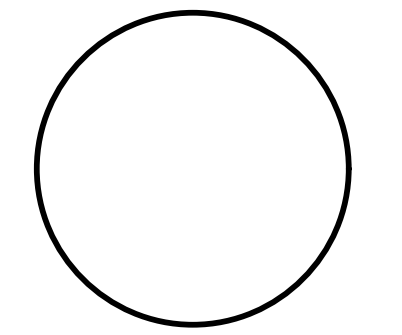
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First Floor Plan

JOB NO

DATE

06/08/22

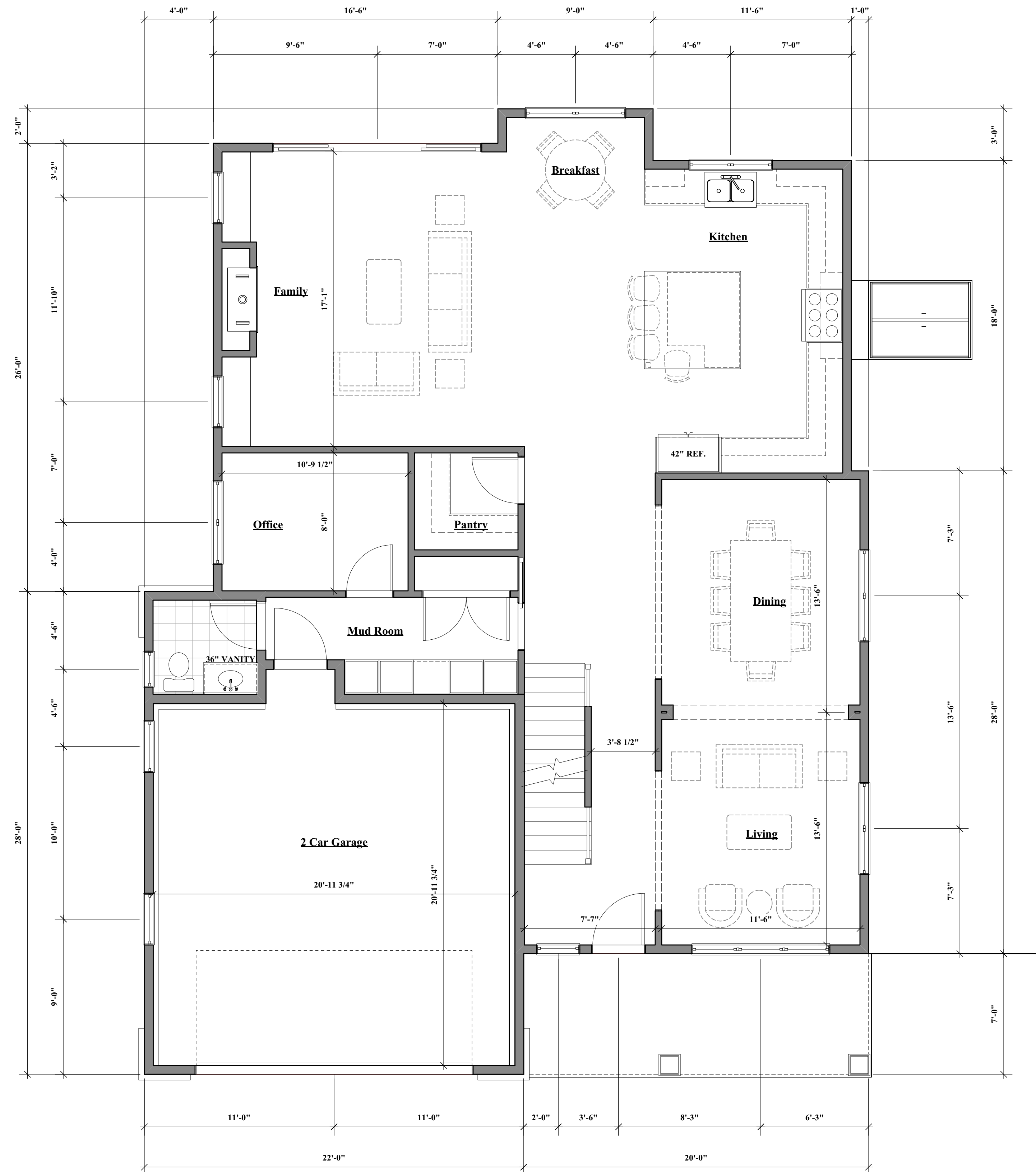
DWG BY

CKD BY MLM

SCALE

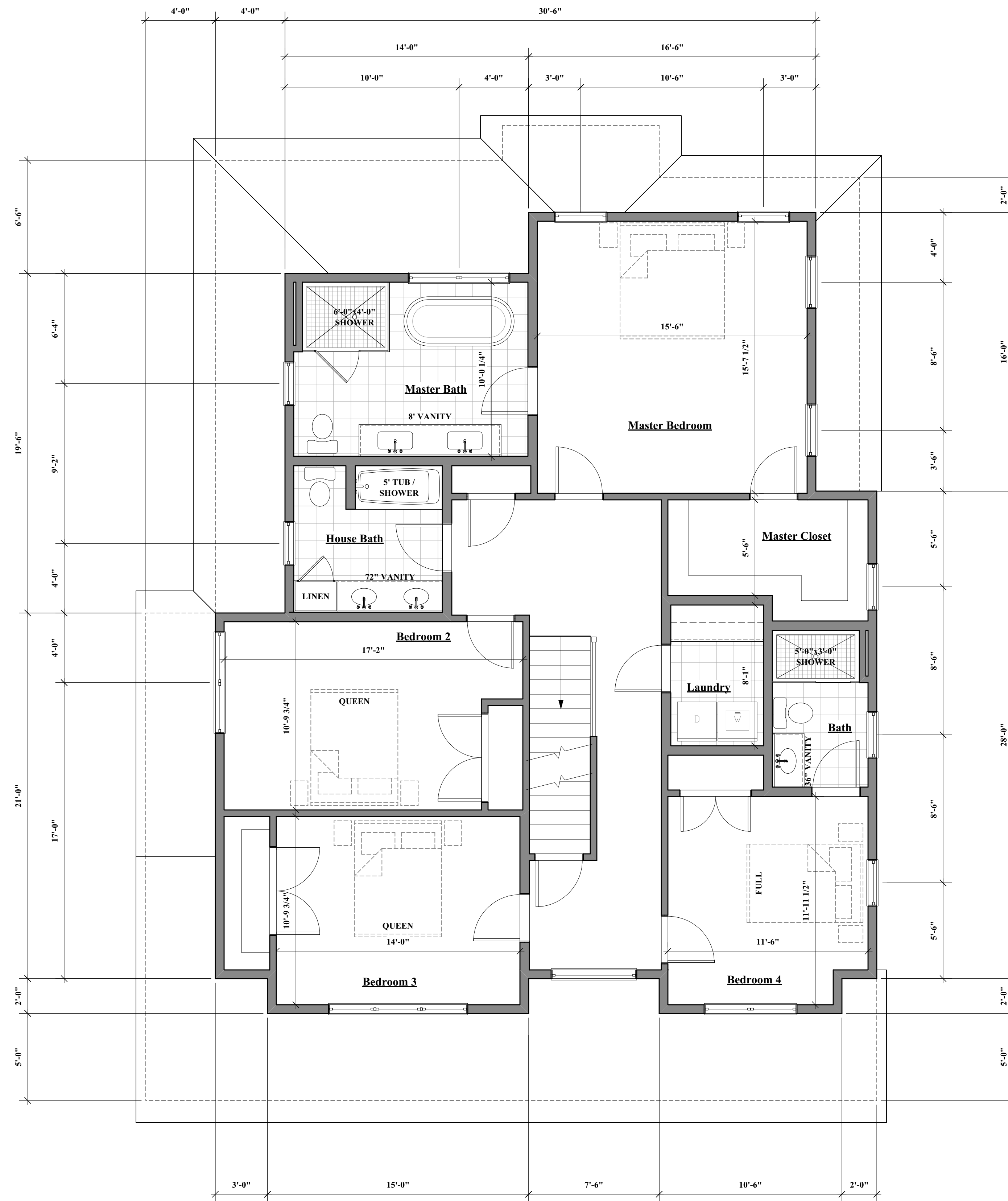
AS NOTED

A-1.2



Gross Square Feet	2012 sf
Garage	496 sf
Living	1516 sf
FAR	1516 sf

1 First Floor Plan
A-1.2 1/4" = 1'-0"



Gross Square Feet	1526 sf
Living	1468 sf
Laundry	58 sf
FAR	1468 sf

1
A-1.2
Second Floor Plan
1/4" = 1'-0"

New Residence

665 West Roxbury Pkwy West Roxbury, MA

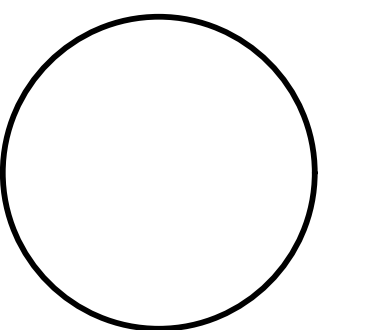
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Second Floor Plan

JOB NO

DATE

06/08/22

DWG BY

MLM

CKD BY

MLM

SCALE

AS NOTED

A-1.3

New Residence

665 West Roxbury Pkwy West Roxbury, MA

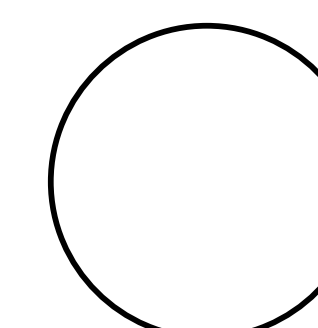
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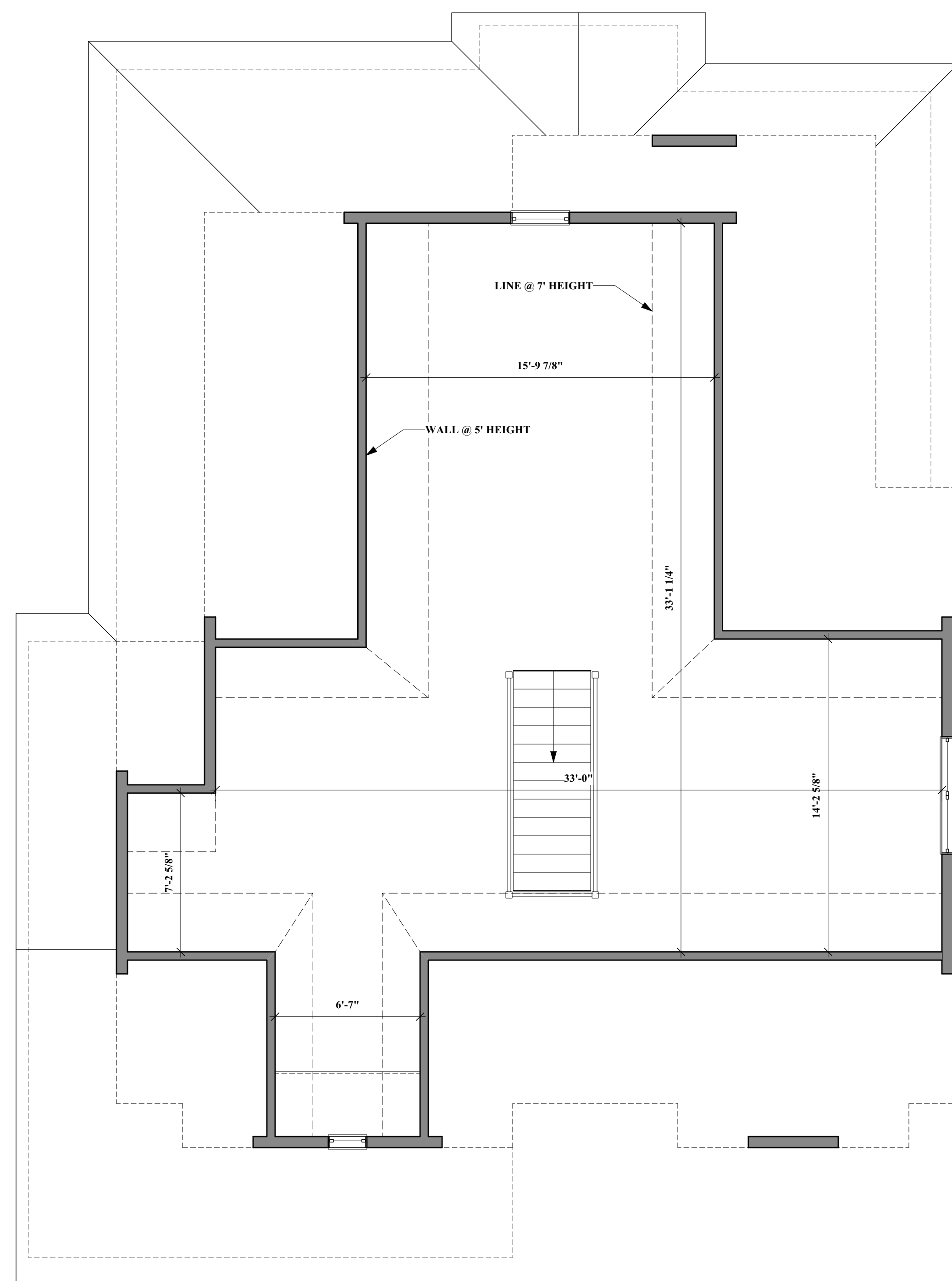
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Attic Floor Plan

JOB NO	
DATE	06/08/22
DWG BY	MLM
CKD BY	MLM
SCALE	AS NOTED

A-1.4



Gross Square Feet	842 sf
Finished Area	0 sf
FAR	0 sf

1 Attic Floor Plan 1/4" = 1'-0"

New Residence

665 West Roxbury Pkwy West Roxbury, MA

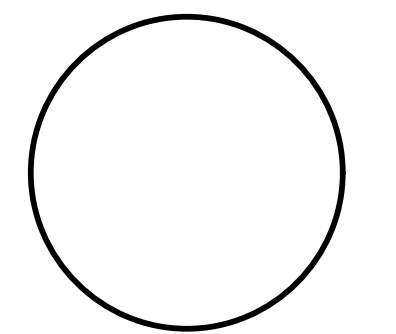
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Front Elevation

JOB NO	A-2.1
DATE	
DWG BY	
CKD BY	
SCALE	

A-2.1

AS NOTED



1 Front Elevation
 A-2.1 1/4" = 1'-0"

New Residence

**665
West Roxbury
Pkwy
West Roxbury, MA**

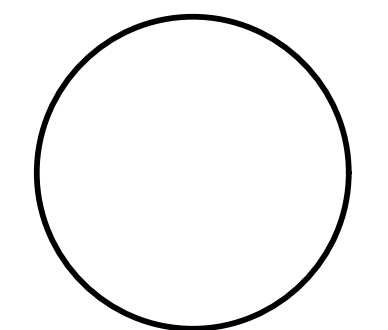
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Right Side Elevation

JOB NO	A-2.2
DATE	
DWG BY	
CKD BY	
SCALE	

AS NOTED



1 Right Side Elevation
A-2.2 1/4" = 1'-0"

New Residence

665
West Roxbury
Pkwy
West Roxbury, MA

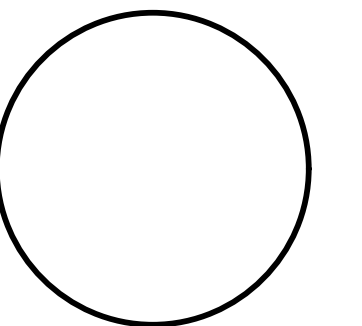
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Rear Elevation

JOB NO	A-2.3
DATE	
DWG BY	
CKD BY	
SCALE	



1 Rear Elevation
A-2.3 1/4" = 1'-0"

New Residence

665 West Roxbury Pkwy West Roxbury, MA

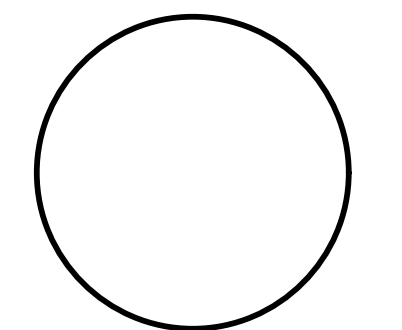
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Left Side Elevation

JOB NO	
DATE	06/08/22
DWG BY	MLM
CKD BY	MLM
SCALE	AS NOTED

A-2.4



1 Left Side Elevation
A-2.4 1/4" = 1'-0"

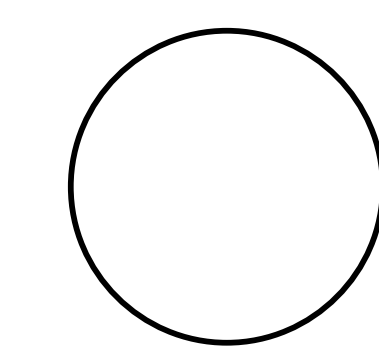
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West Roxbury, MA

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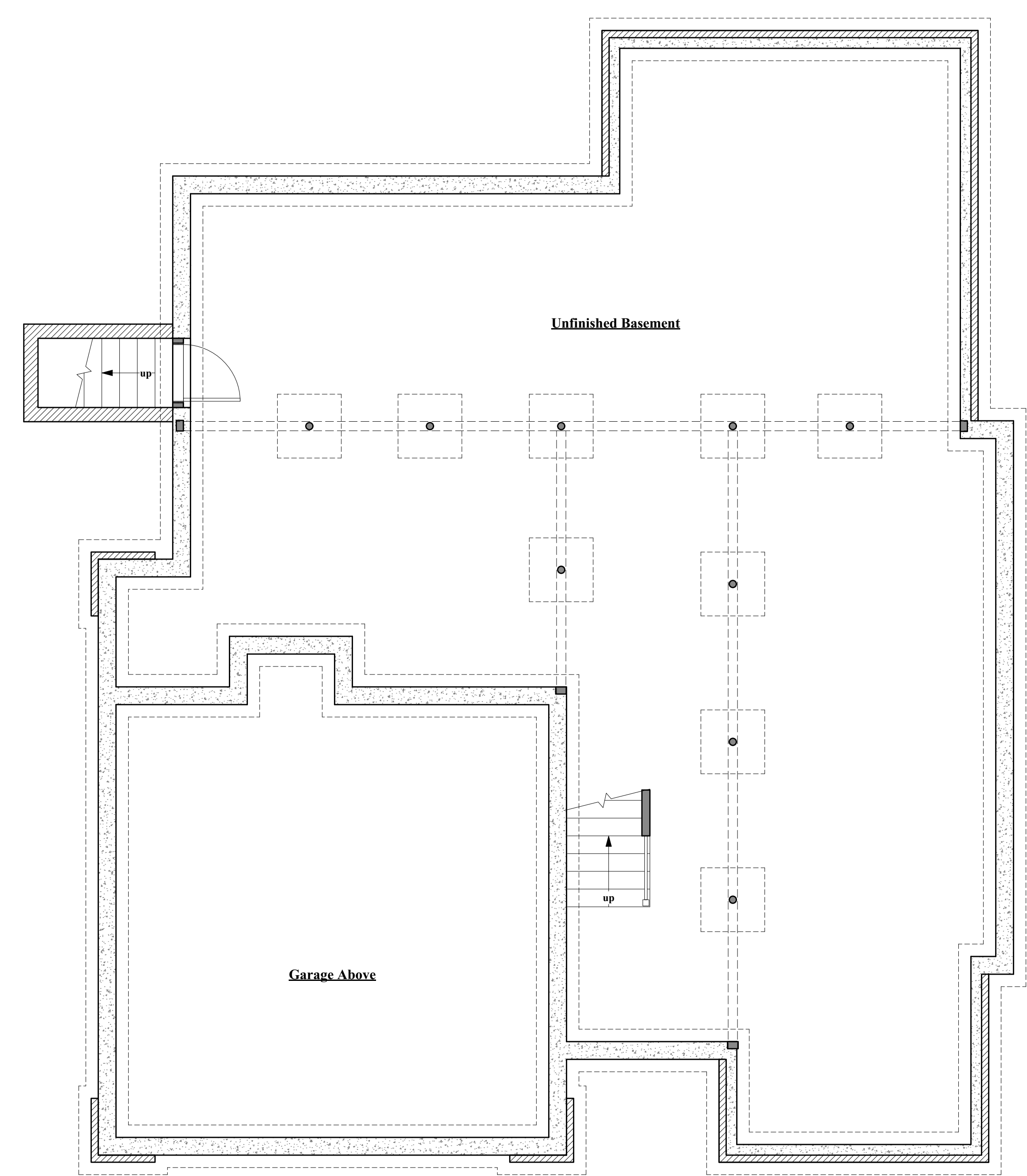
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**Basement
Floor Plan**

JOB NO	
DATE	05/25/22
DWG BY	
CKD BY	MLM
SCALE	AS NOTED

A-1.1



Gross Square Feet 1356 sf
FAR 0 sf

1
A-1.1 Basement Floor Plan
1/4" = 1'-0"



1 First Floor Plan
 A-1.2 1/4" = 1'-0"

Gross Square Feet	1956 sf
Garage	496 sf
Living	1460 sf
FAR	1460 sf

New Residence

667 West Roxbury Pkwy West Roxbury, MA

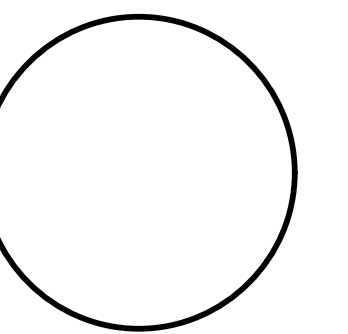
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First Floor Plan

JOB NO

DATE

05/25/22

DWG BY

MLM

CKD BY

MLM

SCALE

AS NOTED

A-1.2

New Residence

667 West Roxbury Pkwy West Roxbury, MA

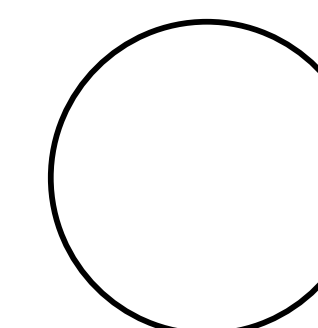
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Second Floor Plan

JOB NO

DATE

05/25/22

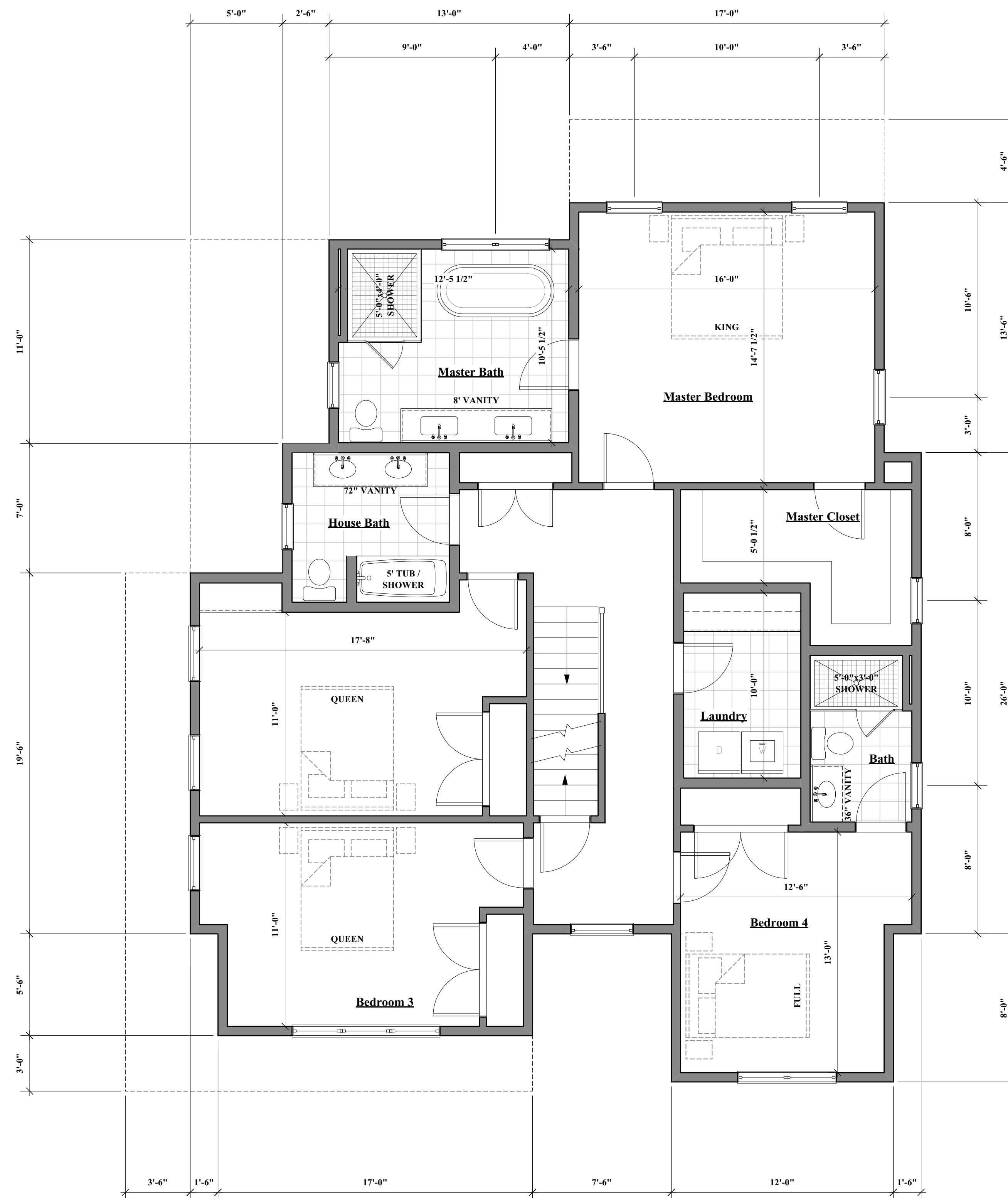
DWG BY

CKD BY MLM

SCALE

AS NOTED

A-1.3



Gross Square Feet	1564 sf
Living	1482 sf
Laundry	82 sf
FAR	1482 sf

1
A-1.2 Second Floor Plan
1/4" = 1'-0"

New Residence

**667
West Roxbury
Pkwy
West Roxbury, MA**

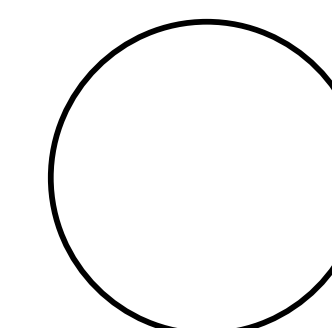
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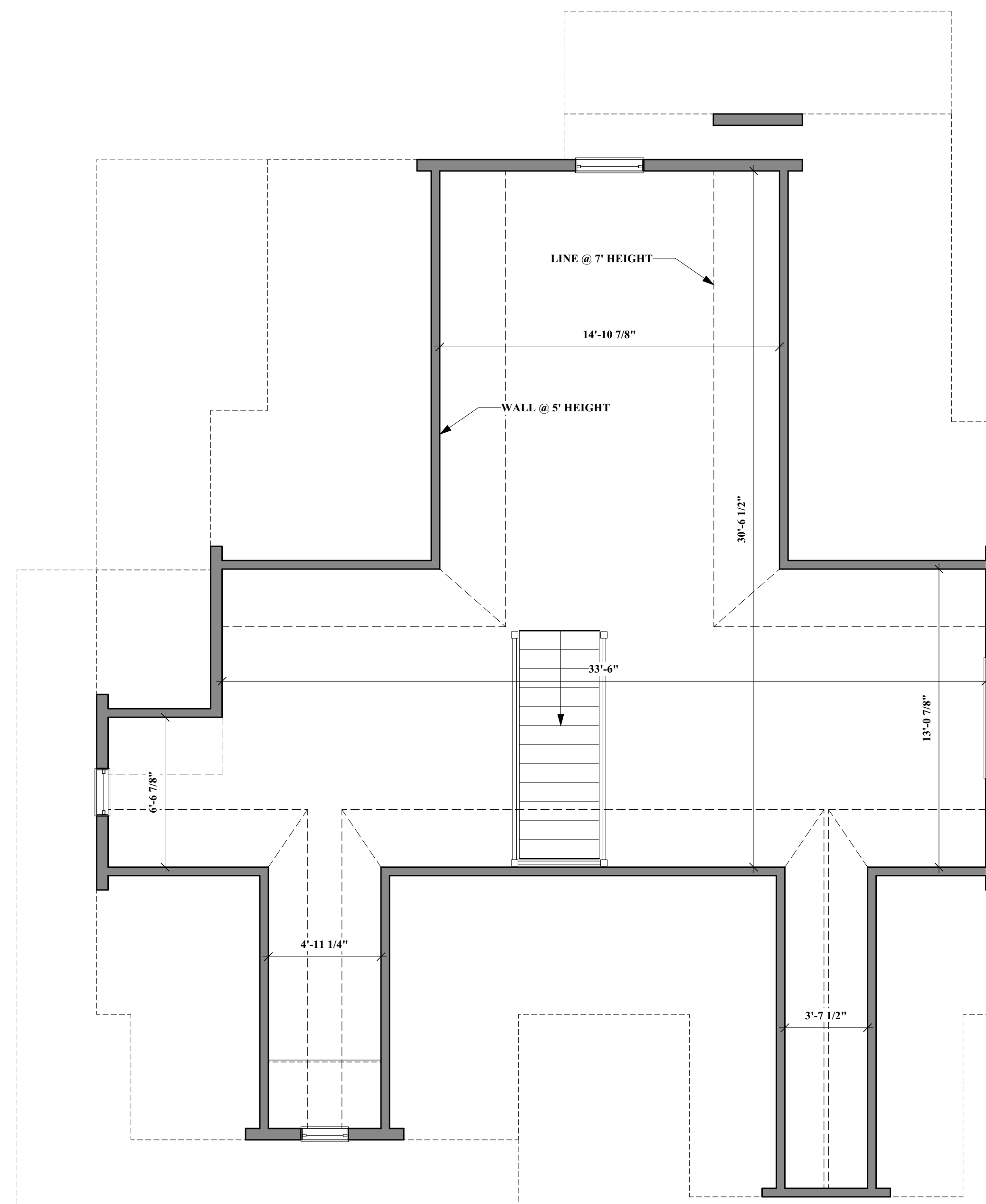
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Attic Floor Plan

JOB NO	A-1.4
DATE	
DWG BY	
CKD BY	
SCALE	

A-1.4

AS NOTED



1 Attic Floor Plan
A-1.4 1/4" = 1'-0"

Gross Square Feet	858 sf
Finished Area	0 sf
FAR	0 sf

New Residence

667 West Roxbury Pkwy West Roxbury, MA

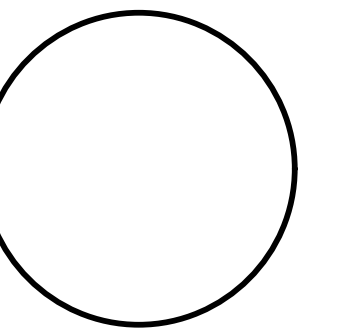
OWNER

mckay architects

35 Bryant Street Dedham, MA 02026

p: 781.326.5400

www.mckayarchitects.net



REV # DATE ISSUANCE

1 05/25/22 First Draft

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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Front Elevation

JOB NO
DATE
DWG BY
CKD BY
SCALE
AS NOTED

A-2.1



1 Front Elevation
A-2.1 1/4" = 1'-0"

New Residence

675 West Roxbury Pkwy West Roxbury, MA

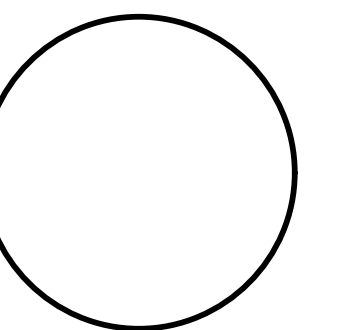
OWNER

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mckay

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Right Side Elevation

JOB NO

DATE

05/25/22

DWG BY

MLM

CKD BY

MLM

SCALE

AS NOTED

A-2.2



1 Right Side Elevation
A-2.2 1/4" = 1'-0"

New
Residence

667
West Roxbury
Pkwy
West Roxbury, MA

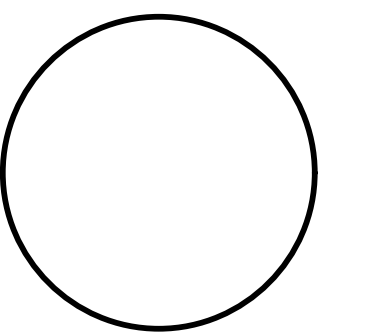
OWNER

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35 Bryant Street
Dedham, MA 02026

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Rear Elevation

JOB NO

DATE

DWG BY

CKD BY

SCALE

05/25/22
MLM
AS NOTED

A-2.3



1 Rear Elevation
A-2.3 1/4" = 1'-0"

New Residence

667 West Roxbury Pkwy West Roxbury, MA

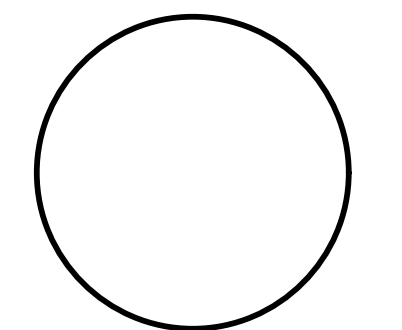
OWNER

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mckay

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Left Side Elevation

JOB NO

DATE

DWG BY

CKD BY

SCALE

05/25/22
MLM
AS NOTED

A-2.4



1 Left Side Elevation
A-2.4 1/4" = 1'-0"

QUITCLAIM DEED

I FRANK SCHNEIDER, SR., of 239 Ash Court, Wexford, PA 15090

For consideration paid, and in full consideration of THREE HUNDRED THOUSAND (\$300,000.00) DOLLARS PAID

Grant to JOHN F. O'BRIEN and AMY J. O'BRIEN, husband and wife as Tenants by the Entirety, both of 15 Bradfield Avenue, Roslindale, MA 02131

the land with the buildings thereon situated in Boston, Suffolk County, Massachusetts, bounded and described as follows:

A certain parcel of land in that part of Boston called West Roxbury and being described as LOT 10, shown on a Plan of land entitled "Mt. Bellevue Park, Section 1, West Roxbury, July 15, 1918, Philip G. Nash, Civil Engineer," recorded with Suffolk Deeds, Book 3968, Page 581, and bounded according to said Plan as follows:

NORTHEASTERLY by West Roxbury Parkway, sixty-six and 4/10 (66.4) feet;

SOUTHEASTERLY by Lot 11, as shown on said Plan, one hundred twenty-nine and 3/10 (129.3) feet;

SOUTHWESTERLY by land of owners unknown, sixty-five (65) feet; and

NORTHWESTERLY by Lot 9, as shown on said Plan, one hundred thirty-seven and 7/10 (137.7) feet.

Containing 8,637 square feet of land according to said Plan.

ALSO another certain parcel of land in that part of Boston called West Roxbury and being described as LOT 11, shown on the aforesaid Plan, and bounded according to said Plan as follows:

NORTHEASTERLY by West Roxbury Parkway, sixty-five and 4/10 (65.4) feet;

SOUTHEASTERLY by Lot 12, as shown on said Plan, one hundred twenty-three and 8/10 (123.6) feet;

SOUTHWESTERLY by land of owners unknown, sixty-five (65) feet;

NORTHWESTERLY by Lot 10, as shown on said Plan, one hundred twenty-nine and 3/10 (129.3) feet.

Containing 8,176 square feet of land according to said Plan.

Frank Schneider
JUN 5 10 21 AM '98
SUPERVISOR OF RECORDS
25

B0020

22548 053

Said premises are conveyed subject to easements and restrictions of record insofar as the same are in force and applicable.

PROPERTY ADDRESS: 665 WEST ROXBURY PARKWAY, WEST ROXBURY, MA 02131

For title see Deed recorded in the Suffolk Registry of Deeds, Book 10963, Page 283.

WITNESS my hand and seal this 5th day of June, 1998.

[Handwritten Signature]
FRANK SCHNEIDER, SR.

COMMONWEALTH OF PENNSYLVANIA

County of: ALLEGHENY

June 5, 1998

Then personally appeared the above-named Frank Schneider, Sr. and acknowledged the foregoing to be his free act and deed before me,

[Handwritten Signature]

NOTARY PUBLIC

My Commission Expires: 5-13-2002

Member, Pennsylvania Association of Notaries
David W. Pikel, Notary Public
Scott Twp., Allegheny County
My Commission Expires May 13, 2002

Member, Pennsylvania Association of Notaries
David W. Pikel, Notary Public
Scott Twp., Allegheny County
My Commission Expires May 13, 2002

937A 061-10:11
EXCISE TAX
CANCELED
06/05/98
1998 REG. 19
SUFFOLK