



**APPLICATION  
ARTICLE 85  
DEMOLITION DELAY REVIEW**

Mailing Address: **2022 MAR 15 AM 11:45**  
 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** 104 JAMAICA Street

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** Derric Small

Derric Small Attorney  
 CONTACT NAME RELATIONSHIP TO PROPERTY

51 Dobson Road Braintree MA. 02184  
 MAILING ADDRESS CITY STATE ZIP CODE

617-913-8369 derric.smalle@yahoo.com  
 PHONE EMAIL

Rosa Auterio  
 PROPERTY OWNER CONTACT NAME

104 JAMAICA Street JAMAICA Plain MA.  
 MAILING ADDRESS CITY STATE ZIP CODE

617-905-0604 R\_Auterio@yahoo.com  
 PHONE EMAIL

III. **DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF?** Yes  
 IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS Project Approved by ZBA.  
 (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.

Demolish the existing two-family dwelling structure. The structure is a two story wood framed structure. The site will be cleared to develop three town house style residential dwelling units at the location.

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 *Deric Small*

OWNER\* *Rosa Auterio*

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

PRINT *Deric Small*

PRINT *Rosa Auterio*

On this 22 day of February, 2022, before me, the undersigned Notary Public, personally\*\* appeared *Deric Small* (name of document signer), proved to me through satisfactory evidence of identification, which were *Driver's license*, to be the person whose name is signed on the preceding or attached document in my presence.

*Deric Small* (official signature and seal of Notary)  
My Commission expires: 10/14/27

On this 22 day of February, 2022, before me, the undersigned Notary Public, personally\*\* appeared *ROSA AUTERIO* (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.

*Rosa Auterio* (official signature and seal of Notary)  
My Commission expires: 3/27/29

\*\*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.



2012 00075483  
Blk: 49933 Pg: 157 Doc: DED  
Page: 1 of 2 08/02/2012 09:05 AM

Attested hereto  
*Francis M. Roach*  
Francis M. Roache  
Register of Deeds

RESERVED FOR REGISTRY USE

-----  
**QUITCLAIM DEED**  
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LOCUS: 104 JAMAICA STREET, JAMAICA PLAIN, MA

We, Bryan Anthony Stewart, an unmarried man of Olympia, Washington being an heir of the Estate of Patrick A. Williams (Suffolk County Docket No. 11P0229) and Rosa Lee Auterio-Williams, an unmarried woman of 104 Jamaica Street, Jamaica Plain, MA, being an heir of the Estate of Patrick A. Williams (Suffolk County Docket No. 11P0229) for consideration paid, and in full consideration of Ten (\$10.00) Dollars grant to Rosa Lee Auterio Williams, an unmarried woman, of 104 Jamaica Street, Jamaica Plain, MA 02130

with QUITCLAIM COVENANTS:

A certain parcel of land with the buildings thereon situated in Boston, Suffolk County, Massachusetts, and numbered 104 Jamaica Street, being the Lot marked "A" on a plan by Walter C. Bates, C.E. dated December 1, 1923, recorded with Suffolk Deeds, which plan is a subdivision of Lot 18, plan in Norfolk Registry of Deeds, Book 221, Page 321, said Lot "A" being bounded and described as follows:

EASTERLY: by Jamaica Street, seventy (70) feet;

NORTHERLY: by Jamaica Street, forty (40) feet;

NORTHWESTERLY: by a passageway, as shown on said subdivision plan, seventy-six (76) feet; and

SOUTHERLY: by Lot marked "B" on said plan, seventy-one (71) feet.

Containing 3880 square feet of land.

Together with and subject to the right to use said passageway in common with other entitled thereto.

For Grantors Title see Deed dated February 28, 1997 recorded with the Suffolk County Registry of Deeds in Book 21236, Page 112 and the Estate of Patrick A. Williams filed in the Suffolk County Probate Court as Docket No. 11P0229

**Adams & Sammon**  
Counsellors at Law  
295 Devonshire Street  
Boston, MA 02110

Witness our hand and seal this 30 day of July 2012

Rosa Lee Auterio-Williams  
Rosa Lee Auterio-Williams

Bryan Anthony Stewart  
Bryan Anthony Stewart

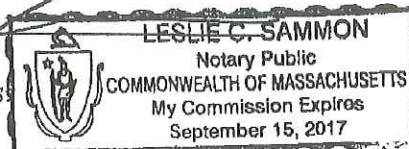
COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

July 30, 2012

On this 30 day of July, 2012, before me, the undersigned notary public, personally appeared Rosa Auterio-Williams and, proved to me through satisfactory evidence of identification which was MA Drivers License to be the person whose name is signed on the preceding or attached document, and acknowledge to me that she signed it voluntarily for its stated purpose.

Leslie C. Sammon  
Notary Public:  
My commission expires:



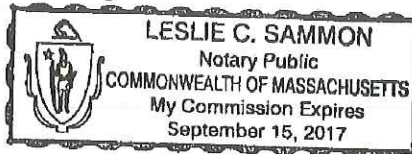
COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

July 30, 2012

On this 30 day of July, 2012, before me, the undersigned notary public, personally appeared Bryan A. Stewart and, proved to me through satisfactory evidence of identification which was U.S. Passport to be the person whose name is signed on the preceding or attached document, and acknowledge to me that he signed it voluntarily for its stated purpose.

Leslie C. Sammon  
Notary Public:  
My commission expires:





227







1) Front of 104 JAMAICA Street





2) Right Side of 104 Jamaica Street



3) Rear of 104 JAMAICA Street



4) Left side of 104 JAMAICA Street







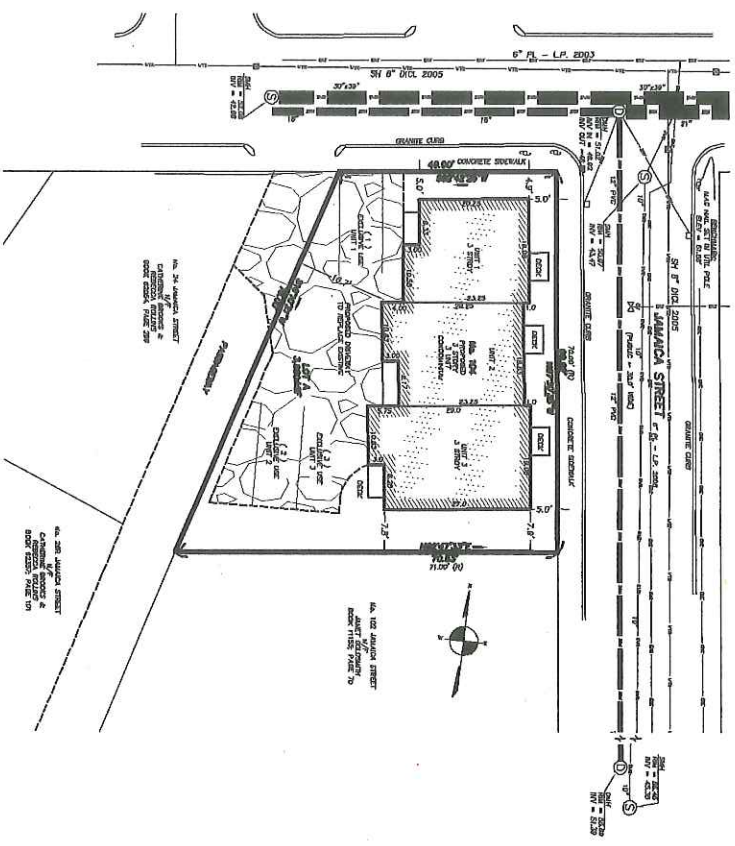


GEORGE C. COLLINS, P.L.S.  
 JAMES C. SHAWKY, P.E.  
 1000 W. 10TH ST.  
 SUITE 200  
 WASHINGTON, D.C. 20004

PROPOSED SITE PLAN  
 104 JAMAICA STREET  
 JAMAICA PLAIN, MA  
 DATE: 08/02/01  
 DRAWN BY: J.C.C./G.C.S.  
 CHECKED BY: J.C.C./G.C.S.

NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

LEGEND:  
 1. 1/4" = 1' SCALE  
 2. 1/8" = 1' SCALE  
 3. 1/16" = 1' SCALE  
 4. 1/32" = 1' SCALE  
 5. 1/64" = 1' SCALE



**PROPOSED SITE PLAN**

LOCATED AT  
 104 JAMAICA STREET  
 JAMAICA PLAIN, MA  
 DATE: 08/02/01  
 SCALE: 1/8" = 1'-0"

- LEGEND**
- 1. 1/4" = 1' SCALE
  - 2. 1/8" = 1' SCALE
  - 3. 1/16" = 1' SCALE
  - 4. 1/32" = 1' SCALE
  - 5. 1/64" = 1' SCALE

DATE	08/02/01
SCALE	1/8" = 1'-0"
DRAWN BY	J.C.C./G.C.S.
CHECKED BY	J.C.C./G.C.S.
PROJECT	104 JAMAICA STREET



Drawing Number  
**C1.1**

Date: January 26, 2022

Revisions:

Rev #	Date

Submitted for  
2022  
(Design Review/Permit)

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

Drawn by:  
E. A. Poravas

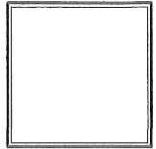
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Proposed Three  
Unit Condominium  
104 Jamaica Street  
Jamaica Plain, MA

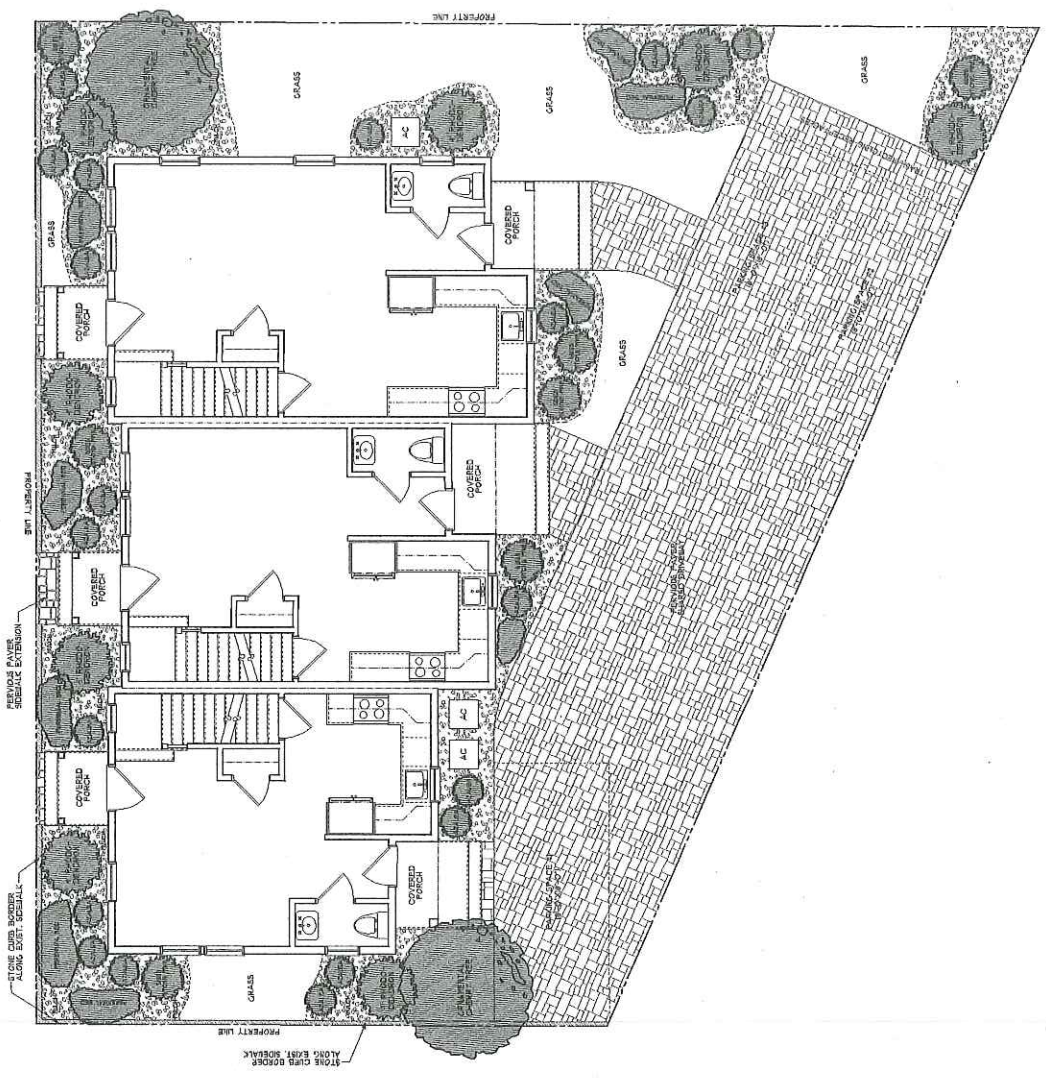
**PORAVAS  
DESIGN &  
CONSULTING**  
49 Appleton Street  
Melrose, MA 02176

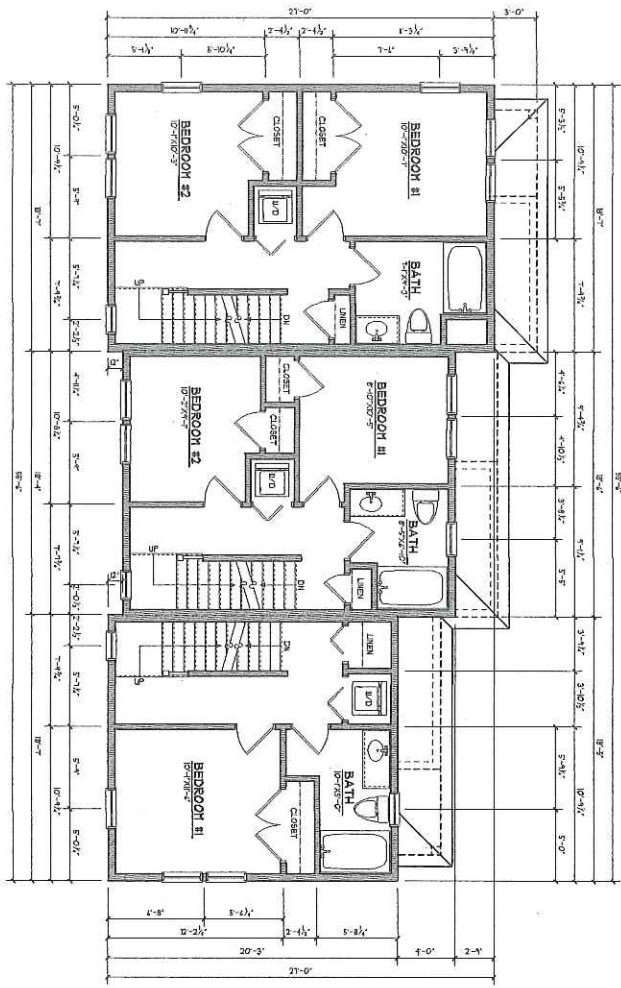
Telephone:  
339-927-1579

E-Mail:  
clara@poravadesign.com

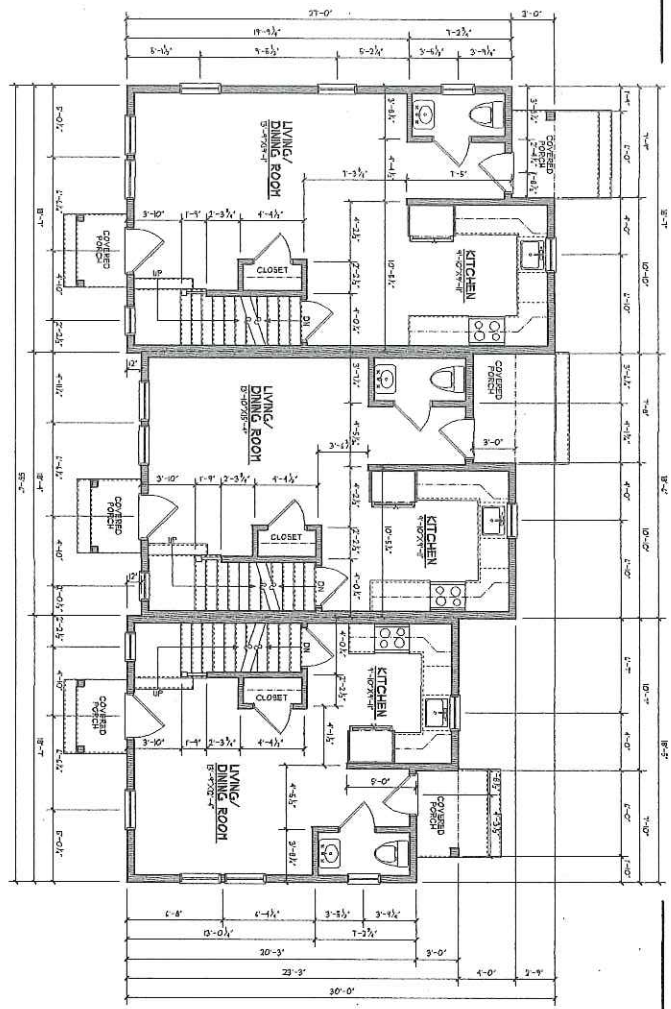


PROPOSED LANDSCAPE PLAN  
SCALE: 1/4" = 1'-0"

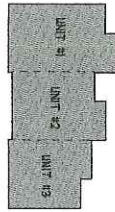




SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



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



**UNIT AREAS**

UNIT #	AREA (SQ. FT.)
UNIT 11	1,150
UNIT 12	1,150
UNIT 13	1,150

- LEGEND**
- ⊕ UNIT LAYOUT AREAS
  - ⊕ ELECTRICAL PANELS
  - ⊕ MECHANICAL ROOMS
  - ⊕ COMMERCIAL KITCHENS
  - ⊕ COMMERCIAL RESTROOMS
  - ⊕ COMMERCIAL OFFICES
  - ⊕ COMMERCIAL STORAGE
  - ⊕ COMMERCIAL RECEPTION

**Drawing Number**  
**A1.1**

Submitted by:  
 2/24 Approval  
 (Design Residential)

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

Drawn by:  
 C.A. Thomas

File Name:  
 A1\_1\_7/10/2022

Date:  
 January 26, 2022

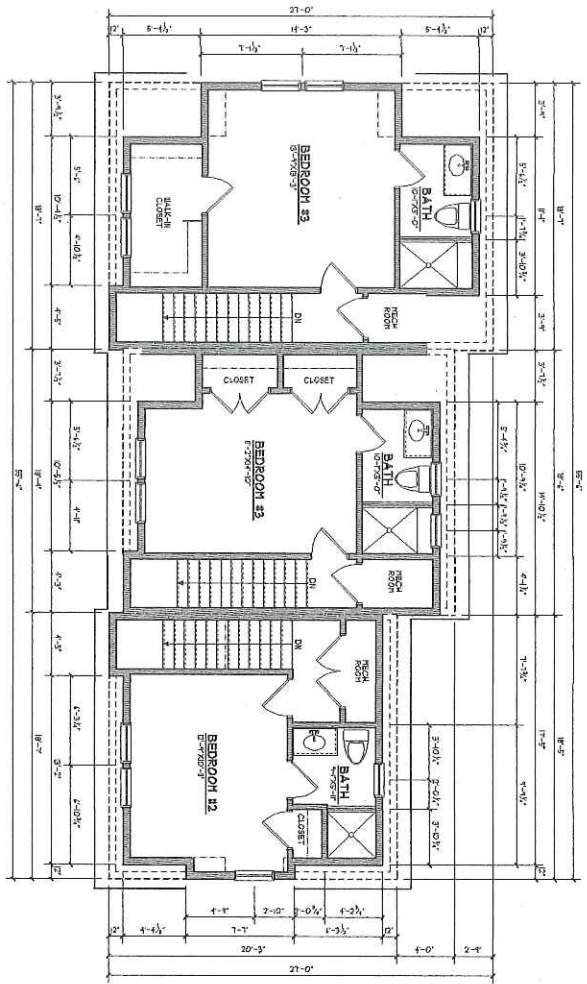
REVISIONS:  
 Rev # Date

Proposed 1 three  
 Unit Condominium  
 104 Jamaica Street  
 Jamaica Plain, MA

Telephone:  
 339.927.1579  
 E-Mail:  
 cdh@poravas.com

**PORAVAS  
 DESIGN &  
 CONSULTING**

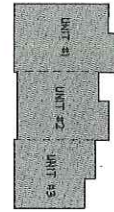
49 Appleton Street  
 Melrose, MA 02176



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

**LEGEND**

- ⊕ REINFORCING BARS
- ⊖ REINFORCING BARS
- ⊙ CONCRETE FOOTING
- ⊗ HORIZONTAL REINFORCING



**UNIT AREAS**

UNIT #	AREA (SQ. FT.)	AREA (SQ. M.)
UNIT #12	552 SF	51.1 SQ. M.
UNIT #13	552 SF	51.1 SQ. M.
UNIT #14	552 SF	51.1 SQ. M.

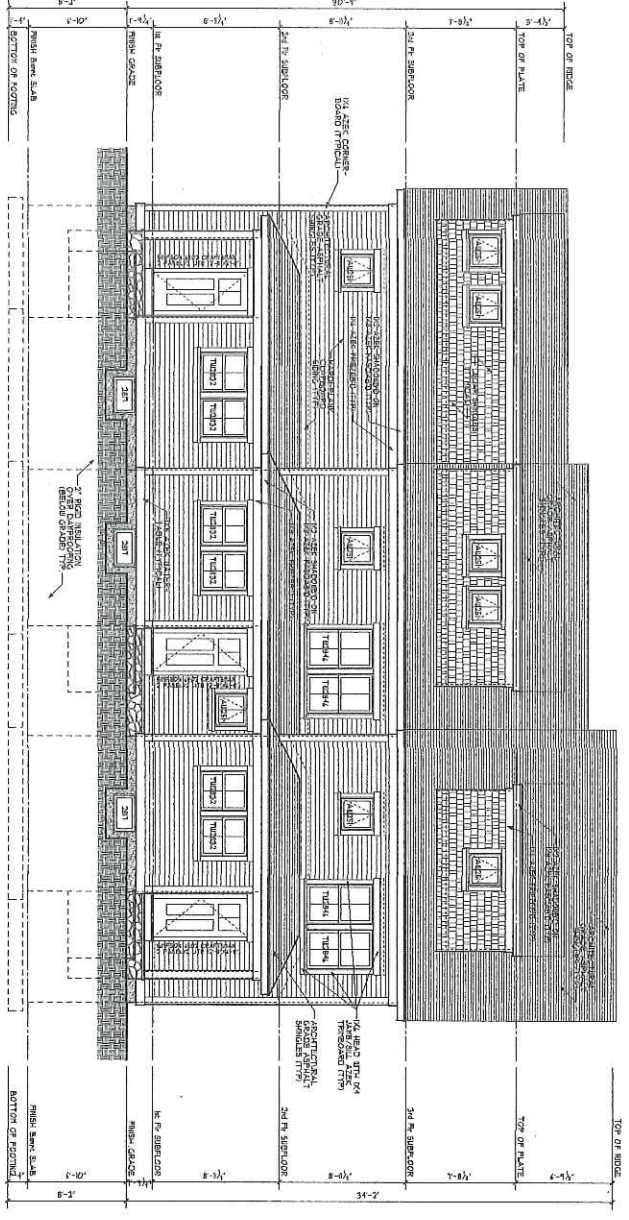
**TABLE OF DIMENSIONAL REQUIREMENTS**

REQUIREMENT	ZONE 2F-5000	PROPOSED
RHL FRONT YARD SETBACK	5'-0"	5.0 FT
RHL SIDE YARD SETBACK (LEFT)	0'-0"	1.3 FT
RHL SIDE YARD SETBACK (RIGHT)	0'-0"	4.1 FT
RHL REAR YARD SETBACK	20'-0"	14.1 FT
MAX. NUMBER OF STORES	3 STORES	3 STORES
MAX. BUILDING HEIGHT	35'-0"	34'-3 1/2" V-
RHL LOT WIDTH	45'-0"	43.3 FT V-
RHL LOT FRONTAGE	45'-0"	102.3 FT V-L
RHL LOT AREA (3000 SQ. FT. FOR EACH ADDITL. 3 UNITS)	12000 SF	3380 SF +/-
MAX. NUMBER OF UNITS	3 UNITS	3 UNITS
MAX. FAR	0.14	0.14
OFF-STREET PARKING SPACES (10 SPACES PER UNIT)	3 SPACES	3 SPACES
TOTAL OCCUPIABLE FLOOR AREA	-	3141 SF

<p>Submitted for:  <b>21A Approval</b>  <i>(Design Residential)</i></p> <p>Scale: 1/4" = 1'-0"</p> <p>Drawn by:  <b>C.A. Poravvas</b></p> <p>File Name:  <b>1-1-21\06\Poravvas</b></p> <p>Date:  <b>January 26, 2022</b></p> <p>Revisions:      Rev. # Date</p>	<p>104 Jamaica Street  <b>Jamaica Plain, MA</b></p> <p>Proposed Three  <b>Unit Condominium</b></p> <p>Telephone:  <b>339-927-1579</b></p> <p>E-Mail:  <b>cdm@poravvasdesign.com</b></p> <p>49 Appleton Street  <b>Marlboro, MA 02176</b></p> <p><b>PORAVVAS      DESIGN &amp;      CONSULTING</b></p>	<p style="font-size: 48pt; font-weight: bold;">A1.2</p>
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FRONT ELEVATION  
 (FACING JAMAICA STREET)  
 SCALE: 1/4" = 1'-0"



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

PORAYAS  
 DESIGN &  
 CONSULTING

49 Appleton Street  
 Metros, WA 02176

Telephone:  
 339-927-1579  
 E-Mail:  
 info@porayas.com

Proposed Three  
 Unit Condominium  
 104 Jamaica Street  
 Jamaica Plain, MA

Submitted for:  
 2/14 Approval  
 (Design Review/Plan)

Scale: 1/4" = 1'-0"  
 Drawing by:  
 C.A. Thomas  
 Title Name:  
 A-2.1/Elevations

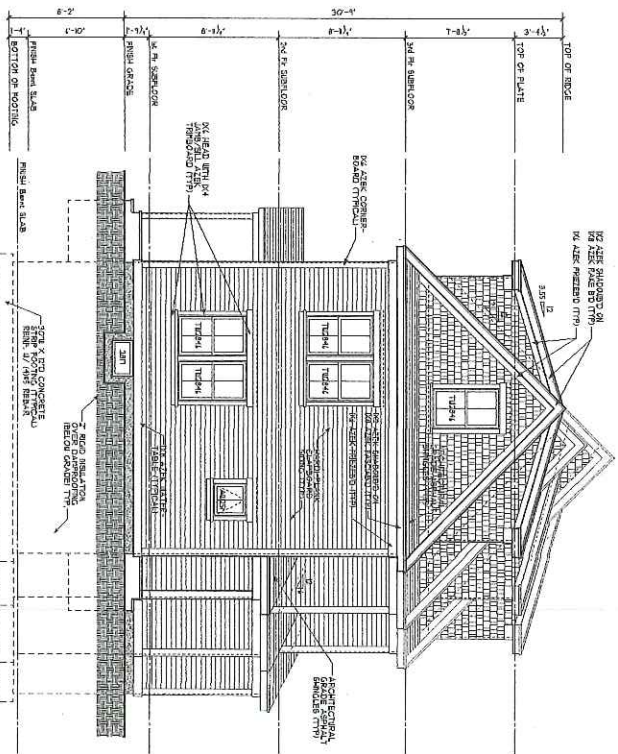
Date:  
 January 26, 2022

REVISIONS:  
 Rev # Date

Drawing Number  
**A2.1**

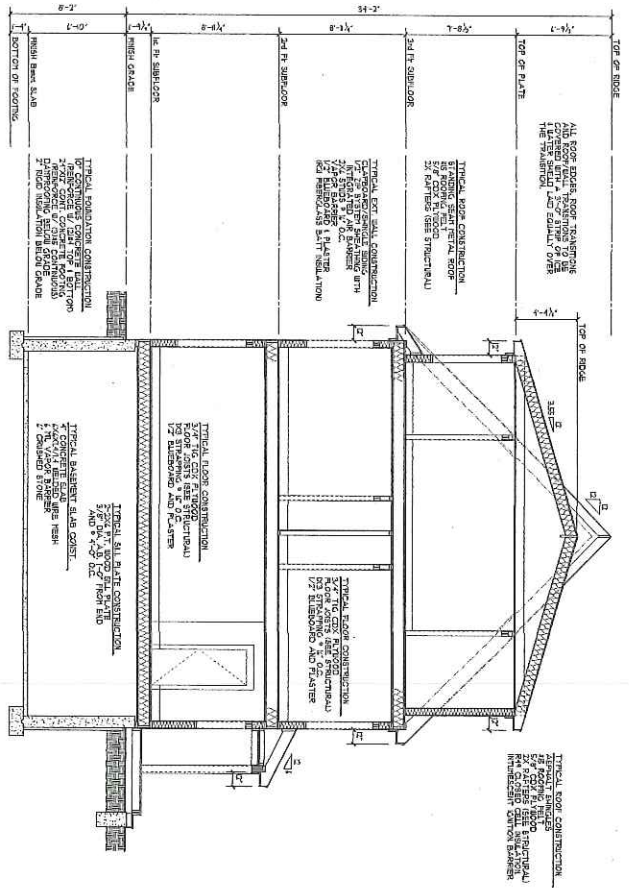


LEFT SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"

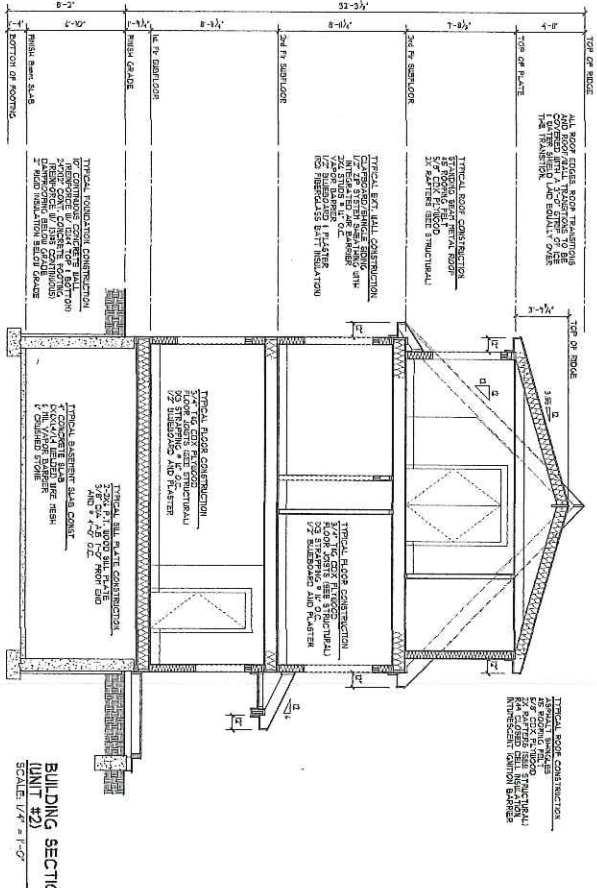


RIGHT SIDE ELEVATION  
 (FACING JAMAICA STREET)  
 SCALE: 1/8" = 1'-0"

<p><b>Submitted by:</b>          214 Agipswal          (Gladys Keswani)</p> <p><b>Scale:</b> 1/8" = 1'-0"</p> <p><b>Drawn by:</b>          C. A. Poravas</p> <p><b>File Name:</b>          A-2_2\1\1\06\06.dwg</p>	<p><b>Date:</b>          January 26, 2022</p> <p><b>Revisions:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev #</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev #	Date	Description										<p><b>Proposed Three Unit Condominium</b></p> <p>104 Jamaica Street          Jamaica Plain, MA</p>	<p><b>Poravas DESIGN &amp; CONSULTING</b></p> <p>49 Appleton Street          Melrose, MA 02176</p> <p><b>Telephone:</b>          339-927-1579</p> <p><b>E-Mail:</b>          dnh@poravasdesign.com</p>
Rev #	Date	Description													
<p>Drawing Number</p> <h1 style="margin: 0;">A2.2</h1>															



**BUILDING SECTION - A**  
 (UNIT #3)  
 SCALE: 1/4" = 1'-0"



**BUILDING SECTION - C**  
 (UNIT #2)  
 SCALE: 1/4" = 1'-0"

TYPICAL ROOF CONSTRUCTION:  
 1. 2" POLYSTYRENE INSULATION  
 2. 1/2" GYP BOARD  
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 99. 1/2" GYP BOARD  
 100. 1/2" GYP BOARD

**PORAVAS DESIGN & CONSULTING**  
 49 Appleton Street  
 Metrose, MA 02176  
 Telephone: 339-927-1579  
 E-Mail: [chris@poravasdesign.com](mailto:chris@poravasdesign.com)

Proposed Three Unit Condominium  
 104 Jamaica Street  
 Jamaica Plain, MA

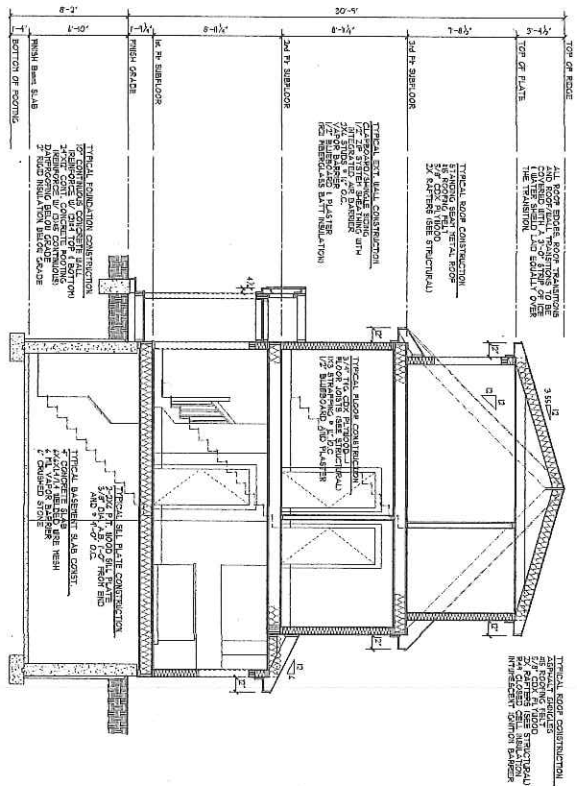
Submitted for 7/54 Approval  
 (Design Review/Plan)

Scale: 1/4" = 1'-0"  
 Drawn by: [Name]  
 Title Name: [Name]  
 File Name: [Name]  
 App. Version: [Name]

Date: January 26, 2022  
 Revisions:  
 Rev # Date

Drawing Number

**A3.1**



**BUILDING SECTION - E**  
**UNIT #3**  
 SCALE: 1/4" = 1'-0"

**PORAVAS  
 DESIGN &  
 CONSULTING**

49 Appleton Street  
 Melrose, MA 02176

Telephone:  
 339-927-1579  
 E-Mail:  
 dms@poravasdesign.com

Proposed Three  
 Unit Condominium  
 104 Jamaica Street  
 Jamaica Plain, MA

Submitted for:  
 29A Approval  
 (Design Residential)  
 Scale: 1/4" = 1'-0"  
 Drawing No: 104-06-CD-VA3-2-SECTION E  
 Title Name:  
 A3\_2\_Kenford.dwg

Date:  
 January 26, 2022  
 Revisions:  
 Rev # Date

Drawing Number  
**A3.2**