

View Demolition Delay Application Details

General Information

Date Submitted

06/07/2022

Date Posted

Demolition Number

22.1327D2971

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

1121 Realty Trust

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 (2) small one and two story industrial structures which operate as an auto body shop. The approved application number is: ERT107561, the parcel will (21) residential units and (1) commercial space.

Number of housing units in current construction

0

Number of housing units in proposed construction

21

Does this proposed project require zoning relief?

Yes

If YES, please indicate status of ZBA process

Approved

Required Documents

Photographs *

1121dotavecombinedpdf.pdf [remove](#)

No file chosen

Map *

bpdamap.png [remove](#)

No file chosen

Plot Plan *

plotplan.png [remove](#)

No file chosen

Plans & Elevations *

combinepdf3.pdf [remove](#)

No file chosen

Proof of Ownership *

1121deed.pdf [remove](#)

No file chosen

Building Dimensions

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

100

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

39

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

20

Building Materials

Foundation Materials

Concrete

Building Frame

Wood, Metal

Facade Materials

Metal Sheets / Panels

Roof Materials

Metal Panels

Waste Management

Will you consider Deconstruction as opposed to Demolition?

No

Estimate the total amount of waste (in cubic feet) the

(617) 328-5574

Property Owner Email

bobindresanoatty@gmail.com

Property Details

Property Address

1121 Dorchester Avenue
Boston, MA 02125

Alternate Address (Not Required)

Neighborhood

Dorchester

Structure Type

Commercial

Number of Buildings

2

Total Number of Stories

2

Parcel ID

1502521001

MACRIS Number

N/A

Signature Page *

signaturepage.png remove

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?

project will produce.

75,000

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.

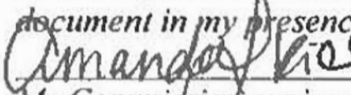
NOTE: Copies of all documentation submitted with this application (photographs, maps, plot plans, etc.) should be retained by the applicant should additional copies be necessary for a commission hearing. Additional materials will be requested if a hearing is required.

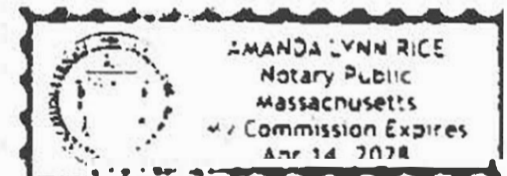
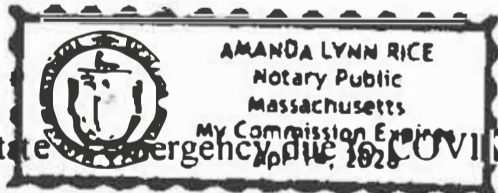
VI. NOTARIZED* SIGNATURES: Both the applicant's and the legal property owner's signatures must be notarized. In cases of multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional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

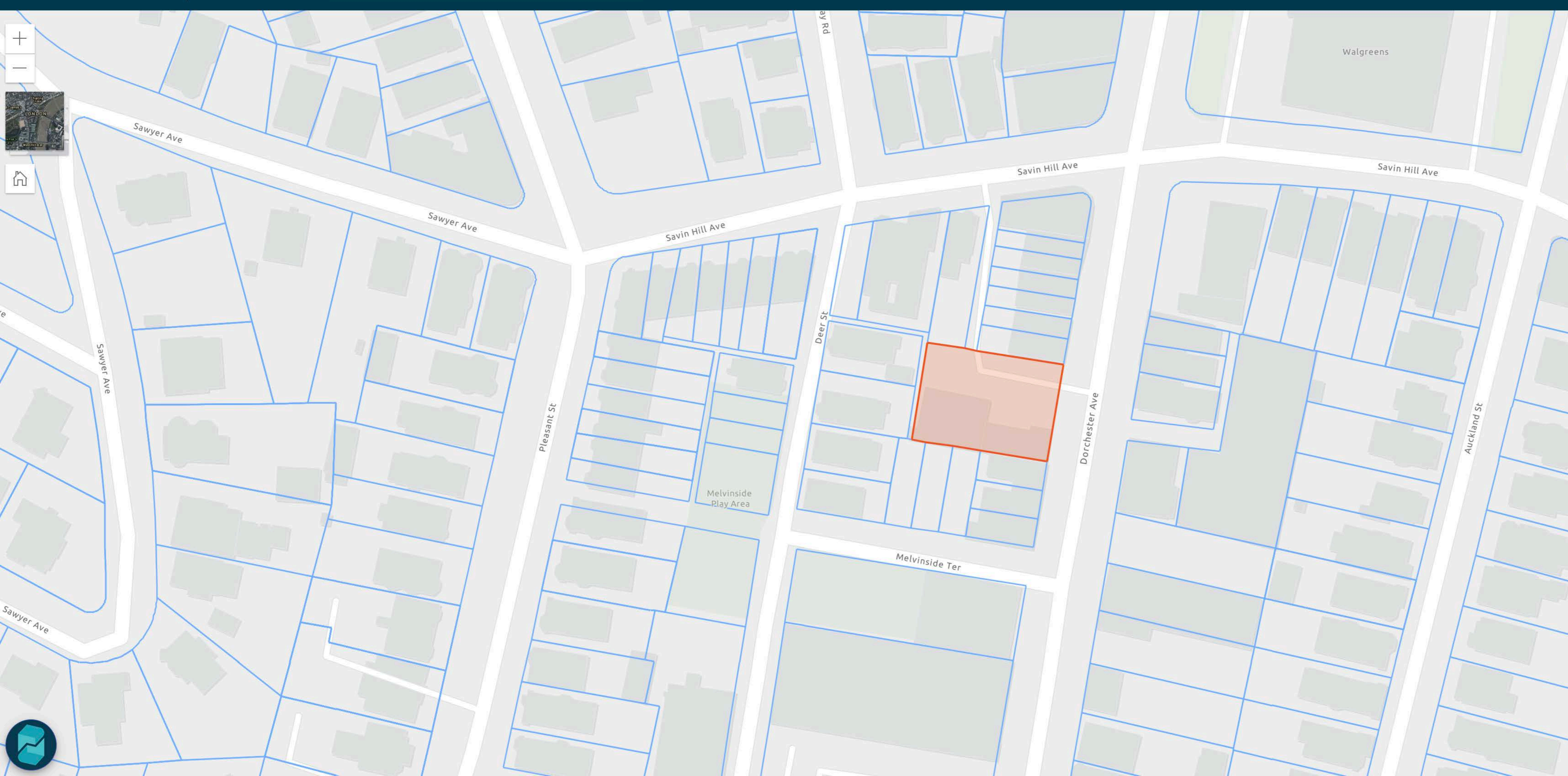


**During the declared state of emergency due to COVID-19, digital notarization is allowed.

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.



✕
1502521001

⚠ Regulations may apply! Please contact us for more detail. 🗨

📍 See Street View by StreetSmart 🗒

🏠 Assessing ⌵

Parcel ID 1502521001

Address 1121 DORCHESTER AV , 02125

Owner BRAGEL GEORGE A

[Assessor's Report](#) 🗒

[Property Viewer](#) 🗒

🏠 Zoning ⌵

Zoning District Dorchester Neighborhood

Zoning SubDistrict SAVIN HILL LC

Subdistrict Type ⌵

Local Convenience

Zoning Overlays ⌵

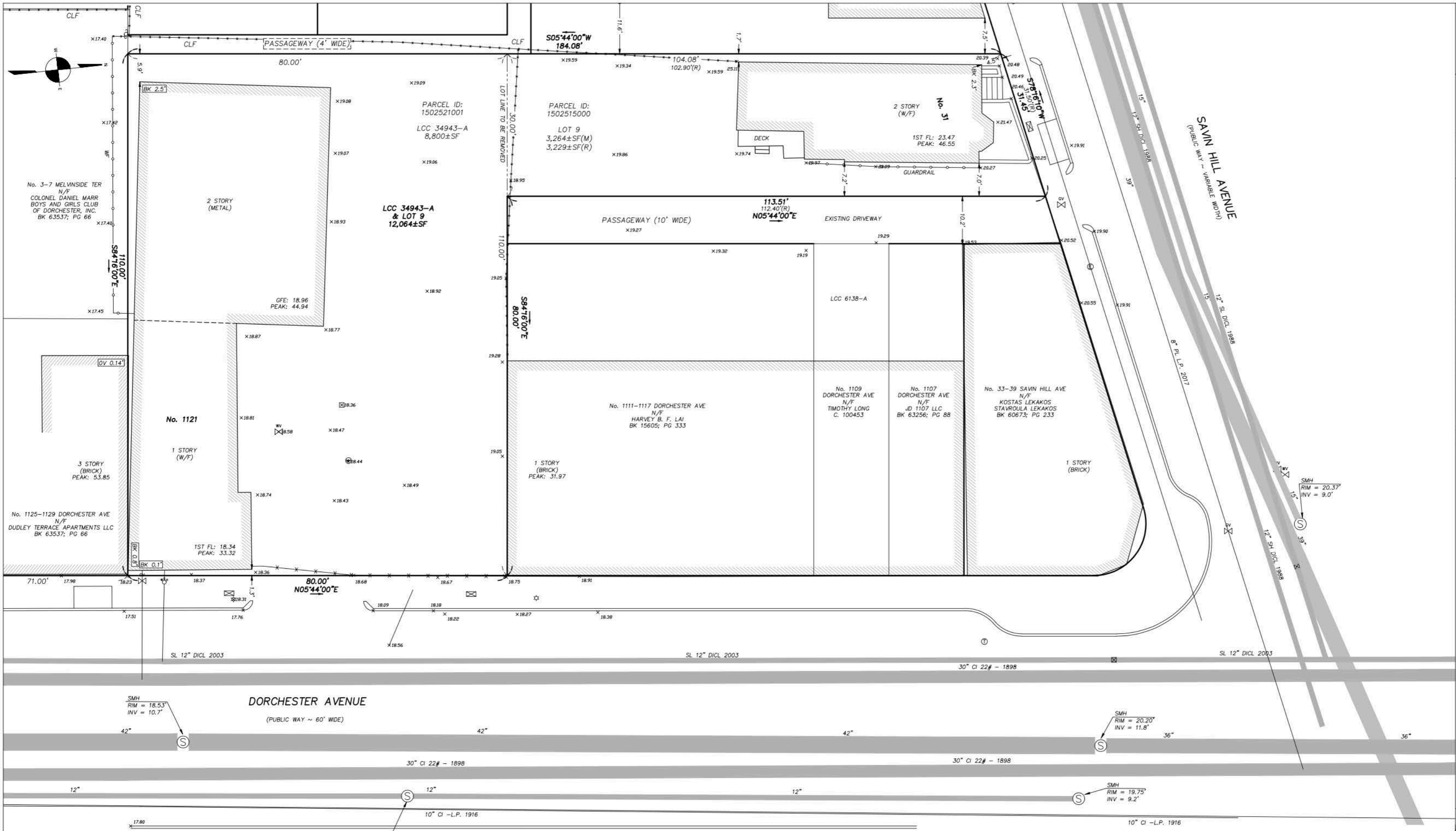
None

Map No. 5A-5E 🗒

Article 65 (Table)

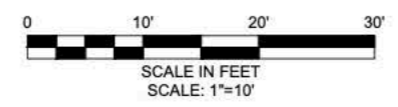
🏠 Others ⌵

Parks Design Review Ordinance 7.4-11



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
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Norwood, MA, 02062
617.945.0940

STRUCTURAL
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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



Girls Club of Dorchester

Wholesale, Inc.

COMPLETE AUTO SERVICE CTR.

body + fuel

FITNESS

Indian Cuisine

Shanti

BEST OF BOSTON 2018 LUNCH BUFFET TAKE-OUT DELIVERY



Avenue Auto Wholesalers, Inc.

COMPLETE AUTO SERVICE CTR.
TOWING SERVICE
OIL CHANGES
TUNE-UPS
BRAKE SERVICE
FLUIDS
BATTERY SERVICE
TIRE ROTATIONS
WAXING
POLISHING
WAXING
POLISHING
WAXING
POLISHING

THAY KIN XE

MECHANIC ON DUTY
SERVICES



1121
USED CARS
AUTO GLASS
INSTALLED
Avenue Auto Wholesalers, Inc.



1121
QUALITY
USED CARS
TO GLASS
INSTALLED

NO PARKING
ANYTIME
ON
STREET
DURING
BUSINESS
HOURS

Avenue Auto Wholesalers, Inc.

THAT KNOWS

COMPLETE AUTO
SERVICE
CARFAX
ADVANTAGE
DEALS

BRAKE
SERVICE
RADIATOR
WATER PUMPS
EXHAUST
SYSTEMS

**COMPLETE AUTO
SERVICE CTR.**
TOWING GLASS WHEEL ALIGNMENT BALANCING EXHAUST
TUNE-UPS BRAKES ELECTRICAL TRANSMISSION 436-3088





1121
SED CARS
AUTO GLASS
INSTALLED

Auto Washers, Inc.

COMPLETE
SERVICES
CAR PARTS
ADJUSTMENT
DEALER
BRAKE
RADIATOR

MECHANIC ONLY
SERVICES

PAINT
DESIGN

MASSACHUSETTS
DESIGN
REMODEL
857-26-4379

ANNISSA
ESSAIBI GEORG
for
MAYOR OF BOSTON

COMPLETE AUTO
SERVICE CTR.
TOWING GLASS WHEEL ALIGNMENT & BALANCING EXHAUST
TUNE-UPS BRAKES ELECTRICAL TRANSMISSION 436-2090

ACURA



Boys & Girls Clubs of Dorchester
Established by the Federal Daniel Mann Club

1121
USED CARS
AUTO GLASS
INSTALLED

body + fuel

body + fuel
fitness

Indian
Cuisine

Sha

SILVERADO

158 A

INDIAN
CUISINE

Design Team

SURVEY
Boston Survey Inc.
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**1121 DORCHESTER AVE
(MIXED USE BUILDING A)**
DORCHESTER, MA

ARCARI
1121 DORCHESTER AVE
DORCHESTER, MA
02125

PROJECT: (195-1) MIXED-USE BUILDING A

No.	Description	Date

DATE: 07.23.2021

SCALE: As indicated

**LIFE SAFETY & RATED
ASSEMBLY DWGS**

PROJECT SUMMARY:

1121 DORCHESTER AVE
DORCHESTER, MA

DESCRIPTION:

CONSTRUCTION OF A NEW FOUR STORY MIXED-USE BUILDING AND CONSTRUCTION OF A NEW TRIPLE DECKER 3-FAMILY RESIDENTIAL BUILDING. MIXED-USE BUILDING WILL BE TYPE IIB CONSTRUCTION (3 STORIES OF R-2 OCCUPANCY ABOVE 1 STORY OF A-2 OCCUPANCY ALL ABOVE A ONE-STORY PARKING GARAGE - S-2 OCCUPANCY). THE BUILDING WILL CONSIST OF TWENTY-ONE RESIDENTIAL UNITS, COMMERCIAL / RESTAURANT SPACE AT THE GROUND LEVEL AND A BELOW-GRADE PARKING AREA AS WELL AS STORAGE SPACE. THE BELOW-GRADE PARKING WILL BE ACCESS VIA RAMP FROM THE DRIVE EASEMENT. THE THREE-FAMILY BUILDING WILL CONSIST OF THREE SEPARATE UNITS IN THREE LEVELS OF TYPE SA CONSTRUCTION, WITH A SMALL BELOW-GRADE STORAGE BASEMENT.

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE 2015
780 CMR - MA AMENDMENTS TO IBC, 7TH EDITION
248 CMR - MA UNIFORM PLUMBING CODE
FAIR HOUSING ACT
2017 AMERICANS WITH DISABILITIES ACT GUIDELINES

CONSTRUCTION TYPE + USE SEPARATIONS:
4 STORIES OF TYPE IIB CONSTRUCTION ABOVE 1 STORY BELOW-GRADE PARKING GARAGE / STORAGE + SERVICE SPACE SEPARATIONS PER IBC 508.4.
A-2 / S-2 = 1 HR RATING
A-2 / R-2 = 1 HR RATING
R-2 UNIT / R-2 UNIT = 30 MIN. RATING + STC 50 MIN.

PROPOSED MIXED USE GROUPS:
STORAGE / PARKING = S-2
COMMERCIAL = A-2
RESIDENTIAL (21 UNITS & 3 UNITS) = R-2

NUMBER OF BUILDING EXITS:
MIXED-USE BUILDING
BASEMENT - 1 EXIT
LVL 1 - 2 EXITS
LVL 2 - 2 EXITS
LVL 3 - 2 EXITS
LVL 4 - 2 EXITS
3-FAMILY BUILDING
1-PRIMARY EXIT ON SAVIN HILL AVE

OCCUPANCY:
GARAGE LEVEL - 23.8 TOTAL OCC
+ PARKING = 4280 GSF / 200 = 21.3
FIRST LEVEL - 265.4 TOTAL OCC
+ COMMERCIAL (A-2) = 3555 NSF / 15 = 237
+ KITCHEN (A-2) = 1793 NSF / 15 = 8.4
SECOND LEVEL - 29.5 TOTAL OCC
+ RESIDENTIAL = 5,910 GSF / 200 = 29.5
THIRD LEVEL - 29.5 TOTAL OCC
+ RESIDENTIAL = 5,910 GSF / 200 = 29.5
FOURTH LEVEL - 29.5 TOTAL OCC
+ RESIDENTIAL = 5,910 GSF / 200 = 29.5

MAX COMMON PATH OF TRAVEL:
R-2 REQUIRED AS PER TABLE 1006.2.1 = 125'-0"
90' < 125' (OK)

MAX TRAVEL DISTANCE:
REQUIRED AS PER TABLE 1017.2 = 250'-0"
MAX TRAVEL DISTANCE PROVIDED = 100' < 250' (OK)

FIRE PROTECTION GENERAL REQUIREMENTS

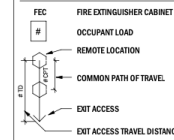
- THE FOLLOWING FIRE PROTECTION SYSTEMS ARE PROVIDED:
1. AUTOMATIC SPRINKLER SYSTEM
 2. CLASS 1 STANDPIPE
 3. FIRE ALARM SYSTEM
 4. MANUAL PULL STATIONS
 5. CO2 DETECTOR
 6. SINGLE/MULTI STATION SMOKE DETECTORS
 7. LOW FREQUENCY NOTIFICATION APPLICANCES IN SLEEPING ROOMS
 3. FIRE EXTINGUISHERS
 - 1 PER FLOOR

ACCESSIBILITY:
1. 20 UNITS GROUP 1 ADAPTABLE & 1 GROUP 2A PER MAAB)
2. 3,500 LBS HANDICAP AND STRETCHER COMPLIANT ELEVATOR

CODE NOTES

1. SEE PLANS AND PARTITION TYPES FOR WALL ASSEMBLIES AND UL LISTINGS.
2. RATING SHOWN ON LIFE SAFETY DIAGRAMS ARE CODE REQUIRED MINIMUMS. SEE PLANS FOR PARTITION TYPES REQUIRED.
3. SEE G-003 FOR REQUIRED FIRE RATINGS AT FLOOR / ROOF ASSEMBLIES.
4. ALL STRUCTURAL STEEL ON LEVEL 1-2 SHALL BE PROTECTED WITH 3 HOURS RATED SPRAY APPLIED FIREPROOFING U.O.N.
5. OCCUPANCY LOADS UNDER EXIT WIDTH REQ. INCLUDE ENTIRE FLOOR AREA.
6. PROVIDE SMOKE GUARD AT ALL RESIDENTIAL ELEVATOR DOOR LOCATIONS.

CODE SYMBOL LEGEND



OCCUPANCY LOAD



WALL FIRE RATINGS



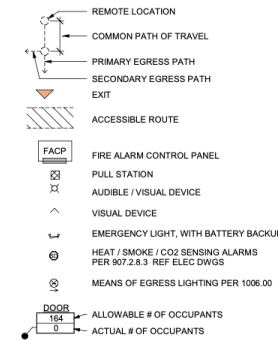
FIRE ALARM GENERAL REQUIREMENTS

THE FOLLOWING FIRE PROTECTION SYSTEMS ARE CURRENTLY PROVIDED:

1. AUTOMATIC SPRINKLER SYSTEM
2. FIRE ALARM SYSTEM
3. FIRE EXTINGUISHERS

- ALL ALARM NOTIFICATION COMPONENTS TO BE CONNECTED TO INDICATOR AND TAMPER SWITCHES.
- ALL ALARM AND NOTIFICATION SYSTEM DRAWINGS TO BE DESIGN BUILD AND SUBMITTED VIA SEPARATE PERMIT. LOCATIONS SHOWN ONLY FOR INFORMATION.

LIFE SAFETY LEGEND

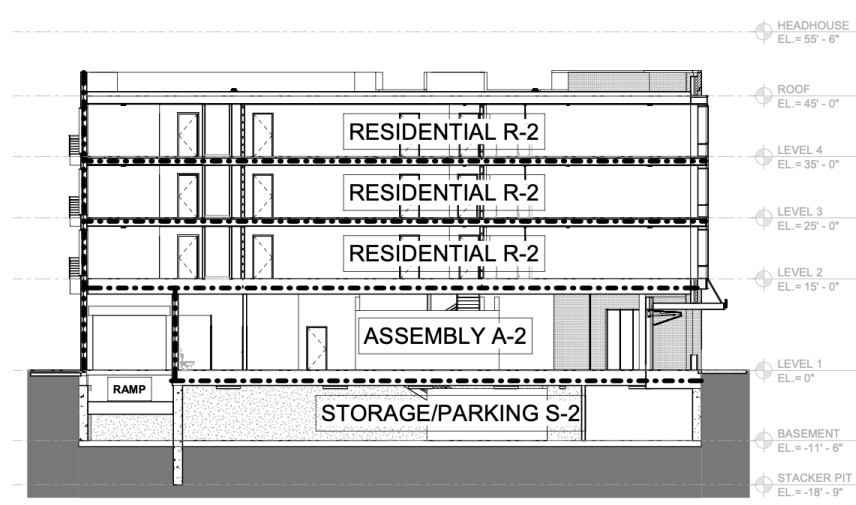


TRAVEL DISTANCE (BASEMENT)

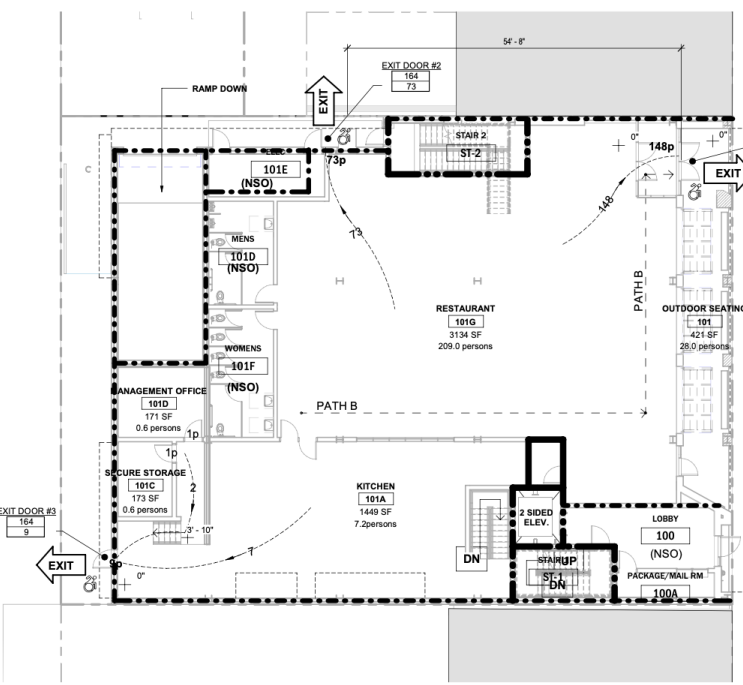
Path ID	Floor Level	Travel Distance
PATH A	BASEMENT	82' - 5"

TRAVEL DISTANCE (LVL 1)

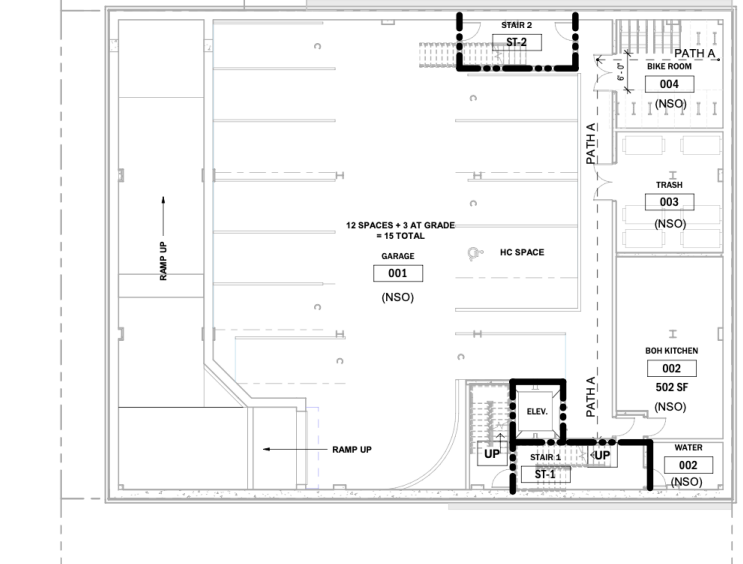
Path ID	Floor Level	Travel Distance
PATH B	LEVEL 1	100' - 0"



3 EAST - WEST LS SECTION
3/32" = 1'-0"



2 LEVEL 1 LIFE SAFETY PLAN
3/32" = 1'-0"



1 BASEMENT LIFE SAFETY PLAN
3/32" = 1'-0"

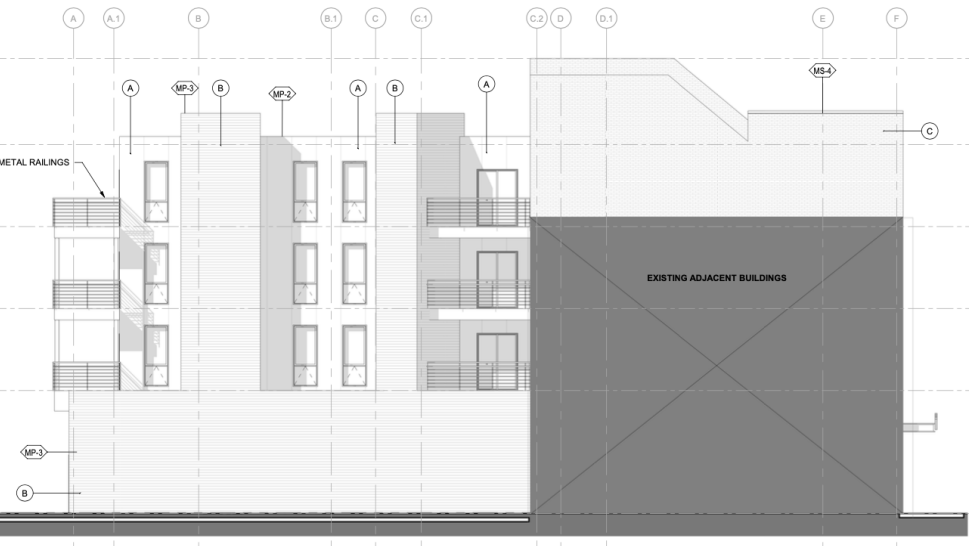
7/26/2021 11:23:20 PM



2 West Elevation
1/8" = 1'-0"



1 North Elevation (Access Drive)
1/8" = 1'-0"



4 South Elevation
1/8" = 1'-0"



3 Dorchester Ave
1/8" = 1'-0"

MATERIAL LEGEND

- A. METAL PANEL
 - MANUFACTURER: MORIN
 - VERTICAL 3" PANELS
 - COLOR: LIGHT GRAY
- B. BOX RIB METAL PANEL
 - MANUFACTURER: MORIN
 - HORIZONTAL
 - COLOR: CHARCOAL
- C. MASONRY - BRICK
 - SIZE: NORMAN
 - RUNNING BOND
 - COLOR: MATTE BLACK
- D. MASONRY - BRICK
 - SIZE: NORMAN
 - SOLDIER
 - COLOR: GLAZED LIGHT GRAY
- D2. MASONRY - BRICK
 - SIZE: NORMAN
 - PROJECTING ACCENT BRICK
 - COLOR: GLAZED LIGHT GRAY
- E. METAL COPING
 - BLACK
- F. METAL WINDOW TRIM
 - BLACK
- G. WOOD SIDING
 - HORIZONTAL PLANKS

PERMIT SET

RODE

535 Albany Street | 405
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02125

PROJECT: (1951) MIXED-USE BUILDING A

No.	Description	Date

DATE: 07.23.2021

SCALE: As indicated

EXTERIOR ELEVATIONS

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED.)

CHAPTER 183, SECTION 11, GENERAL LAWS

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

Statute Form of
Quitclaim Deed
(INDIVIDUAL)

TO

....., 19.....
at.....o'clock and.....minutes.....m.
Received and entered with.....Deeds
Book.....Page.....
Attest:.....Register

FROM THE OFFICE OF

RETURN TO →

REAL ESTATE FORMS INSTITUTE
Div. of John W. Murray Co., Inc.
118 SUMNER STREET BOSTON 10, MASSACHUSETTS
Form 881

DOCUMENT No. **456047**
REGISTERED LAND

Suffolk Registry District
SEP 8 1989

RECEIVED FOR REGISTRATION
TRANSFER CERTIFICATE OF TITLE ISSUED
AND TRANSCRIBED INTO
REGISTRATION BOOK 513 PAGE 3
BEING CERTIFICATE NO. 103403 IN
SUFFOLK REGISTRY DISTRICT

Paul J. [Signature]
Asst. Recorder
(Please print or type name)

103403
83759
414
159
145