



**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** 24 KENILWORTH STREET 02119  
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** GERALDINE S. HINES  
OWNER

CONTACT NAME \_\_\_\_\_ RELATIONSHIP TO PROPERTY \_\_\_\_\_  
24 KENILWORTH ST ROXBURY MA 02119  
MAILING ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

(617) 359-3819 GSHASK@GMAIL.COM  
PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

GERALDINE S. HINES  
PROPERTY OWNER \_\_\_\_\_ CONTACT NAME \_\_\_\_\_

(SEE ABOVE.)  
MAILING ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

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.

I PROPOSE TO DEMOLISH A GARAGE IN MY REAR YARD. I DO NOT INTEND TO REPLACE IT WITH A NEW STRUCTURE. THE SITE WILL BE USED FOR OPEN SPACE IN THE YARD.

**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.

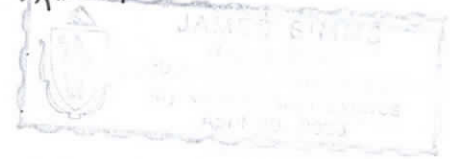
The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT Geraldine S. Hines OWNER\* Geraldine S. Hines  
 \*(If building is a condominium or cooperative, the chairman must sign.)  
 PRINT GERALDINE S. HINES PRINT GERALDINE S. HINES

On this 9<sup>th</sup> day of May, 2022, before me, the undersigned Notary Public, personally\*\* appeared GERALDINE HINES (name of document signer), proved to me through satisfactory evidence of identification, which were MADISON 538901862, to be the person whose name is signed on the preceding or attached document in my presence.  
James Sims (official signature and seal of Notary)  
 My Commission expires: April 20, 2023

On this 9<sup>th</sup> day of May, 2022, before me, the undersigned Notary Public, personally\*\* appeared GERALDINE HINES (name of document signer), proved to me through satisfactory evidence of identification, which were MADISON: 538901862, to be the person whose name is signed on the preceding or attached document in my presence.  
James Sims (official signature and seal of Notary)  
 My Commission expires: April 20, 2023

\*\*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.

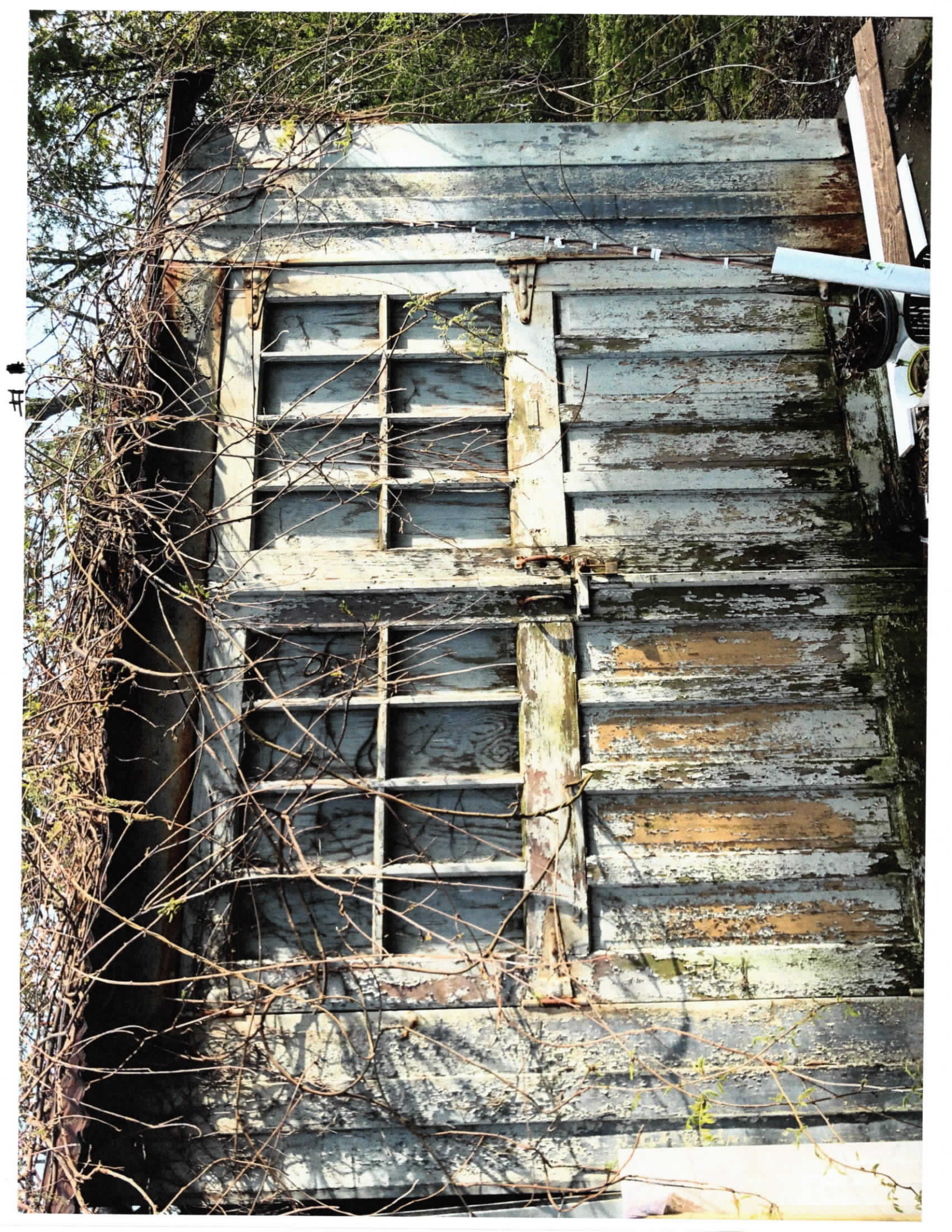
# Massachusetts Interactive Property Map

Details 24 Kenilworth Street, Roxbury

Layers Basemap Measure

Map features include parcel boundaries, street names (Dudley Street, Kenilworth Street, Guild Row, Bartlett Street, Washington Street), and parcel numbers (e.g., 1721, 1318, 4, 14, 37, 39, 41, 43, 44, 45, 38, 40, 36, 33, 31, 32, 30, 24, 22, 2406, 2430, 2489, 2493, 2499, 2501, 1921, 2325, 67, 69, 7, 8, 6, 4, 12, 10, 13, 7, 61, 67, 69, 71, 53, 55, 21, 17, 19, 15, 23, 49, 39, 45, 56, 58, 10, 80, 81, 2451, 6, 114, 122, 2360, 2362A, 2371, 2377, 2379, 2406, 2430). A scale bar shows 0, 100, and 200 feet. The MASS GIS logo is in the top right corner.

MassGIS | Commonwealth of Massachusetts Bureau of Geogra...





#2



3#



# Boston Tax Parcel Viewer

2021 Tax Parcel Information

Built by the Analytics Team



0903212000 X



Show search results for 09032



40ft

71.087 42.329 Degrees



See web site for license constraints.



**BOSTON**  
**SURVEY, INC.**  
 UNIT C-4 SHIPWAY PLACE  
 CHARLESTOWN, MA 02129  
 (617) 242-1313

THIS PLAN IS TO BE USED FOR PERMITTING PURPOSES ONLY AND NOT TO BE USED TO RECREATE LOT LINES. THIS PLAN WAS MADE FROM A PARTIAL SURVEY ON THE GROUND AND COMPILED FROM PLANS OF RECORD.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS

ZONE: X  
 COMMUNITY PANEL: 25025C0079J  
 EFFECTIVE DATE: 3/16/2016

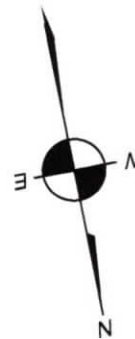
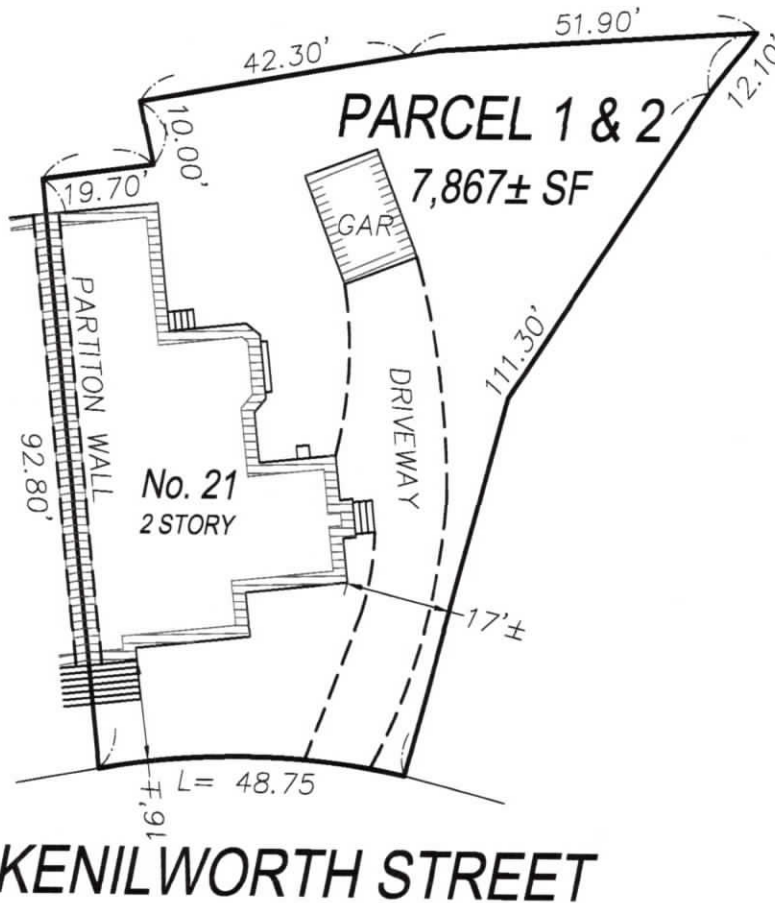
**REFERENCES:**

OWNER OF RECORD:  
 GERALDINE HINES  
 24 KENILWORTH STREET  
 ROXBURY, MA 02119

DEED: BK 8870; PG 236  
 PL: BK 2299; PG 182

**NOTES:**

PARCEL ID: 0903212000  
 0903176000

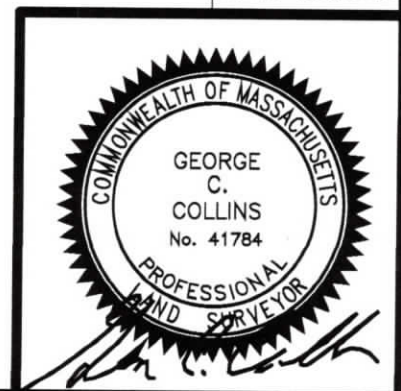
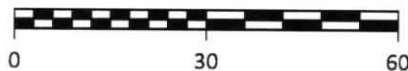


FIELD:	GCC
DRAFT:	AHD
CHECK:	GCC
DATE:	5/3/21
JOB #	21-04840

**KENILWORTH STREET**

**PLOT PLAN**

LOCATED AT  
 24 KENILWORTH STREET  
 ROXBURY, MA 02119  
 SCALE: 1.0 INCH = 30.0 FEET





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

PAYMENTS CAN BE MADE ONLINE AT:

[www.boston.gov/taxpayments](http://www.boston.gov/taxpayments)

credit/debit card payments are subject to fees

HINES GERALDINE S ETAL  
24 KENILWORTH  
ROXBURY MA 02119

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

**NOTICE: PLEASE SEE INSERT FOR IMPORTANT MOTOR VEHICLE REGISTRATION COMPLIANCE LAWS**

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.
09	03212-000	76582	103

LOCATION	AREA
24 KENILWORTH ST	6969

Tax Rate	RESIDENTIAL	OPEN SPACE	COMMERCIAL	INDUSTRIAL
Per \$1,000	10.88	10.88	24.98	24.98

CLASS	DESCRIPTION	ASSESSED OWNER
R2	LAND	HINES GERALDINE S ETAL
R2	BUILDING	

**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	907,200
RESIDENTIAL EXEMPTION	303,787
TOTAL TAXABLE VALUATION	603,413
COMMUNITY PRESERVATION ACT	54.77
SPECIAL ASSESSMENTS	0.00
CODE VIOLATIONS	0.00
TOTAL TAX & SPEC. ASSMNT. DUE	6,619.90
PERSONAL EXEMPTIONS	0.00
PAYMENTS TO DATE/CREDITS	2,970.64
NET TAX & SPEC. ASSMNT. DUE	3,649.26
PRELIMINARY OVERDUE	0.00
1ST TAX PAYMENTS DUE BY 02/01/2022	1,824.63
2ND TAX PAYMENTS DUE BY 05/02/2022	1,824.63
TAX DUE	1,824.63
FEES	0.00
INTEREST	0.00
<b>TOTAL DUE</b>	<b>\$1,824.63</b>
Pay by 02/01/2022	