



**A. GENERAL APPLICATION INFORMATION**

1. Project Location

38 Wareham Street a. Street Address	Boston b. City/Town	02118 c. Zip Code
not found f. Assessors Map/Plat Number	0801109000 g. Parcel/Lot Number	

2. Applicant

Mario a. First Name	Nicosia b. Last Name	SoWa South LLC c. Company	
c/o GTI Properties 530 Harrison Avenue d. Mailing Address			
Boston e. City/Town		Ma f. State	02118 g. Zip Code
617-799-1844 Katherine h. Phone Number	i. Fax Number	kathy@gtiproperties.com j. Email address	

3. Property Owner

Mario a. First Name	Nicosia b. Last Name	SoWa South LLC c. Company	
c/o GTI Properties 530 Harrison Avenue d. Mailing Address			
Boston e. City/Town		Ma f. State	02118 g. Zip Code
617-799-1844 Katherine h. Phone Number	i. Fax Number	kathy@gtiproperties.com j. Email address	

Check if more than one owner:

(if there is more than one property owner, please attach a list of these property owners to this form.)



4. Representative (if any)

Katherine a. First Name	Cipriani b. Last Name	GTI Properties c. Company	
530 Harrison Avenue d. Mailing Address			
Boston e. City/Town		Ma f. State	02118 g. Zip Code
617-799-1844 h. Phone Number	 i. Fax Number	kathy@gtiproperties.com j. Email address	

5. What kind of application is being filed?

- Request a New Parking Freeze Permit or Exemption Certification
- Modify an existing Parking Freeze Permit or Exemption Certification

6. Which Parking Freeze is your facility located in

- Downtown Boston
- South Boston

**B. PARKING FACILITY INFORMATION**

1. Applicant

Downtown Boston		South Boston	
Commercial Spaces	0	Commercial Spaces	
Exempt Spaces	64	Residential Included Spaces	
Residential Excluded Spaces	0	Residential Excluded Spaces	

2. Do you currently or will you charge for parking?

- Yes
- No
- Not sure

3. What is your current or proposed parking method and facility type? (select all that apply)

- Valet
- Surface Lot
- Self-Parking
- Garage



4. Is your project compliant with the City's Bicycle Parking Guidelines?

Number of Long-Term Bicycle Spaces: <b>12</b>	Number of Showers: <b>0</b>
Number of Short-Term Bicycle Spaces: <b>inside building</b>	Bikeshare Station Size and Contribution:
Number of Lockers: <b>0</b>	Other Amenities (Please List):

5. Is your project compliant with the City's Electric Vehicle Readiness Policy?

EVSE-Installed Points: <b>A</b>	Total number of spaces: <b>C</b>
EV-Ready Points: <b>B</b>	Does <b>A + B = C</b> ? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Note: Please attach the Electric Vehicle Equivalency Calculator to this application, available at [www.boston.gov/recharge-boston](http://www.boston.gov/recharge-boston).

6. Please fill out the information below:

Total Number of Proposed Spaces: <b>99 total</b>	Total Parking Facility Square Footage: <b>24089</b>
Number of New Spaces: <b>35</b>	Ratio of Residential Spaces to Units: <b>0</b>
Number of Existing Spaces: <b>99 total</b>	(Optional) Number of Spaces Returned:

7. Please list the total facility square footage by use type:

Residential Sqft: <b>0</b>	Retail Sqft: <b>9200</b>
Office/Admin Sqft: <b>25415</b>	Institutional Sqft:
Industrial Sqft:	Lodging Sqft: <b>0</b>

8. Are you required to execute a Transportation Access Plan Agreement (TAPA)?

Yes  No

(If yes, please attach the draft or final TAPA to this form if available.)

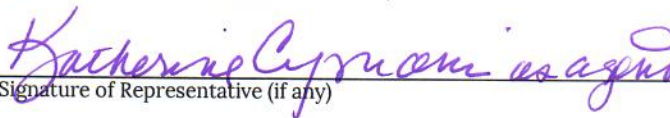


**C. SIGNATURES AND SUBMITTAL REQUIREMENTS**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Applicant will place notification of this Application in a local newspaper at the expense of the applicant in accordance with the Procedures and Criteria for the Issuance of Parking Freeze Permits.

 _____ Signature of Applicant	12/14/23 _____ Date
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_____ Signature of Property Owner (if different)	12/14/23 _____ Date
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 _____ Signature of Representative (if any)	12/14/2023 _____ Date
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**D. ADDENDUM: IMPORTANT APPLICATION INFORMATION**

**PAYMENT**

Please include a check or money order made payable to the City of Boston, Air Pollution Control Commission. The fee is \$20 per parking space. Application and renewal fees apply to all locations within the Downtown, East Boston, and South Boston Parking Freeze Zones.

**WRITTEN PROOF**

Please attach written proof that the applicant is the owner of record or has written approval from the owner of record to file this application.

**STATEMENT OF NEED**

Please attach a general description of the facility and the parking needs of the project, local entities, and patrons that the proposed facility will serve. Any written support (letters, etc.) that you wish to supply in support of this statement should be attached



**SITE PLANS**

Please attach a site plan of the parking facility showing:

- location of the facility;
- layout of the spaces;
- entry and exit locations;
- total square footage of the parking area;
- location, type and amount of electric vehicle parking;
- location and amount of bicycle parking and bicycle facilities.

**OTHER APPLICABLE REVIEWS**

If you are working in a historic district or on a designated landmark, you should consult with the appropriate historic or architectural commission. If you are working in the floodplain or within 100 feet of a wetland, you should consult with the Conservation Commission. Visit [boston.gov/landmarks](http://boston.gov/landmarks) and [boston.gov/conservation](http://boston.gov/conservation) before starting any work.

**WHERE TO SEND**

We prefer you complete the digital application using this form. Export the form as a PDF and email your application and supporting documents to [APCC@boston.gov](mailto:APCC@boston.gov). You can also mail your application, documents, and payment to: Air Pollution Control Commission, Boston City Hall, 1 City Hall Square, Room 709, Boston, MA 02201. Please notify us that you have sent an application by mail at [APCC@boston.gov](mailto:APCC@boston.gov).



530 HARRISON AVENUE BOSTON, MA 02118 TEL 617.350.8870 FAX 617.451.2145

Air Pollution Control Commission  
Boston City Hall  
1 City Hall Square  
Room 709  
Boston, Ma 02201

December 14, 2023

Katherine Eshel and  
Alyssa Farkas

RE: 38 Wareham Street - APCC 453780

The building at 38 Wareham St. is occupied by two small businesses. The adjacent parking lots are used by these two businesses for the purposes of employee parking as well as scheduled visitor and guest parking. This is not a transient parking lot and the current gate system does not allow for unauthorized access to the lot by way of ticket pulling or credit card payment.

The two tenants of the building are Lekker Home and Triple Ring Technology. Lekker Home is a local retail furniture gallery with 20 years in the South End and employs a team of 10 and receives visits from customers and designers daily. Triple Ring Technologies is composed of 7 small businesses and hosts up to 70 employees and visitors daily.

The Silver Line on Washington Street, which is a 5–10-minute walk, offers only limited support and is not practical for handicap employees or visitors.

There are many significant residential buildings along Wareham Street and Malden Street that abuts our property. We permit a certain number of parking spaces to be used for the purposes of being a loading zone for packages, deliveries, and United States Postal Service. The nearby street parking along the Wareham and Malden Streets are limited in quantity with only 44 total short-term parking spaces, and are almost always occupied. Allowing deliveries to occur off the main roads helps in reducing congestion and overall traffic.

We believe these additional parking spaces benefit the neighborhood, specifically in regards to traffic, congestion, safety, and pollution, and are essential to supporting the business needs of our local small businesses.

Sincerely,  
Katherine Cipriani  
GTI Properties

A handwritten signature in purple ink that reads "Katherine Cipriani". The signature is written in a cursive style and is positioned to the right of the typed name.

The Commonwealth of Massachusetts, William Francis Galvin  
**Corporations Division**

One Ashburton Place - Floor 17, Boston MA 02108-1512 | Phone: 617-727-9640

**Annual Report**

(General Laws, Chapter 156C, Section 48)

Filing Fee: \$500.00

Identification Number:	001152049
Annual Report Filing Year:	2023
1.a. Exact name of the limited liability company:	SOWA SOUTH LLC
1.b. If different, the name under which it does business in the Commonwealth:	
2. The Limited Liability Company is organized under the laws of:	
State:	DE
Country:	UNITED STATES
The date of its organization is:	
	09/18/2014
3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:	
	REAL ESTATE
4. Location of its principal office:	
Number and street:	530 HARRISON AVE.
Address 2:	
City or town:	BOSTON
State:	MA
Zip code:	02118
Country:	UNITED STATES
5. The business address of its principal office in the Commonwealth, if any:	
Number and street:	530 HARRISON AVE.
Address 2:	
City or town:	BOSTON
State:	MA
Zip code:	02118
Country:	UNITED STATES

6. The name and business address of each manager, if any:

Title	Name	Address

7. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Name	Address
REAL PROPERTY	MARIO NICOSIA	530 HARRISON AVE. BOSTON, MA 02118 USA

8. Name and address of the Resident Agent:

Agent name: JEFFREY P. CLEVEN

Number and street: 10 ST. JAMES AVE. FLR. 11

Address 2:

City or town: BOSTON State: MA Zip code: 02116

9. If the foreign limited liability company has a specific date of dissolution, the latest date on which the limited liability company is to dissolve: (mm/dd/yyyy)

10. Additional matters:

SIGNED UNDER THE PENALTIES OF PERJURY, this 22 Day of November, 2023,

MARIO NICOSIA

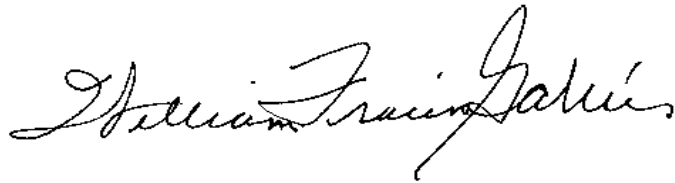
, Signature of Authorized Signatory.



THE COMMONWEALTH OF MASSACHUSETTS

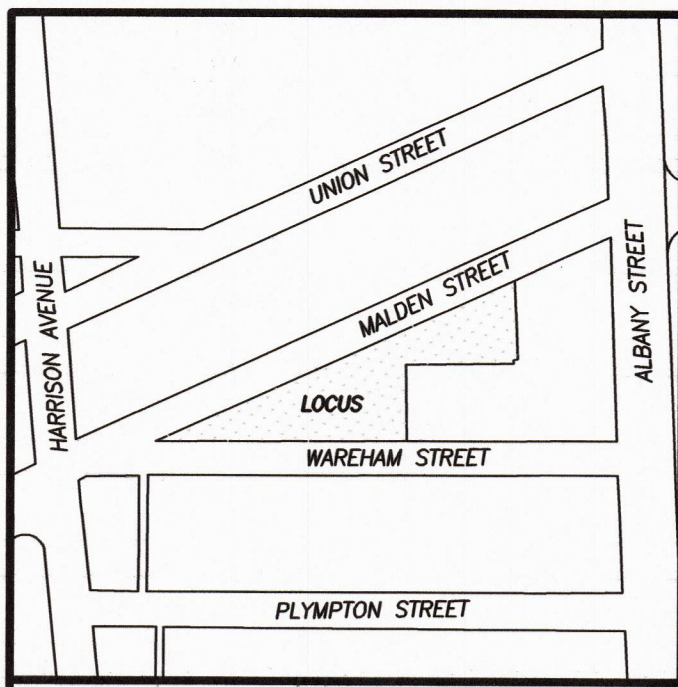
I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

November 22, 2023 04:16 PM

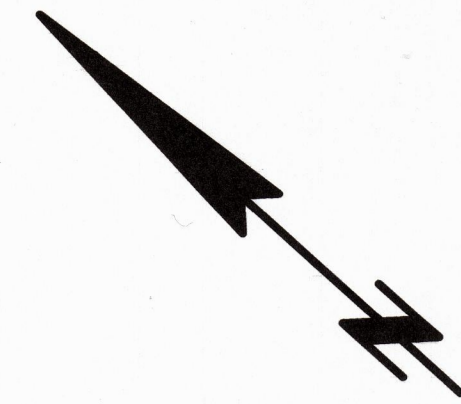
A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, prominent initial "W".

WILLIAM FRANCIS GALVIN

*Secretary of the Commonwealth*



LOCUS MAP NOT TO SCALE



**LEGEND**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>HYDRANT</li> <li>GAS SHUT OFF/GAS GATE</li> <li>CATCH BASIN</li> <li>ELECTRIC CONTROL BOX</li> <li>LIGHT POLE</li> <li>WALK LIGHT</li> <li>ELECTRIC HANDHOLE</li> <li>BOLLARD</li> <li>SIGN</li> <li>PM PARKING METER</li> <li>FA FIRE ALARM</li> <li>RD ROOF DRAIN</li> <li>OBSERVATION WELL</li> <li>SECURITY CAMERA</li> <li>STAND PIPE/SIAMESE CONNECTION</li> <li>ELECTRIC METER</li> <li>HANDICAP PARKING SPACE</li> <li>DECIDUOUS TREE</li> <li>EXCEPTION NUMBER LISTED IN TITLE COMMITMENT</li> <li>HANDICAP RAMP</li> <li>SATELLITE DISH</li> <li>GATE POST</li> <li>CURB RETURN</li> <li>NUMBER OF PARKING SPACES</li> </ul> | <ul style="list-style-type: none"> <li>[X.X'] BUILDING DIMENSION</li> <li>BFA BUILDING FOOTPRINT AREA</li> <li>BH BUILDING HEIGHT</li> <li>BIT BITUMINOUS</li> <li>BK BACK</li> <li>(C) CALCULATED</li> <li>CB CONCRETE BOUND</li> <li>CLF CHAIN LINK FENCE</li> <li>CONC CONCRETE</li> <li>ENT ENTRANCE</li> <li>LCC LAND COURT CASE</li> <li>OV OVER</li> <li>POB POINT OF BEGINNING</li> <li>(R) RECORD</li> <li>SQ. FT. SQUARE FEET</li> <li>VGC VERTICAL GRANITE CURB</li> <li>WIF WROUGHT IRON FENCE</li> <li>X-X METAL FENCE</li> <li>O-O WROUGHT IRON FENCE</li> </ul> |
|---|--|

**BOUNDARY DESCRIPTION (PER SURVEY)**

A CERTAIN PARCELS OF LAND SITUATED IN THE CITY OF BOSTON, COUNTY OF SUFFOLK AND THE COMMONWEALTH OF MASSACHUSETTS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF MALDEN STREET, SAID POINT BEING THE INTERSECTION OF THE NORTHEASTERN SIDELINE OF WAREHAM STREET;

THENCE RUNNING S66° 32' 34"E ALONG SAID SOUTHERLY SIDELINE OF MALDEN STREET A DISTANCE OF 555.78 FEET, TO A POINT;

THENCE TURNING AND RUNNING S45° 54' 21"W BY LAND NOW OR FORMERLY ALAN H. JACOBSON AND CATHERINE F. MCCARRON & ALLIED RESIDENCES LLC A DISTANCE OF 117.14 FEET, TO A POINT;

THENCE TURNING AND RUNNING N41° 51' 39"W BY LAND NOW OR FORMERLY ALLIED RESIDENCES LLC A DISTANCE OF 6.65 FEET, TO A POINT;

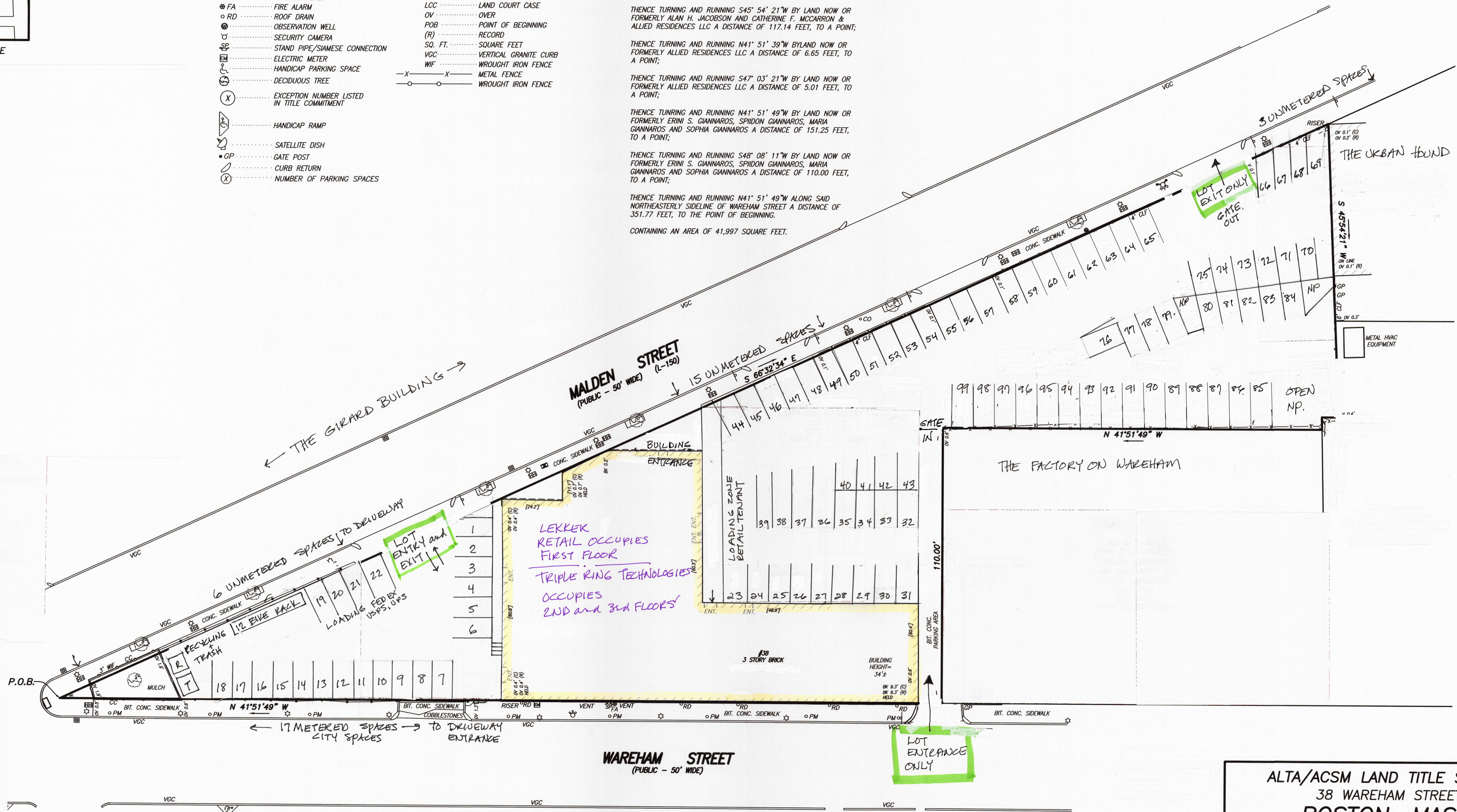
THENCE TURNING AND RUNNING S47° 03' 21"W BY LAND NOW OR FORMERLY ALLIED RESIDENCES LLC A DISTANCE OF 5.01 FEET, TO A POINT;

THENCE TURNING AND RUNNING N41° 51' 49"W BY LAND NOW OR FORMERLY ERINI S. GIANNAROS, SPIDON GIANNAROS, MARIA GIANNAROS AND SOPHIA GIANNAROS A DISTANCE OF 151.25 FEET, TO A POINT;

THENCE TURNING AND RUNNING S45° 08' 11"W BY LAND NOW OR FORMERLY ERINI S. GIANNAROS, SPIDON GIANNAROS, MARIA GIANNAROS AND SOPHIA GIANNAROS A DISTANCE OF 110.00 FEET, TO A POINT;

THENCE TURNING AND RUNNING N41° 51' 49"W ALONG SAID NORTHEASTERLY SIDELINE OF WAREHAM STREET A DISTANCE OF 351.77 FEET, TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 41,997 SQUARE FEET.



**ZONING CLASSIFICATION - "ECONOMIC DEVELOPMENT AREA (EDA) - SOUTH"**

- |                          |         |
|--------------------------|---------|
| MINIMUM LOT SIZE         | NONE    |
| MINIMUM FRONTAGE         | NONE    |
| MINIMUM FRONT YARD       | NONE    |
| MINIMUM SIDE YARD        | NONE    |
| MINIMUM REAR YARD        | 20 FEET |
| MAXIMUM FLOOR AREA RATIO | 4.0     |
| MAXIMUM BUILDING HEIGHT  | 70 FEET |
- \* SEE SECTION X.XX OF CITY/TOWN OF XX ORDINANCE/BY-LAWS

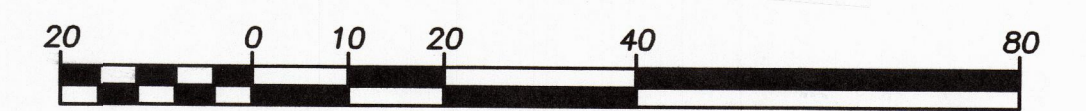
**REFERENCES**

- SUFFOLK COUNTY REGISTRY OF DEEDS  
 BOOK 8275 PAGE 530-531  
 BOOK 14873 PAGE 195  
 PLAN BOOK 4172 PAGE 335  
 PLAN BOOK 6418 PAGE 228
- MASSACHUSETTS LAND COURT  
 LCC 5796A  
 LCC 5796B  
 LCC 24023A  
 CERTIFICATE OF TITLE 104454
- CITY OF BOSTON ENGINEERING DEPARTMENT  
 FIELD BOOK 755 PAGE 55  
 FIELD BOOK 663 PAGE 96,97

**ALTA/ACSM LAND TITLE SURVEY  
 38 WAREHAM STREET  
 BOSTON, MASS.**

EDWA SOUTH LLC DRAWN: 12.14.2023  
 530 HARRISON AVENUE  
 BOSTON, MASS. 02118

**PLAN OF EXISTING  
 PARKING SPACES**



SCALE: 1"=20'

PAUL R. FOLEY, PLS (MA# 48355) DATE  
 PFOLEY@FELDMANSURVEYORS.COM

RESEARCH JLC	FIELD CHIEF DH	PROJ MGR PRF	APPROVED	SHEET NO. 1 OF 1
CALC KAM	CADD AJA	FIELD CHECKED	ORD FILE 14355	JOB NO. 14355
FILENAME: S:\PROJECTS\14355\14355\DWG\14355-ALTA.dwg				