



**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 32 Taylor St. Dorchester, MA 02122 ZIP CODE
32 Taylor St.
 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 Taylor St Development LLC

<u>Marc Savtsky</u>	<u>Owner</u>
CONTACT NAME	RELATIONSHIP TO PROPERTY
<u>4 Payne St. #4 Dorchester, MA 02122</u>	
MAILING ADDRESS	CITY STATE ZIP CODE
<u>617-388-9336</u>	<u>marcsavatsky@gmail.com</u>
PHONE	EMAIL
<u>Taylor St. Development LLC</u>	<u>Marc Savtsky</u>
PROPERTY OWNER	CONTACT NAME
<u>4 Payne St. #4 Dorchester, MA 02122</u>	
MAILING ADDRESS	CITY STATE ZIP CODE
<u>617-388-9336</u>	<u>marcsavatsky@gmail.com</u>
PHONE	EMAIL

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? Yes

IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS Approved 3/22/22
 (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.

This application seeks approval to demolish the existing structure at 32 Taylor St. Subsequent to demolition the proponent seeks to construct a new four-unit townhome residential building. The proposed project is traditional in design and will revitalize this parcel and provide much needed housing in a vibrant residential neighborhood. Demolition will include removal of the existing foundation. After demolition the site will be filled and then graded prior to commencement of construction which will start immediately thereafter.

The proposed project is the first project in CoB history to electively comply with the resilience review by BPDA under Article 25A Coastal Flood Resiliency.

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 *Marc Savatsky*

OWNER* *Marc Savatsky*

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

PRINT Marc Savatsky

PRINT Marc Savatsky, Manager

On this 23rd day of March, 20 22, before me, the undersigned Notary Public, personally** appeared Marc Savatsky (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.

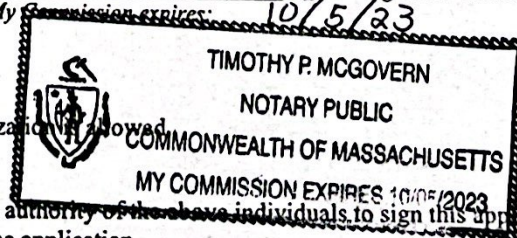
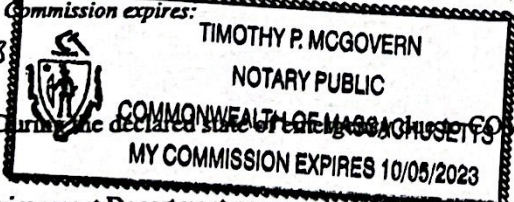
On this 23rd day of March, 20 22, before me, the undersigned Notary Public, personally** appeared Marc Savatsky (name of document signer), proved to me through satisfactory evidence of identification, which were MA Drivers License to be the person whose name is signed on the preceding or attached document in my presence.

[Signature] (official signature and seal of Notary)

[Signature] (official signature and seal of Notary)

My Commission expires: 10/5/23

My Commission expires: 10/5/23



**During the declared state of emergency 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.



City of Boston
Environment



City of Boston
Mayor Martin J. Walsh

EXTENSION FORM

The undersigned hereby allows the **Boston Landmark Commission** an extension of time, beyond the statutory limit, to review an application for a Certificate of Appropriateness or Article 85 during the state of emergency declared by the Governor on March 10, 2020.

SUBJECT PROPERTY: 32 Taylor St. Dorchester, MA 02122

DocuSigned by:


OWNER'S SIGNATURE: 1A23C427CB034B4...

(If building is a condominium or cooperative, the Chairperson must sign.)

MAILING ADDRESS: 4 Payne St. #4 Boston, MA 02122

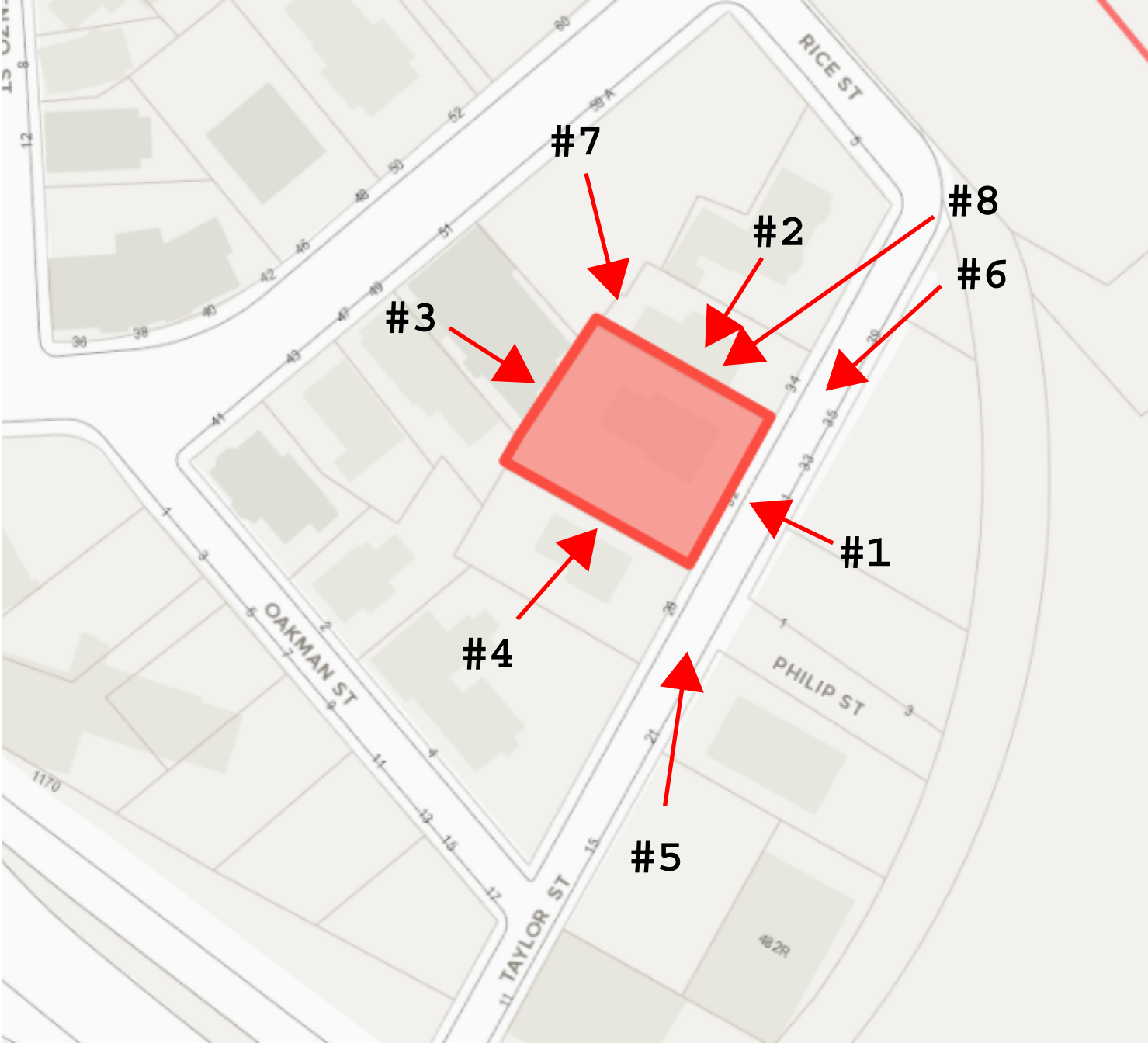
TELEPHONE: 617-388-9336

EMAIL: marcsavatsky@gmail.com

Applications will only be accepted when submitted with a properly executed Extension Form.

32 Taylor St.

Map Showing The Property



Photographs



#1 Front of 32 Taylor St

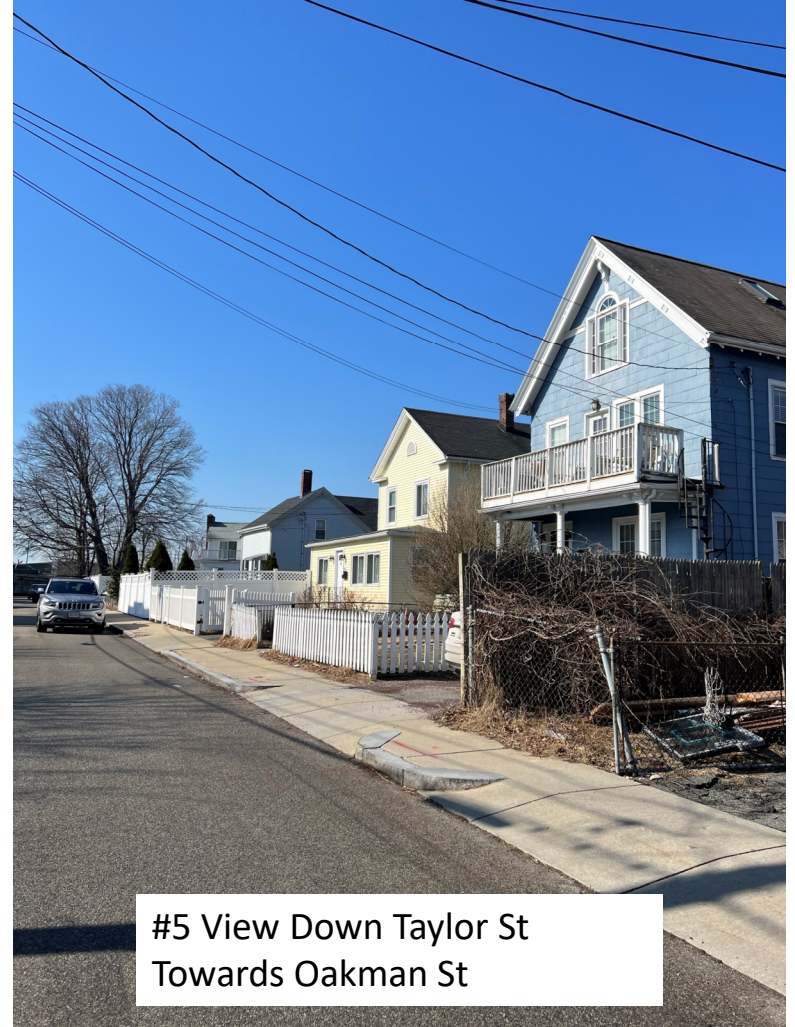


#2 Right Side 32 Taylor St

Photographs



Photographs



Photographs

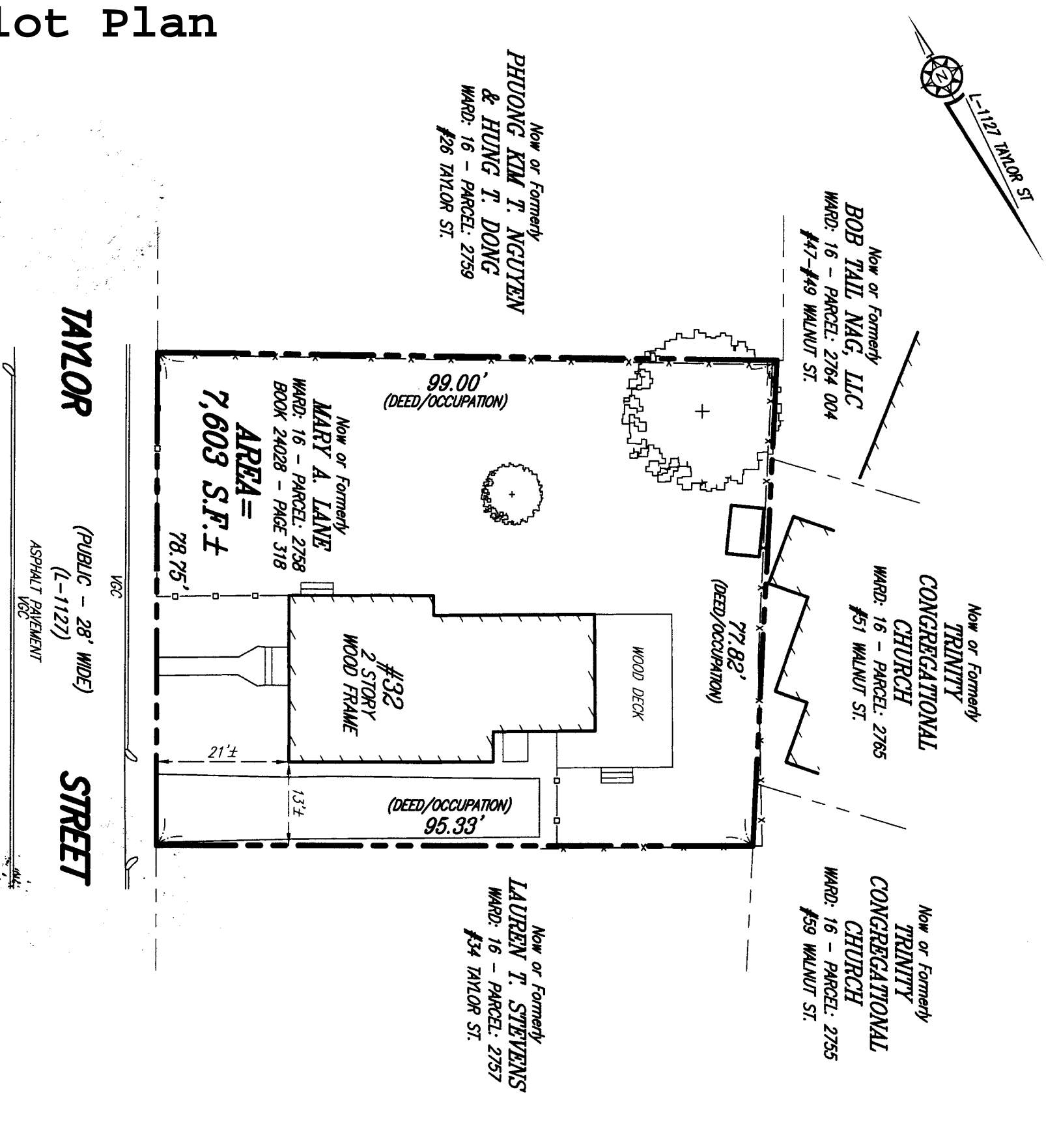


#7 Right Rear Corner 32 Taylor



#8 2nd View Right Side 32 Taylor

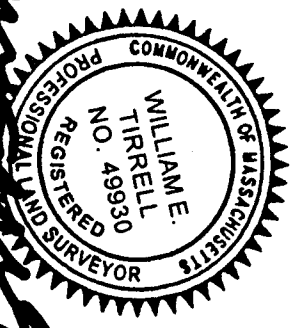
Plot Plan



NOTES

- 1) - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HERON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25025C00914, MAP REVISED MARCH 16, 2016.
- 2) - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 3) - THE EXISTING BUILDING WAS LOCATED AT THE NEAREST POINT TO THE BOUNDARY LINE.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY, PLANS AND DEEDS OF RECORD.

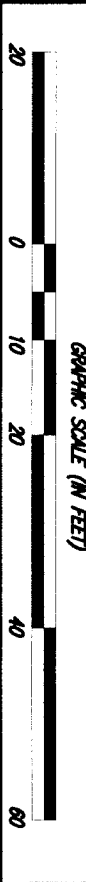


William E. Tirrell
 WILLIAM E. TIRRELL, PLS (MA# 49930) DATE 11/22/21

FR
FRANINGHAM SURVEY CONSULTANTS INC.
 32 TAYLOR STREET
 BOSTON, (DORCHESTER) MASSACHUSETTS

FRANINGHAM SURVEY CONSULTANTS INC.
 P.O. BOX 1190 FRANINGHAM MA 01701
 PH: 508-628-1444 FAX: 508-679-9292
 WWW.FRANINGHAMSURVEY.COM

SCALE	1"=20'	DRAWN BY:	RDN	DATE	NOVEMBER 22, 2021	CHECKED BY:	WET	DWG. NO.:	11378L 21 EXP
				JOB NO.:	11378L 21				



Proof of Ownership

QUITCLAIM DEED

I, **Mary A. Lane, unmarried, of Boston, Suffolk County, Massachusetts, ("Grantor")**,

for consideration paid and in full consideration of **Six Hundred Ninety-Nine Thousand Dollars and 00/100 (\$699,000.00)**,

Hereby Grants to **Taylor Street Development LLC**, a Massachusetts limited liability company of **4 Payne Street, Dorchester, MA 02122 ("Grantee")**,

with **QUITCLAIM COVENANTS**,

The land with the buildings thereon situated in that part of said Boston called Dorchester on Taylor Street and bounded and described as follows:

SOUTHEASTERLY by Taylor Street, seventy-eight feet, nine inches (78'9");

NORTHEASTERLY: by land now or formerly of Blanchard, ninety-five feet, four inches (95'4");

NORTHWESTERLY in part by land of Savil and in part by land now or formerly of the Trinity Church Society and in part by land now or formerly of Clark, seventy-seven feet, ten inches (77'10");

SOUTHWESTERLY by land now or formerly of Hill, ninety-nine feet, (99').

The Post Office Address of the Premises is 32 Taylor Street, Dorchester, MA 02122

Said Premises are conveyed subject to and together with easements and restrictions of record.

Under the pains and penalties of perjury, I, the Grantor named herein, do hereby voluntarily release any and all rights of homestead, if any, as set forth in M.G.L. Chapter 188, and state that there are no other persons or person entitled to any homestead rights.

Meaning and intending to convey the same property conveyed to the Grantor, by deed dated July 28, 1999 and recorded in the Suffolk County Registry of Deeds in Book 24028, Page 318.

Address : 32 Taylor Street, Dorchester, MA 02122

Corporations Division Proof of Ownership

Business Entity Summary

ID Number: 001549792

[Request certificate](#)

[New search](#)

Summary for: TAYLOR STREET DEVELOPMENT LLC

The exact name of the Domestic Limited Liability Company (LLC): TAYLOR STREET DEVELOPMENT LLC

Entity type: Domestic Limited Liability Company (LLC)

Identification Number: 001549792

Date of Organization in Massachusetts:
12-18-2021

Last date certain:

The location or address where the records are maintained (A PO box is not a valid location or address):

Address: 4 PAYNE ST. 4 PAYNE ST., UNIT 4
City or town, State, Zip code, BOSTON, MA 02122 USA
Country:

The name and address of the Resident Agent:

Name: **MARC SAVATSKY**
Address: 4 PAYNE ST. UNIT 4
City or town, State, Zip code, BOSTON, MA 02122 USA
Country:

The name and business address of each Manager:

Title	Individual name	Address
MANAGER	MARC SAVATSKY	4 PAYNE ST. BOSTON, MA 02122 USA

In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:

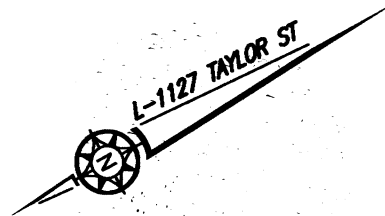
Title	Individual name	Address
SOC SIGNATORY	MARC SAVATSKY	4 PAYNE ST., UNIT 4 BOSTON, MA 02122 USA

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	Individual name	Address
REAL PROPERTY	MARC SAVATSKY	4 PAYNE ST., UNIT 4 BOSTON, MA 02122 USA

Consent
 Confidential Data
 Merger Allowed
 Manufacturing

View filings for this business entity:



Now or Formerly
TRINITY CONGREGATIONAL CHURCH
 WARD: 16 - PARCEL: 2765
 #51 WALNUT ST.

Now or Formerly
TRINITY CONGREGATIONAL CHURCH
 WARD: 16 - PARCEL: 2755
 #59 WALNUT ST.

Now or Formerly
BOB TAIL NAG, LLC
 WARD: 16 - PARCEL: 2764 004
 #47-#49 WALNUT ST.

Now or Formerly
TAYLOR STREET DEVELOPMENT LLC
 WARD: 16 - PARCEL: 2758
 BOOK 66935 - PAGE 265
AREA =
7,603 S.F. ±

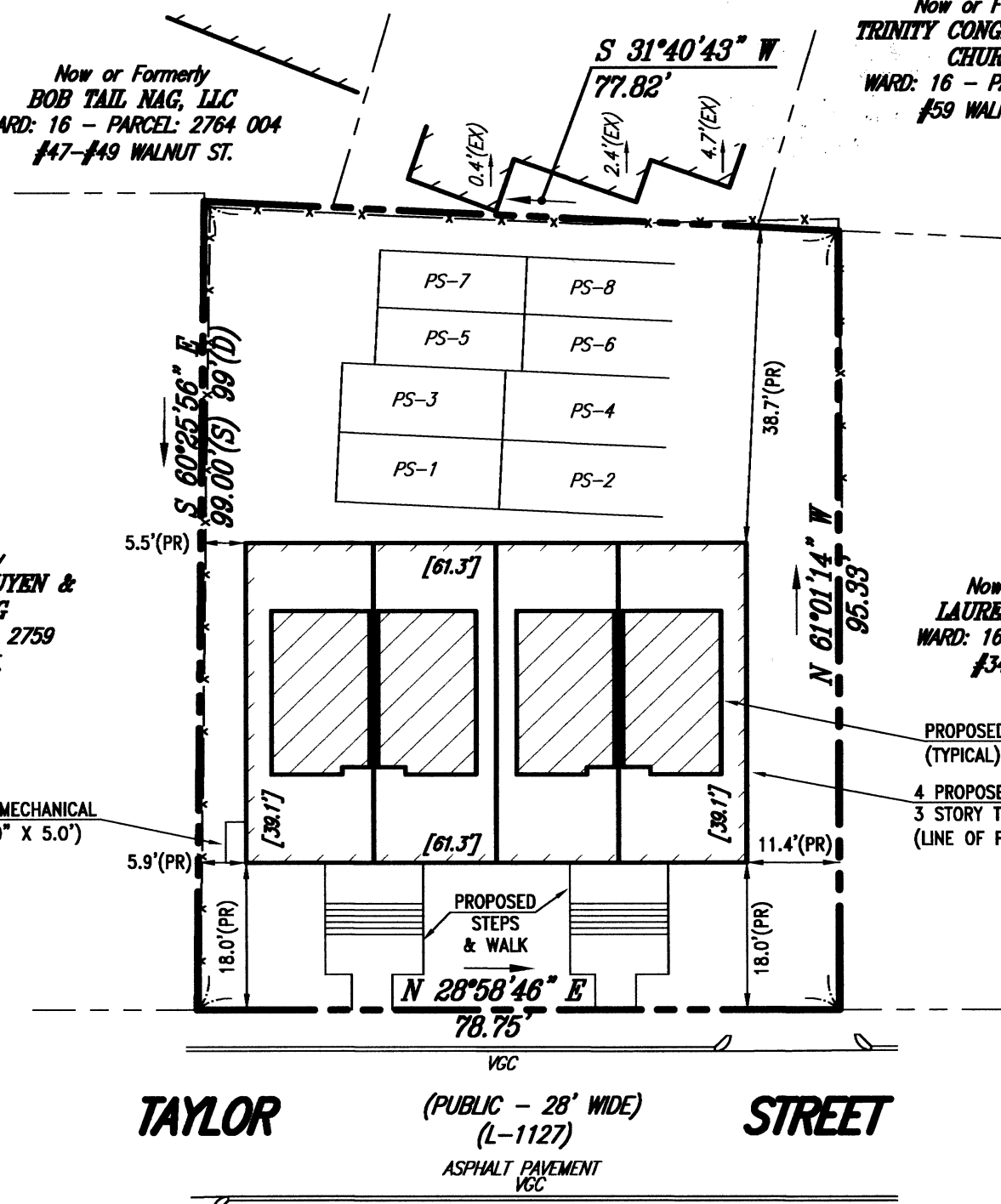
Now or Formerly
PHUONG KIM T. NGUYEN & HUNG T. DONG
 WARD: 16 - PARCEL: 2759
 #26 TAYLOR ST.

Now or Formerly
LAUREN T. STEVENS
 WARD: 16 - PARCEL: 2757
 #34 TAYLOR ST.

PROPOSED MECHANICAL CLOSET (30" X 5.0')

PROPOSED ROOF DECK (TYPICAL)
 4 PROPOSED 3 STORY TOWNHOUSES (LINE OF FIRST FL - NO FOUNDATION)

- LEGEND**
- (S) - SURVEY DIMENSION
 - (EX) - EXISTING OFFSET
 - (PR) - PROPOSED OFFSET
 - (D) - DEED DIMENSION
 - [16.0'] - BUILDING DIMENSION
 - PS - PARKING SPACE



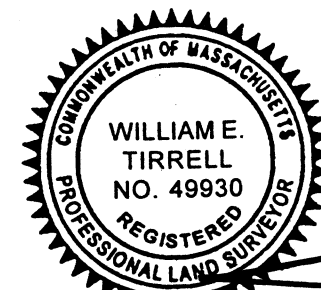
TAYLOR STREET

(PUBLIC - 28' WIDE)
 (L-1127)
 ASPHALT PAVEMENT
 VGC

NOTES

- 1) - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25025C0091J, MAP REVISED MARCH 16, 2016.
- 2) - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 3) - PROPOSED PARKING SPACES ARE 18.0' X 8.5' UNLESS OTHERWISE NOTED.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY, PLANS AND DEEDS OF RECORD.



WILLIAM E. TIRRELL, PLS (MA# 49930)

2/20/22
 DATE

3	FEBRUARY 18, 2022	CLIENT COMMENTS/BUILDING ALIGNMENT
2	FEBRUARY 10, 2022	CLIENT COMMENTS/BUILDING ALIGNMENT
1	JANUARY 24, 2022	REVISED BUILDING FOOTPRINT

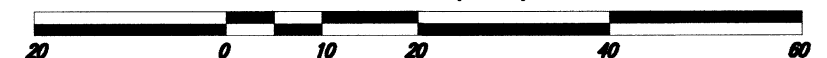


PLAN FOR PROPOSED BUILDING
32 TAYLOR STREET
BOSTON, (DORCHESTER) MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.
 P.O. BOX 1190 FRAMINGHAM, MA 01701
 PH: 508-628-1444 FAX: 508-879-9292
 WWW.FRAMINGHAMSURVEY.COM

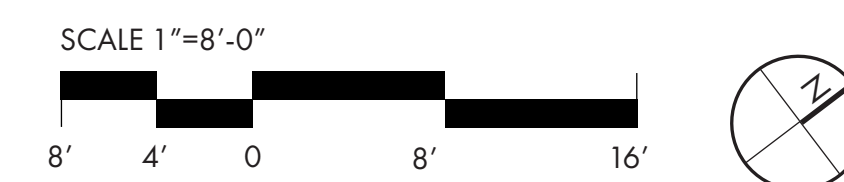
SCALE: 1"=20'	DRAWN BY: RDN	DWG: 1137R_21 EXPP r3
DATE: NOVEMBER 22, 2021	CHECKED BY: WET	JOB NO: 1137R_21

GRAPHIC SCALE (IN FEET)

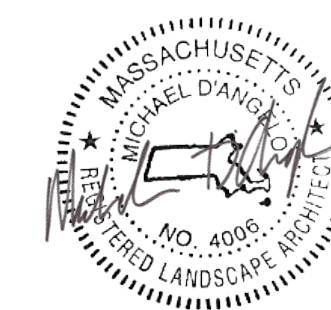




<p>Existing Trees:</p> <p>20" Caliper Oak (remains) 8" Caliper Dogwood (removed)</p> <p>Proposed Trees:</p> <p>(1) 2.5" Caliper Flowering Dogwood (2) 2.5" Caliper Flowering Serviceberry (1) 3" Caliper Armstrong Maple</p> <p>Total Existing Caliper Inches Removed = 8" Total Proposed Caliper Inches = 10.5" Net gain of Caliper = 2.5"</p>
--



32 Taylor Street | Landscape Plan
Boston, MA

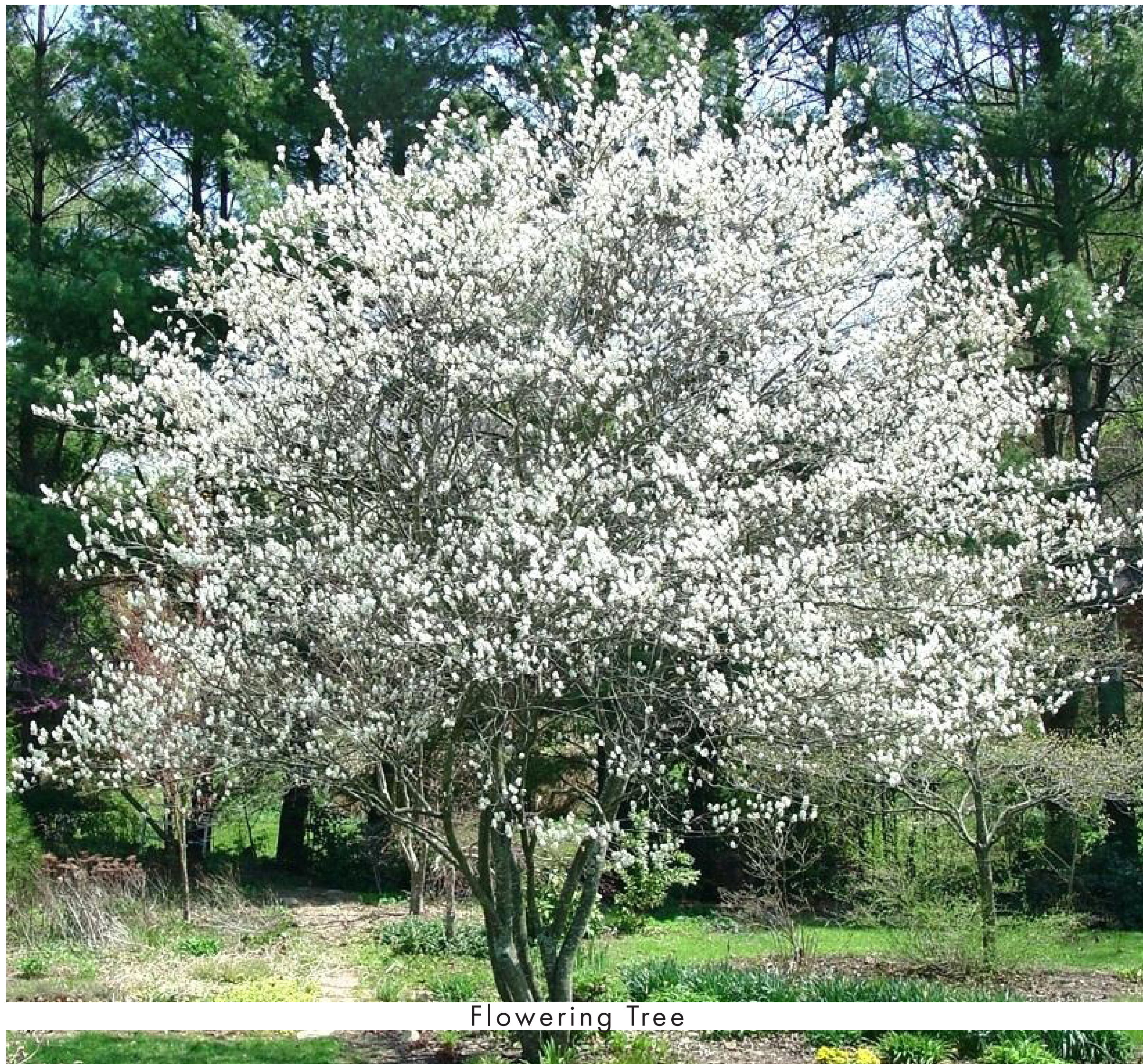
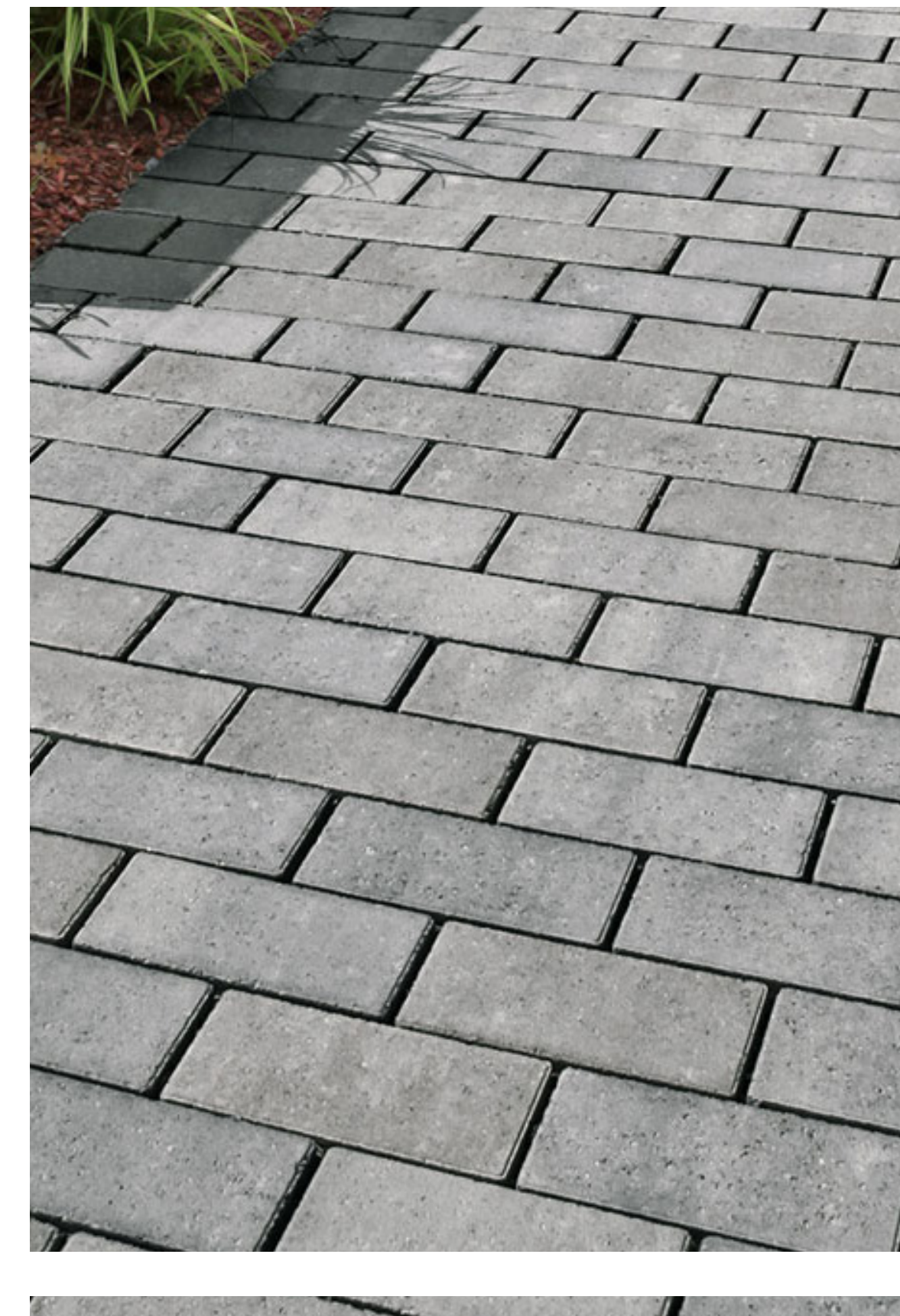




Privacy Fence



Precast Pavers

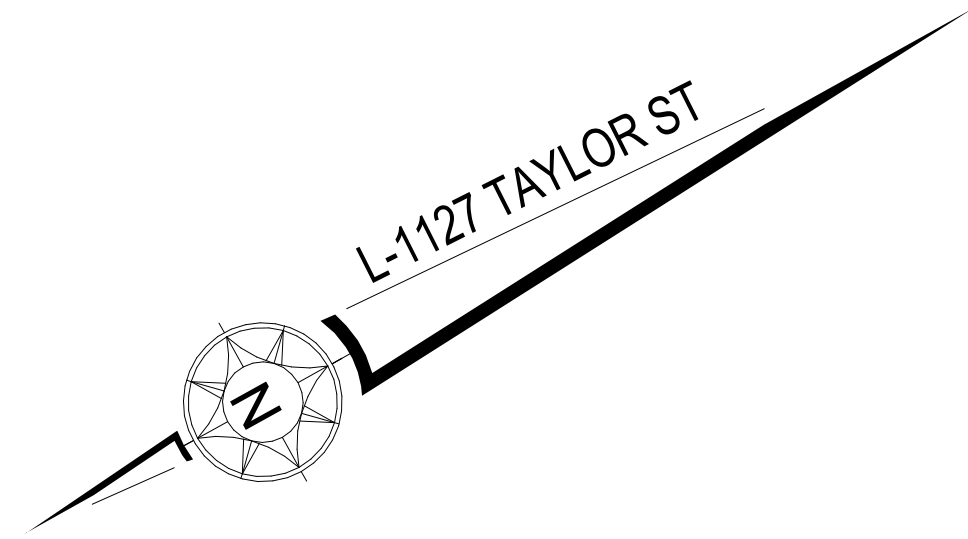


Flowering Tree



Flowering Shrubs and Perennials





PROJECT NAME
FOUR UNIT TOWNHOUSE

PROJECT ADDRESS
32 TAYLOR STREET,
DORCHESTER, MA 02122

PROJECT PHASE
ZONING BOARD

ARCHITECT

VANKO
STUDIO
ARCHITECTS

407 DUDLEY STREET, SUITE #8
BOSTON, MA 02119
617.502.1120

CONSULTANT(S)

APPROVALS

REGISTERED PROFESSIONAL

SHEET NAME
ARCHITECTURAL SITE PLAN

SHEET USE

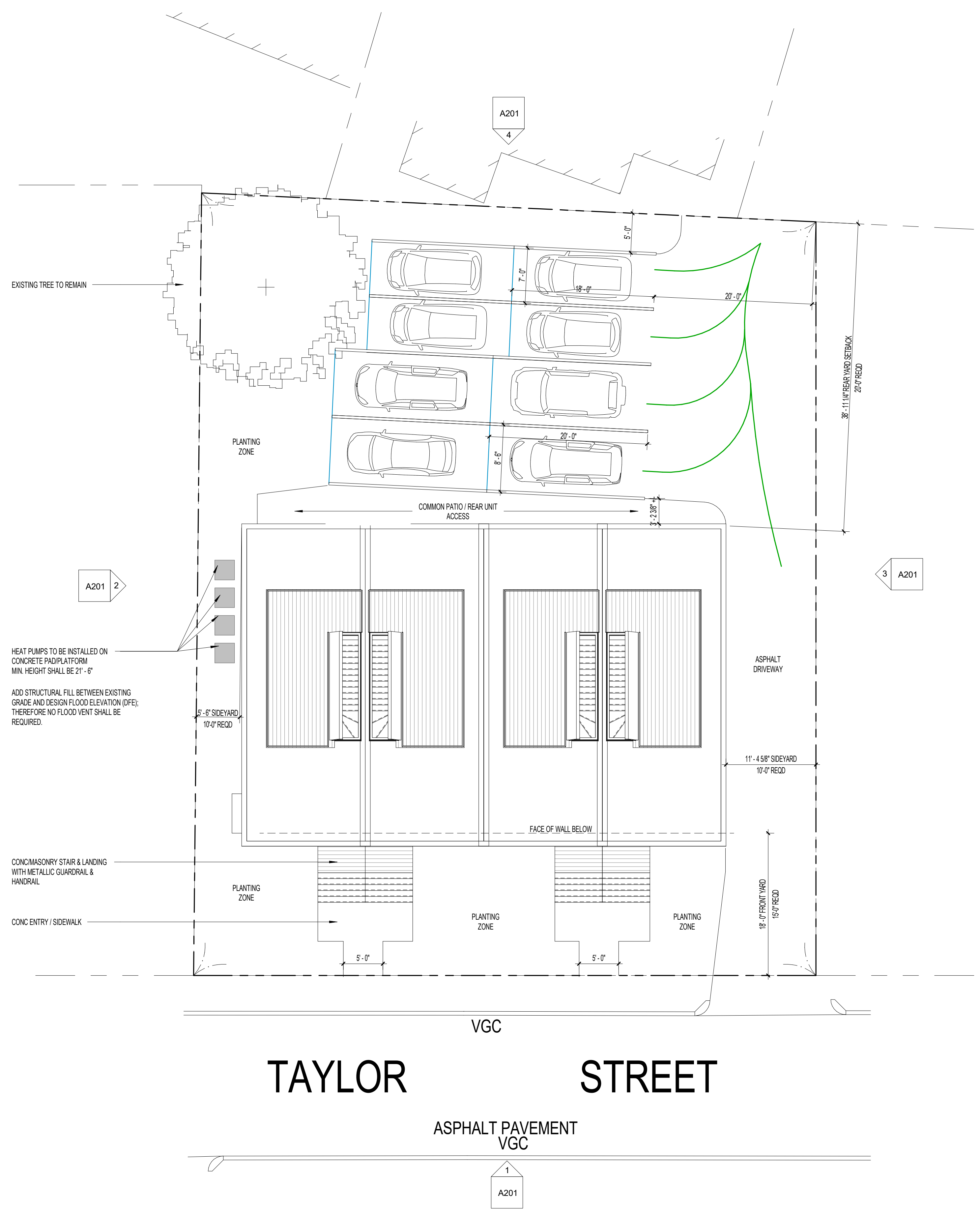
DATE 2/17/2022

SCALE 1/8" = 1'-0"

REVISION

REV ISSUE

A100



EXISTING TREE TO REMAIN

PLANTING ZONE

A201 2

HEAT PUMPS TO BE INSTALLED ON CONCRETE PAD/PLATFORM MIN. HEIGHT SHALL BE 2'-6"

ADD STRUCTURAL FILL BETWEEN EXISTING GRADE AND DESIGN FLOOD ELEVATION (DFE); THEREFORE NO FLOOD VENT SHALL BE REQUIRED.

5'-0" SIDEYARD
10'-0" REQD

CONC MASONRY STAIR & LANDING WITH METALLIC GUARDRAIL & HANDRAIL

CONC ENTRY / SIDEWALK

PLANTING ZONE

PLANTING ZONE

PLANTING ZONE

PLANTING ZONE

VGC

TAYLOR STREET

ASPHALT PAVEMENT
VGC

A201 1

A201 3

A201 4

38'-11 1/4" REAR YARD SETBACK
20'-0" REQD

ASPHALT DRIVEWAY

11'-4 5/8" SIDEYARD
10'-0" REQD

18'-0" FRONT YARD
15'-0" REQD

3'-2 3/8"

COMMON PATIO / REAR UNIT ACCESS

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

20'-0"

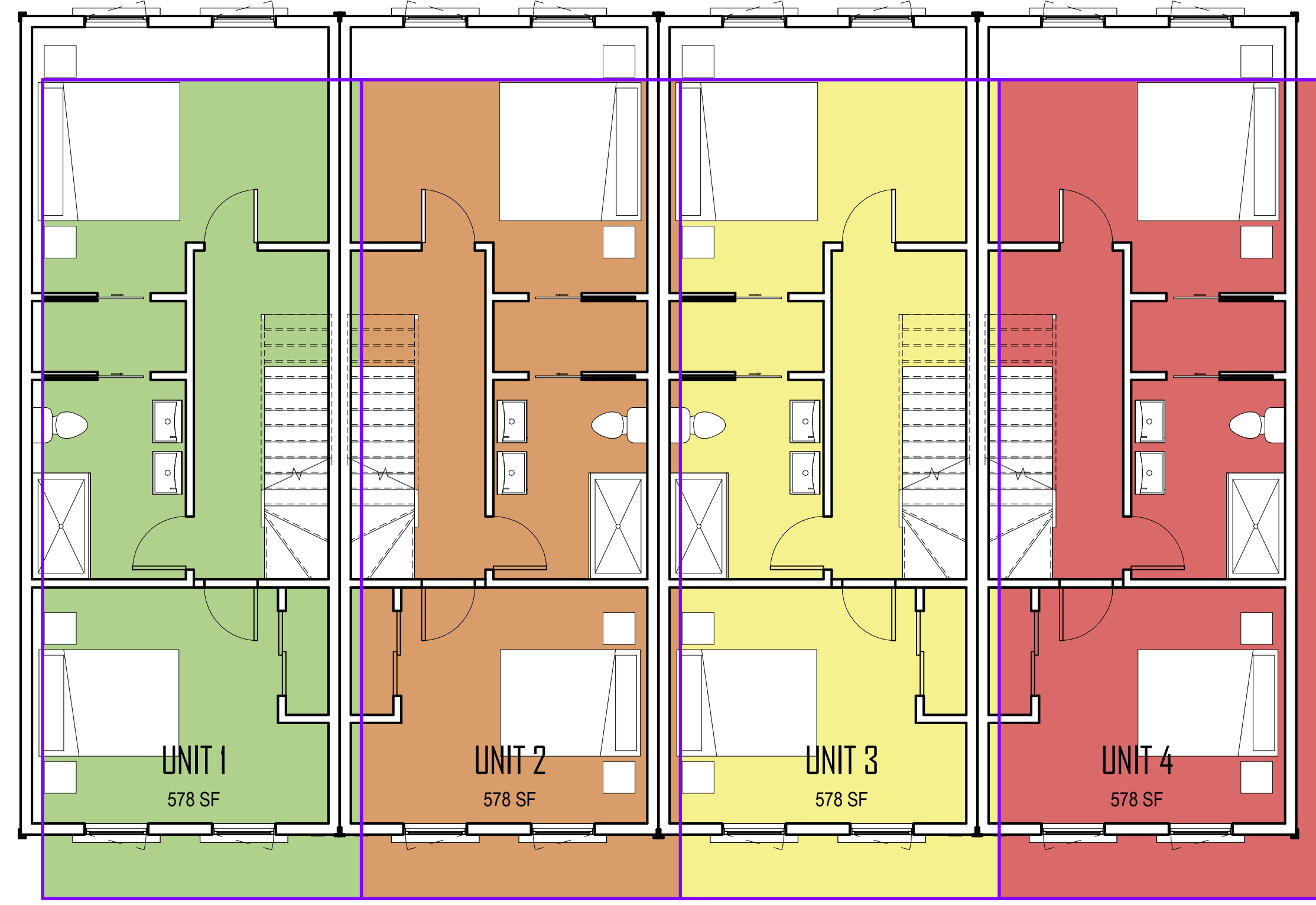
20'-0"

20'-0"

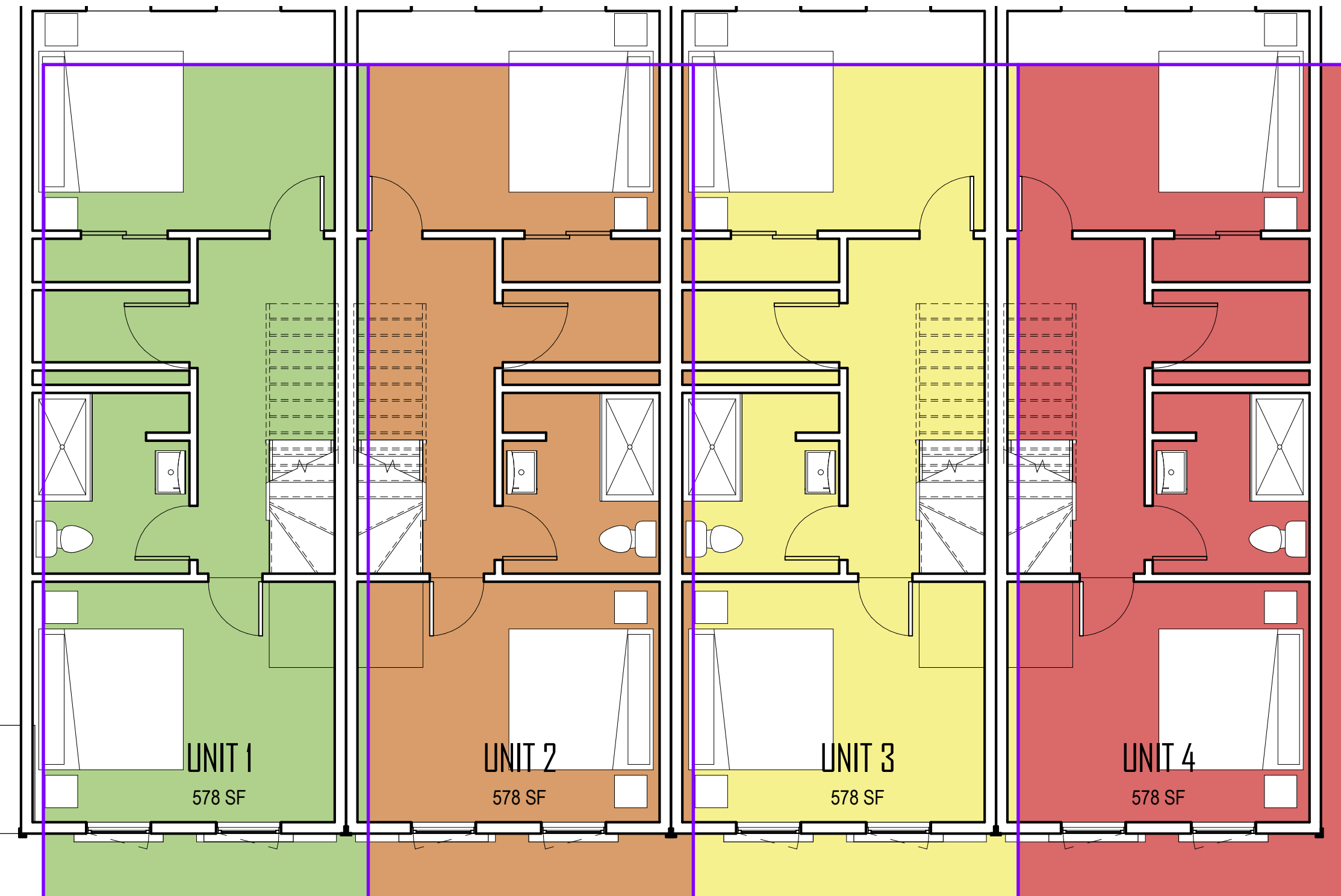
20'-0"

20'-0"

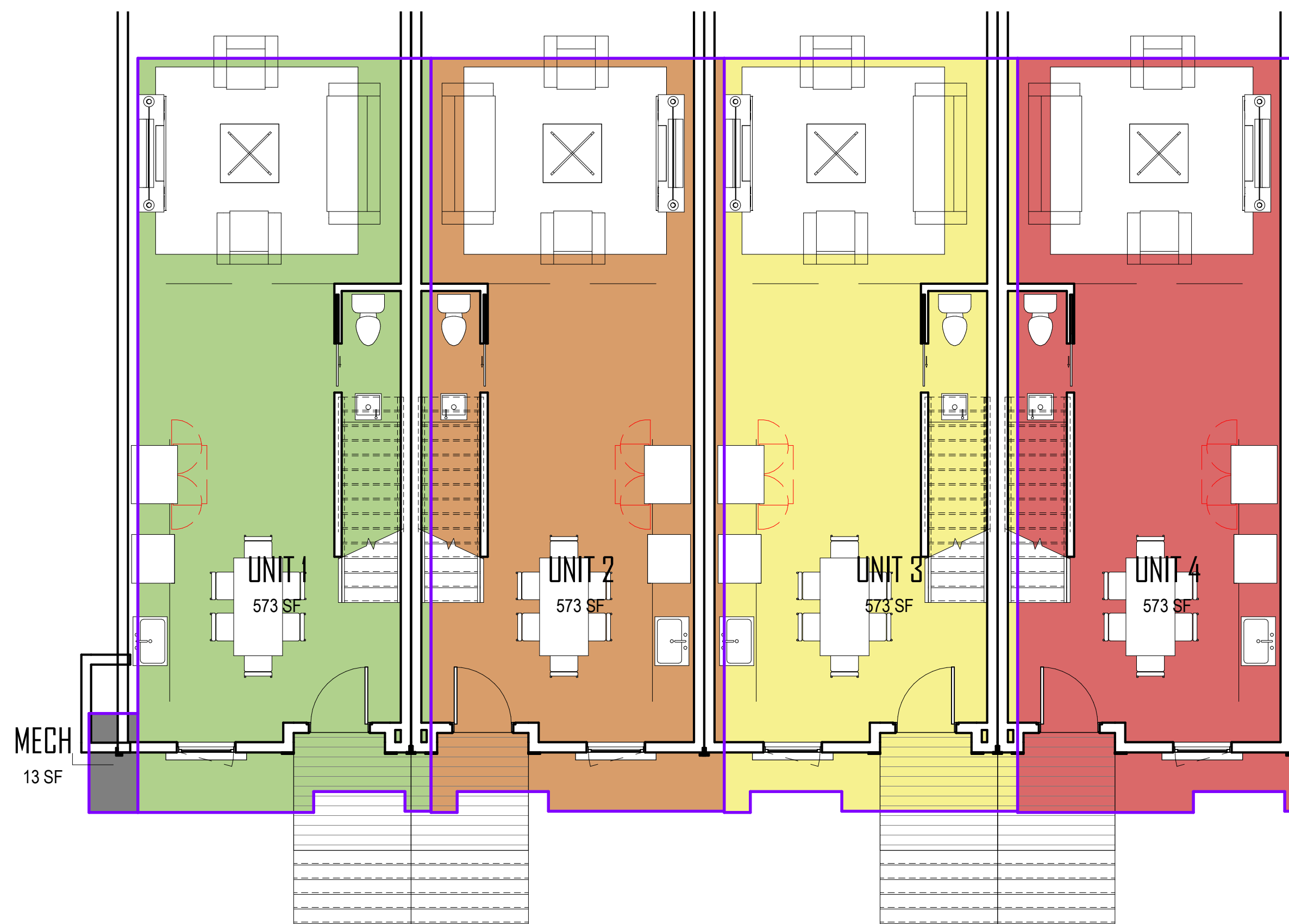
20'-0"



3 03 - LEVEL 3
3/16" = 1'-0"



2 02 - LEVEL 2
3/16" = 1'-0"



1 01 - LEVEL 1 (EL. 21.5)
3/16" = 1'-0"

AREA SUMMARY	
NAME	AREA
01 - LEVEL 1 / DESIGN FLOOR (EL. 21.5)	
MECH	13 SF
UNIT 1	573 SF
UNIT 2	573 SF
UNIT 3	573 SF
UNIT 4	573 SF
	2369 SF
02 - LEVEL 2	
UNIT 1	578 SF
UNIT 2	578 SF
UNIT 3	578 SF
UNIT 4	578 SF
	2310 SF
03 - LEVEL 3	
UNIT 1	578 SF
UNIT 2	578 SF
UNIT 3	578 SF
UNIT 4	578 SF
	2310 SF
	6928 SF

PROJECT NAME
FOUR UNIT TOWNHOUSE

PROJECT ADDRESS
32 TAYLOR STREET,
DORCHESTER, MA 02122

PROJECT PHASE
ZONING BOARD

ARCHITECT
VANKO
STUDIO
ARCHITECTS

407 DUDLEY STREET, SUITE #8
BOSTON, MA 02119
617.502.1120

CONSULTANT(S)

APPROVALS

REGISTERED PROFESSIONAL

SHEET NAME
AREA PLANS

SHEET USE
DATE 2/17/2022
SCALE 3/16" = 1'-0"
REVISION
REV ISSUE

A101

PROJECT NAME
FOUR UNIT TOWNHOUSE

PROJECT ADDRESS
32 TAYLOR STREET,
DORCHESTER, MA 02122

PROJECT PHASE
ZONING BOARD

ARCHITECT

VANKO
STUDIO
ARCHITECTS

407 DUDLEY STREET, SUITE #8
BOSTON, MA 02119
617.502.1120

CONSULTANT(S)

APPROVALS

REGISTERED PROFESSIONAL

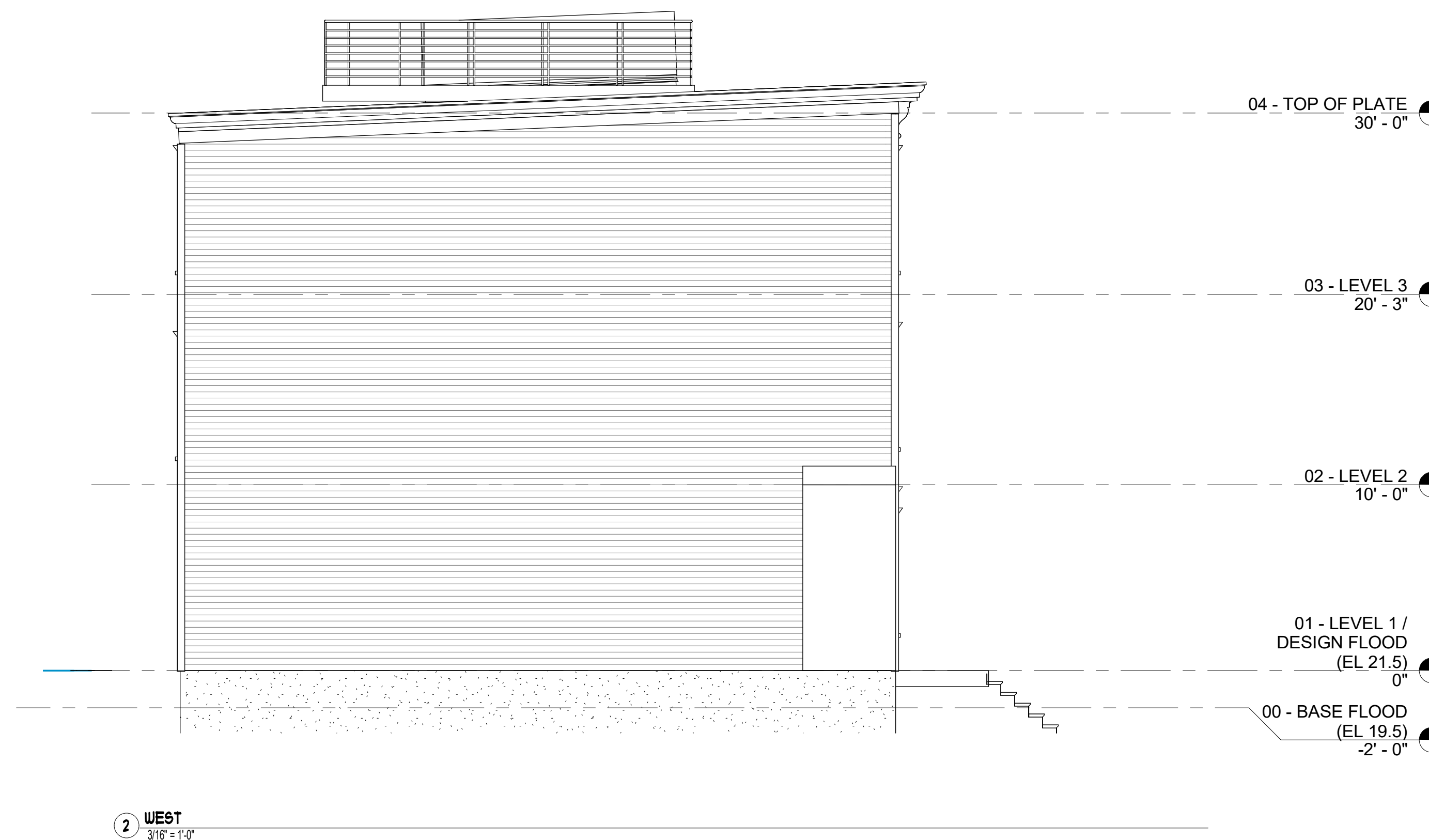
SHEET USE
ELEVATIONS

SHEET NAME
DATE 2/17/2022
SCALE 3/16" = 1'-0"
REVISION
REV ISSUE

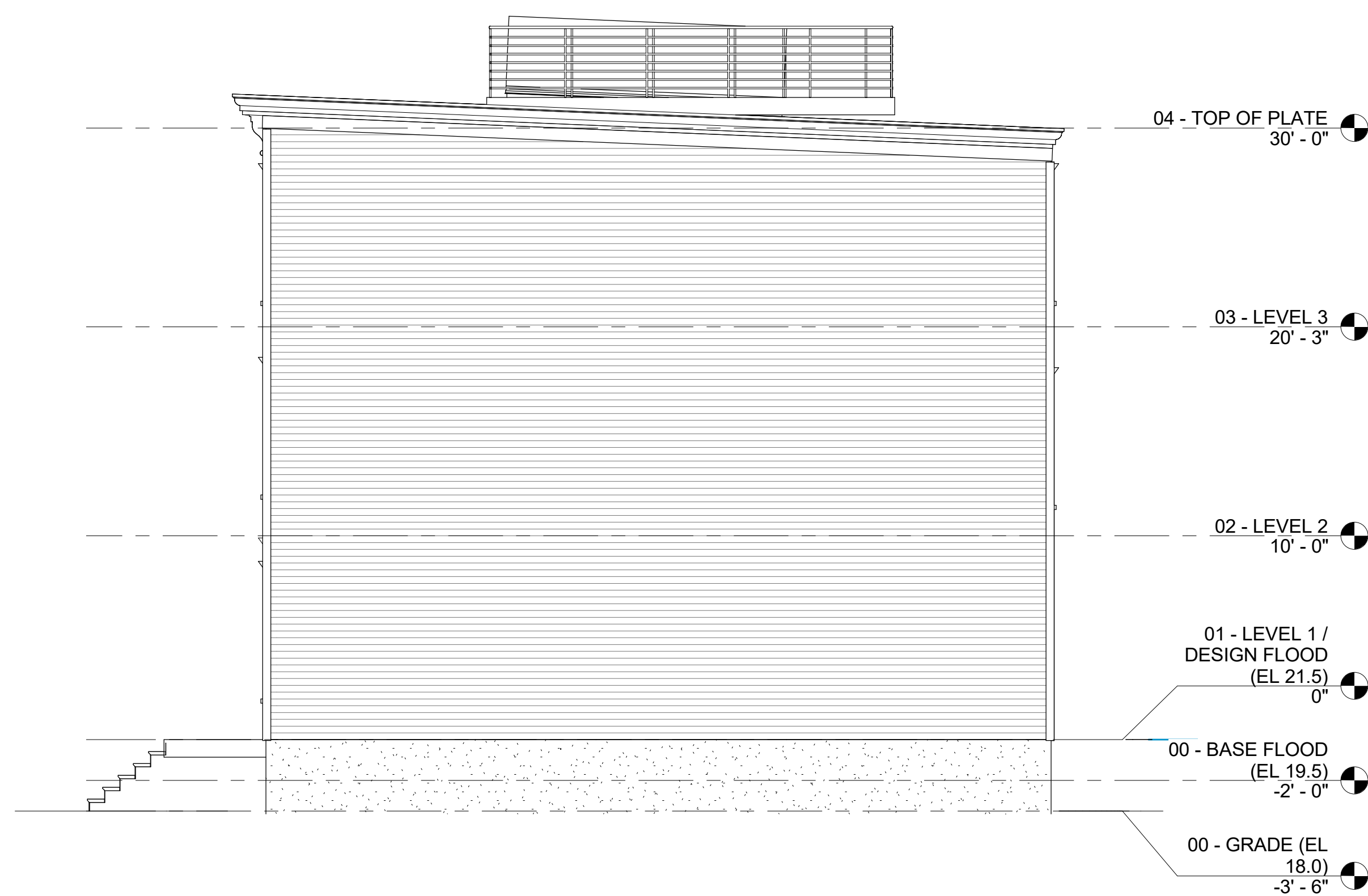
A201



4 NORTH
3/16" = 1'-0"



2 WEST
3/16" = 1'-0"



3 EAST
3/16" = 1'-0"



1 SOUTH
3/16" = 1'-0"