



**APPLICATION
ARTICLE 85
DEMOLITION DELAY REVIEW**

Mailing Address:
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 16 Whitby Street, East Boston, MA, 02128

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 D-T ARCO LLC

Luis Diazgranados Builder and Contractor

CONTACT NAME RELATIONSHIP TO PROPERTY

15 Cypress Street ste 301 Newton MA 02459

MAILING ADDRESS CITY STATE ZIP CODE

617-286-2726 yamoyave@arcolc.com/clanga@arcolc.com

PHONE EMAIL

16 Whitby Street LLC Carlos Langa, Esq.

PROPERTY OWNER CONTACT NAME

15 cypress street ste 301 Newton MA 02459

MAILING ADDRESS CITY STATE ZIP CODE

857-204-5477/617-610-3833 Clanga@arcolc.com

PHONE EMAIL

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? Yes

IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS Approved See attached decision
(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.

The project will entail full demolition of the existing property and new construction of a 3 story 7 condominium condo with 13 parking spaces

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 16 WHARF LLC OWNER* Luis Diazgranados
 PRINT [Signature] ***(If building is a condominium or cooperative, the chairman must sign.)** PRINT [Signature]

On this 23 day of Feb., 2022 before me, the undersigned Notary Public, personally** appeared Luis Diazgranados (name of document signer), proved to me through satisfactory evidence of identification, which were MA DL to be the person whose name is signed on the preceding or attached document in my presence.
 [Signature] (official signature and seal of Notary)
 My Commission expires:  **TORI A. SILVA**
 Notary Public
 Commonwealth of Massachusetts
 My Commission Expires March 4, 2027

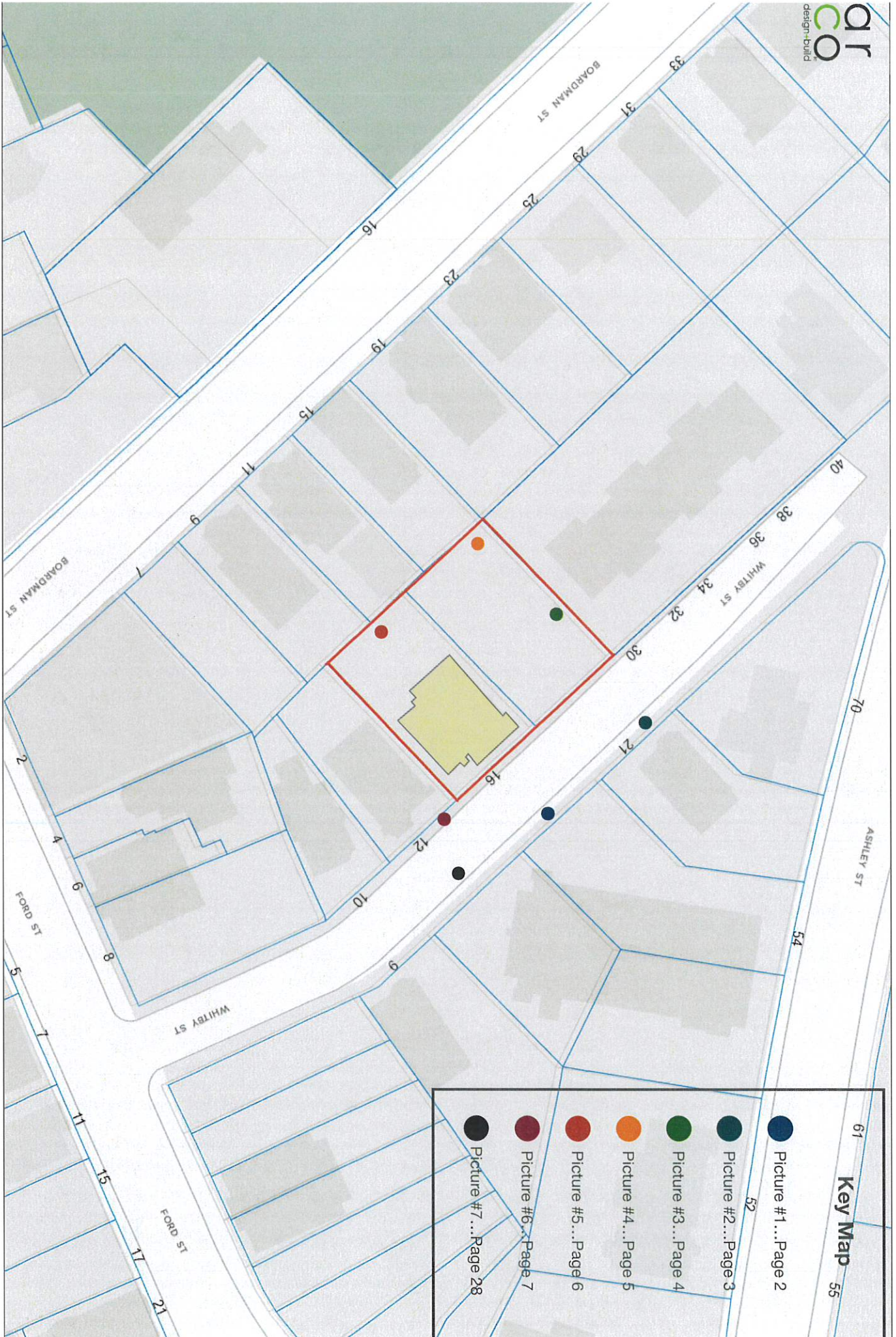
On this 23 day of Feb., 2022 before me, the undersigned Notary Public, personally** appeared Luis Diazgranados (name of document signer), proved to me through satisfactory evidence of identification, which were MA DL to be the person whose name is signed on the preceding or attached document in my presence.
 [Signature] (official signature and seal of Notary)
 My Commission expires:  **TORI A. SILVA**
 Notary Public
 Commonwealth of Massachusetts
 My Commission Expires March 4, 2027

**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.**

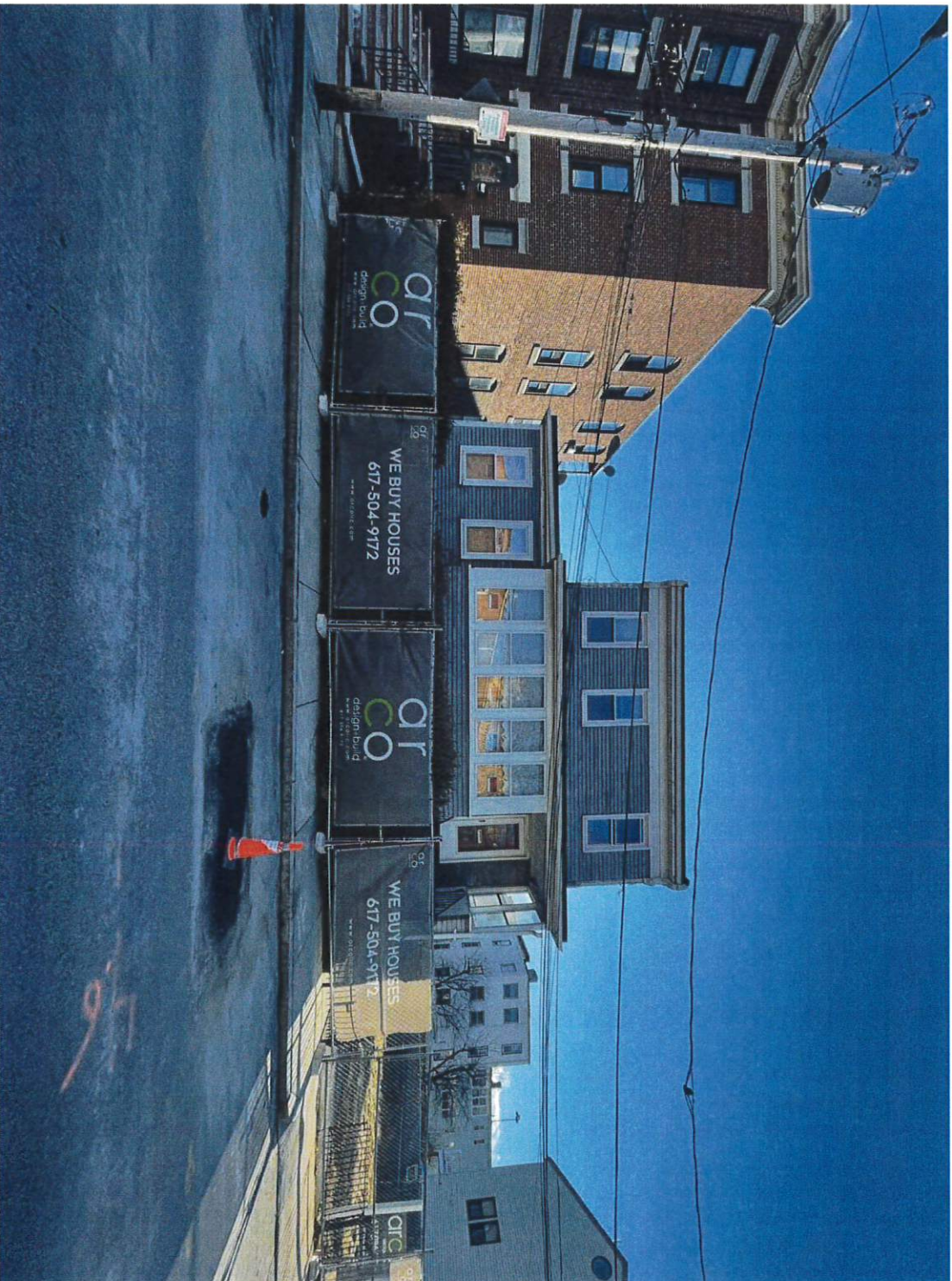
Once you have submitted the application, staff will review for completeness and will be in touch about next steps.



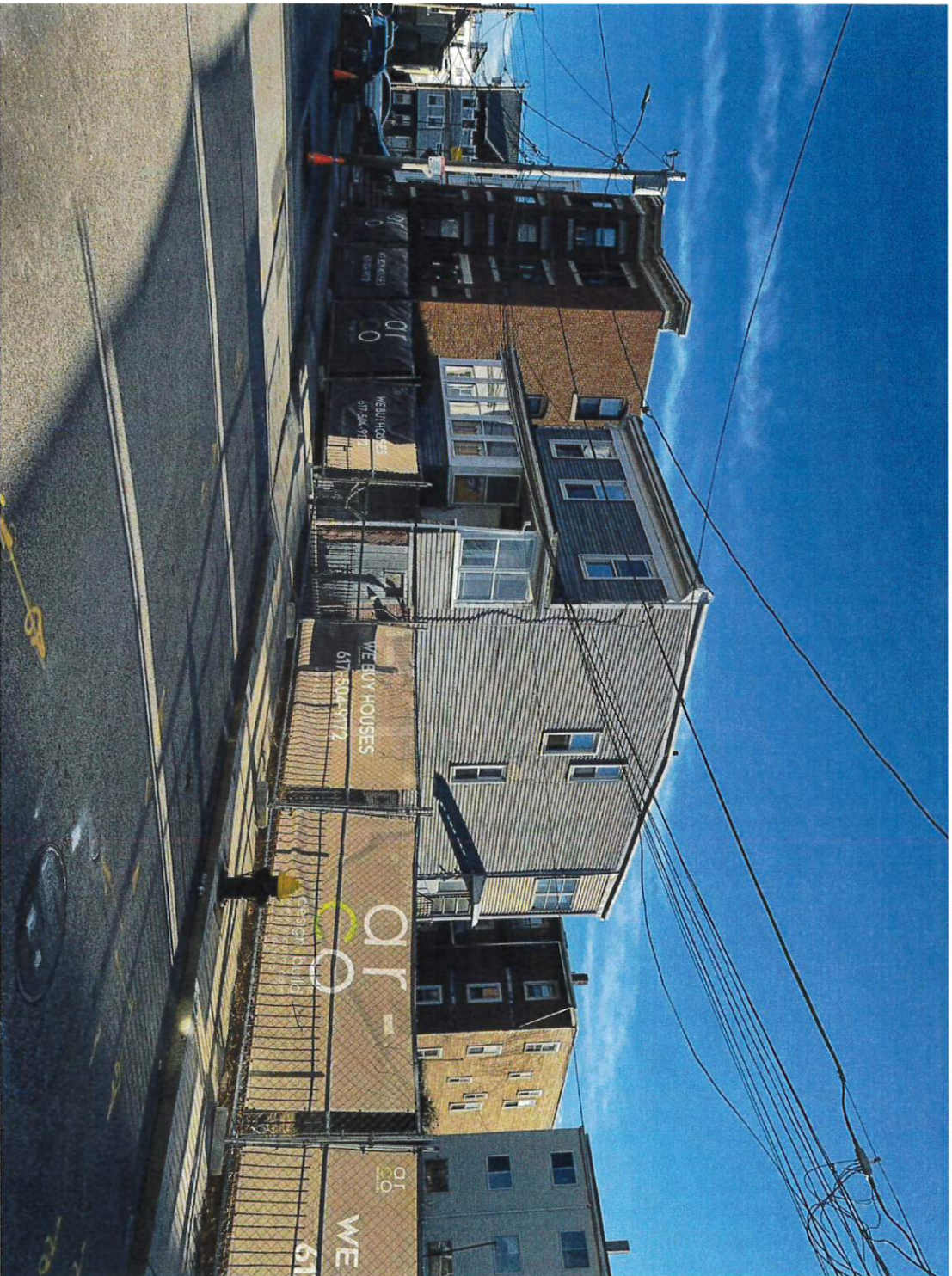
Key Map

- Picture #1... Page 2
- Picture #2... Page 3
- Picture #3... Page 4
- Picture #4... Page 5
- Picture #5... Page 6
- Picture #6... Page 7
- Picture #7... Page 28

16 Whitby St, Boston MA 02128.
Picture #1 February 18, 2022



16 Whitby St, Boston MA 02128.
Picture #2 February 18, 2022



16 Whitby St, Boston MA 02128.
Picture #3 February 18, 2022



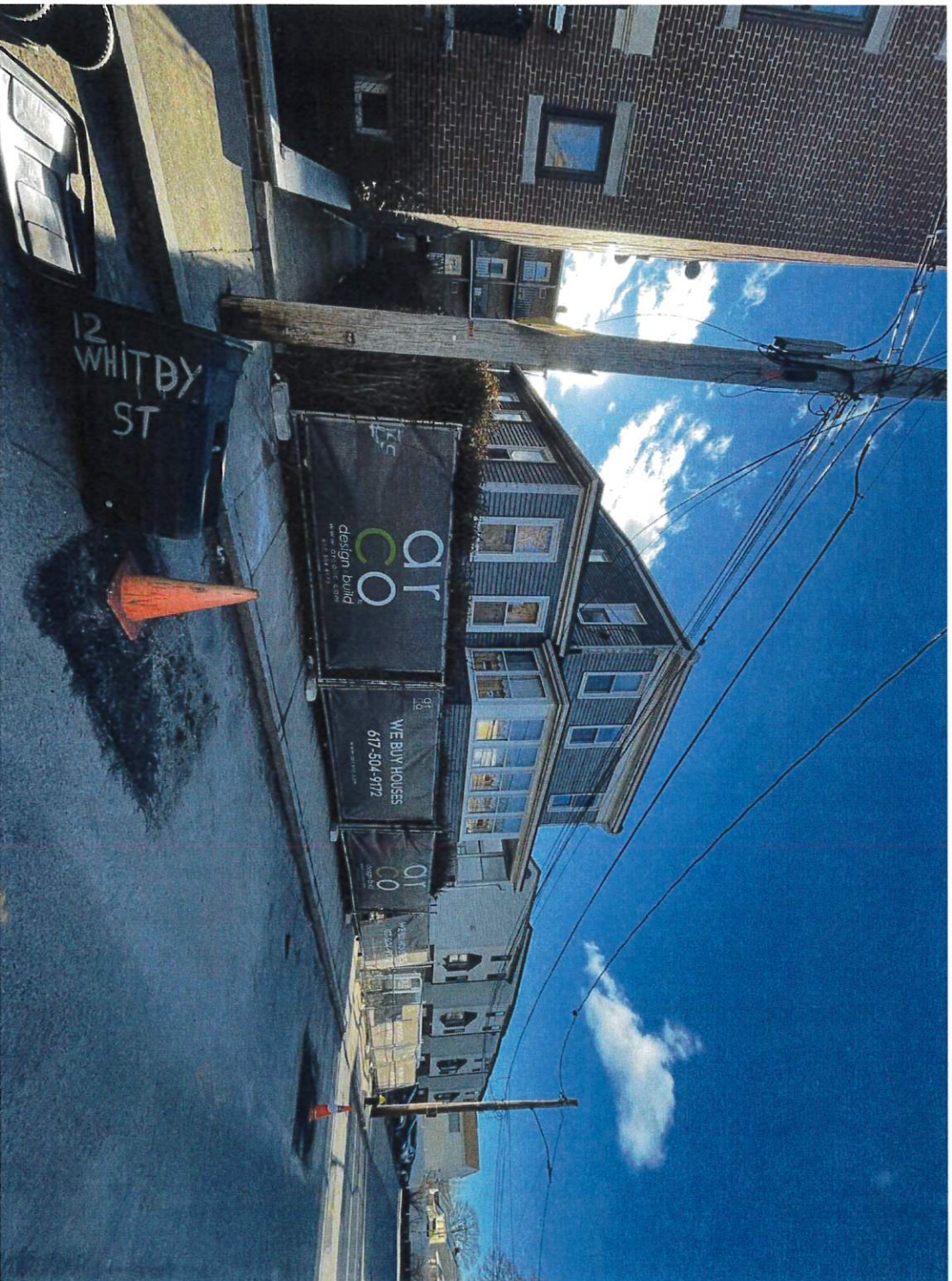
16 Whitby St, Boston MA 02128.
Picture #4 February 18, 2022



16 Whitby St, Boston MA 02128.
Picture #5 February 18, 2022

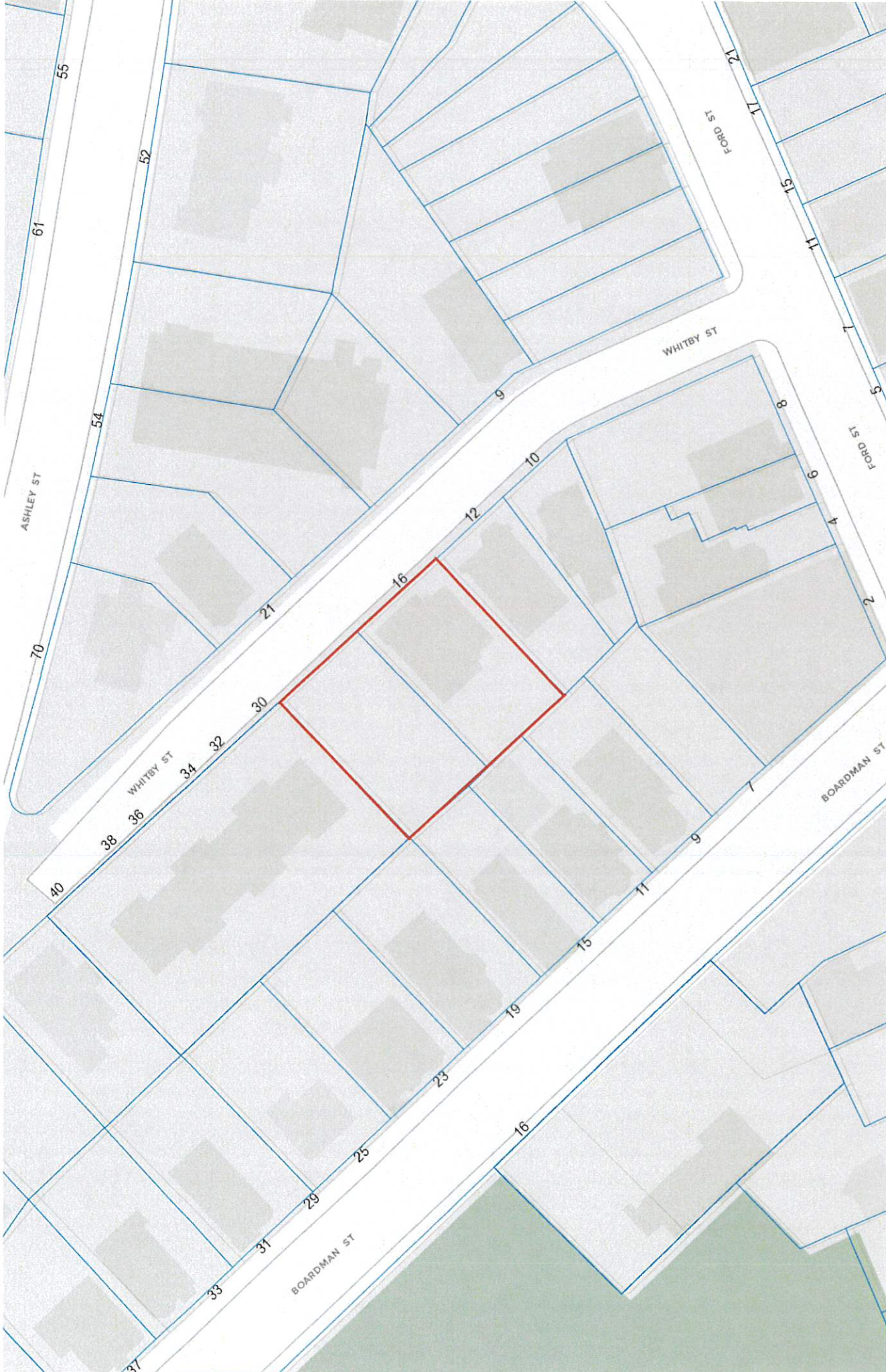


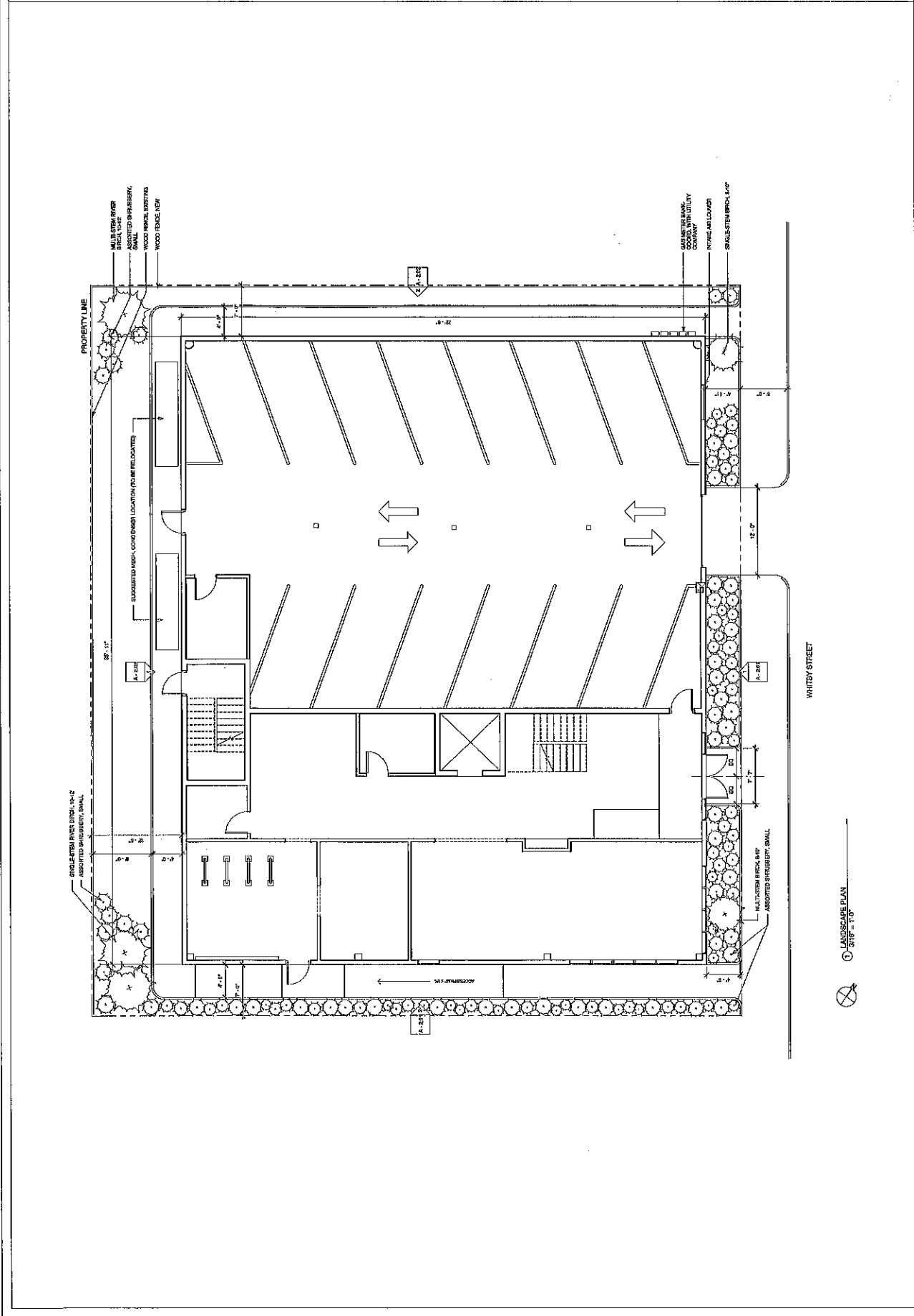
16 Whitby St, Boston MA 02128.
Picture #6 February 18, 2022



16 Whitby St, Boston MA 02128.
Picture #7 February 18, 2022



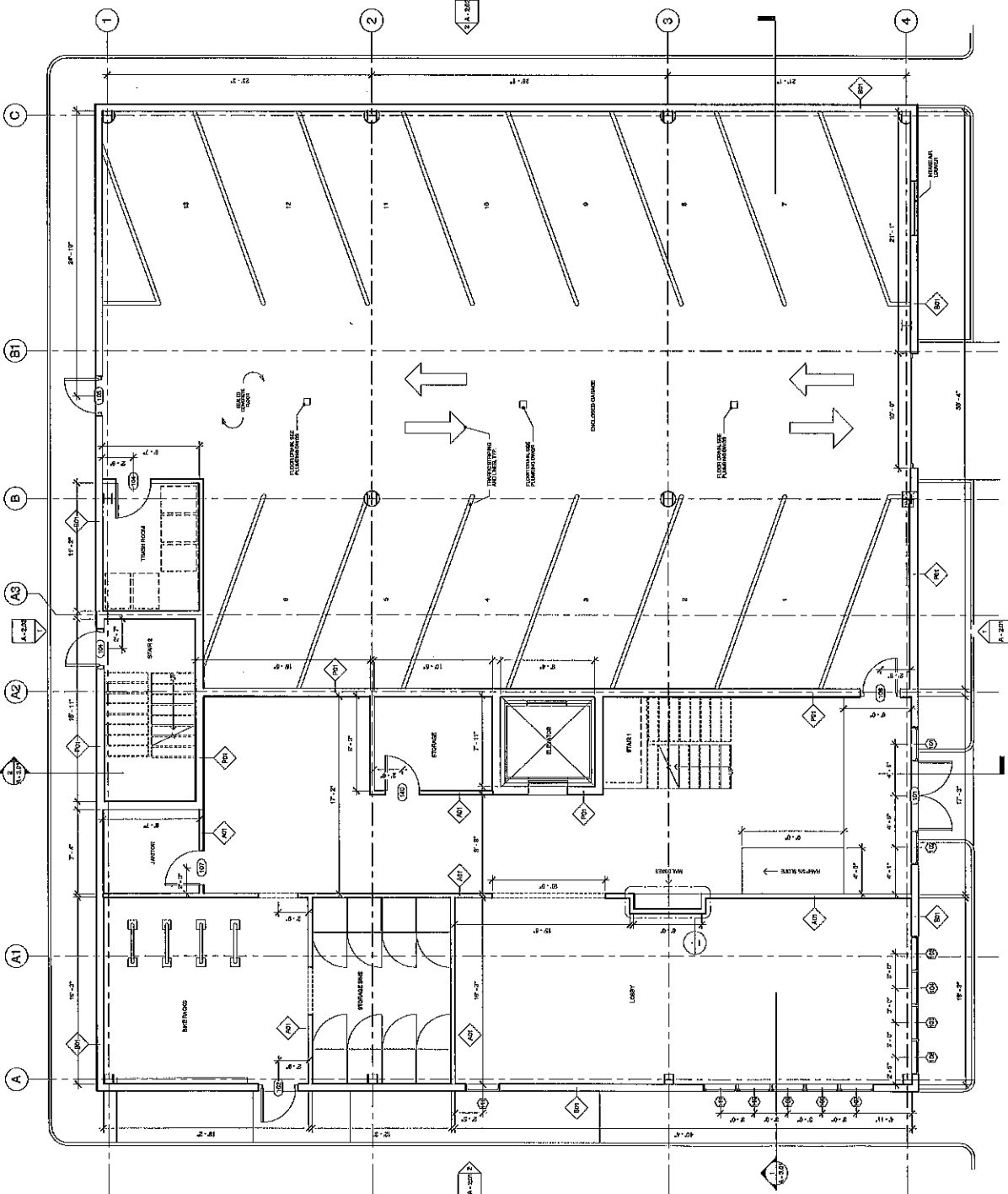
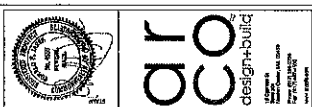




① LANDSCAPE PLAN
3/16" = 1'-0"

BUILDING PERMIT SET PLAN GARAGE/ GROUND LEVEL FLOOR	Project Number 13 2218	Date 08/20/22	Scale AS SHOWN
	Designer [Blank]	Title [Blank]	City [Blank]
Architect [Blank]	Description [Blank]	Location [Blank]	Sheet No. of Total 1 of 1

16 WHITBY ST
 EAST BOSTON, MA




① LEVEL 1 FLOOR PLAN
 1/8" = 1'-0"

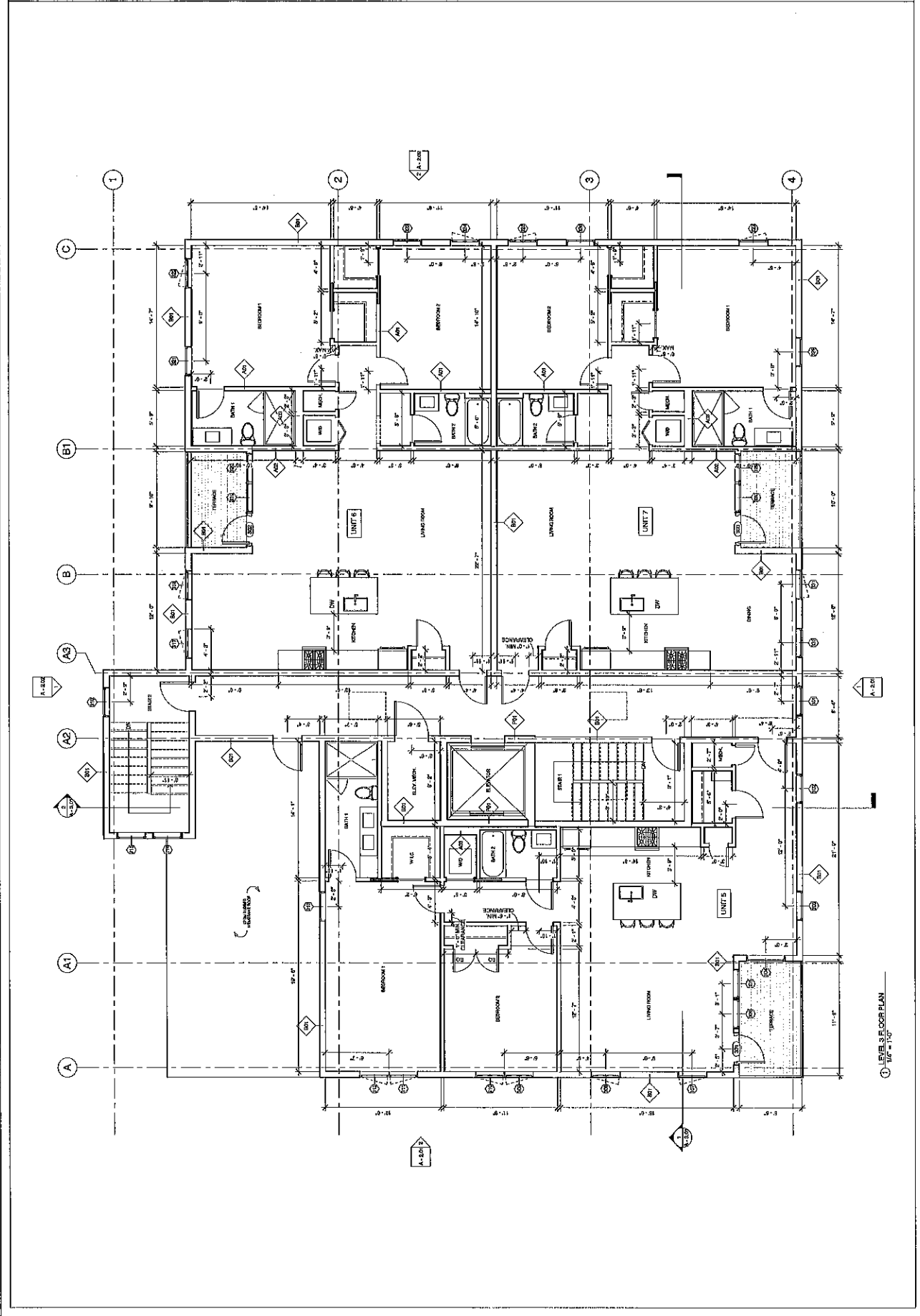
DATE: 10/1/03	PROJECT NUMBER: 19-121-B
SCALE: 1/4" = 1'-0"	DATE: 10/1/03
DESIGNED BY: [Redacted]	DATE: 10/1/03
CHECKED BY: [Redacted]	DATE: 10/1/03

BUILDING PERMIT SET

16 WHITBY ST
EAST BOSTON, MA



design-build
1010
1010
1010



① LEVEL 3 FLOOR PLAN
1/4" = 1'-0"

Suffolk County Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number : 94089
Document Type : DED
Recorded Date : October 26, 2018
Recorded Time : 01:23:14 PM

Recorded Book and Page : 60335 / 55
Number of Pages(including cover sheet) : 3
Receipt Number : 736142
Recording Fee (including excise) : \$5,141.00

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 10/26/2018 01:23 PM
Ctrl# 185683 29296 Doc# 00094089
Fee: \$5,016.00 Cons: \$1,100,000.00

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

The Grantors and Lois Tupay, spouse of Paul Tupay hereby join in to release any Homestead benefit in this property, and do not have any former spouse, partner, or former partner in a civil union who can claim the benefit of the Massachusetts Homestead Act, MGL, Ch. 188 that there are no other persons entitled to the protection of the Homestead Act.

For our title, see Deed dated February 5, 2013 recorded at Suffolk County Registry of Deeds at Book 51162, Page 185. See death certificate recorded herewith for Edward Peter Tupay.

Witness our hand and seal this 26 day of October, 2018.

Rosemarie Tupay
Rosemarie Tupay

Paul Tupay
Paul Tupay

Lois Tupay
Lois Tupay

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

October 26, 2018

The personally appeared the above named Rosemarie Tupay, Paul Tupay and Lois Tupay and having proved to me through adequate evidence of identification, which was their Massachusetts Driver's Licenses, to be the persons whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



SCOTT J. CLIFFORD
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 14, 2024

[Signature]
Notary Public
My Commission Expires:

masslandrecords.com

Street #: * Street Name: Town:

Recorded Land Property Search (Dates Available: 01/01/1973-Current) Street #: 16 Street Name: Whitby St Town: BOSTON From: 1/1/1973 To: 5/20/2021 (Total: 0.03 seconds, 7 rows)

Select All | Smart Selection | Deselect All | Print Search Results | View: 20 Page 50 Page 100 Page

Street Name	Rec. Date	Book/Page	Type Desc.	Street #	Town
<input type="checkbox"/> WHITBY ST	4/1/2021	62281-162	MORTGAGE		BOSTON
<input type="checkbox"/> WHITBY ST	10/24/2018	60335-51	MUNICIPAL LBN CERTIFICATE		BOSTON
<input type="checkbox"/> WHITBY ST	10/26/2018	60335-51	DEED		BOSTON
<input type="checkbox"/> WHITBY ST	10/26/2018	60335-58	MORTGAGE		BOSTON
<input type="checkbox"/> WHITBY ST	1/1/2018	31162-181	DEED		BOSTON
<input type="checkbox"/> WHITBY ST	7/11/2011	4812-7-1	DEED		BOSTON
<input type="checkbox"/> WHITBY ST	7/28/1991	18384-270	CERTIFICATE		BOSTON

View Details | View Images

[Add to Basket](#) | [Print](#)

Doc. #	Rec. Date	Rec. Time	Type Desc.	# of Pgs.	Book/Page	Consideration	Doc. Status
94089	10/26/2018	0:23PM	DEED	3	60335-51	1100000.00	Verified/Certified
Street #	Street Name		Description				
16	WHITBY ST						
Grantee/Grantee-4							
LUPAY ROSEMARIE							Grantee
LUPAY PAUL							Grantee
LUPAY LOUIS							Grantee
WHITBY STREET LLC 16							Grantee
References -3							
61162-181			DEED			2018	
60335-58			MORTGAGE			2018	
62382-162			MORTGAGE			2021	