



**APPLICATION
ARTICLE 85
DEMOLITION DELAY REVIEW**

Deliver or mail to:
Environment Dept
Boston City Hall, Rm 709
Boston, MA 02201

For Office Use Only

APPLICATION # _____
RECEIVED _____
SIGNIFICANT _____
HEARING DATE _____

DO NOT RETURN THIS FORM BY FAX OR EMAIL DO NOT STAMP THIS BOX

I. PROPERTY ADDRESS 26 TILESBORO ST. DORCHESTER, MA 02122

NAME of BUSINESS/PROPERTY _____

The names, telephone numbers, postal and e-mail 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 MARC SAVATSKY

MARC SAVATSKY BUYER/BUILDER
CONTACT NAME RELATIONSHIP TO PROPERTY

4 PAYNE ST. #4 DORCHESTER MA 02122
MAILING ADDRESS CITY STATE ZIP CODE

(617) 388-9336 MARCSAVATSKY@GMAIL.COM
PHONE EMAIL

PHYLLIS CONDRY PHYLLIS CONDRY
PROPERTY OWNER CONTACT NAME

26 TILESBORO ST. DORCHESTER MA 02122
MAILING ADDRESS CITY STATE ZIP CODE

(617) 265-8855 NANA1996@COMCAST.NET
PHONE EMAIL

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? YES

IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS APP APPROVED ON 1/11/2022
(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.

THIS APPLICATION SEEKS TO DEMOLISH A BUILDING AS WELL AS A SHED STRUCTURE. BOTH STRUCTURES HAVE BEEN NEGLECTED FOR MANY YEARS & ARE IN DISREPAIR. SUBSEQUENT TO DEMOLITION THE PROPONENT SEEKS TO CONSTRUCT A NEW 4-UNIT TOWNHOUSE BLDG. THE PROPOSED PROJECT WILL REVITALIZE THIS PARCEL & PROVIDE MUCH NEEDED HOUSING IN A VIBRANT RESIDENTIAL NEIGHBORHOOD. DEMO IS TO INCLUDE REMOVAL OF EXISTING FOUNDATION. AFTER DEMO SITE WILL BE FILLED & GRADED PRIOR TO COMMENCEMENT OF CONSTRUCTION WHICH WILL START IMMEDIATELY THEREAFTER.

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 *Marc Savatsky*

OWNER* *Phyllis Condry*

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

PRINT Marc Savatsky

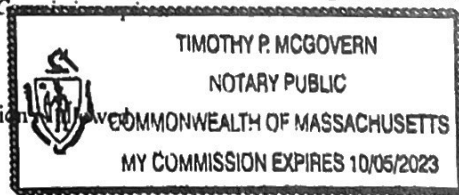
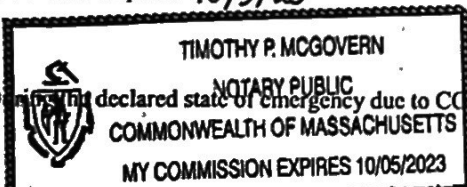
PRINT Phyllis Condry

On this 17th day of December 2021, before me, the undersigned Notary Public, personally** appeared Marc Savatsky (name of document signer), proved to me through satisfactory evidence of identification, which were license to be the person whose name is signed on the preceding or attached document in my presence.

On this 17th day of December 2021, before me, the undersigned Notary Public, personally** appeared Phyllis Condry (name of document signer), proved to me through satisfactory evidence of identification, which were 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)
My Commission expires: 10/5/23

[Signature] (official signature and seal of Notary)
My Commission expires: 10/5/23



**Due to 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.



City of Boston
Environment



City of Boston
Mayor Martin J. Walsh

EXTENSION FORM

The undersigned hereby allows the **Boston Landmarks 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: 36 Tilleshore St Roxchester Ma. 02122

OWNER'S SIGNATURE: Shyllis Cindry
(If building is a condominium or cooperative, the Chairperson must sign.)

MAILING ADDRESS: same

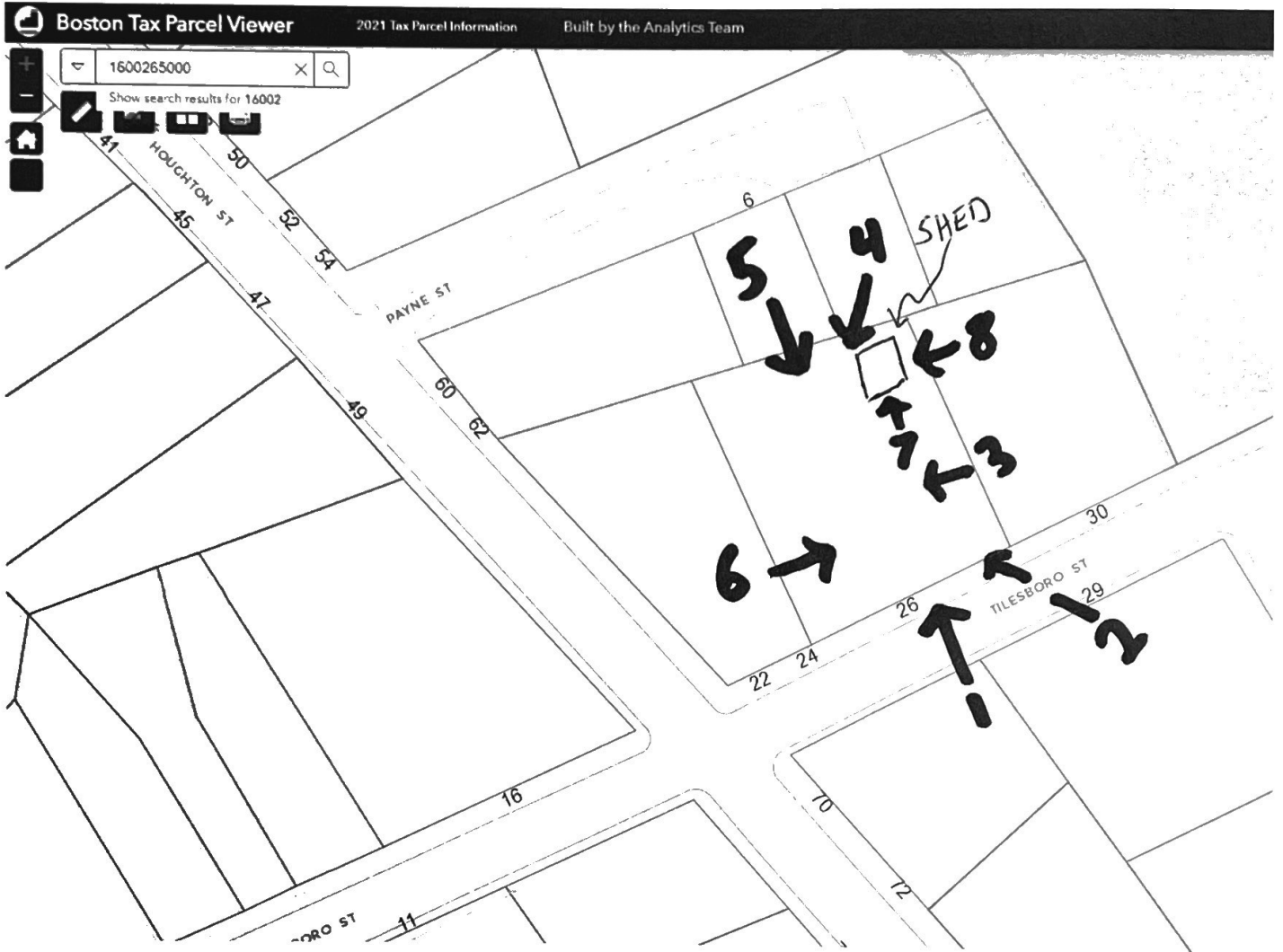
TELEPHONE: 617 265 8855

EMAIL: nana1996@comcast.net

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

26 Tilesboro Street

Map showing the property



Photographs



1) Front of 26 Tilesboro St



2) Front & Right Side of 26 Tilesboro St

Photographs



3) Right Side of 26 Tilesboro St



4) Rear and Right Side of 26 Tilesboro St

Photographs



5) Rear of 26 Tilesboro St



6) Left Side of 26 Tilesboro St

Photographs

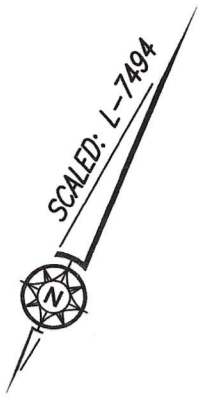


7) Front of Shed at 26 Tilesboro



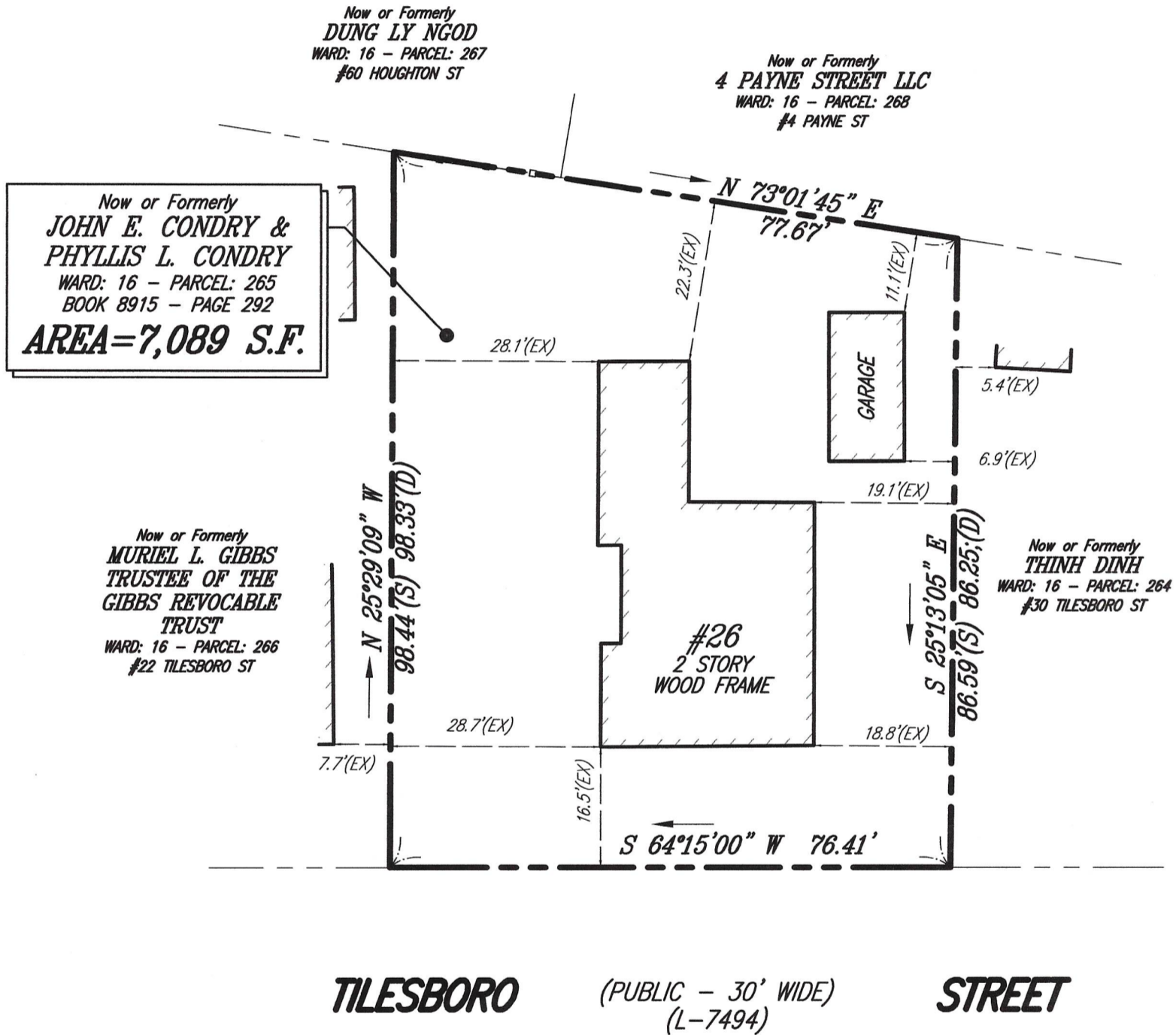
8) Front and Right Side of Shed at 26 Tilesboro

Plot Plan

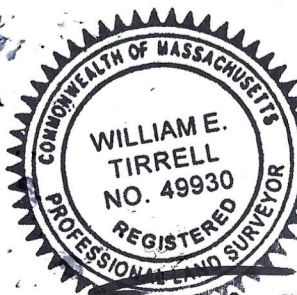


NOTES

- 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.



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



WILLIAM E. TIRRELL, PLS (MA# 49930)

6/14/21
DATE



PLOT PLAN
26 TILESBORO STREET
BOSTON, 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: 372_21 PPPFR
DATE: JUNE 14, 2021	CHECKED BY: WET	JOB NO: 372_21

GRAPHIC SCALE (IN FEET)



Proof of Ownership

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	1600265000
Address:	26 TILESBORO ST BOSTON MA 02122
Property Type:	One Family
Classification Code:	0101 (Residential Property / SINGLE FAM DWELLING)
Lot Size:	7,000 sq ft
Living Area:	1,627 sq ft
Year Built:	1880
Owner on Friday, January 1, 2021:	CONDRY JOHN E ETAL
Owner's Mailing Address:	26 TILESBORO DORCHESTER MA 02122
Residential Exemption:	Yes
Personal Exemption:	No

Value/Tax

Assessment as of Wednesday, January 1, 2020, statutory lien date.

FY2021 Building value:	\$210,200.00
FY2021 Land Value:	\$184,000.00
FY2021 Total Assessed Value:	\$394,200.00

FY2021 Tax Rates (per thousand):

- Residential:	\$10.67
- Commercial:	\$24.55

FY2022 Preliminary Tax (Q1 + Q2):

Estimated Tax:	\$526.55
Community Preservation:	\$0.00
Total Tax, First Half:	\$526.55

Abatements/Exemptions

Applications for Abatements, Residential Exemptions, and Personal Exemptions for FY2022 are not yet available online. Applications will become available for download beginning 1/1/2022

A **Residential Exemption** was granted for this parcel for FY2021 and is reflected in the Estimated tax for FY2022.

Attributes

LAND

BUILDING 1

<i>Land Use:</i>	101 - SINGLE FAM DWELLING
<i>Style:</i>	Conventional
<i>Total Rooms:</i>	9
<i>Bedrooms:</i>	3
<i>Bathrooms:</i>	2
<i>Other Fixtures:</i>	0
<i>Half Bathrooms:</i>	0
<i>Bath Style 1:</i>	No Remodeling
<i>Bath Style 2:</i>	No Remodeling
<i>Bath Style 3:</i>	
<i>Number of Kitchens:</i>	1
<i>Kitchen Type:</i>	1 Full Eat In Kitchens
<i>Kitchen Style 1:</i>	No Remodeling

Current Owner

- 1 CONDRY JOHN E ETAL (deceased)
- 2 PHYLLIS L CONDRY BE

Owner information may not reflect any changes submitted to City of Boston Assessing after June 27, 2021. Authoritative ownership information is held by the Registry of Deeds.

Value History

Fiscal Year	Property Type	Assessed Value *
2021	One Family	\$394,200.00
2020	One Family	\$341,800.00
2019	One Family	\$315,300.00
2018	One Family	\$294,600.00
2017	One Family	\$280,400.00
2016	One Family	\$262,100.00
2015	One Family	\$237,200.00
2014	One Family	\$226,900.00
2013	One Family	\$214,100.00
2012	One Family	\$225,500.00
2011	One Family	\$225,500.00
2010	One Family	\$238,300.00
2009	One Family	\$262,300.00
2008	One Family	\$275,600.00
2007	One Family	\$283,400.00
2006	One Family	\$191,300.00
2005	One Family	\$174,500.00
2004	One Family	\$159,600.00
2003	One Family	\$165,300.00
2002	One Family	\$141,200.00
2001	One Family	\$128,100.00
2000	One Family	\$91,700.00
1999	One Family	\$88,900.00
1998	One Family	\$84,500.00
1997	One Family	\$85,300.00
1996	One Family	\$89,800.00
1995	One Family	\$87,500.00
1994	One Family	\$90,300.00
1993	One Family	\$92,100.00
1992	One Family	\$100,200.00
1991	One Family	\$131,400.00
1990	One Family	\$131,400.00
1989	One Family	\$131,400.00
1988	One Family	\$90,900.00
1987	One Family	\$71,000.00

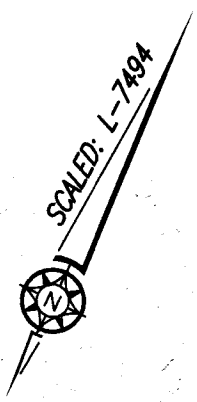


4 TOWNHOUSES

26-28 TILESBOARD ST, BOSTON, MA

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.



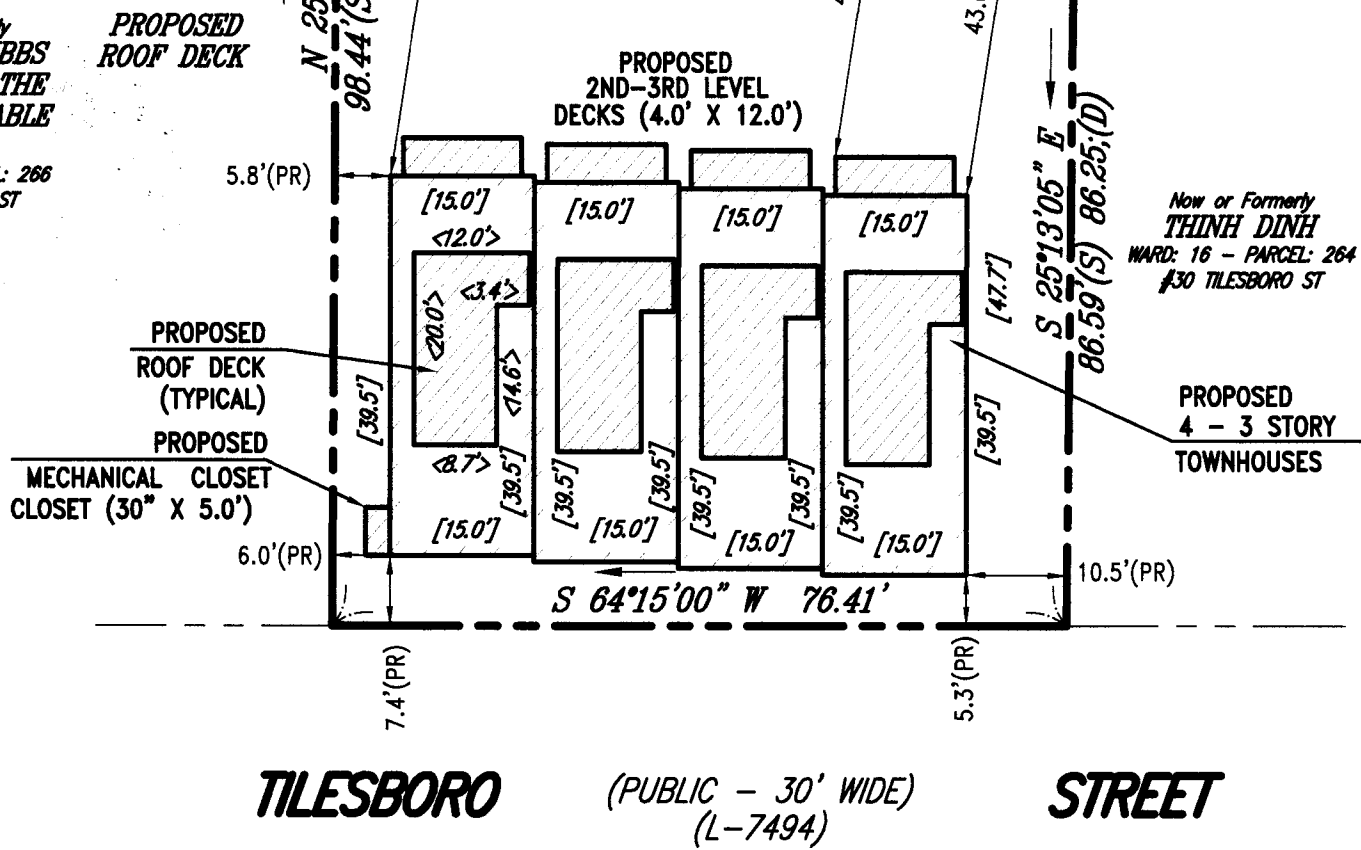
Now or Formerly
DUNG LY NGOD
WARD: 16 - PARCEL: 267
#60 HOUGHTON ST

Now or Formerly
4 PAYNE STREET LLC
WARD: 16 - PARCEL: 268
#4 PAYNE ST

Now or Formerly
**JOHN E. CONDRY &
PHYLLIS L. CONDRY**
WARD: 16 - PARCEL: 265
BOOK 8915 - PAGE 292
AREA=7,089 S.F.

Now or Formerly
**MURIEL L. GIBBS
TRUSTEE OF THE
GIBBS REVOCABLE
TRUST**
WARD: 16 - PARCEL: 266
#22 TILESBORO ST

Now or Formerly
THINH DINH
WARD: 16 - PARCEL: 264
#30 TILESBORO ST



LEGEND

- (PR) - PROPOSED OFFSET
- [20.0'] - PROPOSED DIMENSION
- <20.0> - PROPOSED ROOF DIMENSION

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



[Signature]
WILLIAM E. TIRRELL, PLS (MA# 49930) DATE 10/13/21

2	OCTOBER 12, 2021	ARCHITECT COMMENTS
1	JUNE 30, 2021	CLIENT COMMENTS
PLAN FOR PROPOSED BUILDINGS 26 TILESBORO STREET BOSTON, 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
DATE:	JUNE 14, 2021	CHECKED BY: WET
		DWG: 372_21 PPPFR
		JOB NO: 372_21
GRAPHIC SCALE (IN FEET)		

PROJECT NAME
4 TOWNHOUSES

PROJECT ADDRESS
26-28 TILESORO ST, BOSTON, MA

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 12/30/21

SCALE 1/8" = 1'-0"

REVISION 3

REV ISSUE 1/26/22

A100



- LEGEND**
- SEWER MANHOLE
 - DRAIN MANHOLE
 - HYDRANT
 - WATER SHUT OFF
 - GAS SHUT OFF
 - WATER GATE
 - CATCH BASIN
 - SIGN
 - TEMPORARY BENCH MARK
 - VERTICAL GRANITE CURB
 - CONCRETE
 - TOP OF STEPS
 - TOP OF CURB
 - BOTTOM OF CURB
 - RIM ELEVATION
 - INVERT ELEVATION
 - SQUARE FEET
 - THRESHOLD
 - ALUMINUM
 - CONCRETE
 - UNDERGROUND
 - APPROXIMATE
 - ELEVATION
 - EXISTING OFFSET
 - UNABLE TO OPEN
 - DRAIN
 - SEWER
 - WATER

BENCH MARK
RIM SEWER MANHOLE #49
ELEV = 17.14

R=17.14
I=2.87(BWSC)
I=2.87(BWSC)
I=5.66(BWSC)

R=17.72
UTO-SEALED

TILESORO STREET

V240

V165

R=29.78
UTO-SEALED
I=20.43(BWSC)

APRX. LOC. OF UNGD. WATER

APRX. LOC. OF UNGD. WATER

APRX. LOC. OF UNGD. WATER

10SEWER

8" WATER

ASPHALT PAVEMENT

SH 8 DICL 2002

R=17.72
UTO-SEALED

CONC. SIDEWALK

CONC. SIDEWALK

PLANTING ZONE

ASPHALT DRIVEWAY

SHARED DRIVEWAY

COMMON PATIO AT GRADE

COMMON YARD

REAR YARD

GRASS

WALK

GRASS

20'-0" TYP

GRASS

GRASS

GRASS

GRASS

GRASS

GRASS

GRASS

GRASS

GRASS

GRASS

GRASS

GRASS

GRASS

GRASS

GRASS

PROJECT NAME
4 TOWNHOUSES

PROJECT ADDRESS
26-28 TILLESBORO ST, BOSTON, MA

PROJECT PHASE
ZONING BOARD

AREA SUMMARY	
NAME	AREA
REC1	13 SF
REC2	13 SF
UNIT 1	
UNIT 1	573 SF
UNIT 1	578 SF
UNIT 1	578 SF
UNIT 2	
UNIT 2	573 SF
UNIT 2	573 SF
UNIT 2	578 SF
UNIT 3	
UNIT 3	1728 SF
UNIT 4	
UNIT 4	573 SF
UNIT 4	578 SF
UNIT 4	578 SF
UNIT 4	1728 SF
UNIT 4	6025 SF

ARCHITECT

VANKO STUDIO
ARCHITECTS

407 DUALEY STREET SUITE #8
BOSTON, MA 02119
617.382.1100

CONSULTANT(S)

APPROVALS

REGISTERED PROFESSIONAL

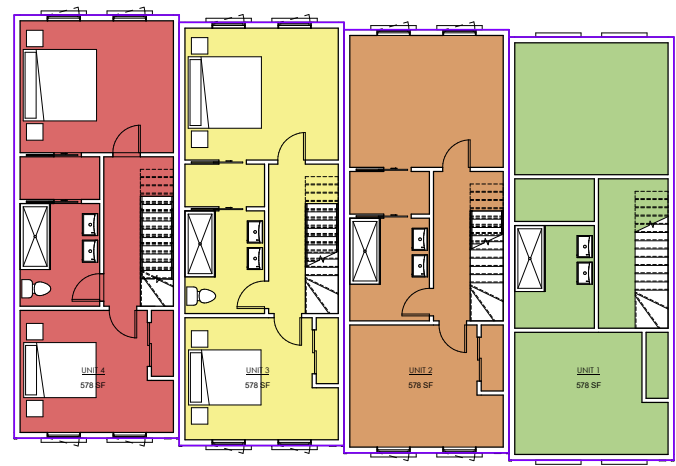
SHEET NAME
ZONING PLANS

SHEET USE ZONING BOARD
DATE 12/2/21
SCALE As indicated
REVISION
REV ISSUE

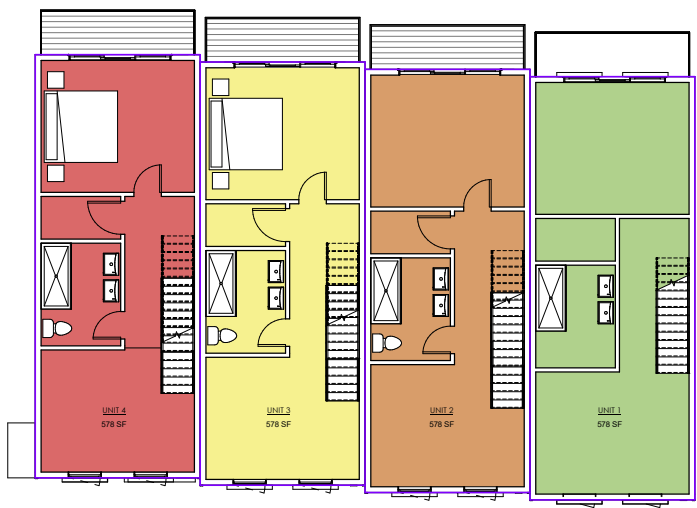
A101



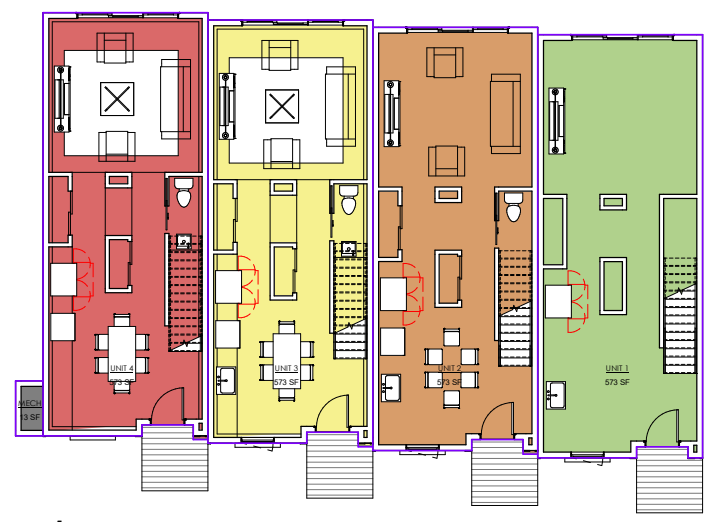
ZONING INFORMATION - 26 TILLESBORO ST, BOSTON, MA						ZONING DISTRICT - DORCHESTER Neighborhood, ZONING SUB-DISTRICT - 2F-5000 ARTICLE - 65 OVERLAYS - NONE							
	USE	MAX FAR	BUILDING HEIGHT	LOT SIZE	LOT SIZE PER DW. UNIT	LOT RECD FOR EA ADD DW. UNIT	OPEN SPACE PER DW. UNIT	LOT WIDTH	LOT FRONTAGE	FRONT YARD	SIDE YARD	REAR YARD	PARKING
ZONING	2 FAMILY	0.5	2-1/2 ST 35'-0"	5,000 SF	2,500 SF	-	-	50'-0"	50'-0"	15'-0"	10'-0"	-	1DU
EXISTING	SINGLE FAMILY	0.4	2-1/2 ST 35'	7,857 SF	7,857 SF	-	-	66'-0"	66'-0"	15'-0"	10'-0"	-	2DU (2)
PROPOSED	4 UNITS (MFR)	0.7	3 ST 35'	7,857 SF	1,784 SF	-	-	50'-0"	50'-0"	15'-0"	10' 10'	41'-6" +	1DU (3)
VIOLATIONS	FORBIDDEN USE	EXCESSIVE FAR	EXCESSIVE MASS / STORY COUNT	INSUFFICIENT LOT	INSUFFICIENT LOT	-	-	COMPLIES W/ 2F	COMPLIES W/ 2F	INSUFFICIENT FRONT YARD	INSUFFICIENT SIDE YARD	COMPLIES	COMPLIES



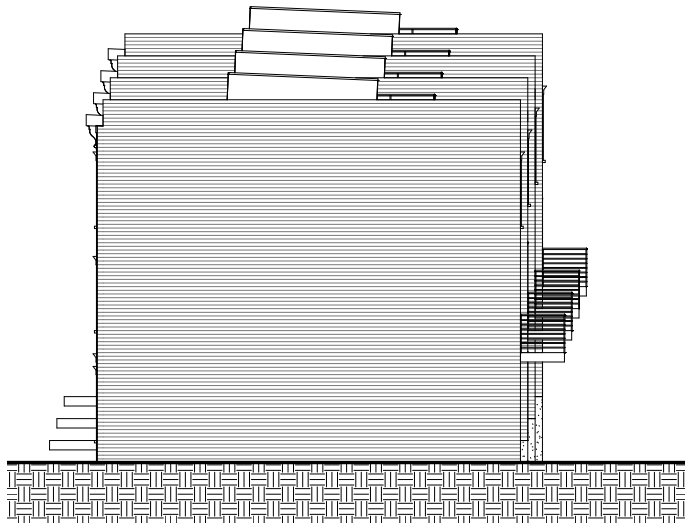
3 03 - LEVEL 3
3/8" = 1'-0"



2 02 - LEVEL 2
3/8" = 1'-0"



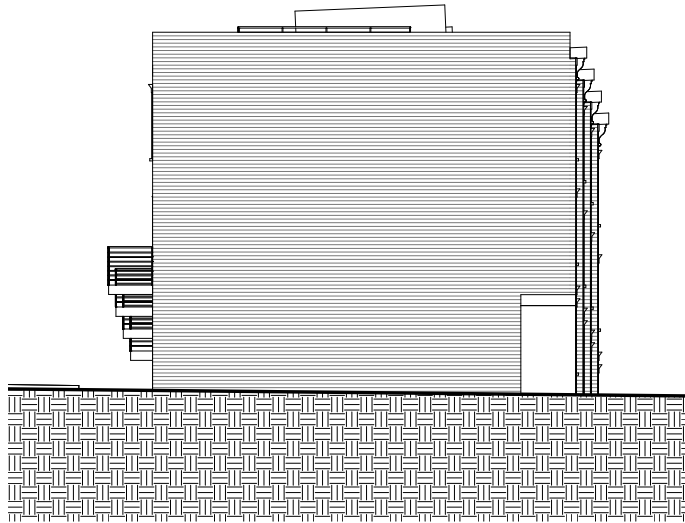
1 01 - LEVEL 1
3/8" = 1'-0"



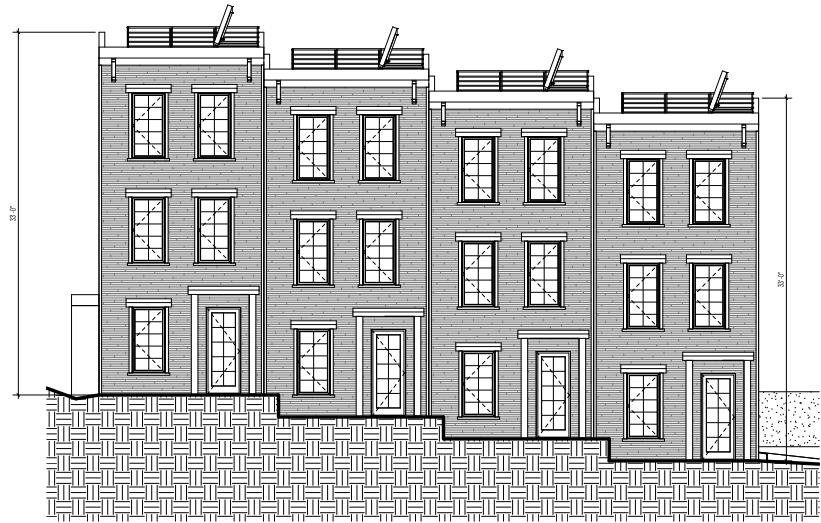
4 EAST ELEVATION
3/8" = 1'-0"



2 REAR ELEVATION
3/8" = 1'-0"



3 WEST ELEVATION
3/8" = 1'-0"



1 FRONT ELEVATION
3/8" = 1'-0"

PROJECT NAME

4 TOWNHOUSES

PROJECT ADDRESS

28-28 TELEBORO ST, BOSTON, MA

PROJECT PHASE

ZONING BOARD

ARCHITECT

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47 DUDLEY STREET SUITE #8
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SHEET NAME
ELEVATIONS

SHEET USE

DATE 12/2/21

SCALE 3/8" = 1'-0"

REVISION

REV ISSUE

A201