



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	99	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: STORED INSIDE BUILDING*	Number of Showers: 0
Number of Short-Term Bicycle Spaces: 12	Bikeshare Station Size and Contribution:
Number of Lockers: 0	Other Amenities (Please List):

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

EVSE-Installed Points: A	Total number of spaces: C
EV-Ready Points: B	Does A + B = C ? <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.

6. Please fill out the information below:

Total Number of Proposed Spaces: 99	Total Parking Facility Square Footage: 24,089
Number of New Spaces: 35	Ratio of Residential Spaces to Units:
Number of Existing Spaces: 64	(Optional) Number of Spaces Returned:

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

Residential Sqft: 0	Retail Sqft: 9,200
Office/Admin Sqft: 25,415	Institutional Sqft: 0
Industrial Sqft: 0	Lodging Sqft: 0

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.)

* TENANTS ARE ALLOWED TO BRING THEIR BICYCLES INSIDE THE BUILDINGS DUE TO THEFT AND THE VALUE OF THEIR BICYCLES.



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.

	12/14/23
Signature of Applicant	Date

	12/14/23
Signature of Property Owner (if different)	Date

	12/14/2023
Signature of Representative (if any)	Date

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 and 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. 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.

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.

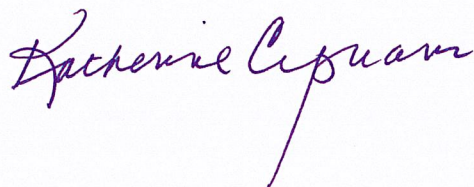
The two tenants of the building are Lekker Home and Triple Ring Technology. Lekker Home is a local retail furniture gallery with 20 years in the South End and employs a team of 10 and receives visits from customers and designers daily. Triple Ring Technologies is composed of 7 small businesses and hosts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



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,

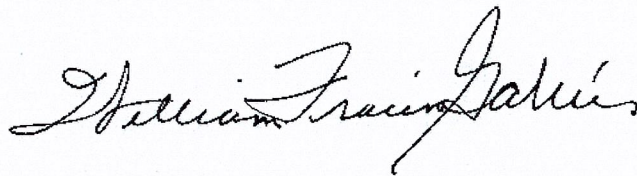
MARIO NICOSIA

, 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 initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth