



Memo

599 E. Broadway, Ste. 102
Boston, MA 02127

Tel: 617-464-4363
Cell: 617-417-1482

www.timjohnsonarchitect.com
tjarchitectllc@gmail.com

June 9, 2026

Inspectional Services Department/ISD
City of Boston
1010 Massachusetts Ave.
Boston, MA

Re: Reno/addition to create 3-story, 12-unit residential building,
13 River St., Boston, MA

To Whom It May Concern:

We respectfully request a deferral of the building permit fees for the proposed 3-story, 12-unit building located at 13 River St., until such time we receive approval from the Zoning Board of Appeals and submit final drawings to ISD for a building permit.

Parcel 3728 is located within zoning district 2F-6000 and zoning code relief anticipated includes:

- allowed uses
- floor area ratio
- max. number of stories
- side yard setback
- rear yard setback
- off-street parking

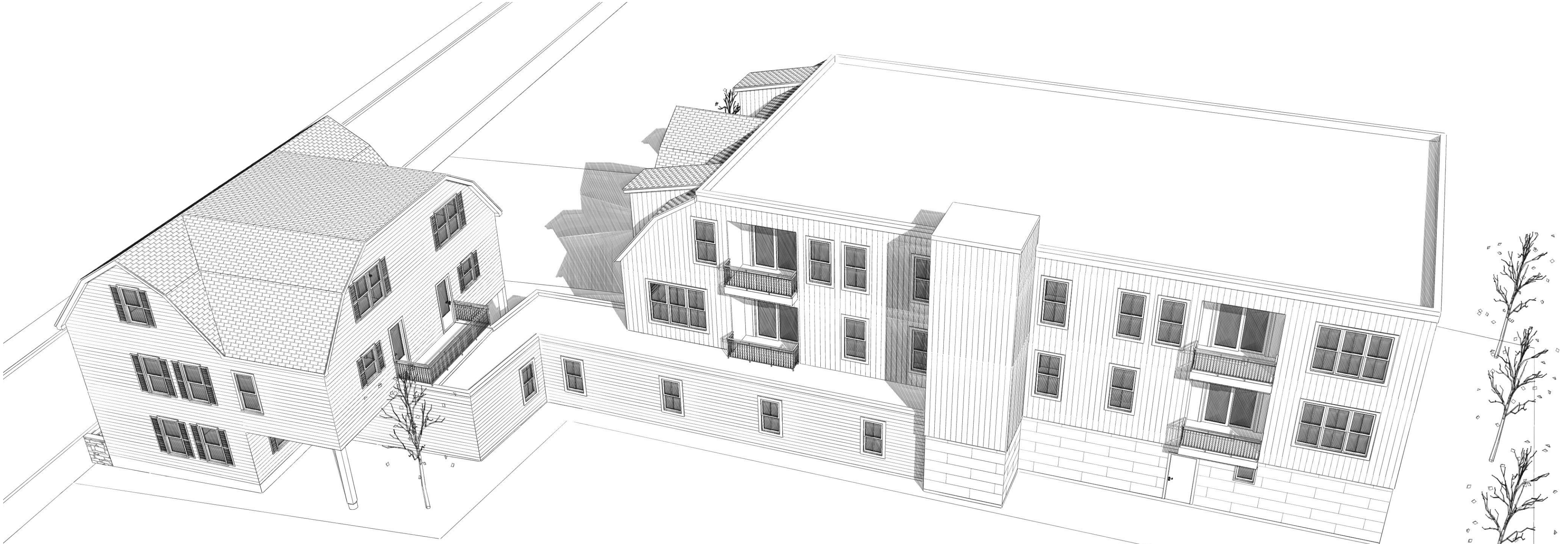
At this time, we shall submit a token permit fee of three hundred (\$350.00) dollars to be applied toward the final permit fee amount.

Kind Regards,

AIDAN FOLEY
TIM JOHNSON RA



LOCUS: N.T.S.



AERIAL VIEW - REAR

**PROPOSED 3-STORY, 12-UNIT RESIDENTIAL DEVELOPMENT
(RENO/ ADDITION TO 1-FAMILY TO CREATE MULTI-FAMILY W/ GARAGE)
13 RIVER STREET, MATTAPAN, MA**

	13 River St., Mattapan			
	6/2/26			
	BOSTON ZONING CODE REVIEW			
1.)	Parcel 1703728020 is located within zoning sub-district 2F-6000/Dorchester Neighborhood.			
	The existing occupancy is single-family dwelling.			
	The lot is 11,678 sf+/-.			
2.)	The proposed 12-unit residential development contains 12,910.0 FAR SF and consists of:			
	• No. 13 - Renovate existing 3-story, 1-family to create new 2-family building.			
	• No. 13 - New 3-story, 10-unit residential rear addition w/garage.			
✓ 3.)	The type of uses allowed in 2F include one & two family detached; and forbidden uses include multi-family.			
4.)	Article 65 Dimensional Regulations:			
		ART. 65/2F-6000	No. 13	
	Item	Req'd/Allowed	12-unit bldg.	Remarks
	a.) Lot size min.	6,000 sf	11,969.5 sf+/-	
	b.) Lot area min./add'l unit	N/A	N/A	
	c.) Lot width/frontage min.	Any other D.U.: 50 ft	59.22'	
✓	d.) Floor to area ratio	0.4	1.1	Note 4
✓	e.) Height of building max.	2-1/2 stories/35 ft	3 st./31 ft.	
	f.) Usable open space/D.U.	Any other D.U.: None	332 sf/D.U.	Note 5
	g.) Front yard min. depth	15 ft or Modal yard	2.8' +/-	Note 3, exist. condition
✓	h.) Side yard min. depth	10 ft	1.2'	
✓	i.) Rear yard min. depth	Any other D.U.: 30 ft	16.8'	
	j.) Rear yard max. occupancy	25%	N/A	
✓	k.) Off-street parking: 10+units	1.5 sp/D.U. or 18 sp.	12 spaces	Notes 1 & 2
	✓ denotes zoning code relief required.			
	Note 1: Table F, footnote 3 - tandem space constitutes 0.75 of a park-space.			
	Note 2: Section 65-41.5 (d), Car space design.			
	Note 3: Sec. 65-45.2, Conformity w/exist bldg. alignment, a bay window may encroach front yard.			
	Note 4: FAR CALC: 12,910 sf living ÷ 11,678 sf lot = 1.1 FAR.			
	Note 5: Open space calc: 3,981 sf open space ÷ 12 units = 332 sf/D.U.			

PROJECT INFO:

Address: 13 River Street, Mattapan, MA
Exist. Occupancy: Single-Family
Proposed Occupancy: Two-Family

Lot: 11,969.5 sf +/-
Parcel: 3728
District: 2F/6000
Ward: 17

SCHEDULE OF DRAWINGS

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V01 PERSPECTIVE VIEWS
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A04 THIRD FLOOR PLAN
A05 ROOF PLAN
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A09 4-4 BUILDING SECTION - NEW BUILDING
A10 SOUTH (STREET) ELEVATION - NEW BUILDING
A11 WEST ELEVATION - NEW BUILDING
A12 NORTH (REAR) ELEVATION - NEW BUILDING
A13 EAST ELEVATION - NEW BUILDING
A14 SOUTH (STREET) ELEVATION - EXISTING BUILDING
A15 WEST (DRIVEWAY) ELEVATION - EXISTING BUILDING
A16 NORTH (REAR) ELEVATION - EXISTING BUILDING
A17 EAST ELEVATION - EXISTING BUILDING

Square Footage

	Front bldg.	Rear bldg.	Front bldg.	Rear bldg.
Level	Net*	Net*	GSF	GSF
G	894.0 sf	0.0 sf	894.0 sf	5,423.0 sf
2	1,423.0 sf	4,731.0 sf	1,423.0 sf	4,731.0 sf
3	1,131.0 sf	4,731.0 sf	1,423.0 sf	4,731.0 sf
Totals	3,448.0 sf	9,462.0 sf	3,448.0 sf	14,885.0 sf
*Net square footage is measured to exterior face of walls and excludes basement, storage, laundry & mechanical areas.				

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 3-STORY, 12-UNIT
RESIDENTIAL DEVELOPMENT
(RENO/ ADDITION TO 1-FAMILY TO
CREATE MULTI-FAMILY W/ GARAGE)
13 RIVER STREET
MATTAPAN, MA 02126

OWNER:
13 RIVER STREET DEVELOPMENT LLC
13 RIVER STREET
MATTAPAN, MA 02126
TEL: 617-438-7283

REVISIONS

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Tim Johnson Architect, LLC



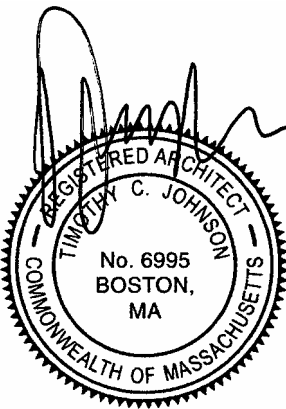
SCHEMATIC DRAWING SET

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**PROJECT
INFORMATION**

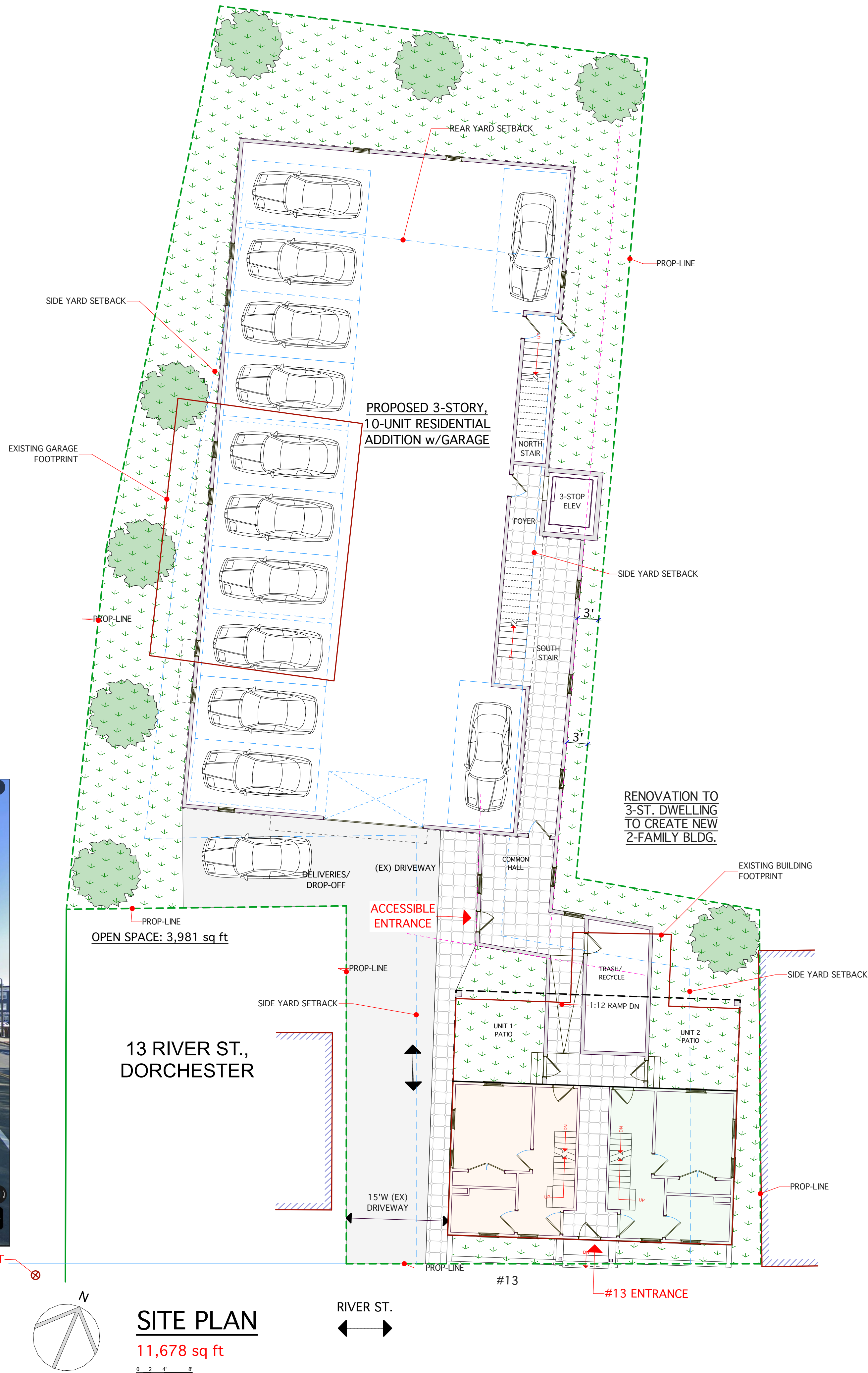
DATE: 06/02/26 SC: N. T. S.

A00





VIEW OF #13 RIVER STREET



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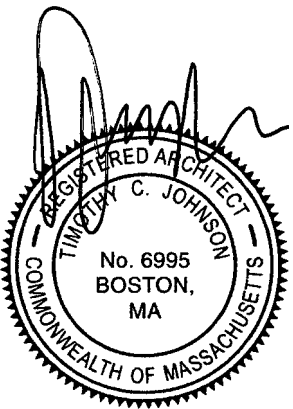
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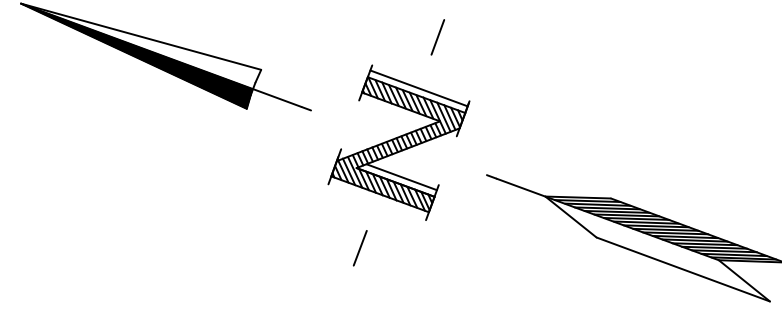
ARCHITECTURAL
SITE PLAN

DATE: 06/02/26

SC: N. T. S.

C01





N/F
1133 WASHINGTON STREET
PROPERTY LLC

N/F
1135-1137 WASHINGTON
STREET LLC

N/F
PATRICIUS TRUST

STREET
(PUBLIC - VARIABLE WIDTH)
RIVER

LOT C
11,678 S.F.

PROPOSED 3 STORY
10-UNIT RESIDENTIAL
ADDITION WITH GARAGE

EXISTING
1 STORY
WOOD FRAME
BUILDING
TO BE RAZED

PROPOSED 1 STORY ADDITION

PROPOSED DRIVEWAY

EXISTING
3 STORY
WOOD FRAME
DWELLING
No. 13
TO REMAIN

N/F
KATHARINE H. ORCHARD

N/F
15-17 WICHITA TERRACE LLC

N/F
15-17 WICHITA TERRACE LLC

N/F
9 WICHITA TERRACE CONDOMINIUM




PETER HOYT
PLS No. 41609

PLOT PLAN
SHOWING
PROPOSED ADDITIONS
AT
13 RIVER STREET
IN
BOSTON (MAT.), MASS.

PREPARED BY:
NEPONSET VALLEY SURVEY ASSOC., INC.
210 WINTER STREET, SUITE 201
WEYMOUTH, MA 02188
TEL 617-877-8433

SCALE: 1"=10'	DATE: JUNE 8, 2026	SHEET 1 OF 1
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WV (26-572)



STREET VIEW LOOKING NORTHWEST



AERIAL VIEW - REAR

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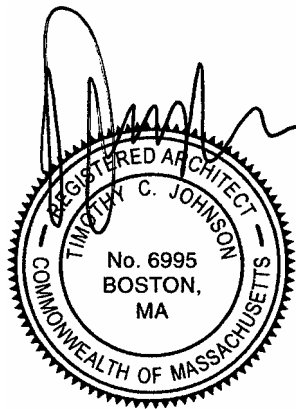
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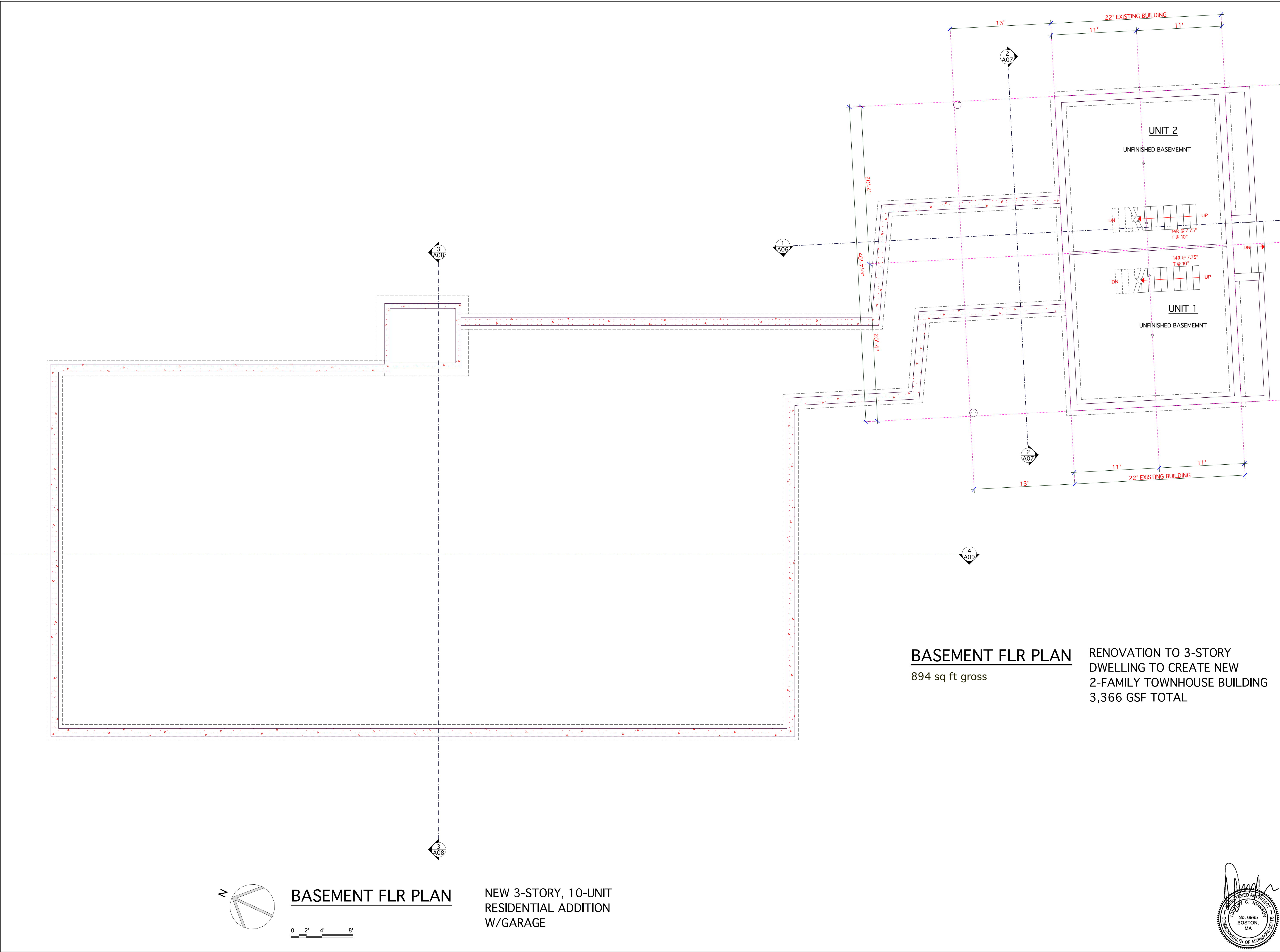
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PERSPECTIVE
VIEWS

DATE: 06/02/26 SC: N. T. S.

V01

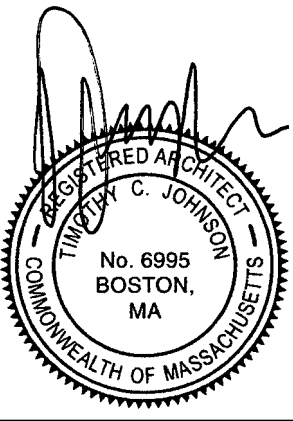


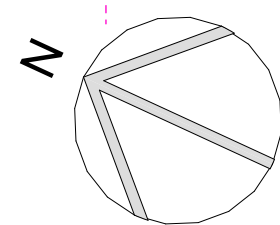
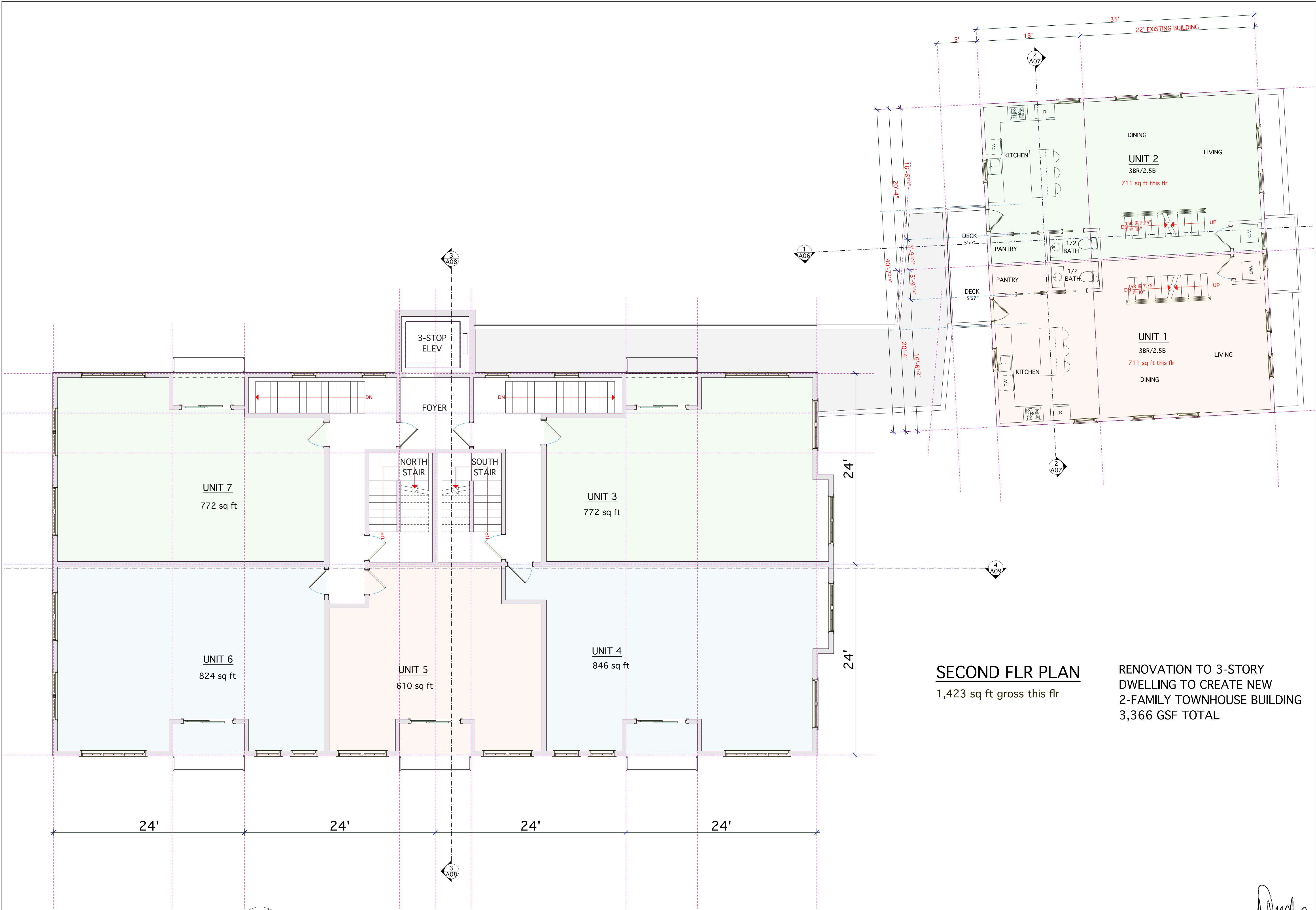


BASEMENT FLR PLAN

894 sq ft gross

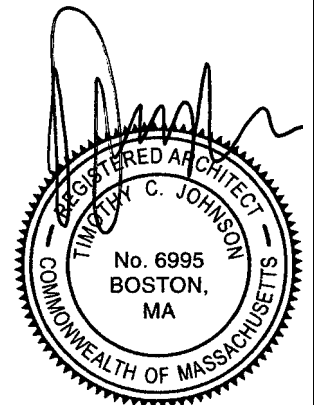
RENOVATION TO 3-STORY
DWELLING TO CREATE NEW
2-FAMILY TOWNHOUSE BUILDING
3,366 GSF TOTAL

PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363			
PROPOSED 3-STORY, 12-UNIT RESIDENTIAL DEVELOPMENT (RENO/ ADDITION TO 1-FAMILY TO CREATE MULTIFAMILY W/ GARAGE) 13 RIVER STREET MATTAPAN, MA 02126	OWNER: 13 RIVER STREET DEVELOPMENT LLC 13 RIVER STREET MATTAPAN, MA 02126 TEL: 617-438-7283		
REVISIONS			
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Tim Johnson Architect, LLC			
			
SCHEMATIC DRAWING SET			
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FOUNDATION PLAN			
DATE: 06/02/26		SC: 3/16" = 1'-0"	
A01			
			



SECOND FLR PLAN
4,731 sq ft gross this flr

**NEW 3-STORY, 10-UNIT
RESIDENTIAL ADDITION
W/GARAGE**



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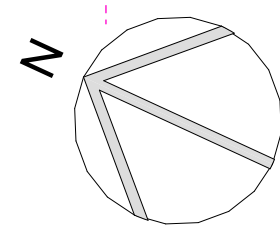
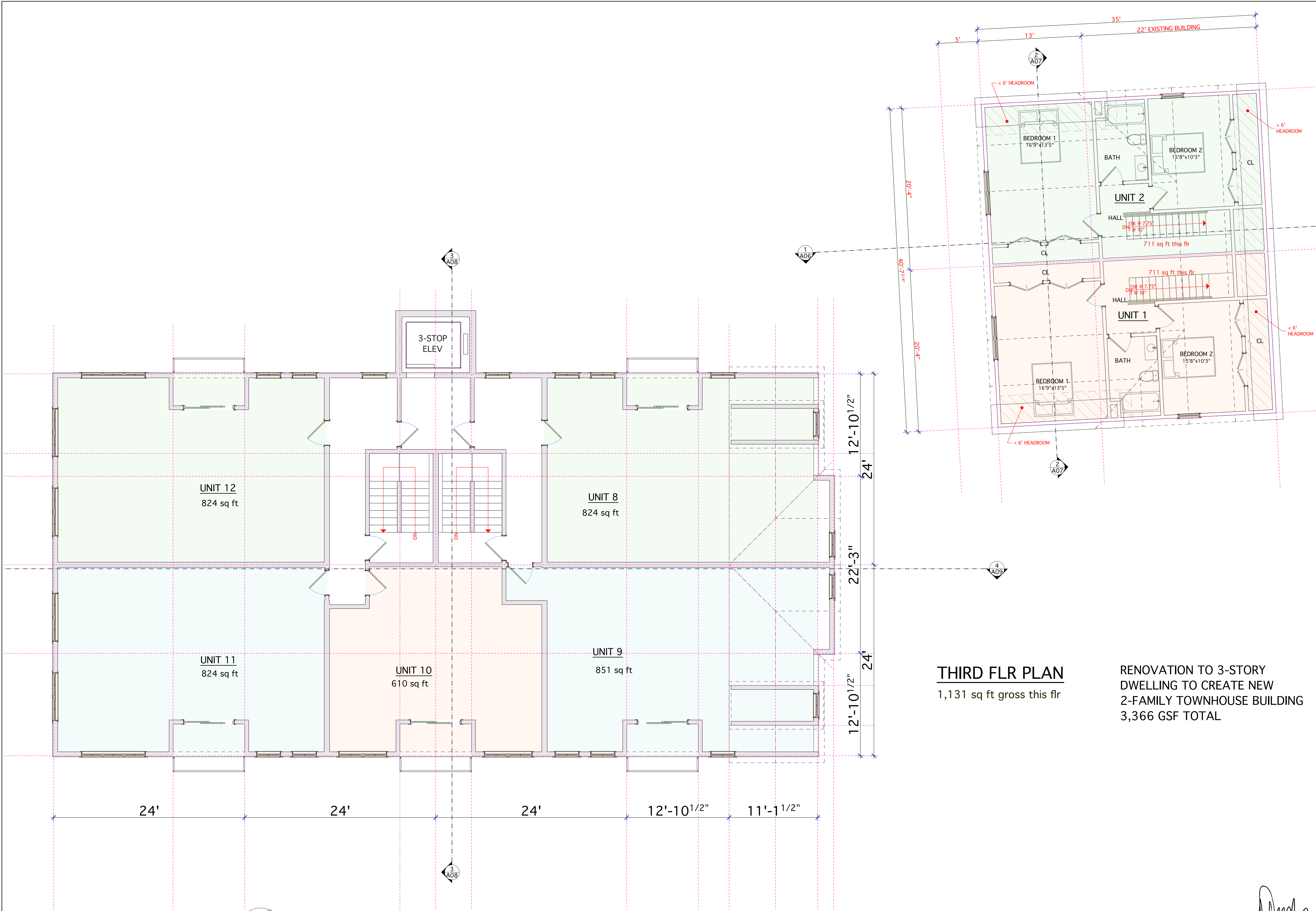
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**SECOND FLOOR
PLAN**

DATE: 06/02/26

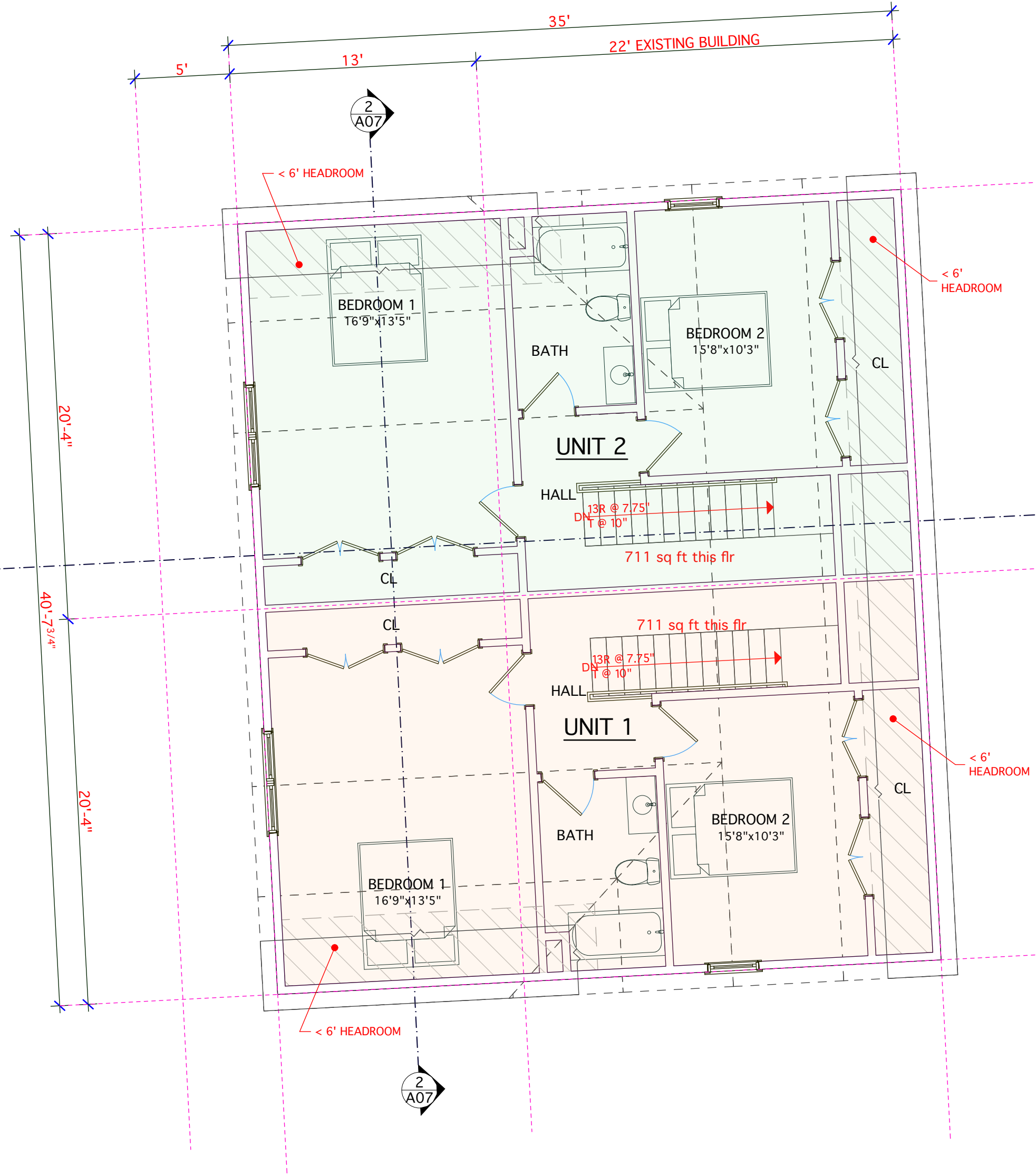
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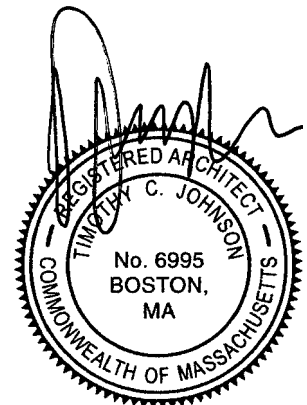
THIRD FLR PLAN
4,731 sq ft gross this flr

NEW 3-STORY, 10-UNIT
RESIDENTIAL ADDITION
W/GARAGE



THIRD FLR PLAN
1,131 sq ft gross this flr

RENOVATION TO 3-STORY
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2-FAMILY TOWNHOUSE BUILDING
3,366 GSF TOTAL



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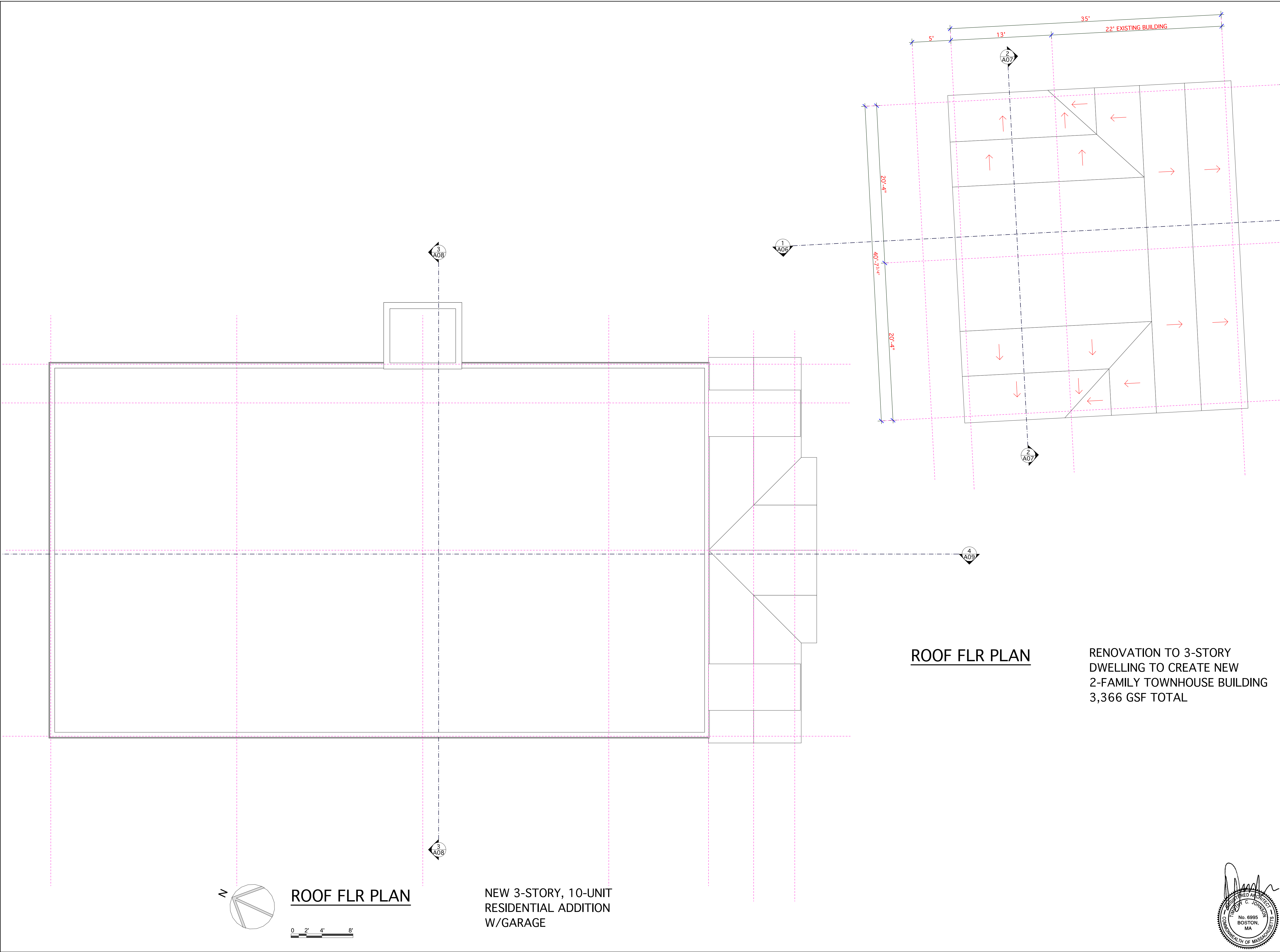
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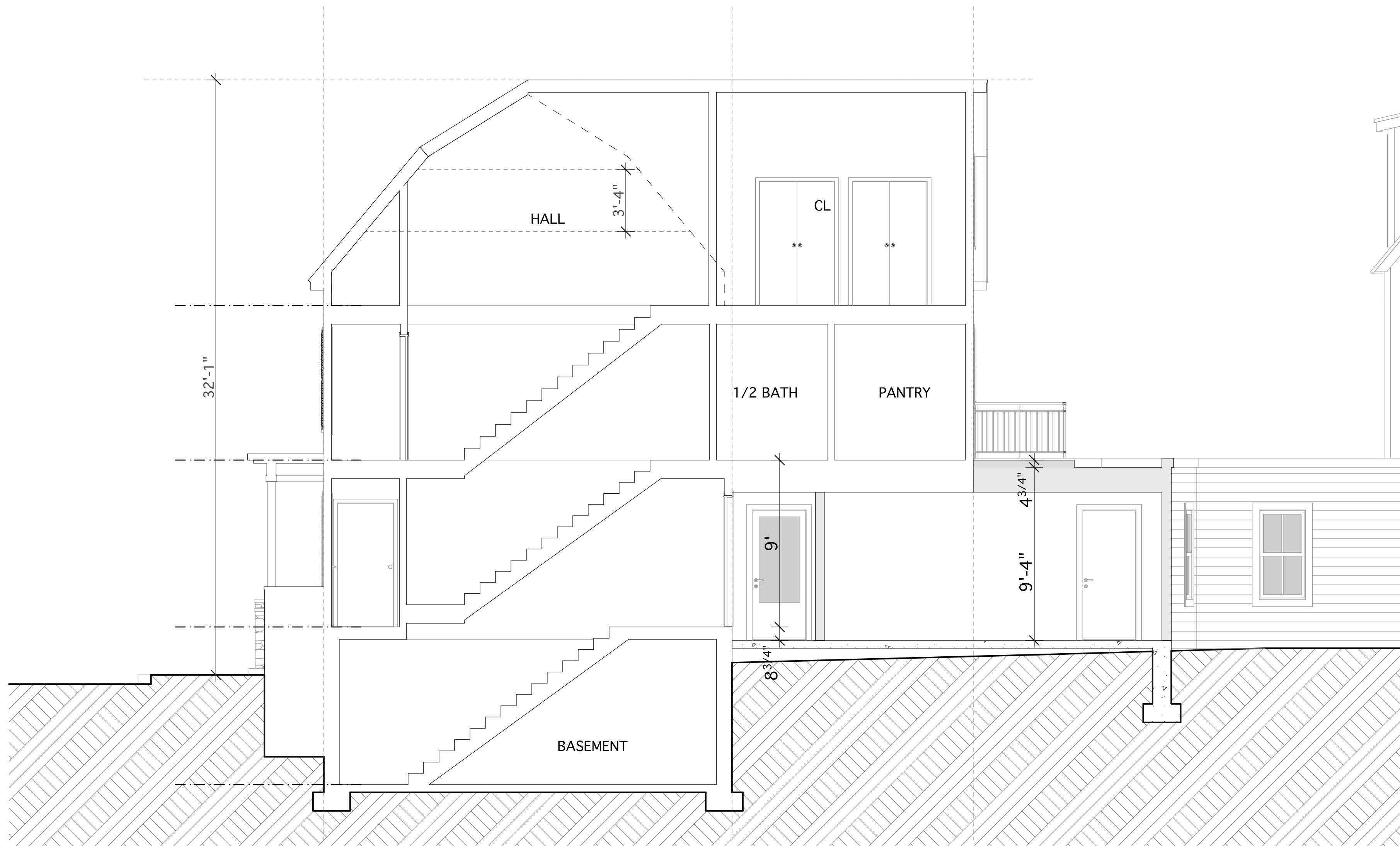
THIRD FLOOR PLAN

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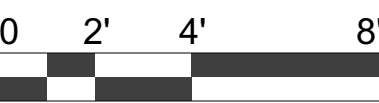
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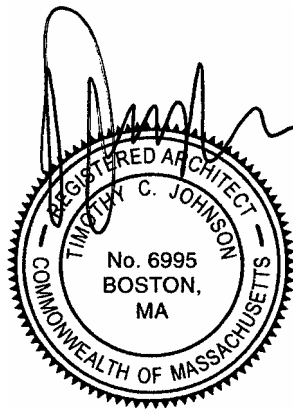
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Tim Johnson Architect, LLC			
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ROOF PLAN			
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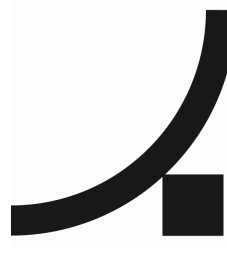


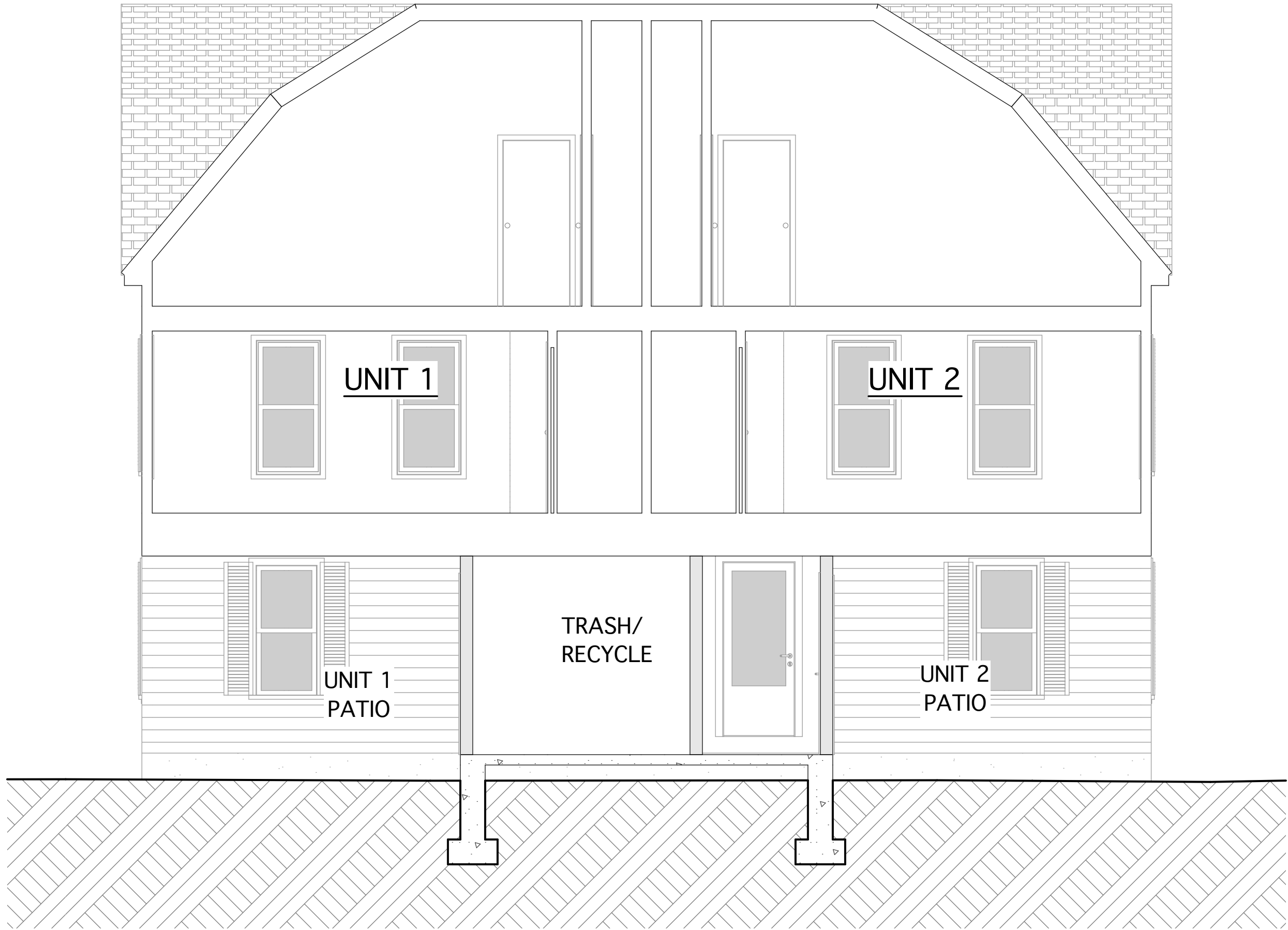
1-1 BUILDING SECTION



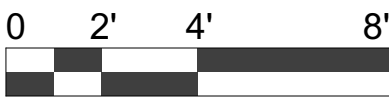
RENOVATION TO 3-STORY
DWELLING TO CREATE NEW
2-FAMILY TOWNHOUSE BUILDING



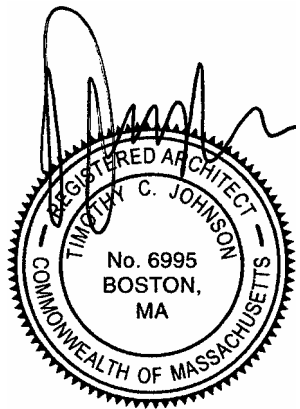
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Tim Johnson Architect, LLC			
TIM JOHNSON ARCHITECT, LLC			
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DRAWING TITLE 1-1 BUILDING SECTION - EXISTING BUILDING			
DATE: 06/02/26		SC: 1/4" = 1'-0"	
A06			

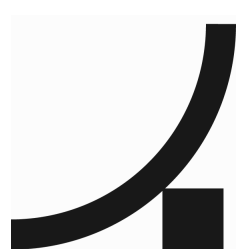


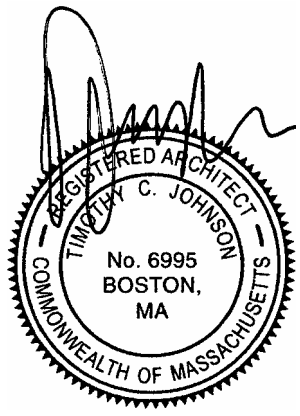
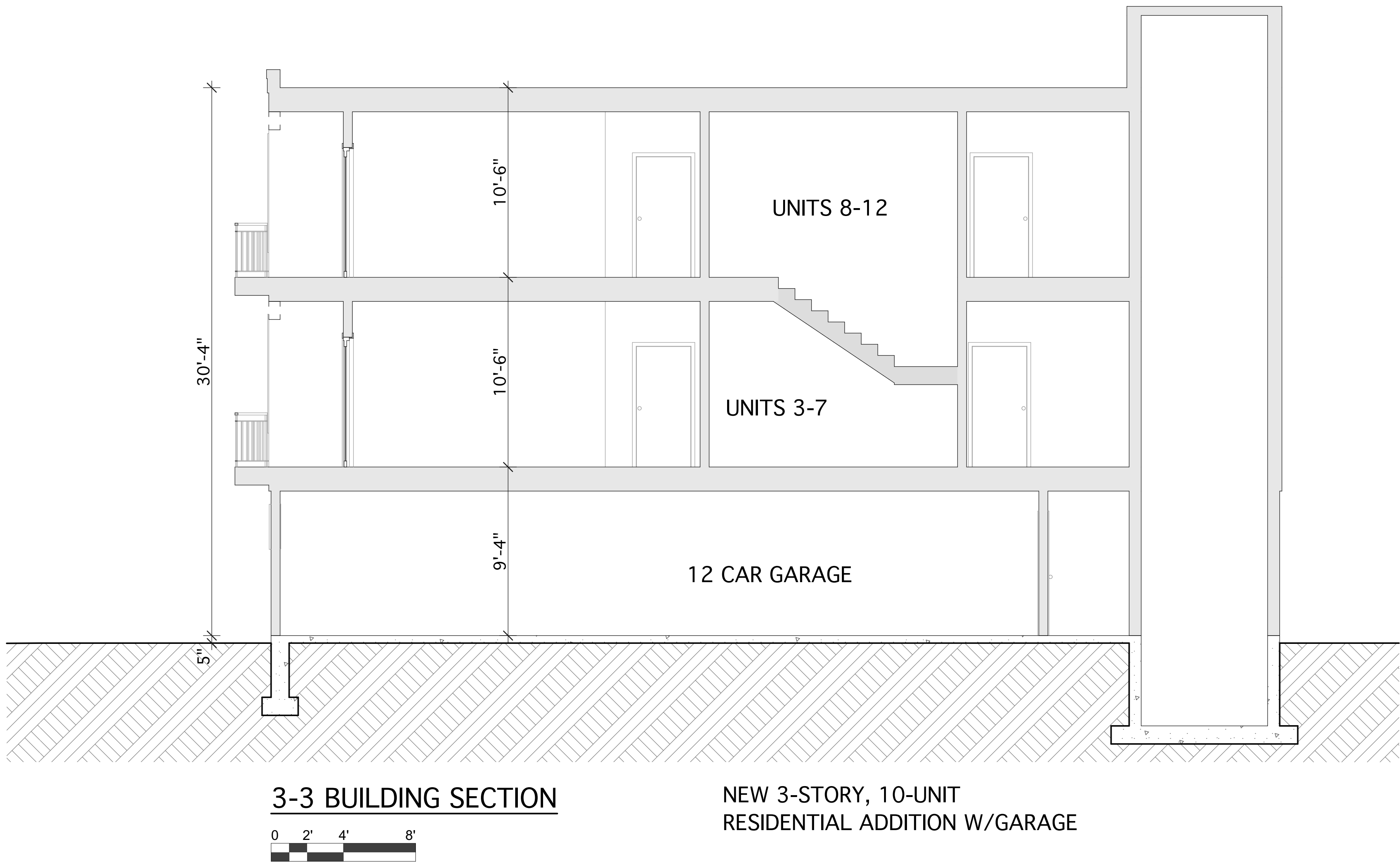
2-2 BUILDING SECTION

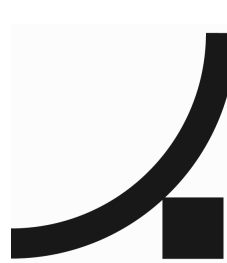


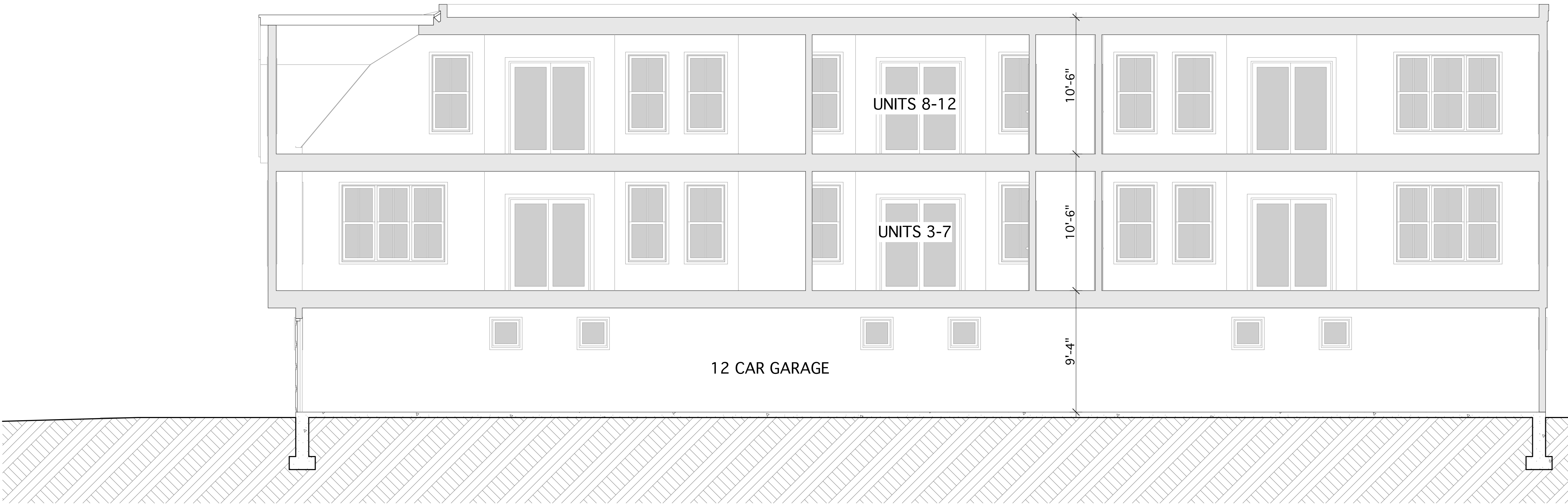
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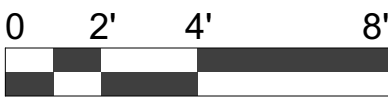
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TIM JOHNSON ARCHITECT, LLC			
SCHEMATIC DRAWING SET			
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2-2 BUILDING SECTION - EXISTING BUILDING			
DATE: 06/02/26		SC: 1/4" = 1'-0"	
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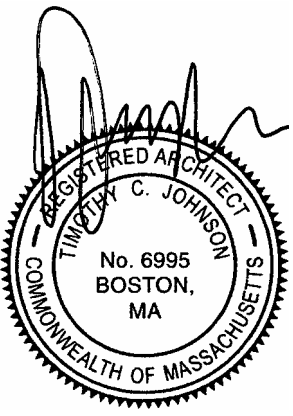
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DRAWING TITLE			
3-3 BUILDING SECTION - NEW BUILDING			
DATE: 06/02/26		SC: 1/4" = 1'-0"	
A08			

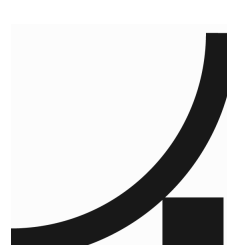


4-4 BUILDING SECTION



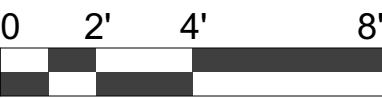
NEW 3-STORY, 10-UNIT
RESIDENTIAL ADDITION W/GARAGE



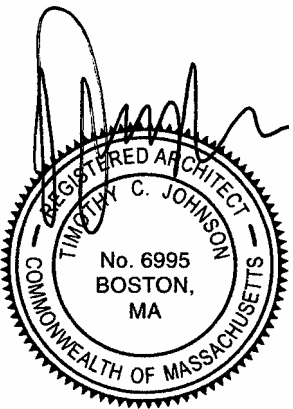
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Tim Johnson Architect, LLC				
TIM JOHNSON ARCHITECT, LLC				
SCHEMATIC DRAWING SET				
DRAWING TITLE				
4-4 BUILDING SECTION - NEW BUILDING				
DATE: 06/02/26		SC: 1/4" = 1'-0"		
A09				

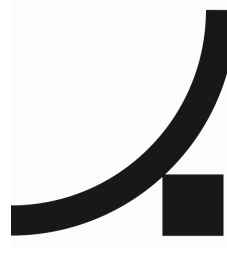


SOUTH (STREET) ELEVATION



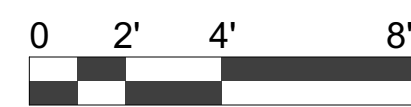
**NEW 3-STORY, 10-UNIT
RESIDENTIAL ADDITION W/GARAGE**



PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363			
PROPOSED 3-STORY, 12-UNIT RESIDENTIAL DEVELOPMENT (RENO/ ADDITION TO 1-FAMILY TO CREATE MULTI-FAMILY W/ GARAGE) 13 RIVER STREET MATTAPAN, MA 02126		OWNER: 13 RIVER STREET DEVELOPMENT LLC 13 RIVER STREET MATTAPAN, MA 02126 TEL: 617-438-7283	
REVISIONS			
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Tim Johnson Architect, LLC			
TIM JOHNSON ARCHITECT, LLC			
SCHEMATIC DRAWING SET			
DRAWING TITLE SOUTH (STREET) ELEVATION - NEW BUILDING			
DATE: 06/02/26		SC: 1/4" = 1'-0"	
A10			

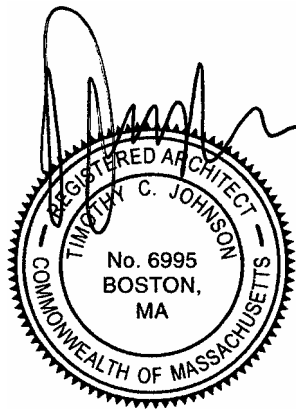


WEST ELEVATION



NEW 3-STORY, 10-UNIT
RESIDENTIAL ADDITION W/GARAGE

RENOVATION TO 3-STORY
DWELLING TO CREATE NEW
2-FAMILY TOWNHOUSE BUILDING

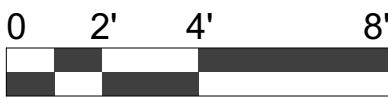


PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363					
PROPOSED 3-STORY, 12-UNIT RESIDENTIAL DEVELOPMENT (RENO/ ADDITION TO 1-FAMILY TO CREATE MULTI-FAMILY W/ GARAGE) 13 RIVER STREET MATTAPAN, MA 02126		OWNER: 13 RIVER STREET DEVELOPMENT LLC 13 RIVER STREET MATTAPAN, MA 02126 TEL: 617-438-7283			
REVISIONS					
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Tim Johnson Architect, LLC					
TIM JOHNSON ARCHITECT, LLC					
SCHEMATIC DRAWING SET					
DRAWING TITLE					
WEST ELEVATION - NEW BUILDING					
DATE: 06/02/26			SC: 1/4" = 1'-0"		
A11					

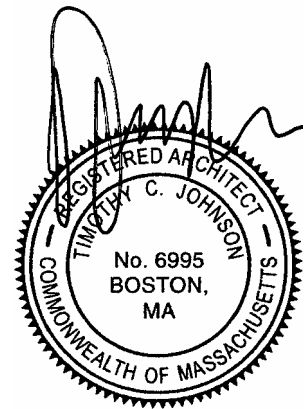


RENOVATION TO 3-STORY
DWELLING TO CREATE NEW
2-FAMILY TOWNHOUSE BUILDING

WEST (REAR) ELEVATION



NEW 3-STORY, 10-UNIT
RESIDENTIAL ADDITION W/GARAGE



PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 3-STORY, 12-UNIT
RESIDENTIAL DEVELOPMENT
(RENO/ ADDITION TO 1-FAMILY TO
CREATE MULTI-FAMILY W/ GARAGE)
13 RIVER STREET
MATTAPAN, MA 02126

OWNER:
13 RIVER STREET DEVELOPMENT LLC
13 RIVER STREET
MATTAPAN, MA 02126
TEL: 617-438-7283

REVISIONS

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Tim Johnson Architect, LLC



SCHEMATIC DRAWING SET

DRAWING TITLE
**NORTH (REAR)
ELEVATION - NEW
BUILDING**

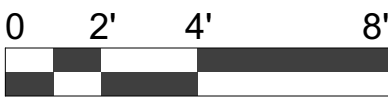
DATE: 06/02/26 SC: 1/4" = 1'-0"

A12

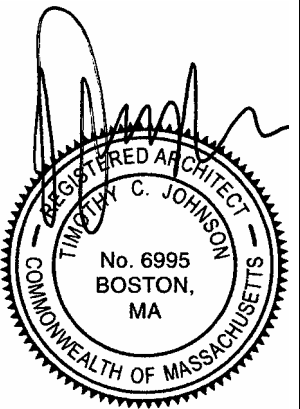


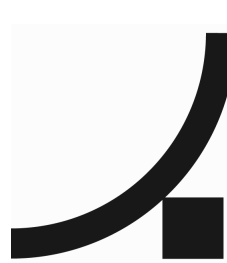
RENOVATION TO 3-STORY
DWELLING TO CREATE NEW
2-FAMILY TOWNHOUSE BUILDING

EAST ELEVATION



NEW 3-STORY, 10-UNIT
RESIDENTIAL ADDITION W/GARAGE

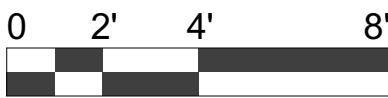


PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363			
PROPOSED 3-STORY, 12-UNIT RESIDENTIAL DEVELOPMENT (RENO/ ADDITION TO 1-FAMILY TO CREATE MULTI-FAMILY W/ GARAGE) 13 RIVER STREET MATTAPAN, MA 02126	OWNER: 13 RIVER STREET DEVELOPMENT LLC 13 RIVER STREET MATTAPAN, MA 02126 TEL: 617-438-7283		
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Tim Johnson Architect, LLC			
TIM JOHNSON ARCHITECT, LLC			
SCHEMATIC DRAWING SET			
DRAWING TITLE			
EAST ELEVATION - NEW BUILDING			
DATE: 06/02/26		SC: 1/4" = 1'-0"	
A13			

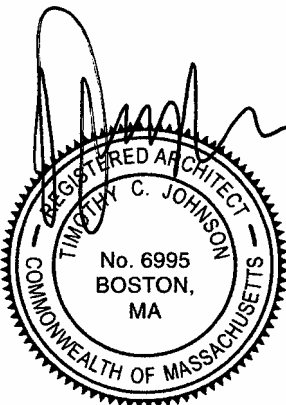


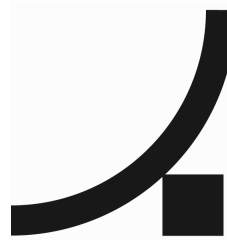
NEW 3-STORY, 10-UNIT
RESIDENTIAL ADDITION W/GARAGE

SOUTH (STREET) ELEVATION



RENOVATION TO 3-STORY
DWELLING TO CREATE NEW
2-FAMILY TOWNHOUSE BUILDING

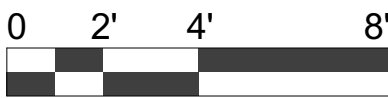


PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363			
PROPOSED 3-STORY, 12-UNIT RESIDENTIAL DEVELOPMENT (RENO/ ADDITION TO 1-FAMILY TO CREATE MULTI-FAMILY W/ GARAGE) 13 RIVER STREET MATTAPAN, MA 02126		OWNER: 13 RIVER STREET DEVELOPMENT LLC 13 RIVER STREET MATTAPAN, MA 02126 TEL: 617-438-7283	
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Tim Johnson Architect, LLC			
 TIM JOHNSON ARCHITECT, LLC			
SCHEMATIC DRAWING SET			
DRAWING TITLE			
SOUTH (STREET) ELEVATION - EXISTING BUILDING			
DATE: 06/02/26		SC: 1/4" = 1'-0"	
A14			



NEW 3-STORY, 10-UNIT
RESIDENTIAL ADDITION W/GARAGE

WEST (DRIVEWAY) ELEVATION



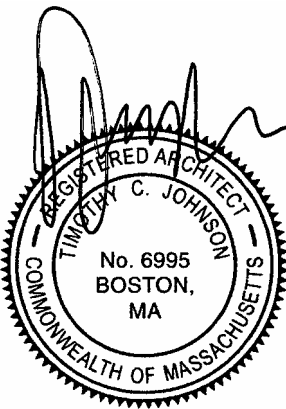
RENOVATION TO 3-STORY
DWELLING TO CREATE NEW
2-FAMILY TOWNHOUSE BUILDING



SCHEMATIC DRAWING SET

DRAWING TITLE
**WEST (DRIVEWAY)
ELEVATION -
EXISTING BUILDING**

DATE: 06/02/26 SC: 1/4" = 1'-0"

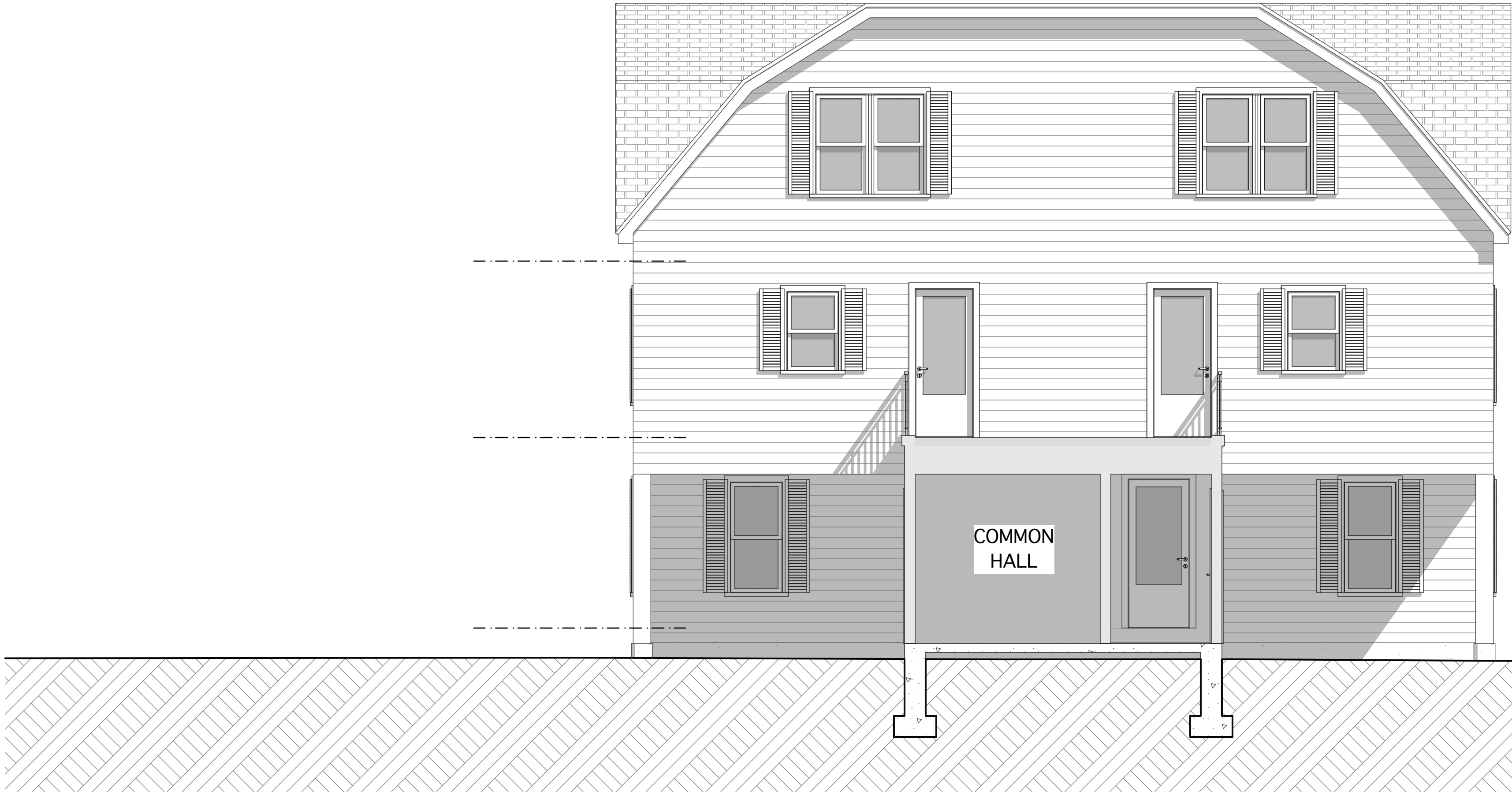


A15

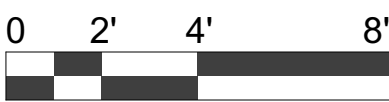
PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 3-STORY, 12-UNIT
RESIDENTIAL DEVELOPMENT
(RENO/ ADDITION TO 1-FAMILY TO
CREATE MULT-FAMILY W/ GARAGE)
13 RIVER STREET
MATTAPAN, MA 02126

OWNER:
13 RIVER STREET DEVELOPMENT LLC
13 RIVER STREET
MATTAPAN, MA 02126
TEL: 617-438-7283



NORTH (REAR) ELEVATION



RENOVATION TO 3-STORY
DWELLING TO CREATE NEW
2-FAMILY TOWNHOUSE BUILDING

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
599 EAST BROADWAY, STE. 102
BOSTON, MA 02127
TEL: 617-464-4363

PROPOSED 3-STORY, 12-UNIT
RESIDENTIAL DEVELOPMENT
(RENO/ ADDITION TO 1-FAMILY TO
CREATE MULTI-FAMILY W/ GARAGE)
13 RIVER STREET
MATTAPAN, MA 02126

OWNER:
13 RIVER STREET DEVELOPMENT LLC
13 RIVER STREET
MATTAPAN, MA 02126
TEL: 617-438-7283

REVISIONS

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Tim Johnson Architect, LLC

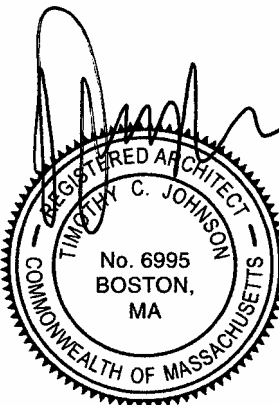


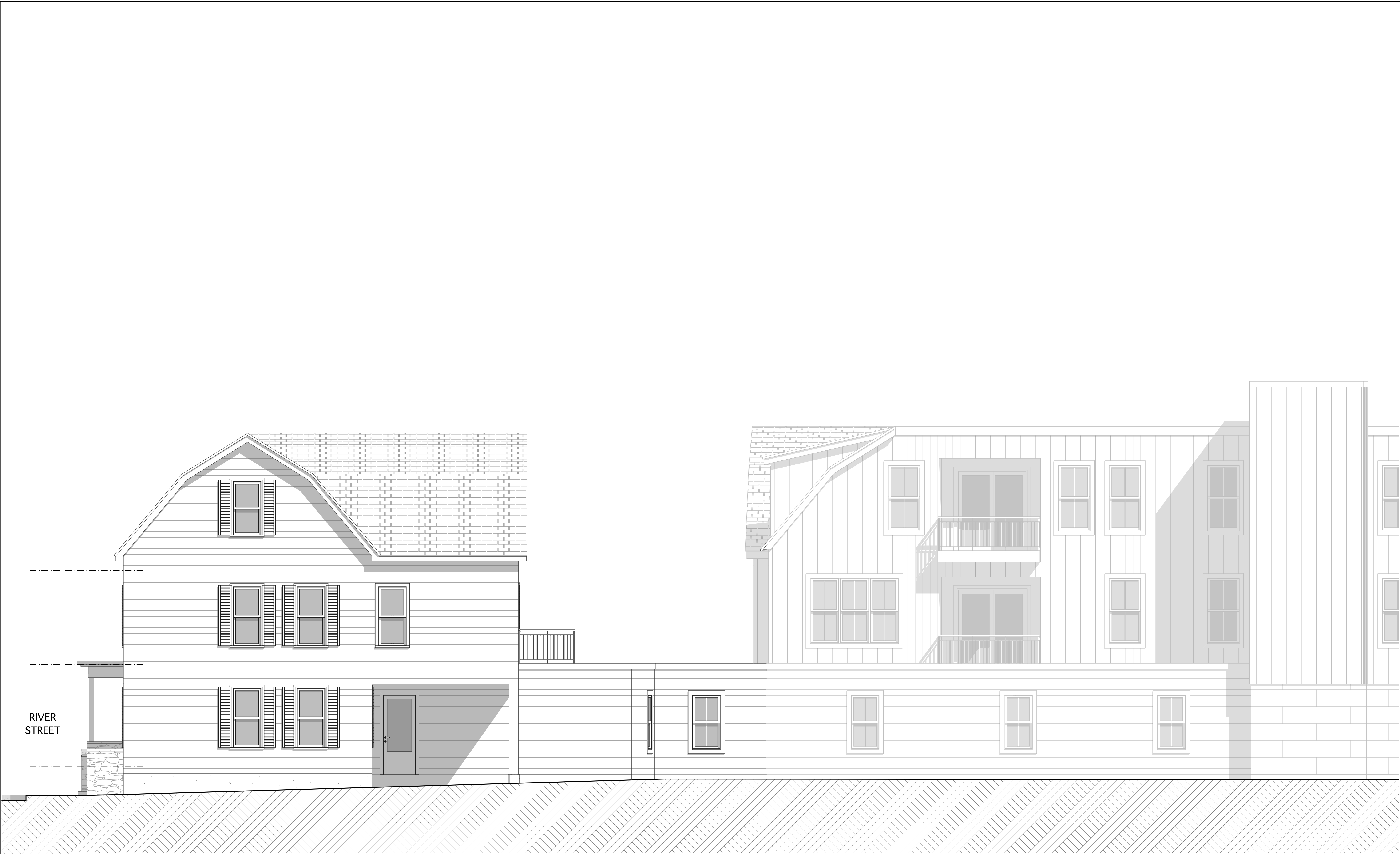
SCHEMATIC DRAWING SET

DRAWING TITLE
NORTH (REAR)
ELEVATION -
EXISTING BUILDING

DATE: 06/02/26 SC: 1/4" = 1'-0"

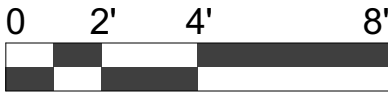
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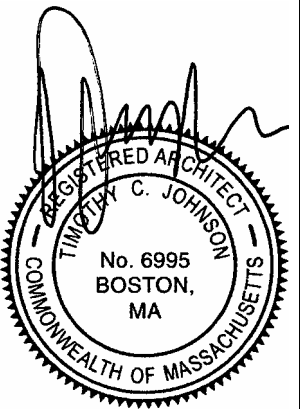
RIVER
STREET

EAST ELEVATION



RENOVATION TO 3-STORY
DWELLING TO CREATE NEW
2-FAMILY TOWNHOUSE BUILDING

NEW 3-STORY, 10-UNIT
RESIDENTIAL ADDITION W/GARAGE



PROJECT ARCHITECT: TIM JOHNSON ARCHITECT, LLC 599 EAST BROADWAY, STE. 102 BOSTON, MA 02127 TEL: 617-464-4363	
PROPOSED 3-STORY, 12-UNIT RESIDENTIAL DEVELOPMENT (RENO/ ADDITION TO 1-FAMILY TO CREATE MULTI-FAMILY W/ GARAGE) 13 RIVER STREET MATTAPAN, MA 02126	OWNER: 13 RIVER STREET DEVELOPMENT LLC 13 RIVER STREET MATTAPAN, MA 02126 TEL: 617-438-7283

REVISIONS

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Tim Johnson Architect, LLC



SCHEMATIC DRAWING SET

DRAWING TITLE

EAST ELEVATION -
EXISTING BUILDING

DATE: 06/02/26 SC: 1/4" = 1'-0"

A17