



March 3rd, 2022

City of Boston
Boston Inspectional Services Department
1010 Massachusetts Avenue
Boston, MA 02118

RE: 67, 69, 71 W. Cedar Street, Boston, MA

Dear Sir/Madame,

I am sending you this letter to request that we pay only the \$350 nominal filing fee for the above referenced project. As the proposed project renovations shown in the accompanying permit application will require zoning relief for increased FAR due to the finishing of an existing unfinished basement and the widening of dormers at roof level.

Sincerely,

Guy N. Grassi
Grassi Design Group, Inc.



67, 69, 71, W. Cedar Street

Zoning Computation Form

3/3/2022

Zoning District: H2-65

Existing Use: 12 Dwellings in 3 buildings

Proposed Use: 7 Dwellings in 1 combined building

Use	Min. lot size	Lot area per D.U.	Min. lot width	F.A.R.	Max bldg. ht.		Open space per D.U.	Min. front yard	Min.rear yard	Min.side yard	% of rear yard for acc.use	
					feet	stories						
Required by Code	Allowed	None	None	None	2.0	65'	-	150 S.F./D.U.	conform. w/ exist. Build. alignment	10'	none	25%
Existing	12 D.U.	2245 S.F.	N/A	45'-9"	3.03	49'-6"	5+ Bsmt	0 S.F.	0'-0"	0'-0"	none	N/A
Proposed	7 D.U.	2245 S.F.	N/A	45'-9"	3.61	49'-6"	5+ Bsmt	0 S.F.	0'-0"	0'-0"	none	N/A

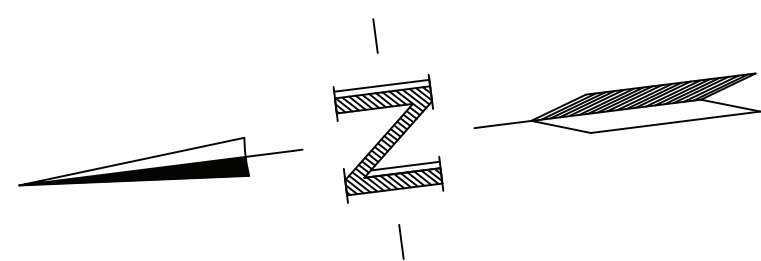
* FAR is allowed to exceed the requirement per section 64-37.11(b) Pre-existing Building

	Required by code	Existing	Proposed
Parking:	.7/ D.U. (0 if less than 2)	8 Required 0 Provided	5 Required 0 Proposed
Loading:	0	0	0

Floor	Existing Gross Floor Area	Proposed Gross Floor Area
Basement	0 S.F.	1,314 S.F.
First Floor	1,442 S.F.	1,413 S.F.
Second Floor	1,473 S.F.	1,473 S.F.
Third Floor	1,373 S.F.	1,373 S.F.
Fourth Floor	1,373 S.F.	1,373 S.F.
Fifth Floor	1,136 S.F.	1,153 S.F.
Total:	6,797 S.F.	8,099 S.F.

EXISTING FAR CALC: 6,797 / 2,245 = 3.03
 PROPOSED FAR CALC: 8,099 / 2,245 = 3.61

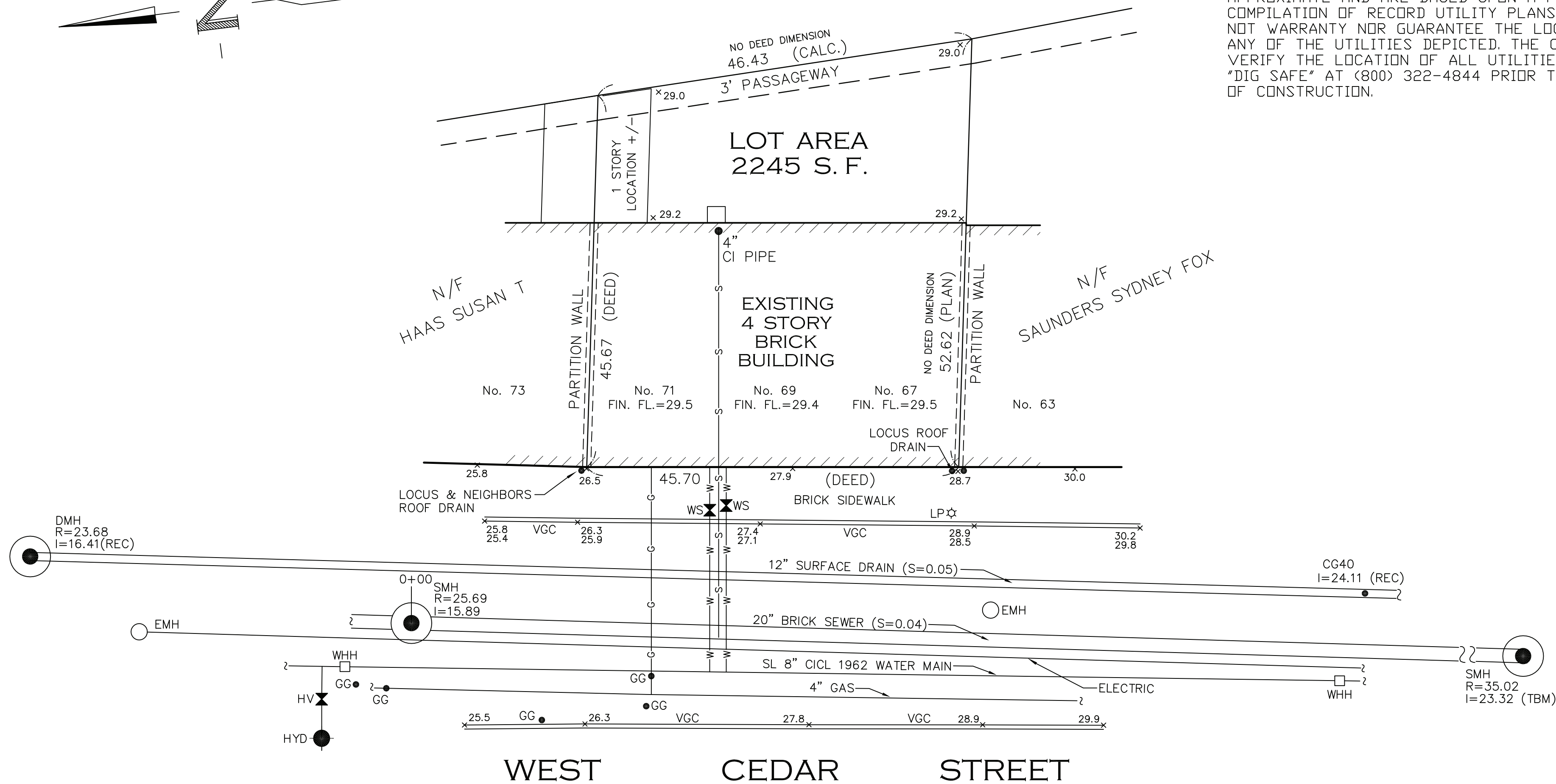




N/F ROIFF PAUL G

NOTE:

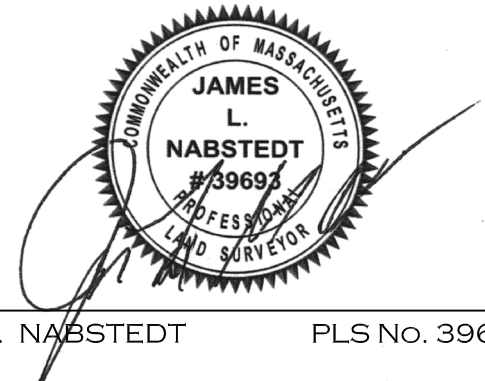
THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A FIELD SURVEY AND COMPILATION OF RECORD UTILITY PLANS. N.V.S.A., INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL OR ANY OF THE UTILITIES DEPICTED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BY CONTACTING "DIG SAFE" AT (800) 322-4844 PRIOR TO COMMENCEMENT OF CONSTRUCTION.



BENCHMARK: ALL ELEVATIONS ARE BASED ON THE CITY OF BOSTON SEWER DATUM. TBM-SMH INV.=23.32.

LEGEND

- 00.0 Proposed Spot Grade
- 00.0 Existing Spot Grade
- Water Main Valve
- Water Service/Fire/Hydrant Valve
- Hydrant
- Water Meter
- Drain Manhole
- Catch Basin
- Sewer Manhole

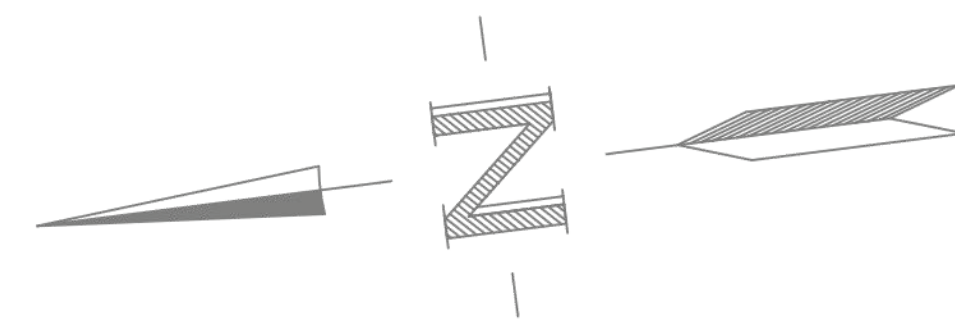


JAMES L. NABSTEDT PLS No. 39693



<p>SITE PLAN SHOWING EXISTING CONDITIONS AT 67-71 WEST CEDAR STREET BOSTON (PROPER), MASS.</p>	
<p>NEPONSET VALLEY SURVEY ASSOC., INC. 95 WHITE STREET QUINCY, MA 02269</p>	
SCALE: 1"=10'	DATE: MARCH 3, 2022

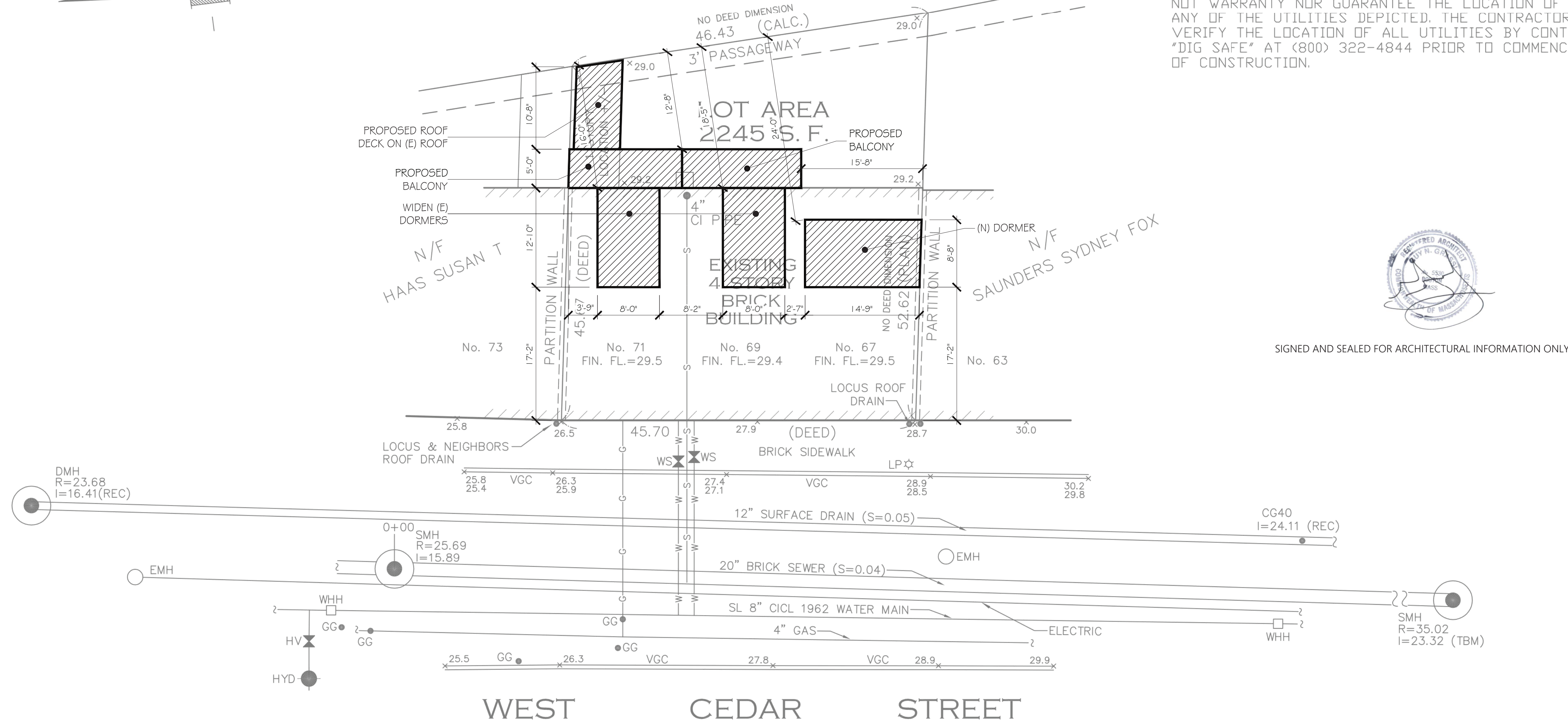
TWF (22-00)



N/F ROIFF PAUL G

NOTE:

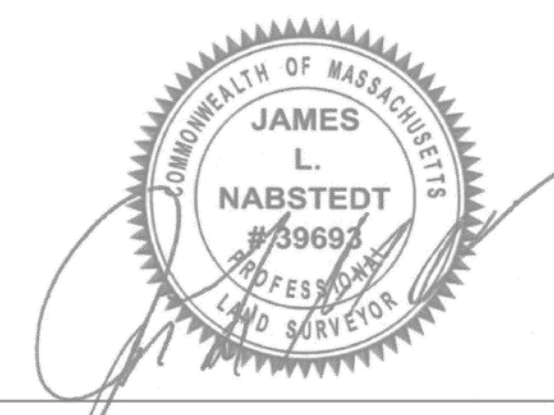
THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A FIELD SURVEY AND COMPILATION OF RECORD UTILITY PLANS. N.V.S.A., INC. DOES NOT WARRANTY NOR GUARANTEE THE LOCATION OF ALL OR ANY OF THE UTILITIES DEPICTED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BY CONTACTING "DIG SAFE" AT (800) 322-4844 PRIOR TO COMMENCEMENT OF CONSTRUCTION.



SIGNED AND SEALED FOR ARCHITECTURAL INFORMATION ONLY

LEGEND

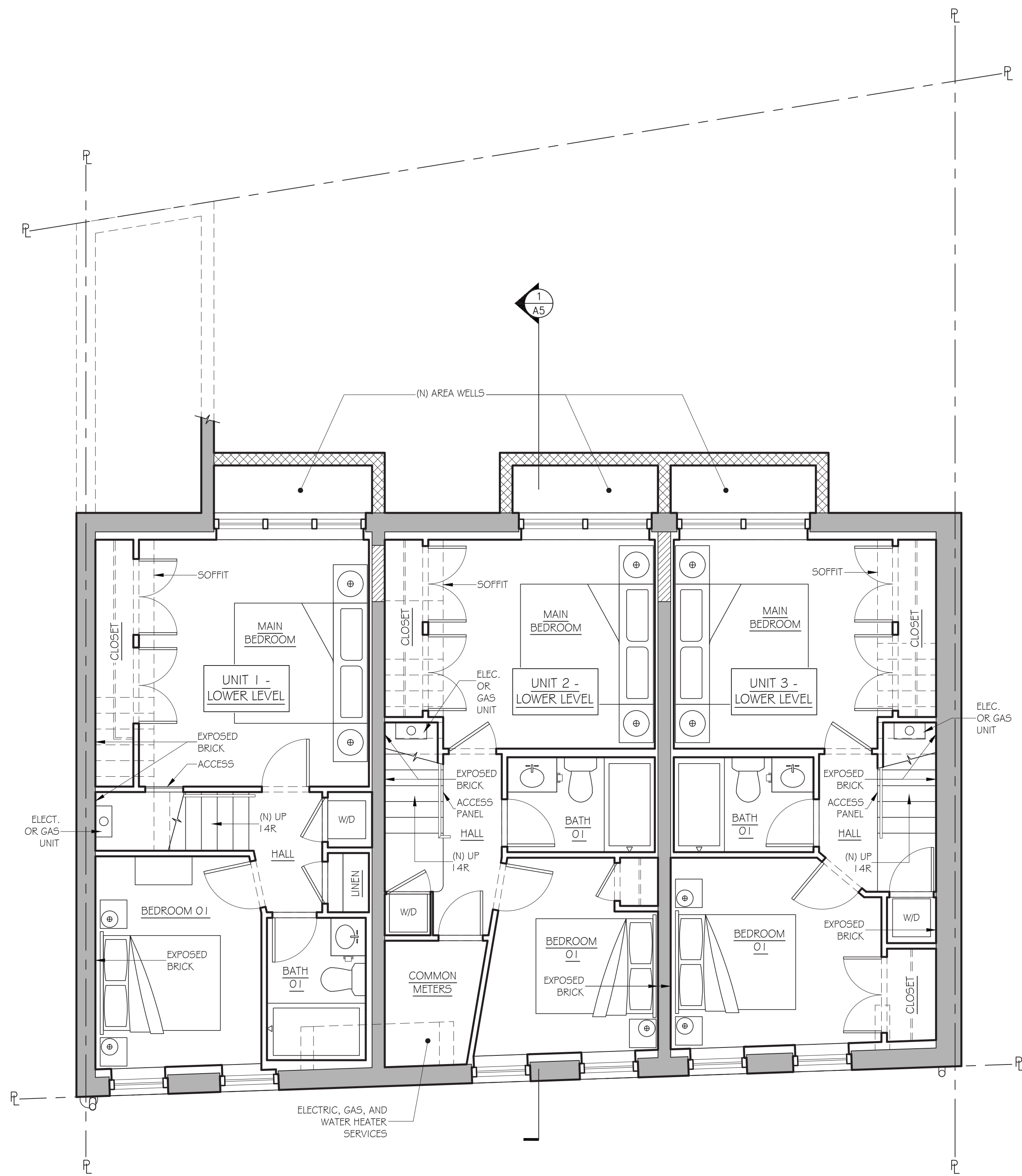
- 00.0 Proposed Spot Grade
- 00.0 Existing Spot Grade
- Water Main Valve
- Water Service/Fire/Hydrant Valve
- Hydrant
- Water Meter
- Drain Manhole
- Catch Basin
- Sewer Manhole


 JAMES L. NABSTEDT PLS No. 39693

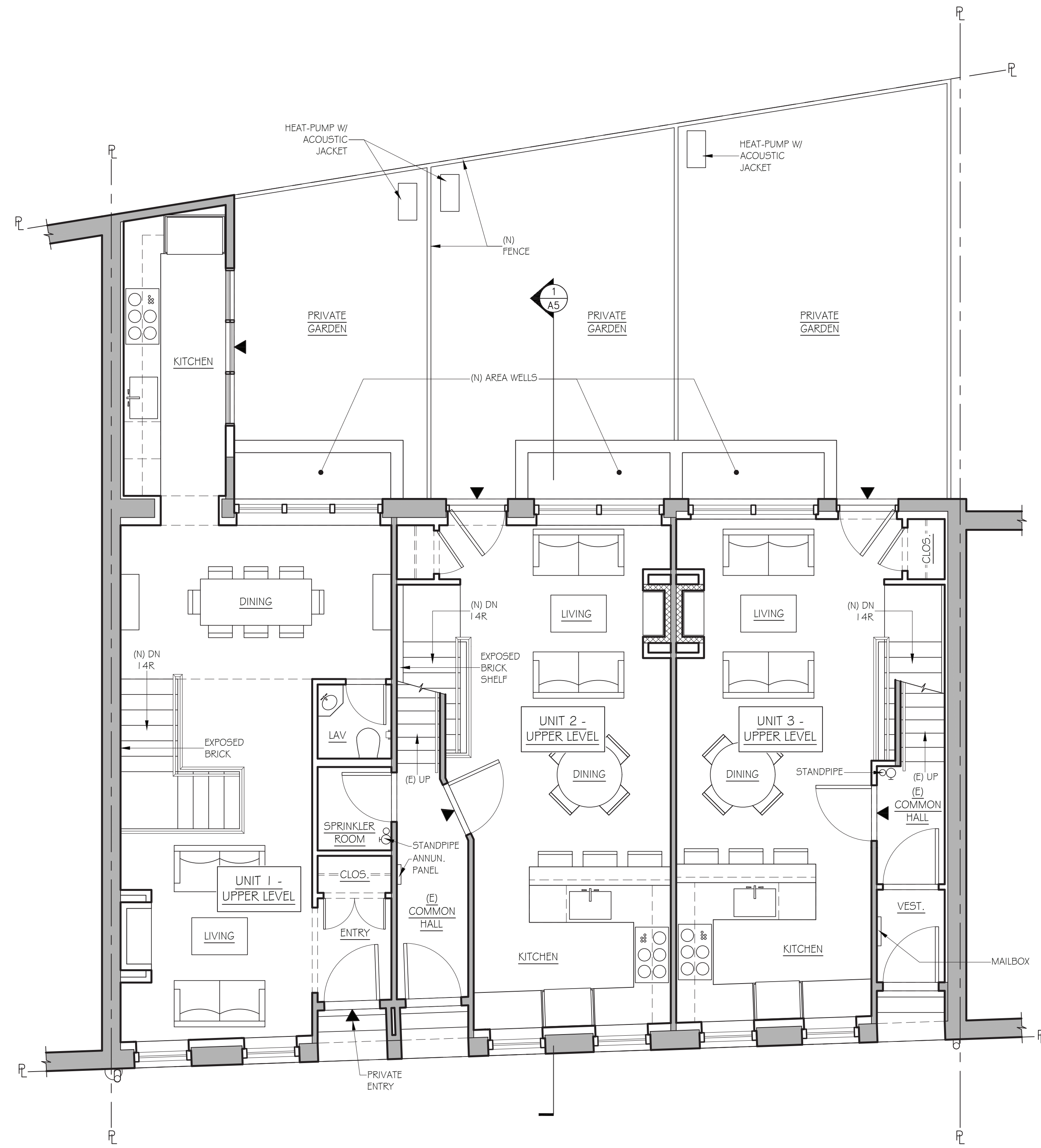


BENCHMARK: ALL ELEVATIONS ARE BASED ON THE CITY OF BOSTON SEWER DATUM. TBM-SMH INV.=23.32.

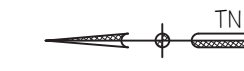
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NEPONSET VALLEY SURVEY ASSOC., INC. 95 WHITE STREET QUINCY, MA 02269	
SCALE:	DATE:
1"=10'	MARCH 3, 2022



BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



LEGEND

	NEW WALL - SEE WALL TYPE SCHEDULE
	EXISTING WALL TO REMAIN - SEE WALL TYPE SCHEDULE

46 Wallham Street, Suite 3A
Boston, MA 02118
Phone: 617-956-9992
Fax: 917-956-9993

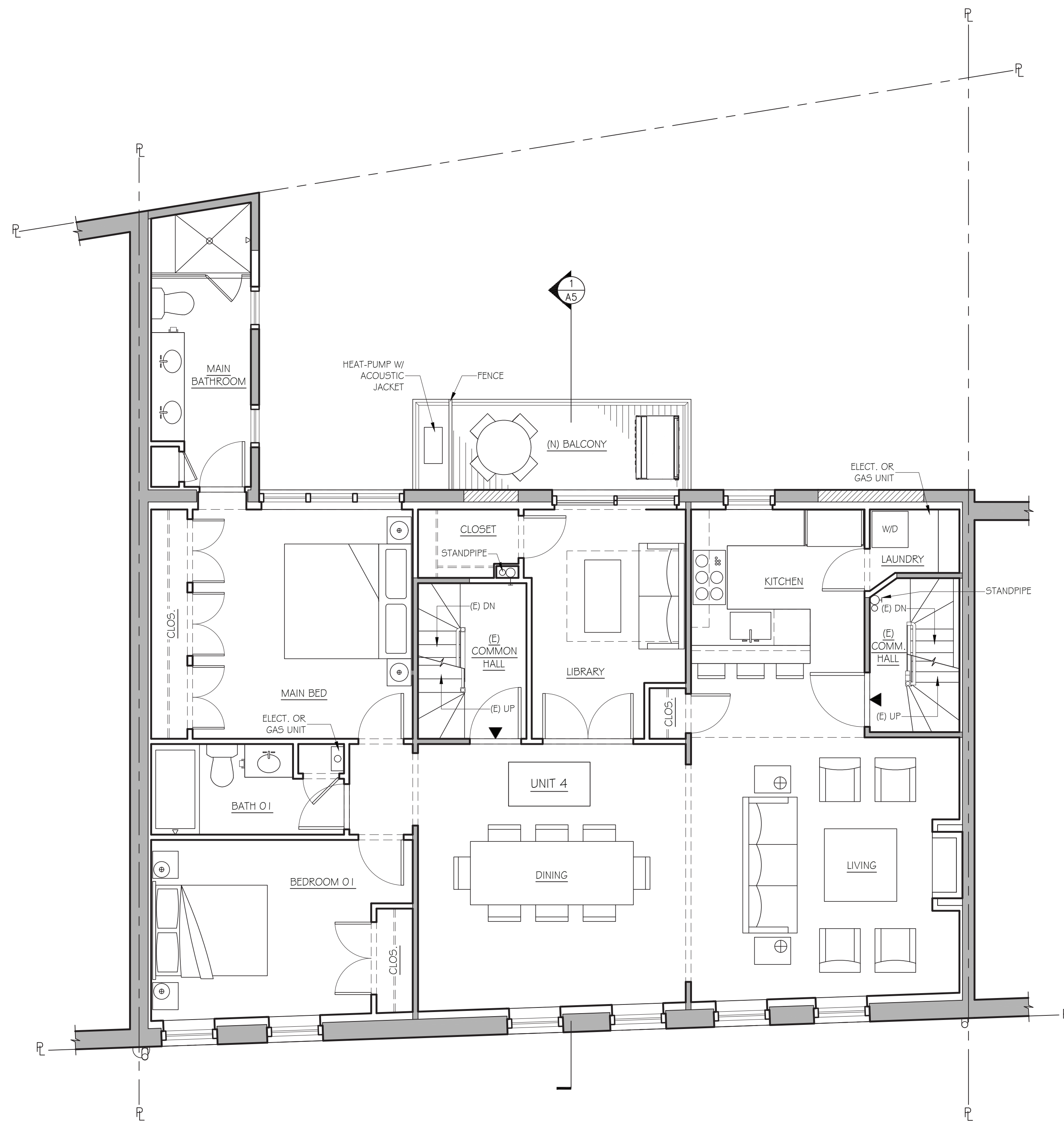
GD GRASSI DESIGN GROUP
BG BEAUCHEMIN GRASSI INTERIORS

JOB NO.: 212
SCALE: 1/4" = 1'-0"
DATE: 03.01.22
REVISED

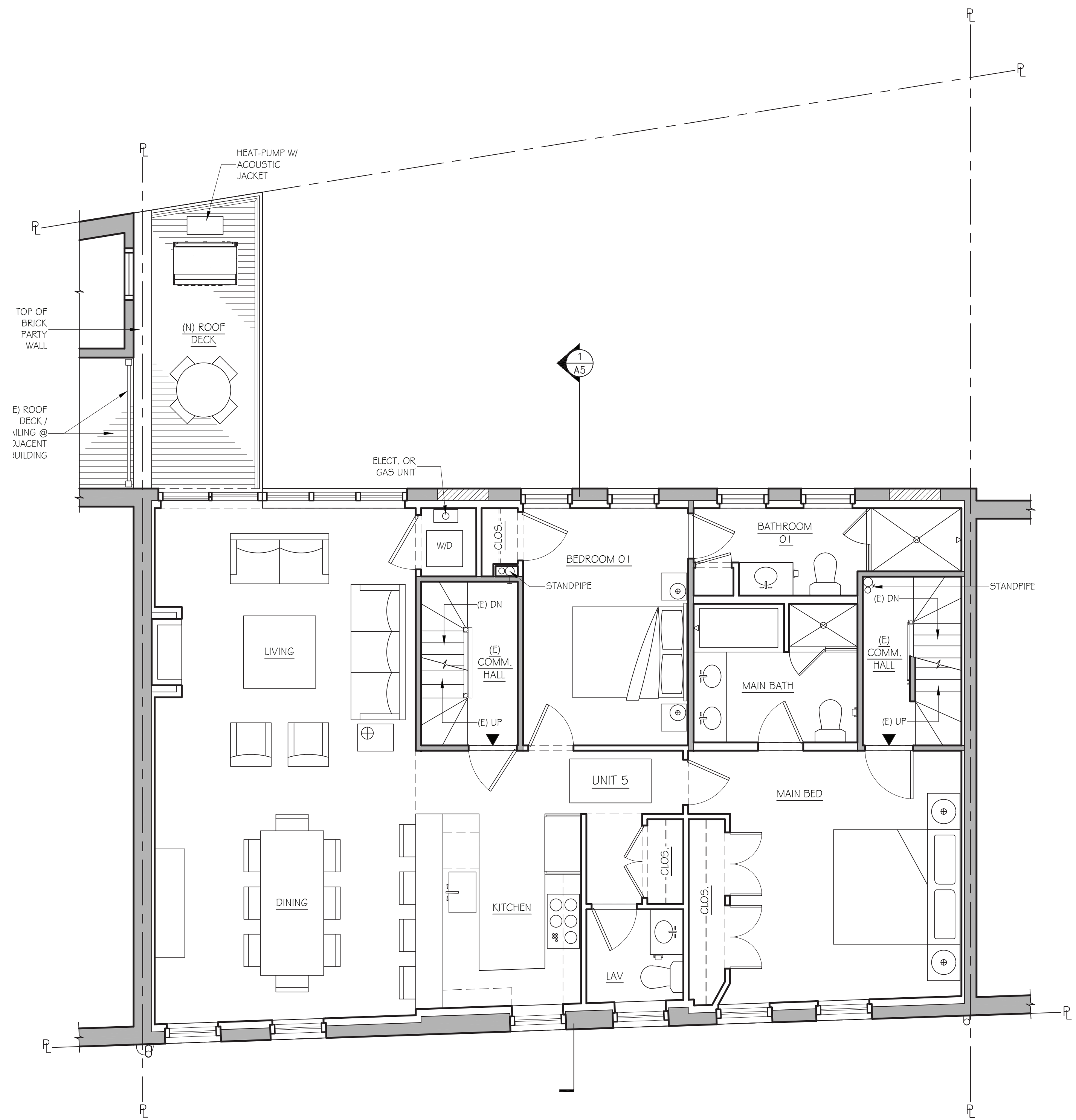
67, 69, 71 W. CEDAR STREET
BOSTON, MA 02114

BASEMENT AND FIRST FLOOR PLANS

A1



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

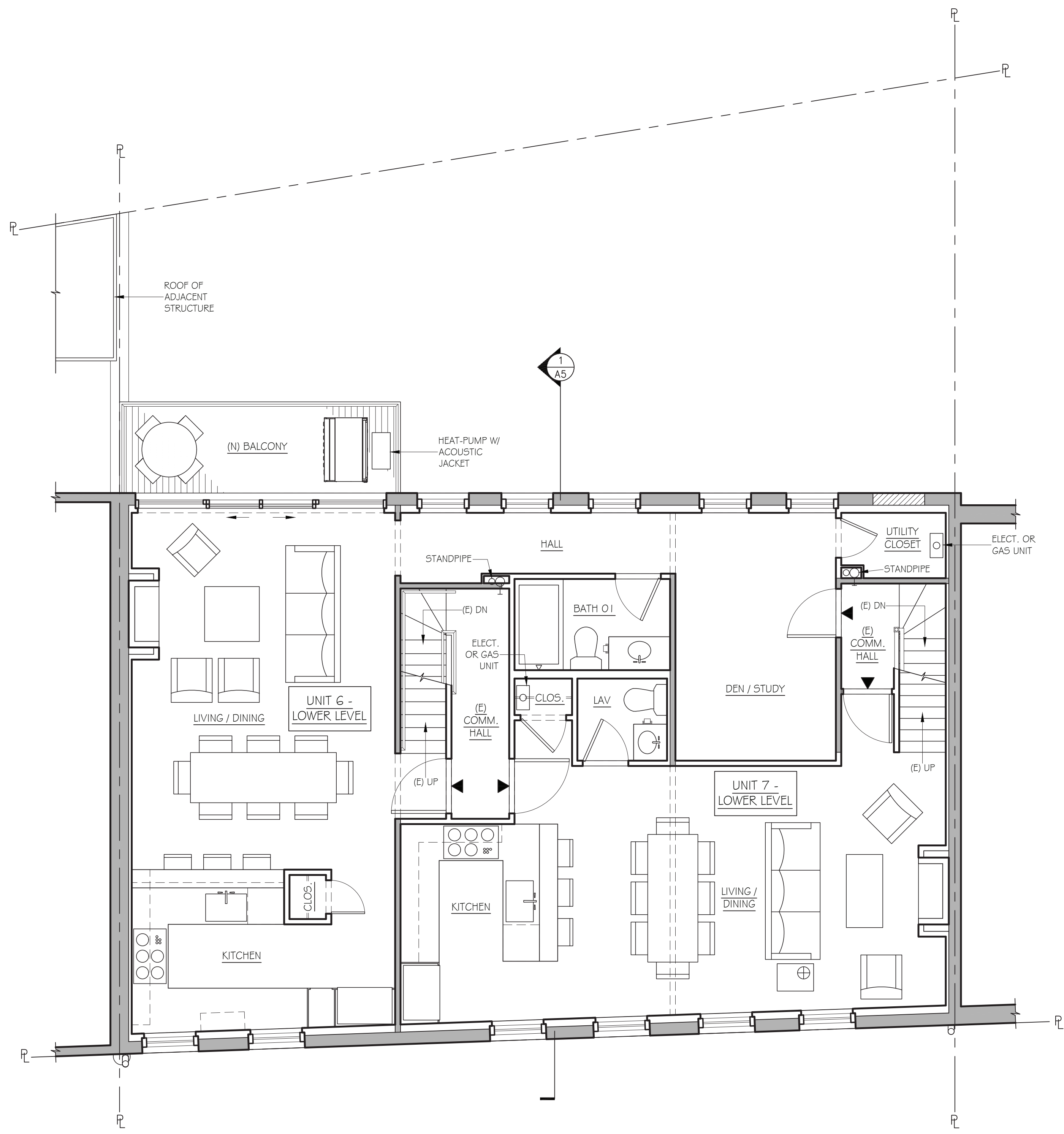


THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

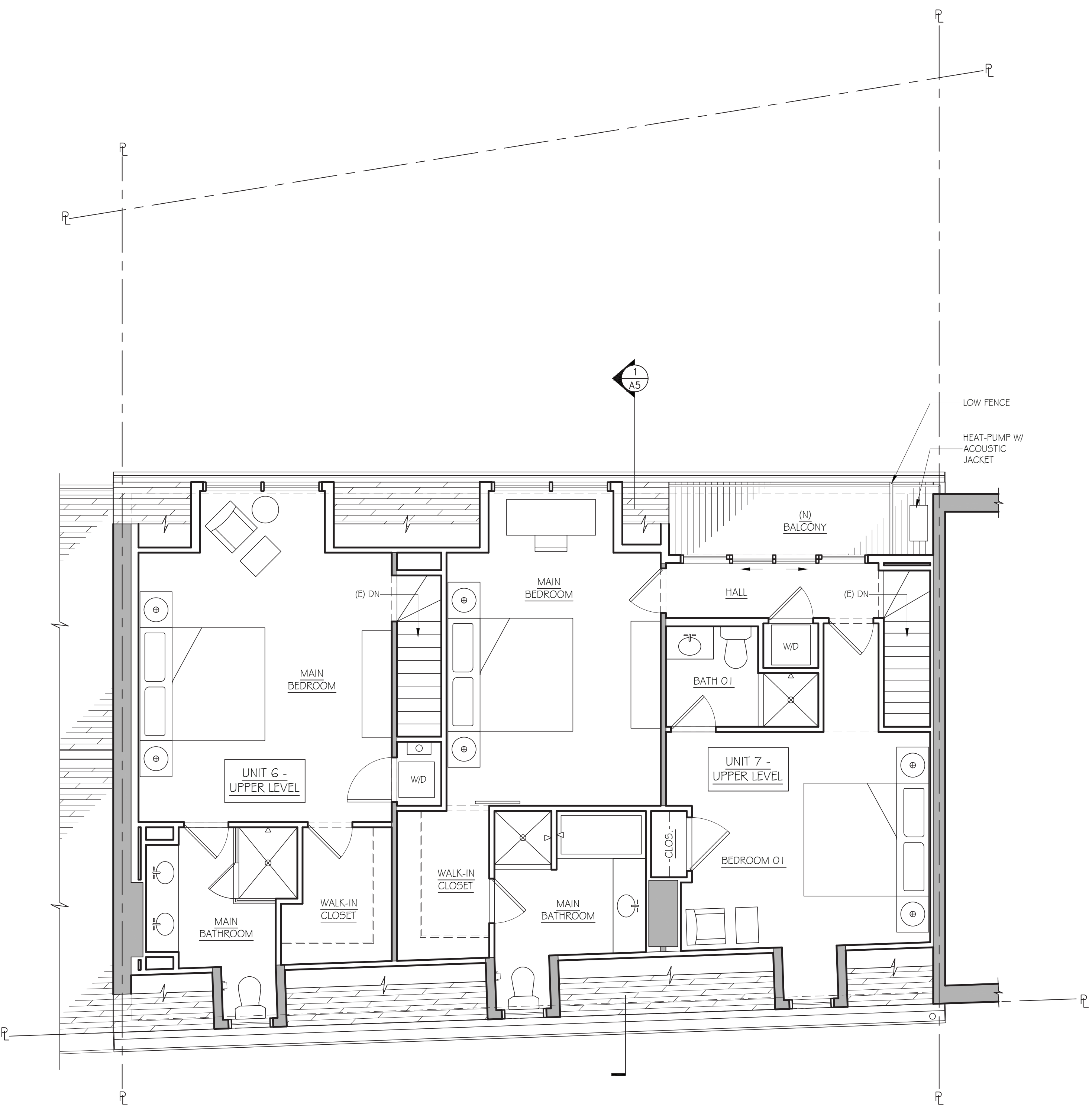


LEGEND

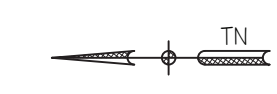
- NEW WALL - SEE WALL TYPE SCHEDULE
- EXISTING WALL TO REMAIN - SEE WALL TYPE SCHEDULE



FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIFTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



LEGEND

- NEW WALL - SEE WALL TYPE SCHEDULE
- EXISTING WALL TO REMAIN - SEE WALL TYPE SCHEDULE

46 Wallham Street, Suite 3A
Boston, MA 02118
Phone: 617-956-9992
Fax: 917-956-9993

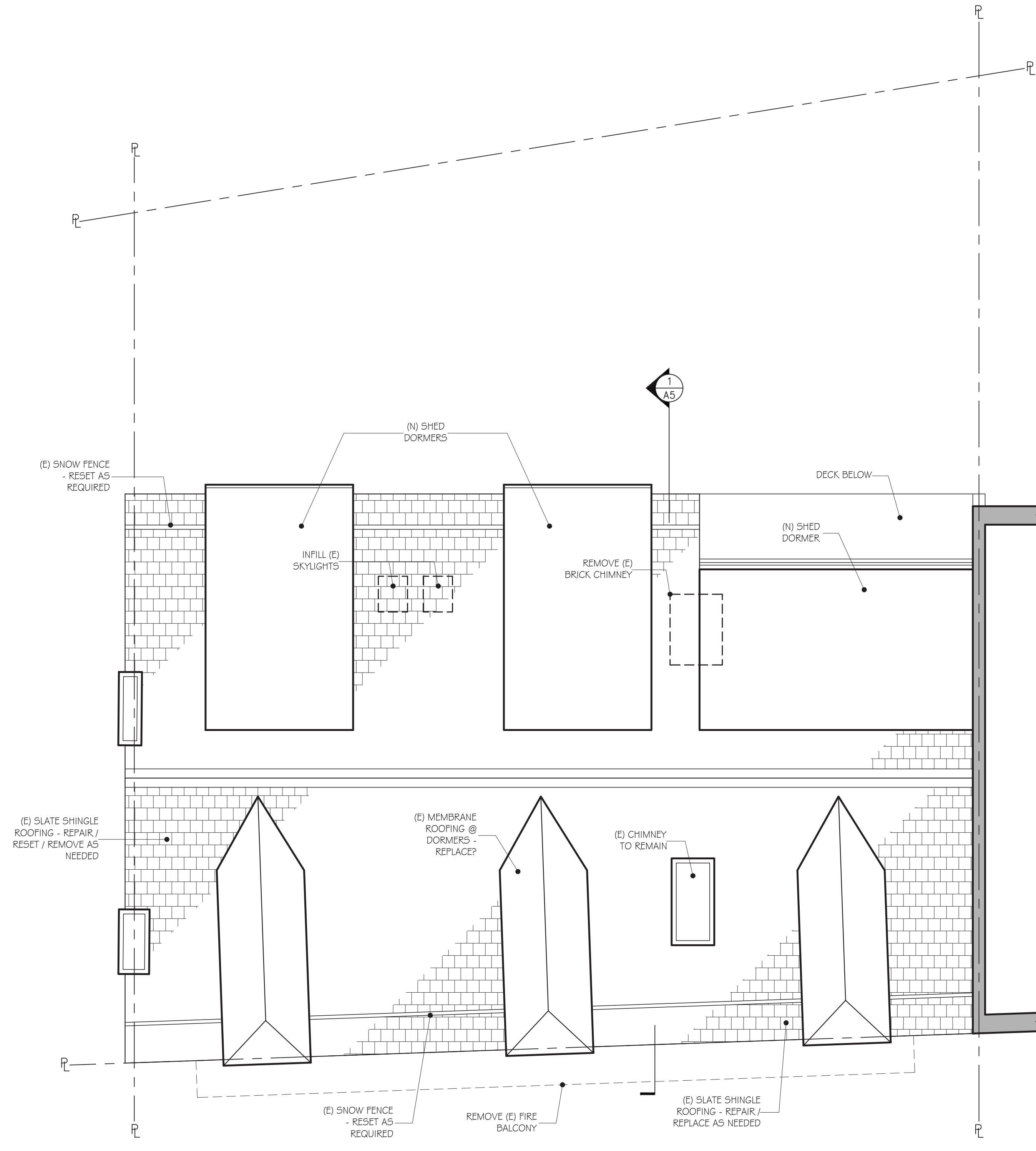
GD GRASSI DESIGN GROUP
BG BEAUCHEMIN GRASSI INTERIORS

JOB NO.: 2121
SCALE: 1/4" = 1'-0"
DATE: 03.01.22
REVISED

67, 69, 71 W. CEDAR STREET
BOSTON, MA 02114

FOURTH AND FIFTH FLOOR PLANS

A3

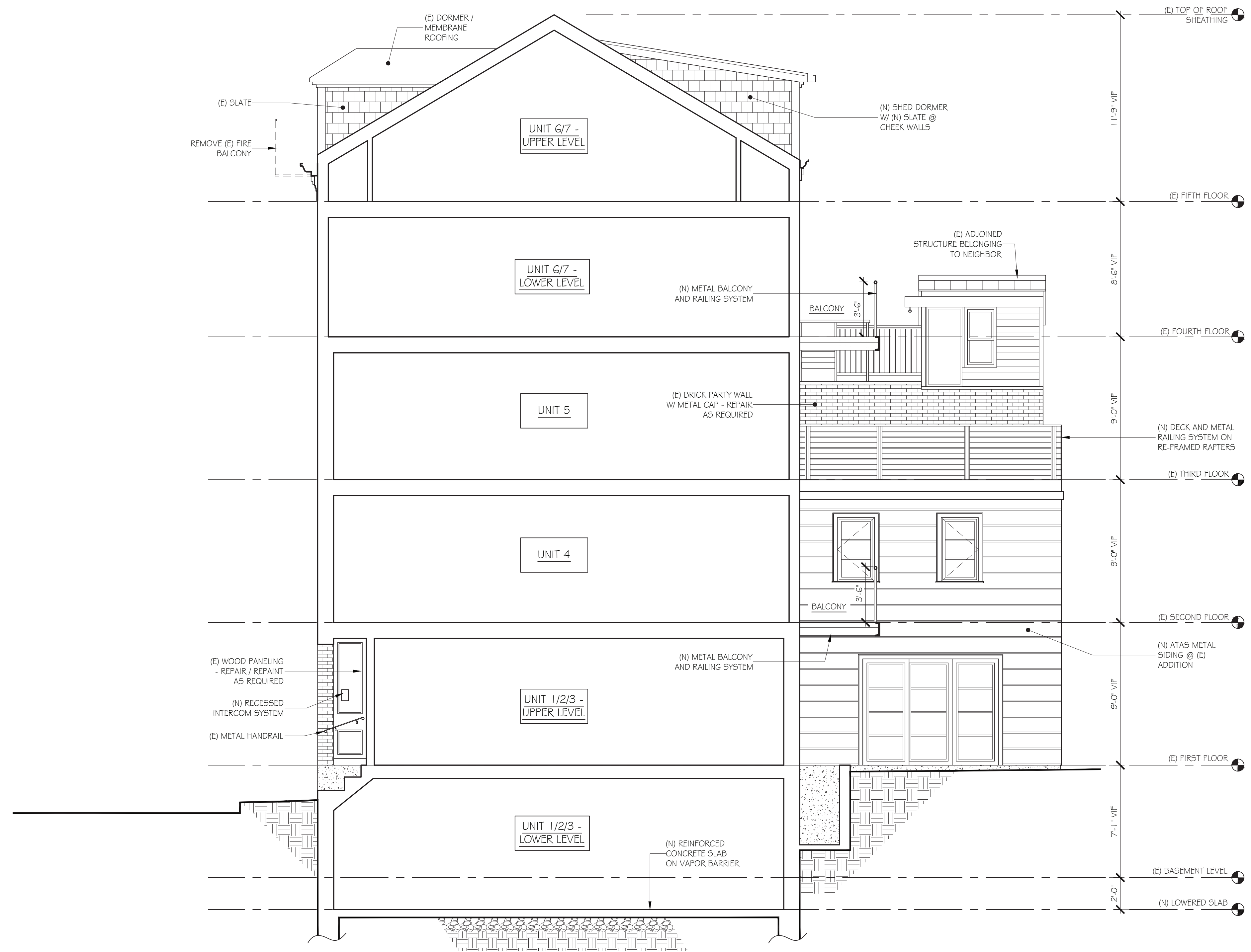


ROOF PLAN
SCALE: 1/4" = 1'-0"

LEGEND

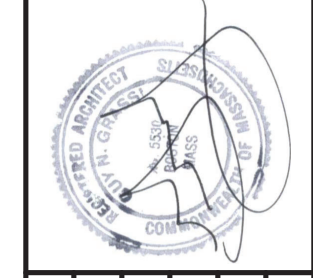
	NEW WALL - SEE WALL TYPE SCHEDULE
	EXISTING WALL TO REMAIN - SEE WALL TYPE SCHEDULE

GD BG	GRASSI DESIGN GROUP BEAUCHEMIN GRASSI INTERIORS
	46 Waltham Street, Suite 3A Boston, MA 02118 Phone: 617-956-9992 Fax: 917-956-9993
JOB NO: 2121 SCALE: 1/4" = 1'-0" DATE: 03.01.22 REVISED	67, 69, 71 W. CEDAR STREET BOSTON, MA 02114
ROOF PLAN	
A4	



BUILDING SECTION AND SOUTH ELEVATION @ REAR ADDITION

1/4" = 1'-0"



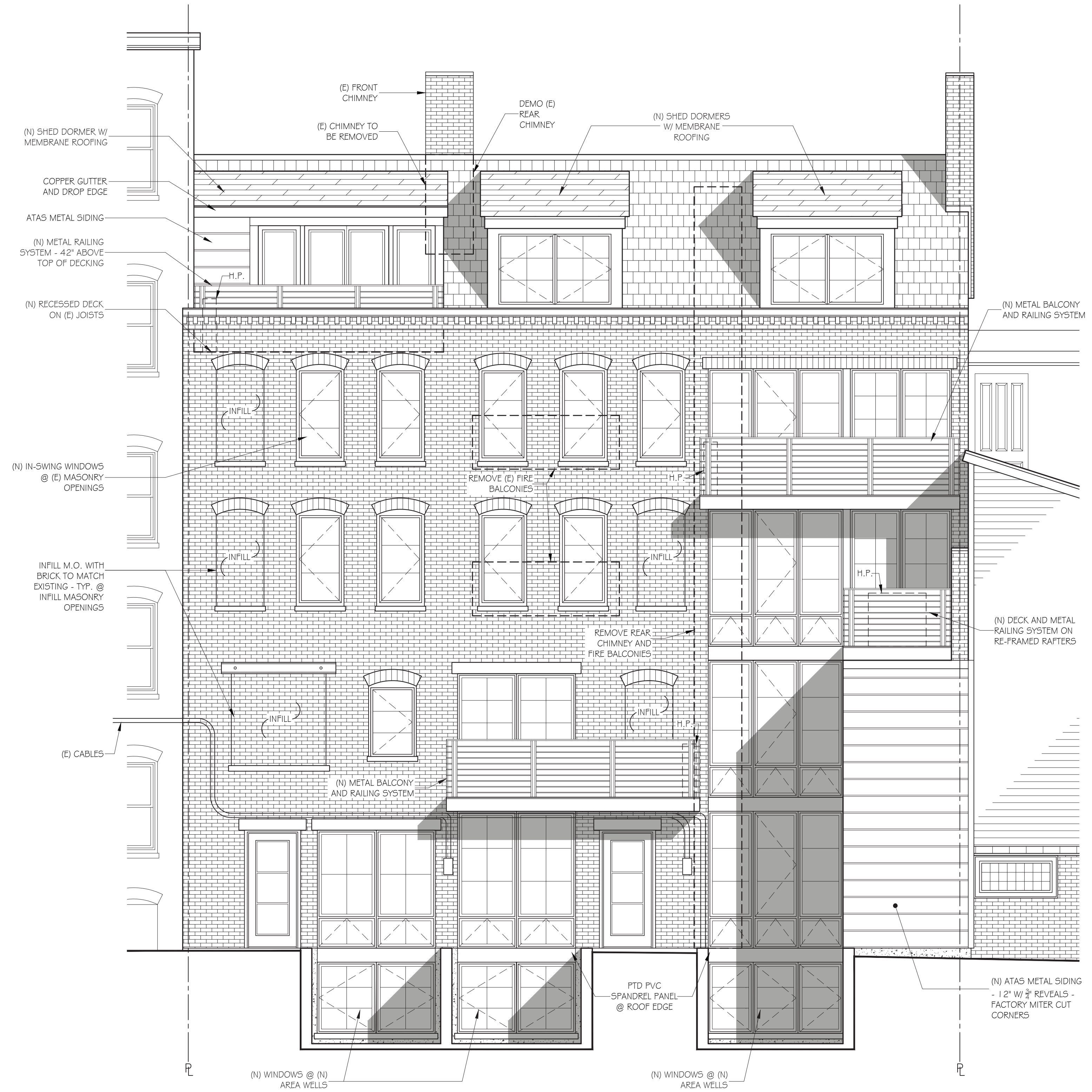
JOB NO:	2121
SCALE:	1/4" = 1'-0"
DATE:	03.01.22
REVISED	

67, 69, 71 W. CEDAR STREET
BOSTON, MA 02114

BUILDING SECTION AND SOUTH
ELEVATION @ REAR ADDITION



EAST BUILDING ELEVATION
 $\frac{1}{4}'' = 1'-0''$



WEST BUILDING ELEVATION
 $\frac{1}{4}'' = 1'-0''$



JOB NO:	2121
SCALE:	1/4" = 1'-0"
DATE:	03.01.22
REVISED	

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FRONT AND REAR
 BUILDING ELEVATIONS



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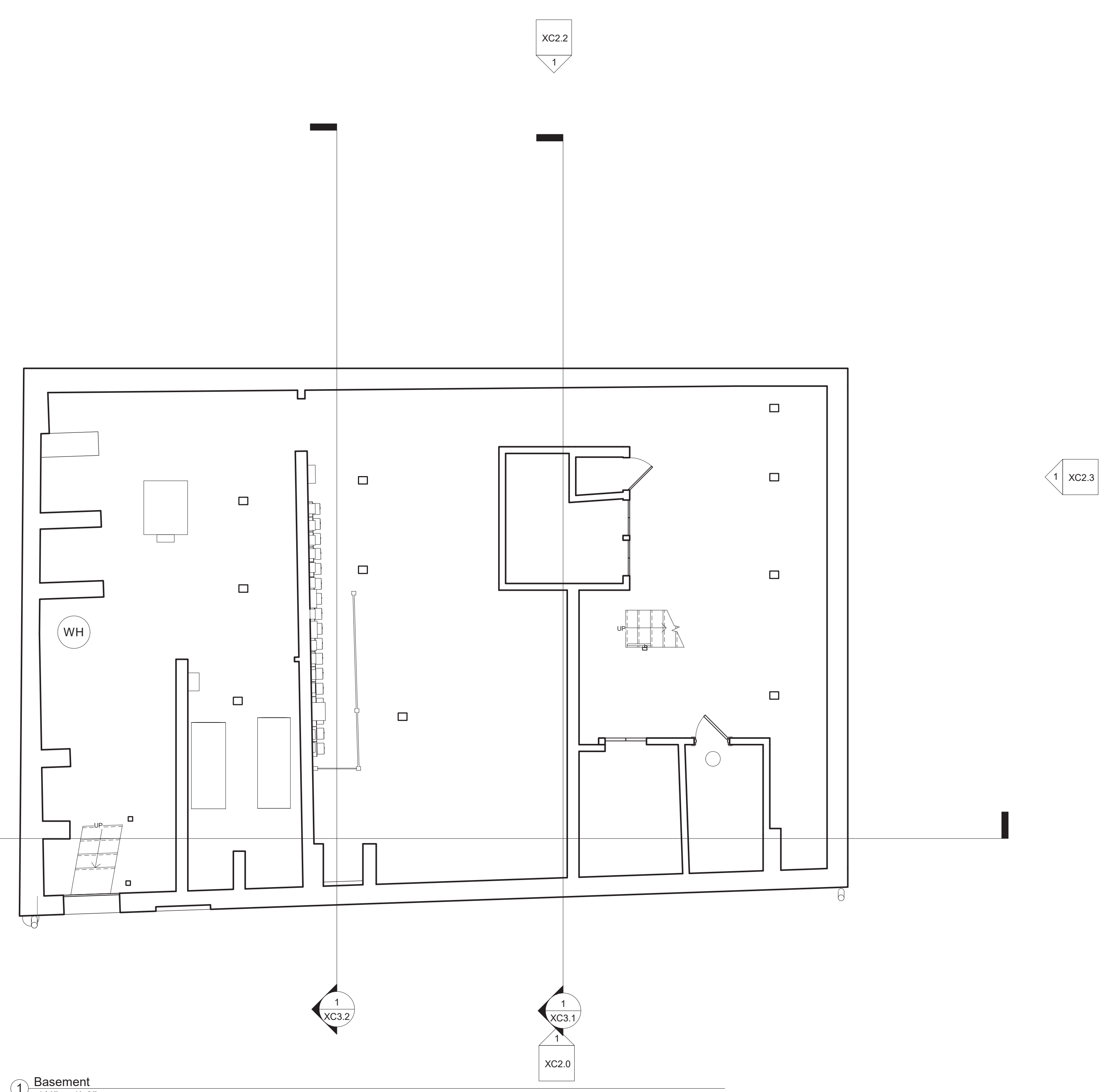
Owner
67_69_71
Cedar St

BASEMENT

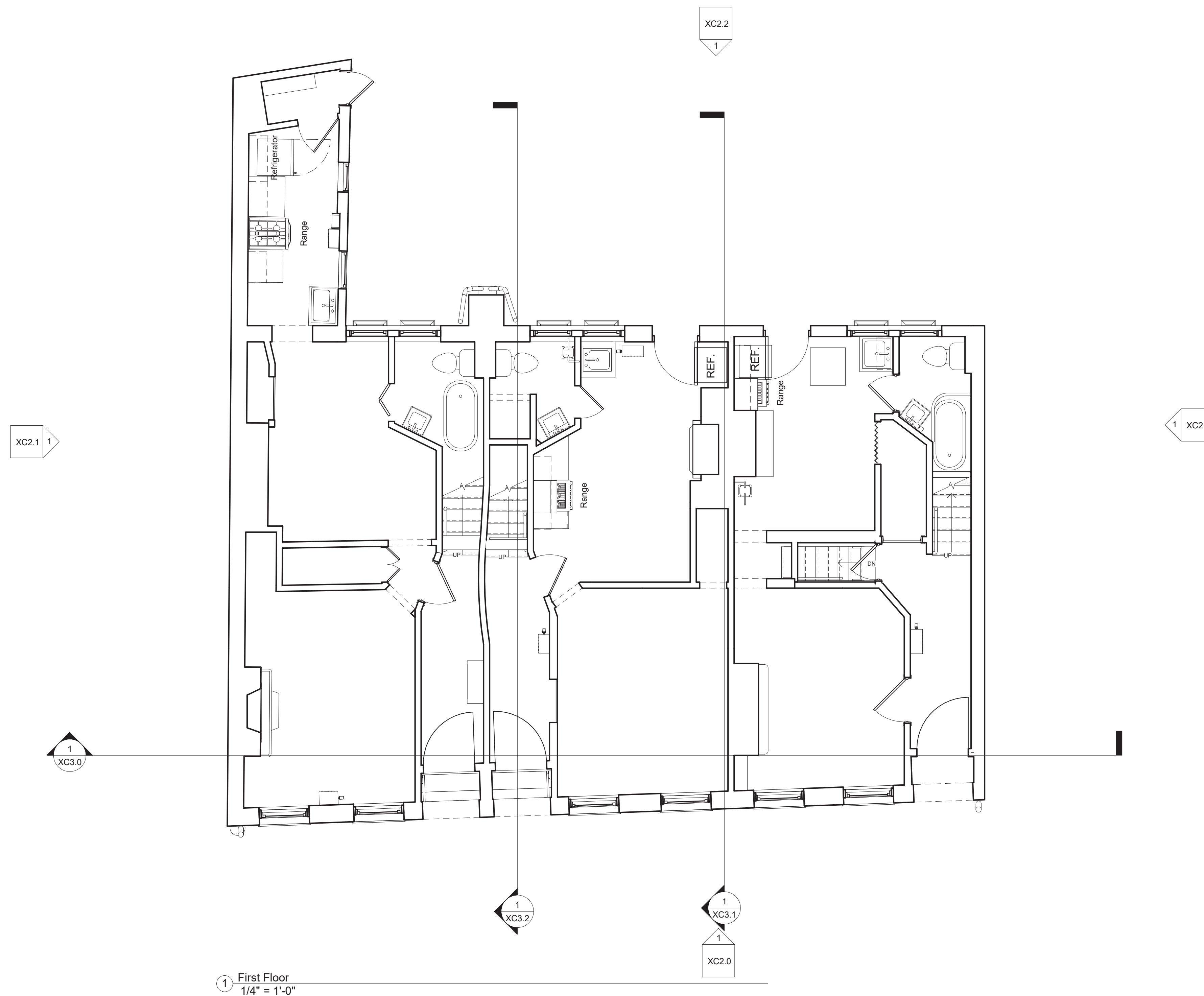
Project Number	Project Number
Date	11-15-2021
Drawn By	Author
Checked By	Checker

XC1.0

Scale 1/4" = 1'-0"



① Basement
1/4" = 1'-0"



① First Floor
1/4" = 1'-0"

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FIRST FLOOR

Project Number	Project Number
Date	11-15-2021
Drawn By	Author
Checked By	Checker

XC1.1

Scale	1/4" = 1'-0"
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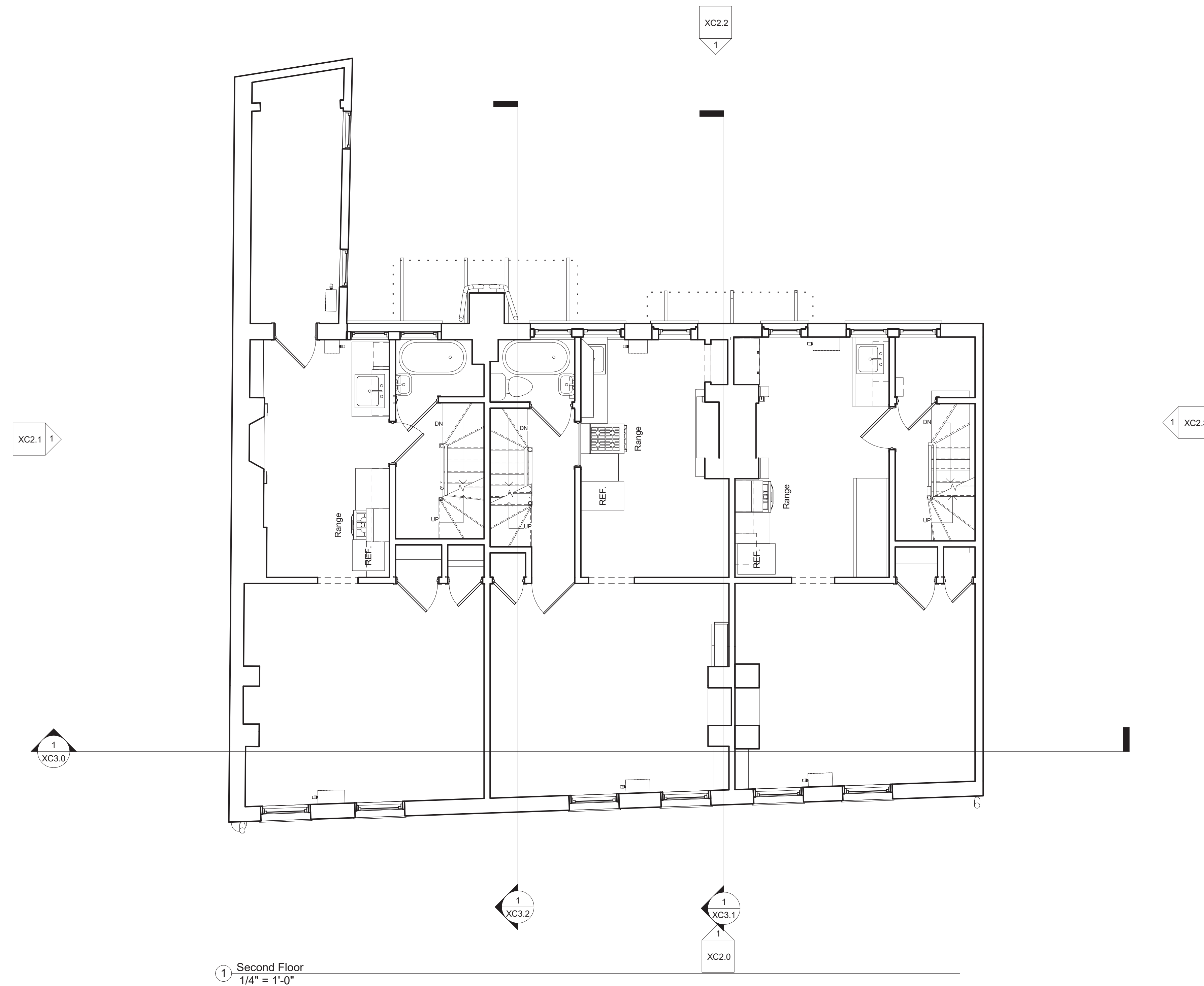


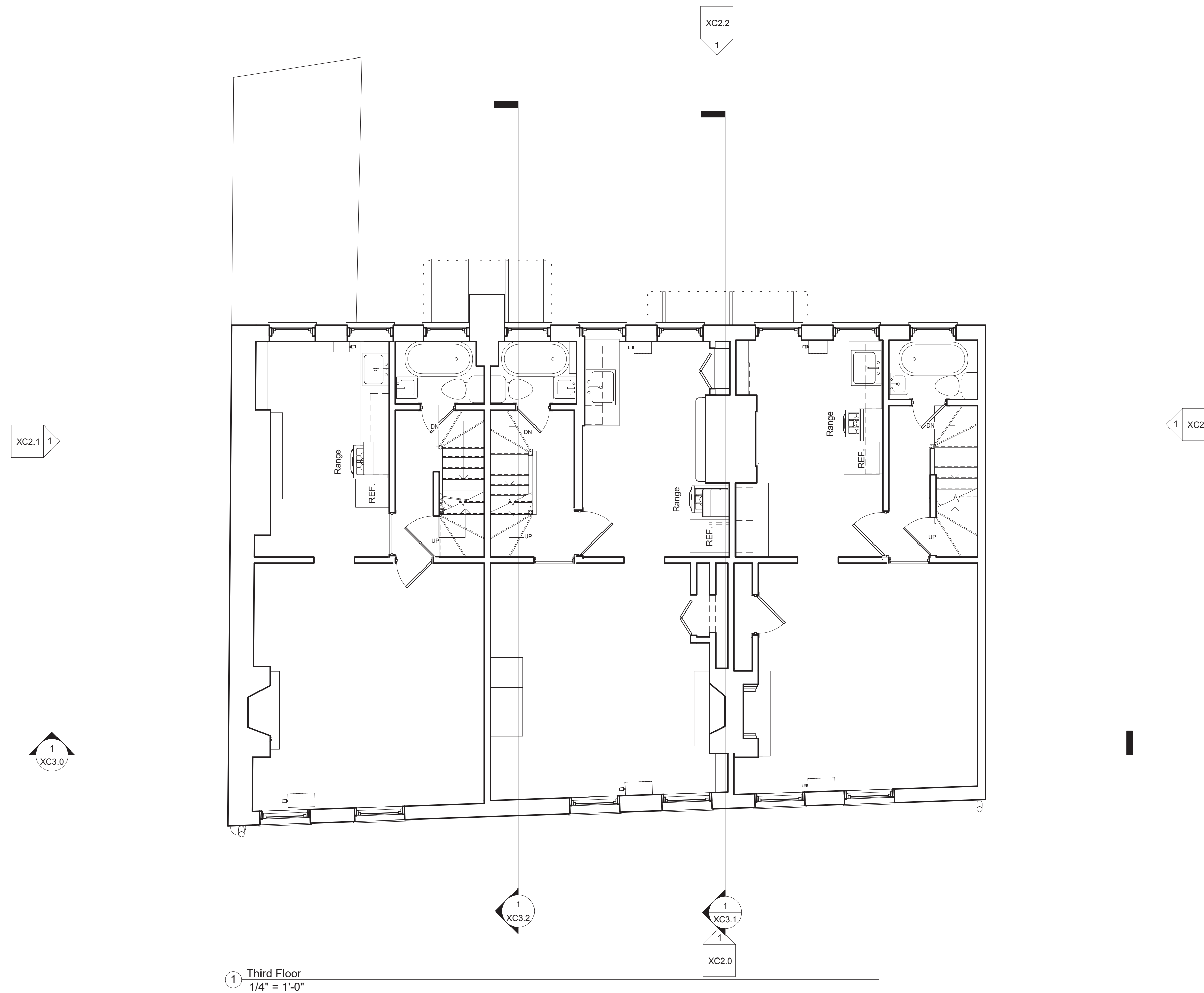
Owner
67_69_71
Cedar St
**SECOND
FLOOR**

Project Number	Project Number
Date	11-15-2021
Drawn By	Author
Checked By	Checker

XC1.2

Scale 1/4" = 1'-0"





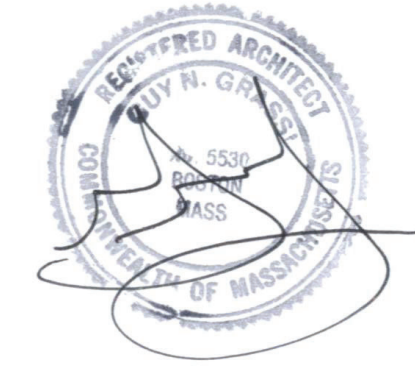
1 Third Floor
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Owner
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Cedar St

THIRD FLOOR

Project Number	Project Number
Date	11-15-2021
Drawn By	Author
Checked By	Checker

XC1.3

Scale	1/4" = 1'-0"
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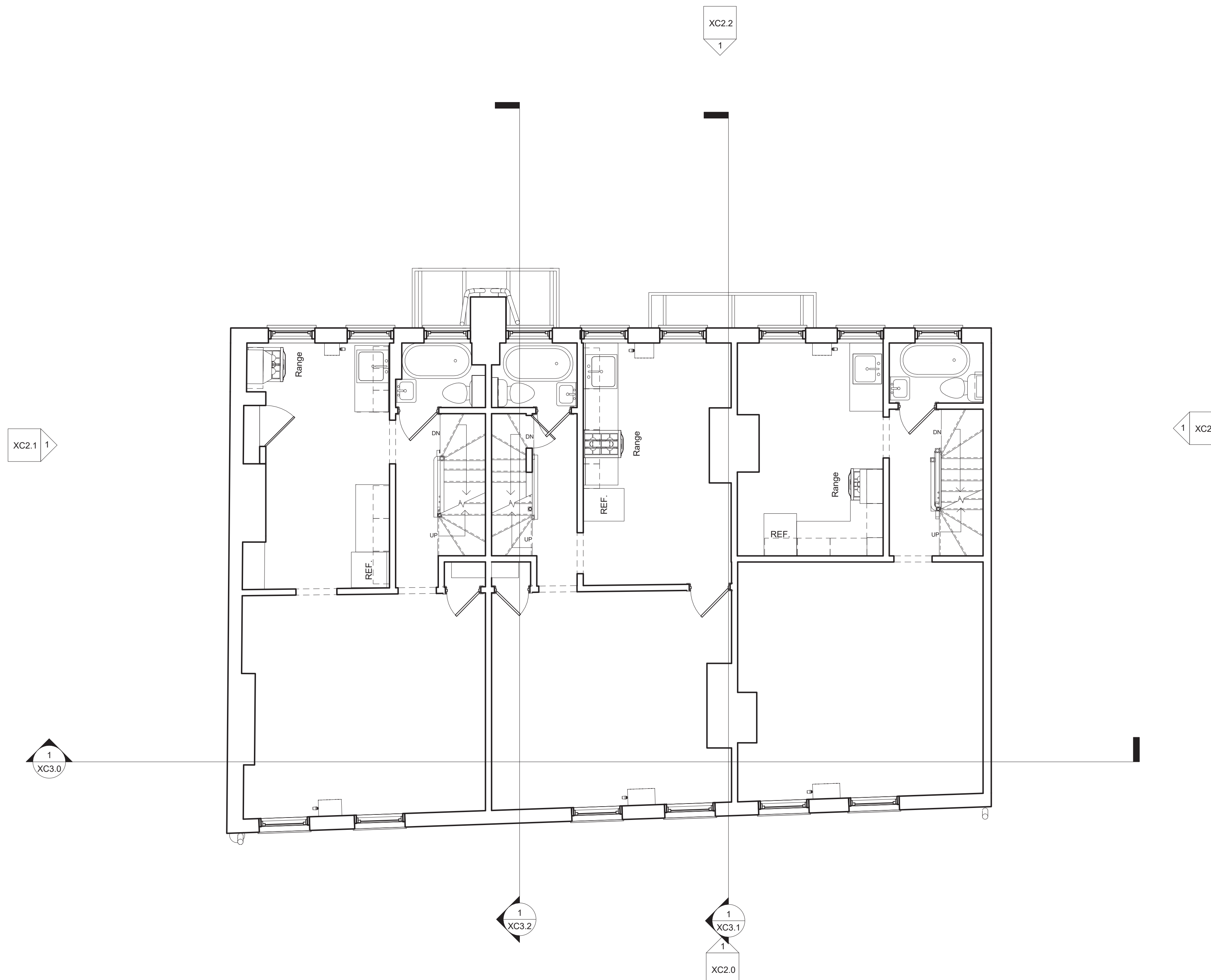
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Cedar St

FOURTH FLOOR

Project Number	Project Number
Date	11-15-2021
Drawn By	Author
Checked By	Checker

XC1.4

Scale 1/4" = 1'-0"



① Fourth Floor
1/4" = 1'-0"



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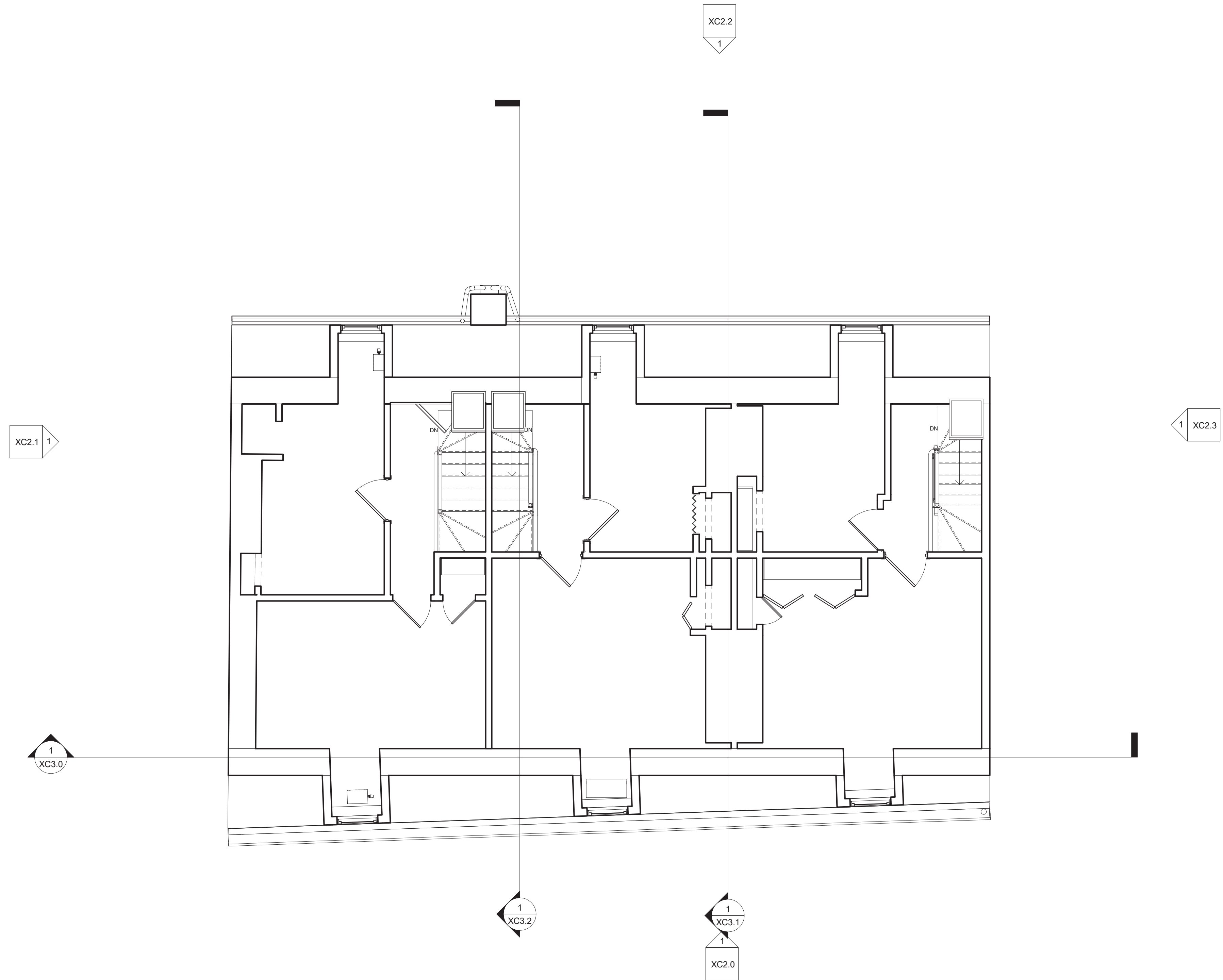
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Cedar St

FIFTH FLOOR

Project Number	Project Number
Date	11-15-2021
Drawn By	Author
Checked By	Checker

XC1.5

Scale 1/4" = 1'-0"



① Fifth Floor
1/4" = 1'-0"



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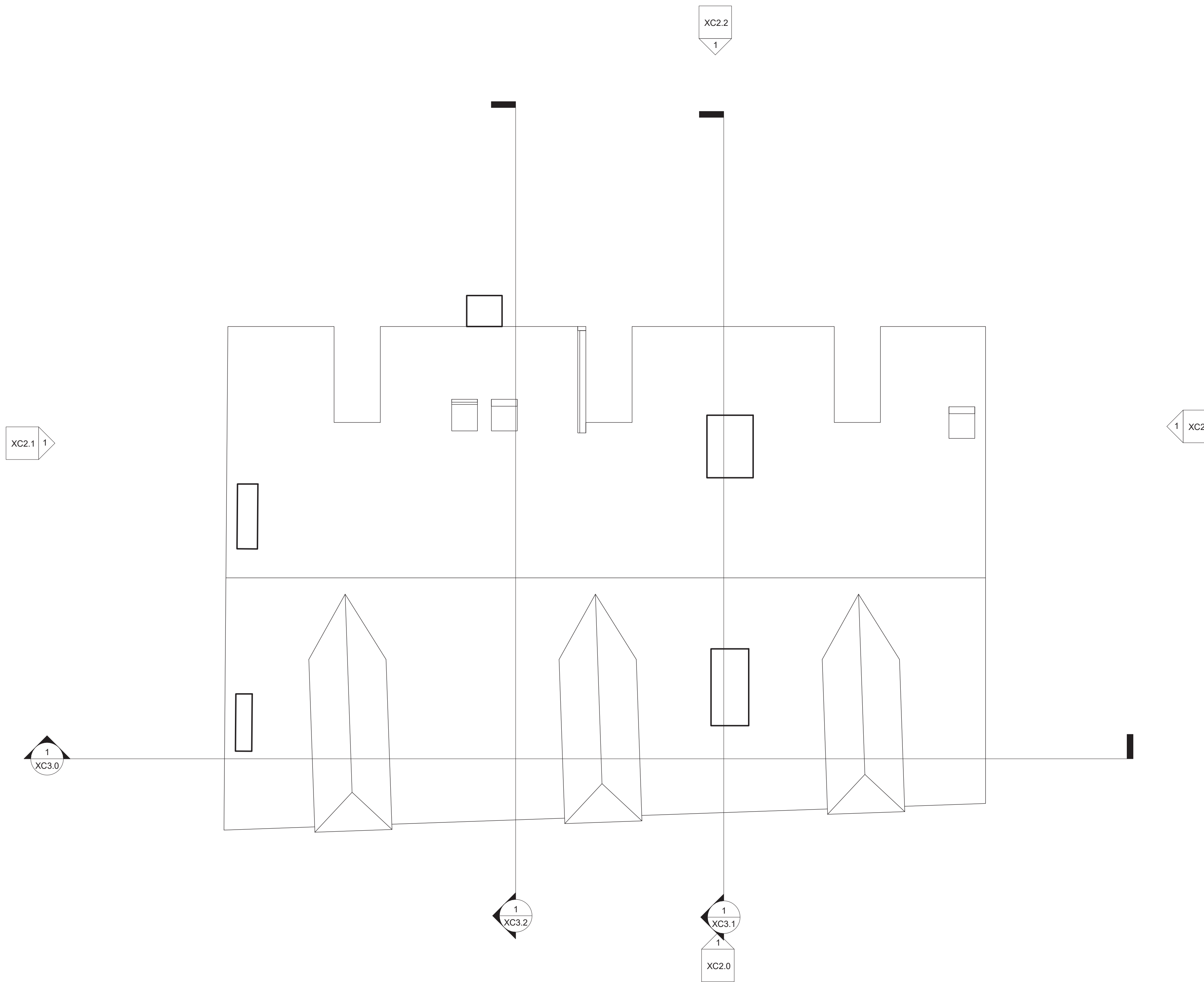
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ROOF PLAN

Project Number	Project Number
Date	11-15-2021
Drawn By	Author
Checked By	Checker

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Scale 1/4" = 1'-0"



① Roof
1/4" = 1'-0"



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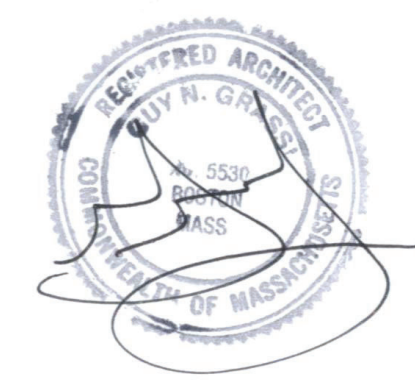
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EAST

Project Number	Project Number
Date	11-15-2021
Drawn By	Author
Checked By	Checker

XC2.0

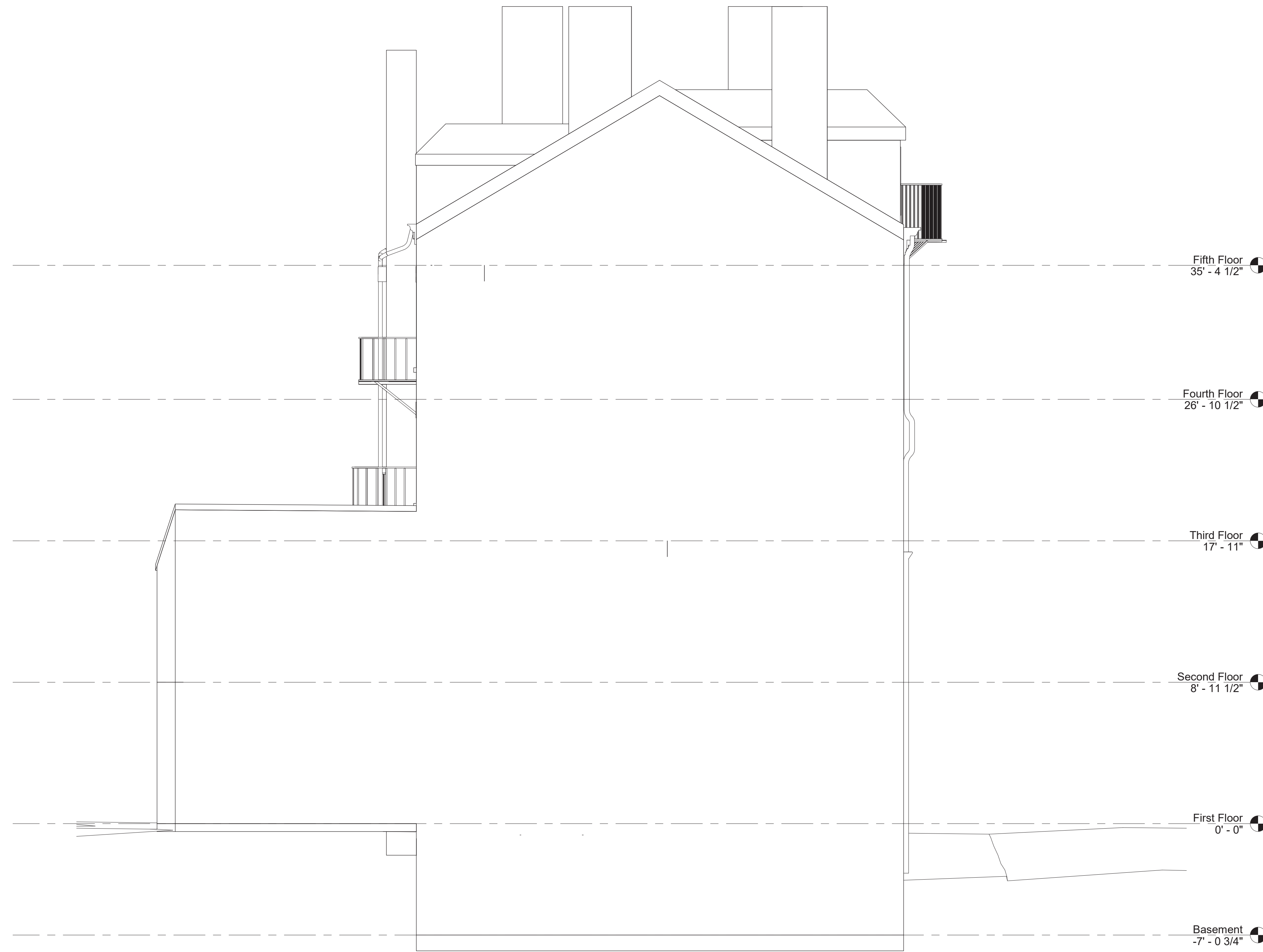
Scale 1/4" = 1'-0"



① East
1/4" = 1'-0"



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① North
1/4" = 1'-0"

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NORTH

Project Number	Project Number
Date	11-15-2021
Drawn By	Author
Checked By	Checker

XC2.1

Scale 1/4" = 1'-0"



① West
1/4" = 1'-0"

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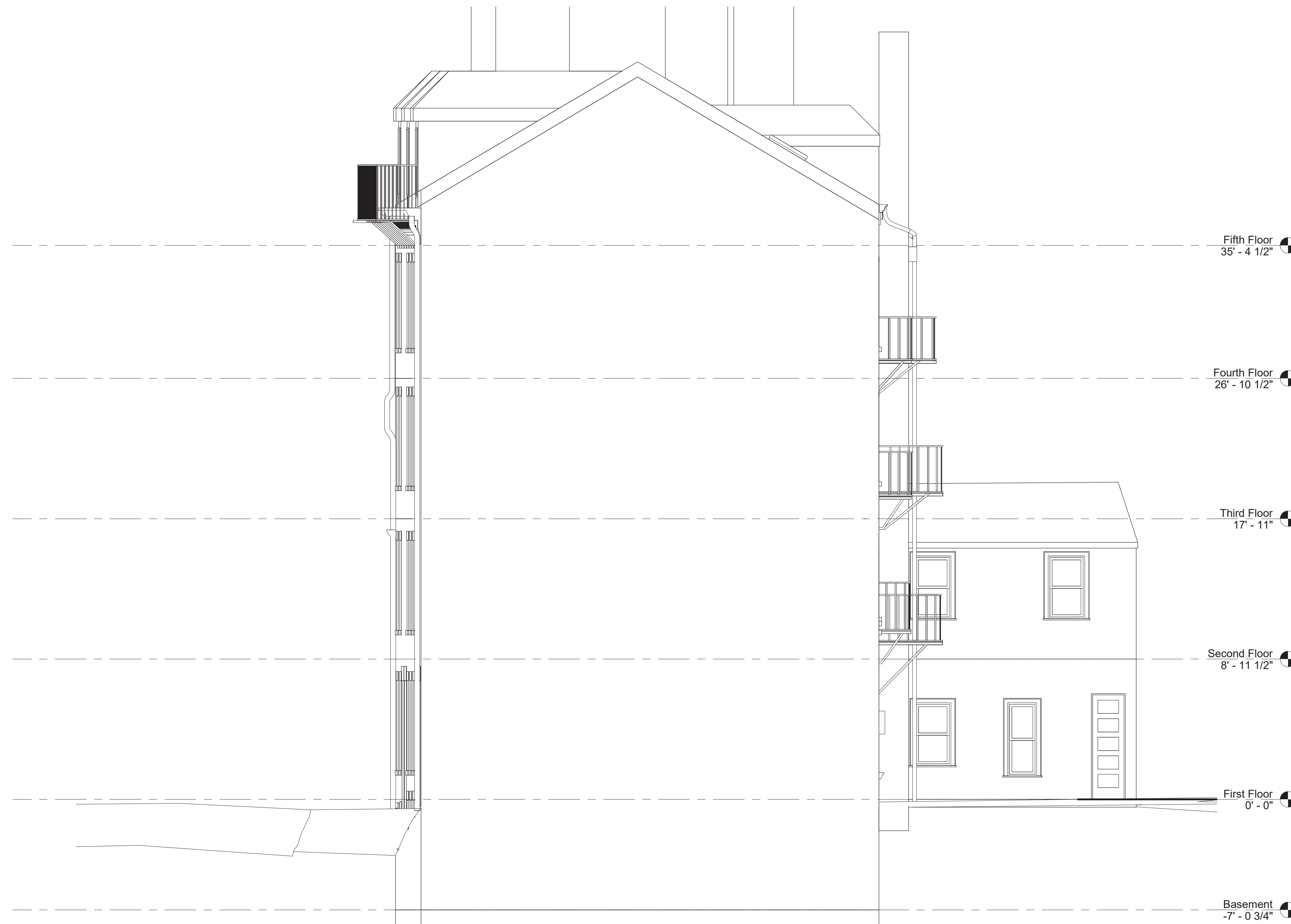


Owner
67_69_71
Cedar St
WEST

Project Number	Project Number
Date	11-15-2021
Drawn By	Author
Checked By	Checker

XC2.2

Scale 1/4" = 1'-0"



① South
1/4" = 1'-0"

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Owner
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Cedar St
SOUTH

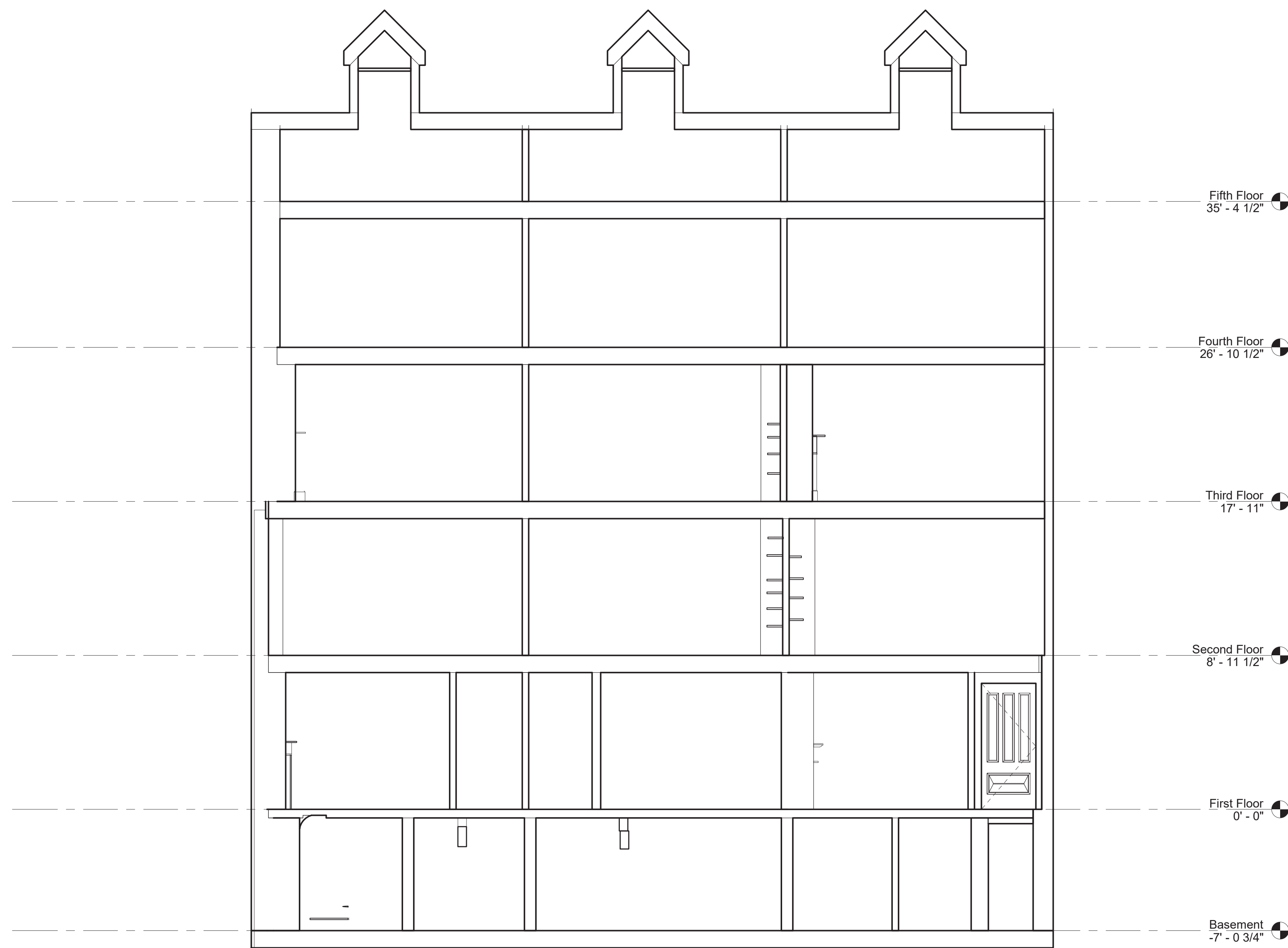
Project Number	Project Number
Date	11-15-2021
Drawn By	Author
Checked By	Checker

XC2.3

Scale	1/4" = 1'-0"
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1 Section 1
1/4" = 1'-0"

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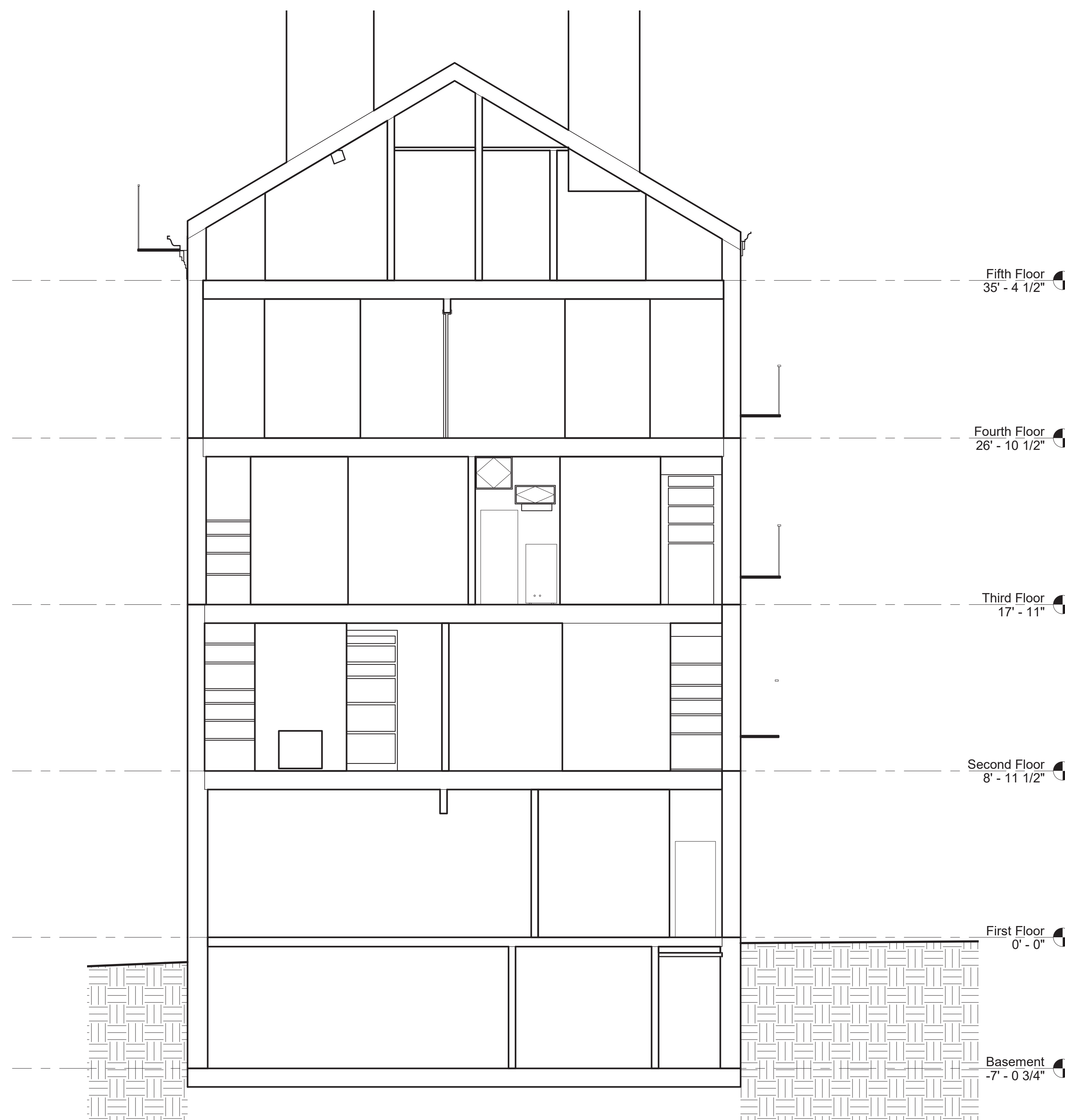
Owner
67_69_71
Cedar St

SECTION 1

Project Number	Project Number
Date	11-15-2021
Drawn By	Author
Checked By	Checker

XC3.0

Scale 1/4" = 1'-0"



① Section 2
1/4" = 1'-0"

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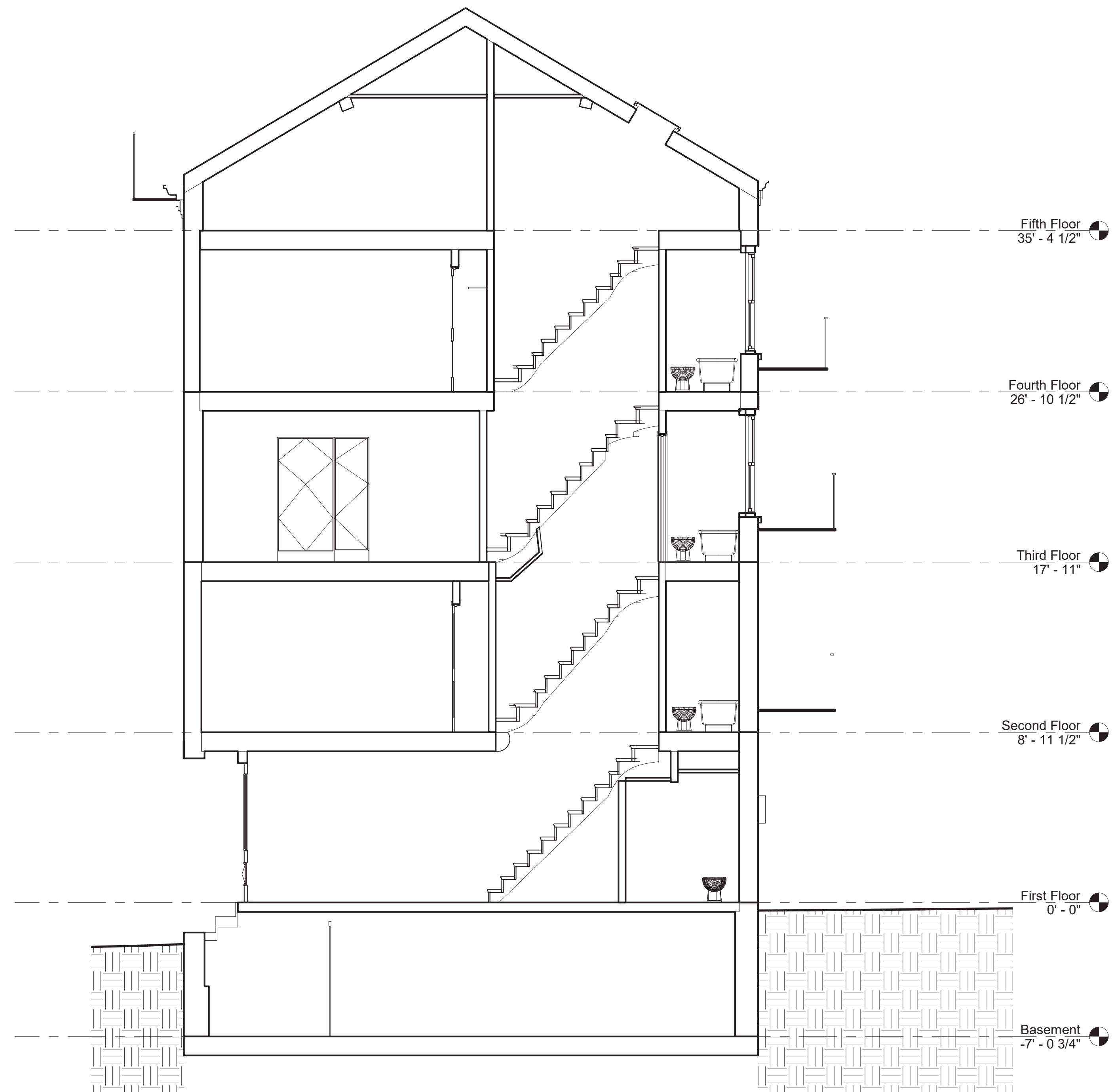
Owner
67_69_71
Cedar St

SECTION 2

Project Number	Project Number
Date	11-15-2021
Drawn By	Author
Checked By	Checker

XC3.1

Scale 1/4" = 1'-0"



① Section 3
1/4" = 1'-0"

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Owner
67_69_71
Cedar St

SECTION 3

Project Number	Project Number
Date	11-15-2021
Drawn By	Author
Checked By	Checker

XC3.2

Scale	1/4" = 1'-0"
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