

October 20, 2017

VIA US MAIL & ELECTRONIC MAIL

Matthew J. Lawlor (MLawlor@rc.com)
15 Basto Terrace
Roslindale, MA 02131

Adam D. Rogoff (arogoff@brownfieldslaw.net)
28 Ashfield Street
Roslindale, MA 02131

**Re: Developer's Response to WalkUP Roslindale Comment Letters
Revised Project Plans
878 South Street, Roslindale, MA – BOA #749169**

Dear Matthew and Adam:

Our office continues to represent Christos Kourtidis and Kourtidis Roslindale LLC (the "Owner/Developer"), as it pertains to the above-referenced property at 878 South Street, Ward 20, Roslindale, Massachusetts (the "Property") with regard to its proposed demolition and erection of a new three-story, nine (9) unit multifamily residential building with on-site parking and related site improvements (the "Proposed Project").

In particular, we are writing to address and respond to your group's correspondence and related input on the Proposed Project dated May 23, 2017, and August 30, 2017, respectively (the "Comment Letters"), which the Owner/Developer greatly appreciates and has carefully reviewed. The Owner/Developer is thus pleased to provide the enclosed revised plans for your consideration dated October 16, 2017 (the "Revised Plans"). As part of this response, the Owner/Developer also met with Boston Planning and Development Agency (the "BPDA") Design Review staff regarding the Proposed Project, and we have incorporated their related feedback on the Proposed Project's design into the Revised Plans. As a result, the BPDA is recommending approval of the Proposed Project to the Zoning Board of Appeal ("ZBA") with a Proviso for further BPDA Design Review.

The changes made in response to your Comment Letters and the BPDA's recent review, and support, of the Proposed Project include the following design modifications:

1. Elimination of the roof/port cochere over the right side entry area.
2. Addition of more detail at the front, rear and side elevations.
3. Alteration of siding material to break-up the massing of the project.

October 20, 2017

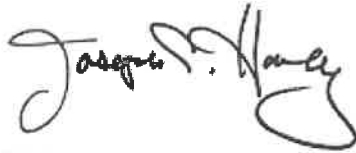
Page 2 of 2

4. Addition of small balconies to break up the facades at the front, rear and one of the side elevations.
5. Set back shed dormers from the edges to accentuate the front and rear elevations.
6. Reduction of parking allotment from 13 parking spaces to 11 parking spaces in order to provide more open space.
7. Reduction of bedroom count: now eight (8) two bedrooms and one (1) one bedroom (previously all units were two (2) bedrooms).

The Owner/Developer is also committed to continued discussions regarding the small pocket part at the front of the Property. It is happy to provide potential assistance in its future maintenance, as a follow up to its prior discussions with the Longfellow Area Neighborhood Association ("LANA") regarding the potential installation and funding of a water connection/hose from the Property for park upkeep.

Thank you for your time and consideration on this proposal and please do not hesitate to contact me with any questions. We appreciate your time and input and hope you will please consider providing public support for the Proposed Project as a result of these design modifications.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph P. Hanley". The signature is fluid and cursive, with a large, stylized "H" and "A".

By: **Joseph P. Hanley, Esq.**

JPH/njz
Enclosures

CC: City Councilor McCarthy
City Councilor Wu
Daniel Murphy, Mayor's Office of Neighborhood Services



1
A3.0
VIEW EAST ALONG SOUTH STREET
N.T.S.



2
A3.0
VIEW N. EAST ALONG SOUTH STREET
N.T.S.



3
A3.0
VIEW NORTH AT SOUTH STREET
N.T.S.



4
A3.0
VIEW SOUTH AT REAR
N.T.S.

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 3150 Chestnut Street
 Needham, Massachusetts 02461
 Tel: 781-444-6218

RESIDENTIAL BUILDING
 874-878 SOUTH STREET
 ROSLINDALE, MA 02131

REVISIONS
 NO. DESCRIPTION
 1.

TITLE
 PERSPECTIVE VIEWS

DRAWN BY: NTA
 CHECKED BY: NTA
 DATE: 16/OCT/17
 SCALE: AS NOTED
 PROJECT NO.: 1008

A3.0



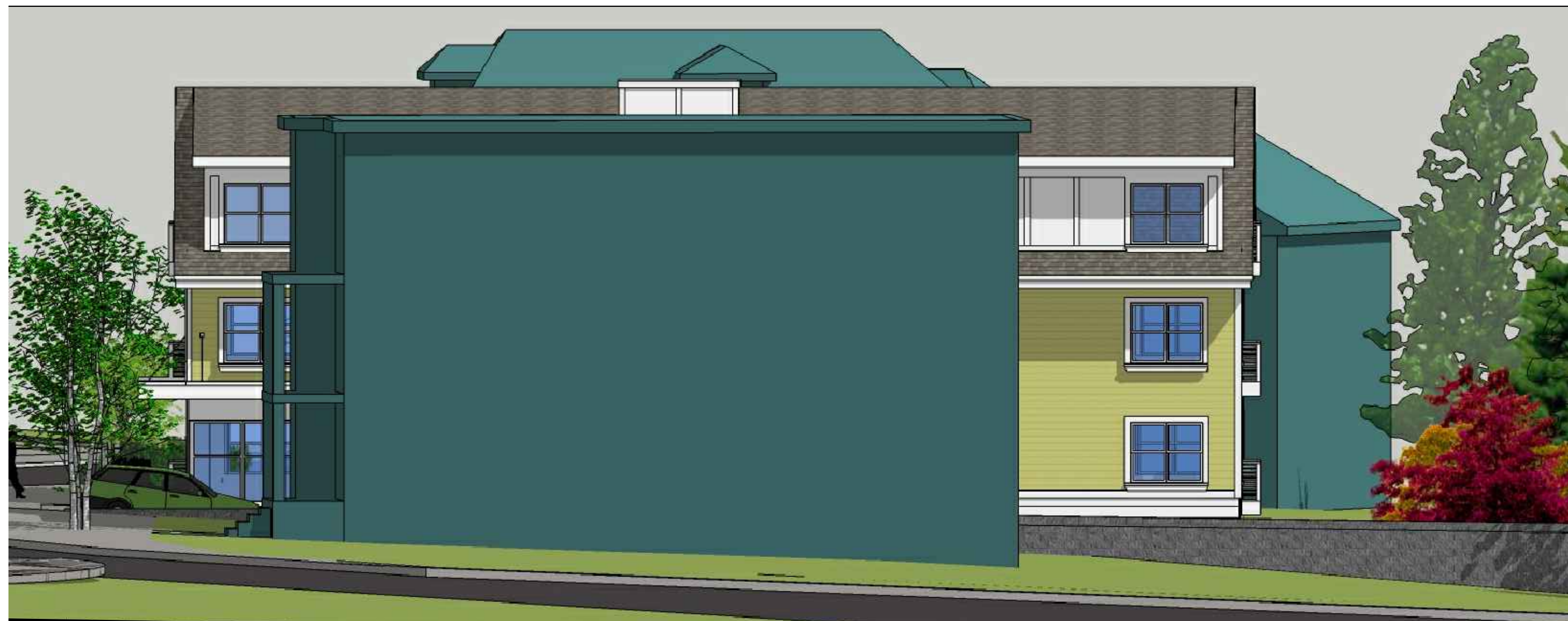
1 SOUTH STREET/FRONT ELEVATION
A2.1
1/8" = 1'-0"



2 SIDE ELEVATION
A2.1
1/8" = 1'-0"



3 LEFT SIDE ELEVATION WITH ADJACENT BUILDING IN FOREGROUND
A2.1
1/8" = 1'-0"



4 RIGHT SIDE ELEVATION WITH ADJACENT BUILDING IN FOREGROUND
A2.1
1/8" = 1'-0"



5 SIDE ELEVATION
A2.1
1/8" = 1'-0"



6 REAR ELEVATION
A2.1
1/8" = 1'-0"

NO REVISIONS	
RESIDENTIAL BUILDING 874-878 SOUTH STREET ROSLINDALE, MA 02131	
NUNES • TRABUCCO • ARCHITECTS Needham, Massachusetts 02462 Tel: 781-444-6519	
3155 Chestnut Street 781-465-9880	
ELEVATIONS	
TITLE	NTA
DRAWN BY	NTA
CHKD BY	NTA
DATE:	16/OCT/17
SCALE:	AS NOTED
PROJECT NO:	1006
A2.1	



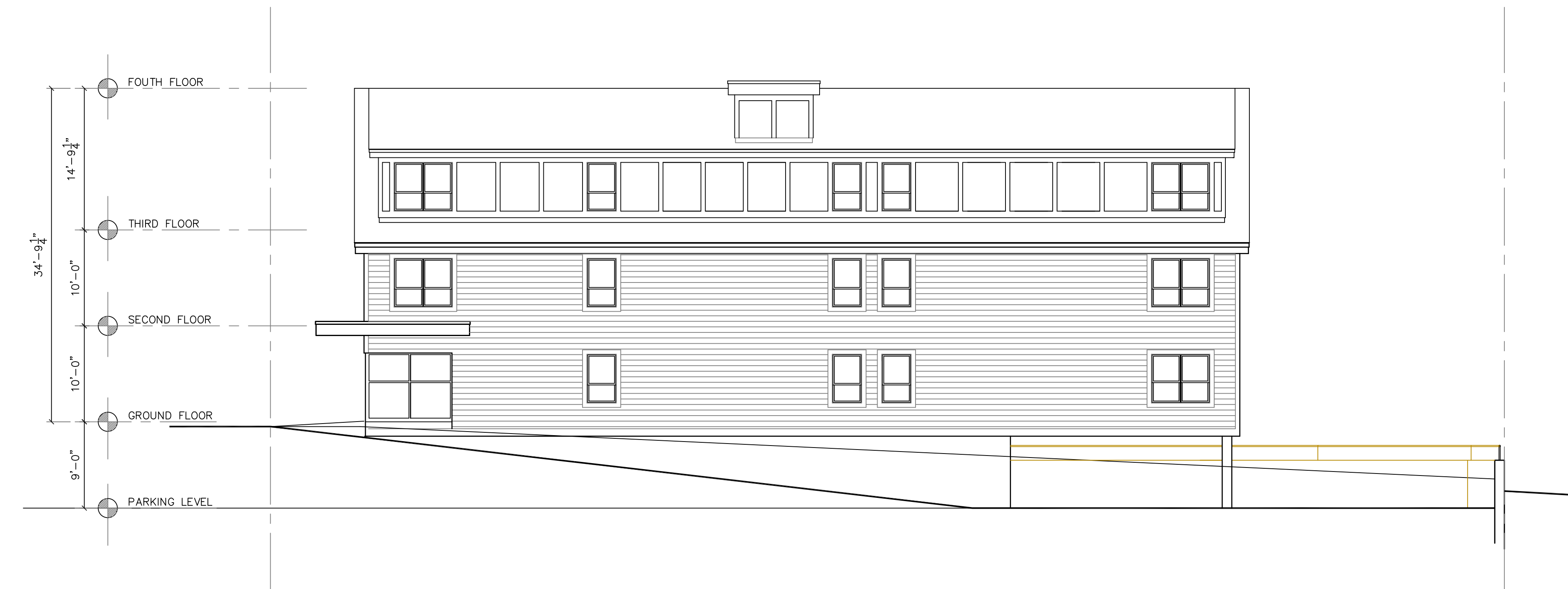
2
A2.0
SIDE ELEVATION
1/8" = 1'-0"



1
A2.0
SOUTH STREET/FRONT ELEVATION
1/8" = 1'-0"



4
A2.0
REAR ELEVATION
1/8" = 1'-0"



3
A2.0
SIDE ELEVATION
1/8" = 1'-0"

These drawings are prepared by the architect for the owner's use only. They are not to be used for any other purpose without the written consent of the architect. The architect assumes no responsibility for the accuracy of the information provided by the owner.

REVISIONS		
NO	DATE	DESCRIPTION
1	23 MAY 2017	
3	11 OCTOBER 2017	

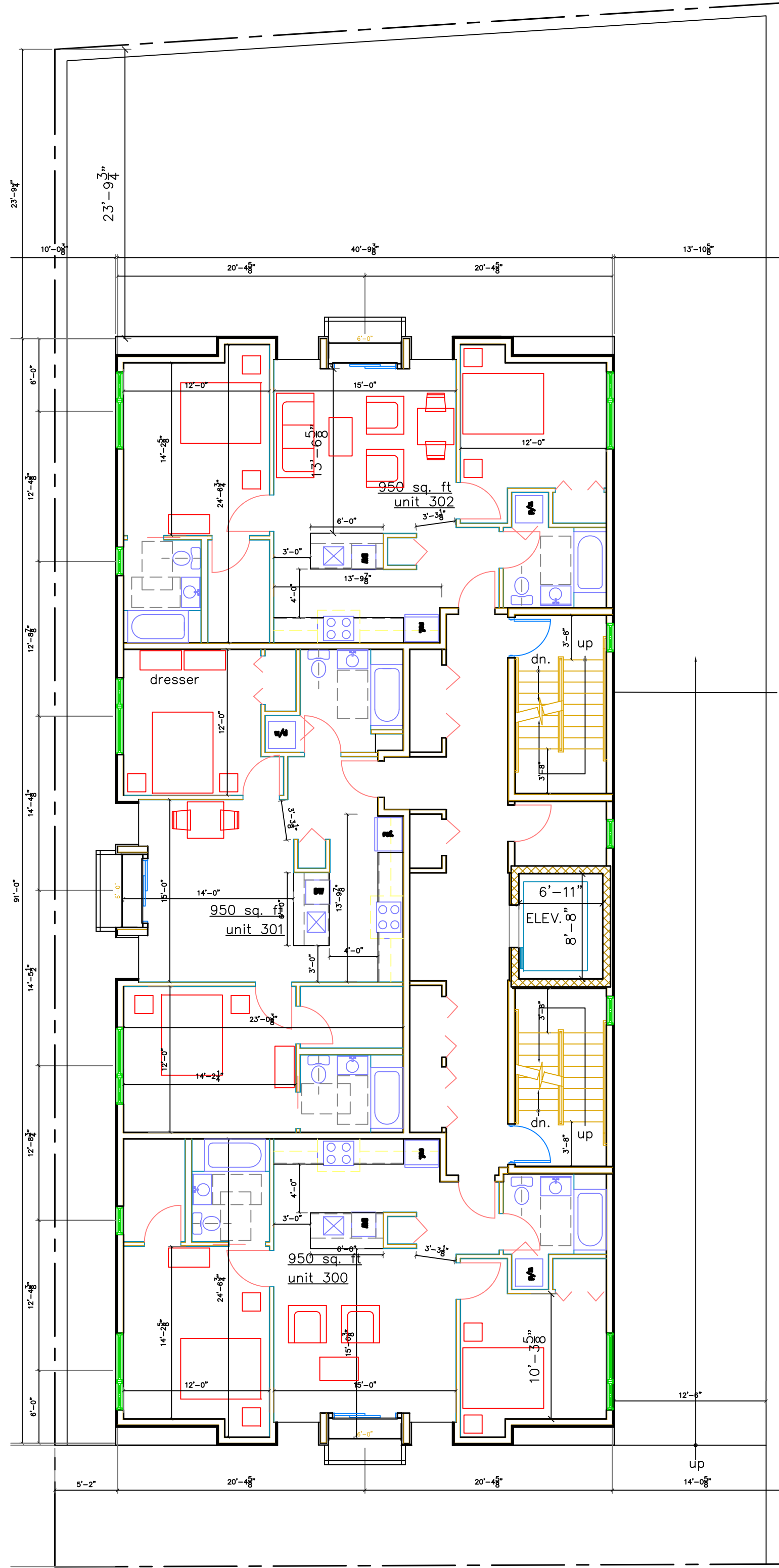
RESIDENTIAL BUILDING
874-878 SOUTH STREET
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MA 02192

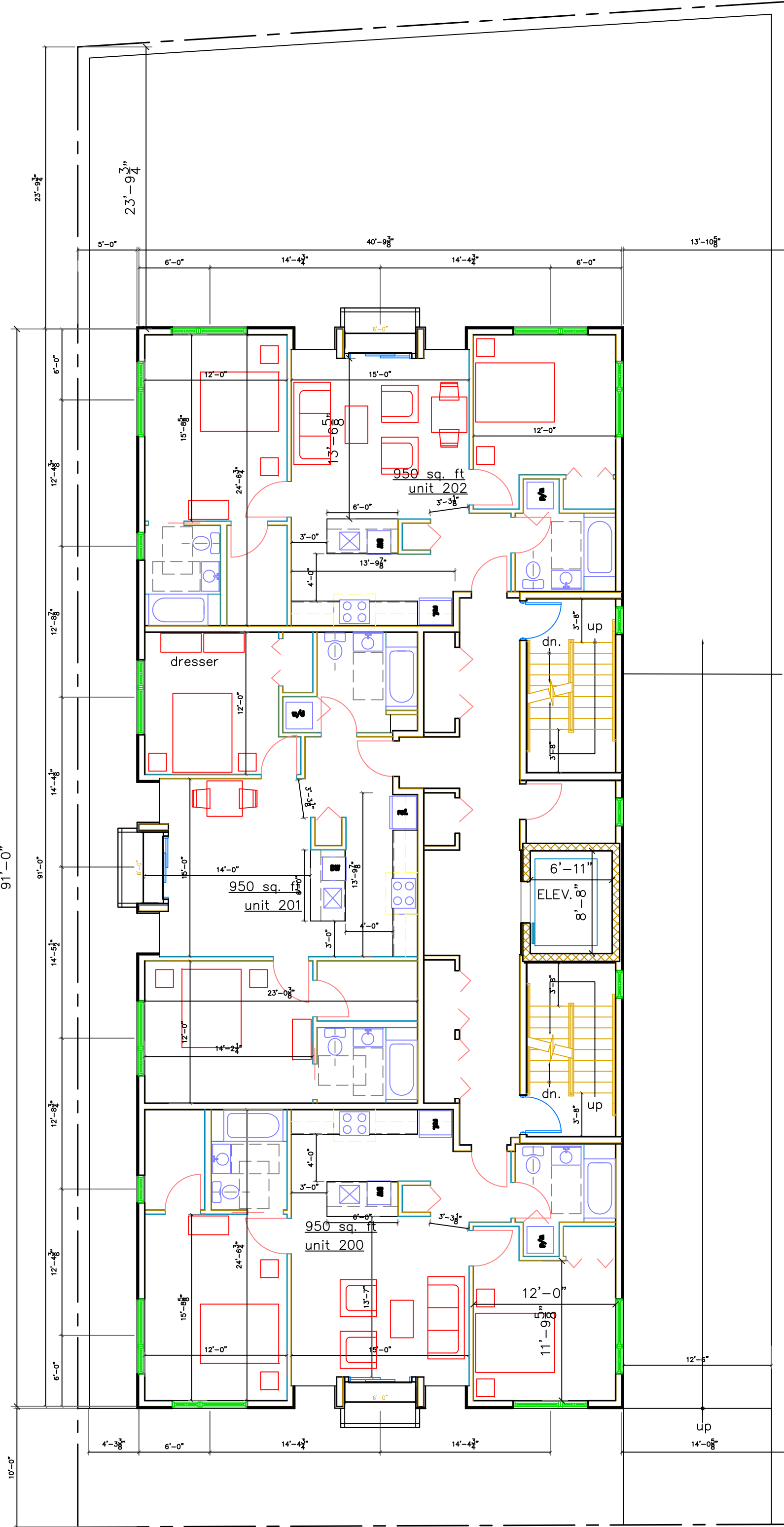
PROPOSED
ELEVATIONS

DRAWN BY: NTA
CHECKED BY: NTA
DATE: 04/NOV/16
SCALE: AS NOTED
PROJECT NO: 1006

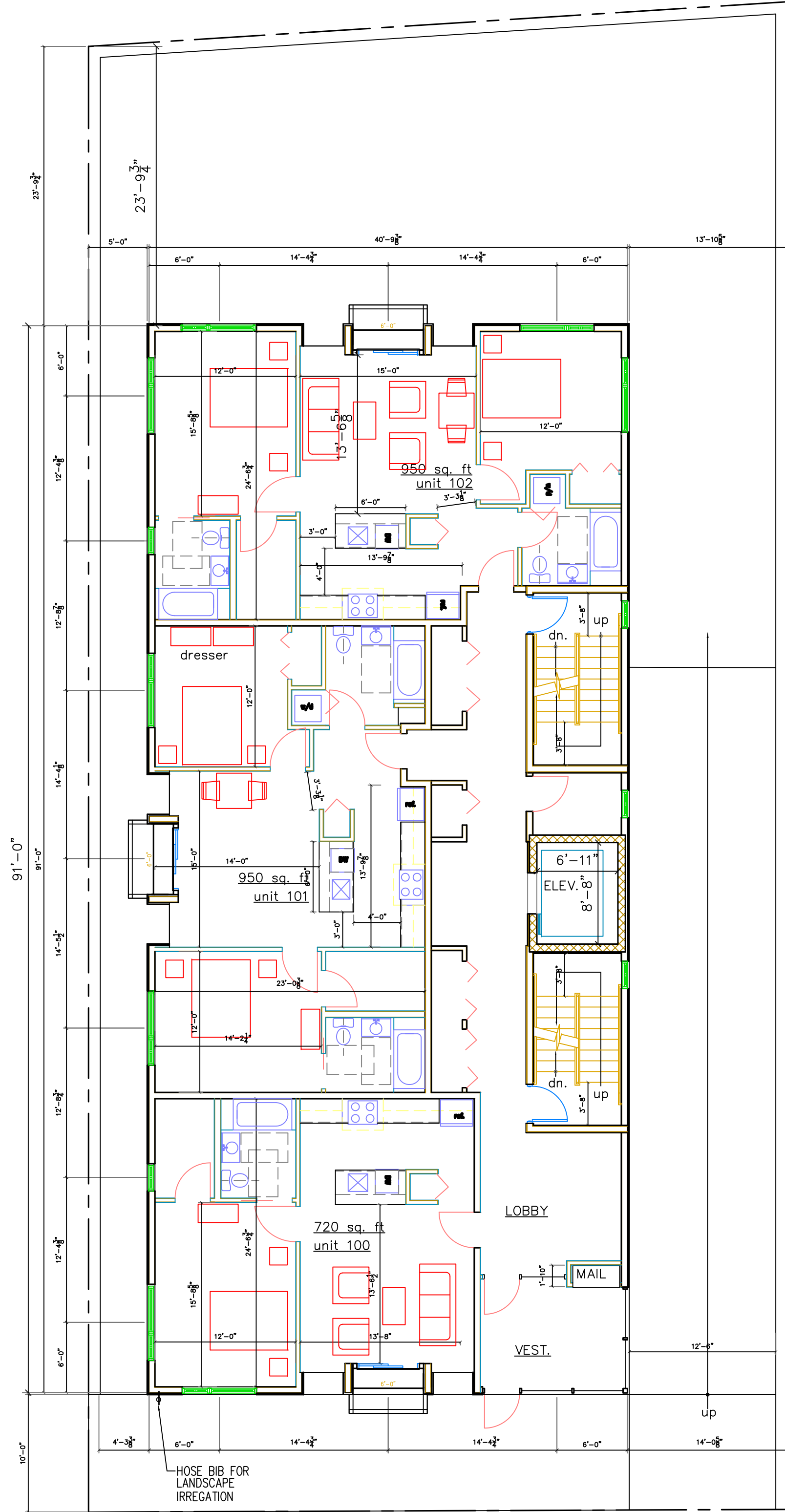
A2.0



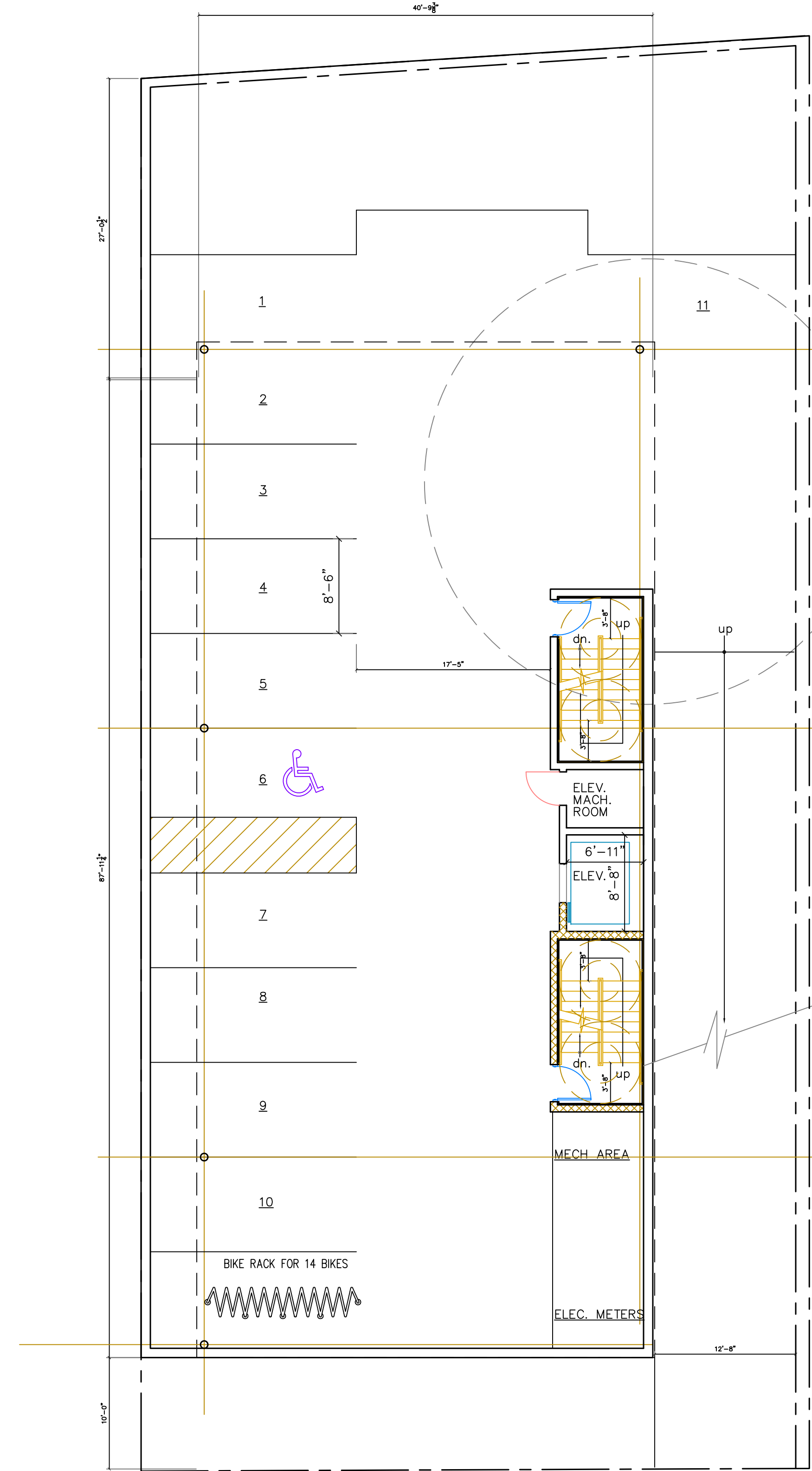
4
A1.0
FOURTH FLOOR PLAN
1/8" = 1'-0"



3
A1.0
THIRD FLOOR PLAN
1/8" = 1'-0"



2
A1.0
GROUND FLOOR PLAN
1/8" = 1'-0"



1
A1.0
PARKING LEVEL
1/8" = 1'-0"

FLOOR SQUARE FOOTAGES - 2476
1. 100 720 SQ. FT.
2. 101 950 SQ. FT.
3. 200 950 SQ. FT.
4. 201 950 SQ. FT.
5. 202 950 SQ. FT.
6. 300 950 SQ. FT.
7. 301 950 SQ. FT.
8. 302 950 SQ. FT.
TOTAL: 720 SQ. FT. 7200 SQ. FT. 101 = 226

RESIDENTIAL BUILDING
874-878 SOUTH STREET
ROSLINDALE, MA 02131

NUNES•TRABUCCO•ARCHITECTS
Needham, Massachusetts
3150 Chestnut Street
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PROPOSED
PLANS

DATE: 28/March/17
SCALE: AS NOTED
PROJECT NO: 1006

A1.0

REVISIONS
1 1 May 2017
2 23 May 2017
3 11 OCTOBER 2017

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