



CITY OF SPRINGFIELD

City Clerk's Office January 23, 2013

Hearings Meeting Agenda~

I hereby notify you that at twelve o'clock noon today the following items of business had been filed with this office and can be acted upon at the meeting in City Council Chambers, Room 200 at City Hall, 36 Court Street **Monday evening January 28, 2013** at 07:00 PM according to Section 12, Rules and Orders of the City Council.

City Clerk

Hearings

7:00 PM Meeting called to order on January 28, 2013 at Springfield City Hall -- Council Chambers, 36 Court Street, Springfield, MA.

Special Permits

- (1.) For a Special Permit to Sell Used Cars at the Property Known as 175 Spring Street (11040-0064) and ES Spring Street (11040-0063), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article XI, Section 1101.11.D.

Request: See Above
Owner: Mohamad Mourad
By: Mohamad Mourad
Petitioner: Abdou Mourad
By: Abdou Mourad

ATTACHMENTS:

- Spring_St_175_Sales_Formal_Tax_2013 (PDF)
- Spring_St_175_Sales_Service_2013 (PDF)

- (2.) For a Special Permit to Operate a Motor Vehicle Service Station (Automotive Repairs) at the Property Known as 175 Spring Street (11040-0064) and ES Spring Street (11040-0063), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article XI, Section 1101.11.F.

Request: See Above
Owner: Mohamad Mourad
By: Mohamad Mourad
Petitioner: Abdou Mourad
By: Abdou Mourad

ATTACHMENTS:

- Spring_St_175_Repairs_Formal_Tax_2013 (PDF)
- Spring_St_175_Sales_Service_2013 (PDF)

- (3.) For a Special Permit to Reopen a Pre-Existing, Non-Conforming Use (5 Unit Residential) at the Property Known as 53 Wilbraham Avenue (12280-0110) Under Non-Use, as Allowed by M.G.L. and the Springfield Zoning Ordinance Article XV, Section 1500.4A.

Request: See Above
Owner: Nicholas Young
By: Nicholas Young
Petitioner: Nicholas Young

By:

Nicholas Young

ATTACHMENTS:

- Wilbraham_Ave_53_Formal_Tax_2013 (PDF)
- Wilbraham_Ave_53_Non_Use_2013 (PDF)

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 1987)**

Meeting: 01/28/13 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 1987

**For a Special Permit to Sell Used Cars at the Property Known
as 175 Spring Street (11040-0064) and ES Spring Street
(11040-0063), as Allowed by M.G.L. and the Springfield
Zoning Ordinance, Article XI, Section 1101.11.D.**

Request:	See Above
Owner:	Mohamad Mourad
By:	Mohamad Mourad
Petitioner:	Abdou Mourad
By:	Abdou Mourad

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

for a special permit to sell used cars at the property known as 175 Spring Street (11040-0064) and ES Spring Street (11040-0063), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article XI, Section 1101.11.d.

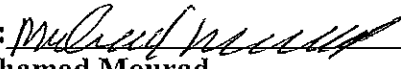
Mailing Address:

54 Woodcrest Drive
 Chicopee, MA 01020

Owner:

173-175 Spring Street, L.L.C.

I hereby certify that I am the owner or acting on behalf of the owner.

BY: 
 Mohamad Mourad

Mailing Address:

54 Woodcrest Drive
 Chicopee, MA 01020

IN VIOLATION
 OF ZONING ORDINANCE

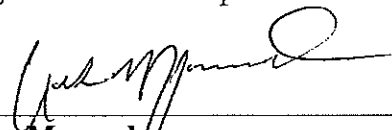
until approved by the City Council
 in accordance with the provisions of
 of the Zoning Ordinance

BUILDING COMMISSIONER

Petitioner:

Abdou Mourad

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

BY: 
 Abdou Mourad

ZONED: BUS B

NEIGHBORHOOD: METRO CENTER

BLOCK PLAN: 415

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/26/2012

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 173-175 Spring Street: 11040-0064

Petitioner: Abdou Mourad

Landlord: 173-175 Spring Street LLC

Stephen J. Lonergan: Treasurer/Collector

Attachment: Spring_St_175_Sales_Formal_Tax_2013 (1987 : 175 Spring Street)

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT(S)**

**175 SPRING STREET (11040-0064) & ES SPRING STREET (11040-0063)
MOTOR VEHICLE SALES & MOTOR VEHICLE SERVICE STATION (AUTOMOTIVE REPAIRS)**

General Information

Petitioner:	Abdou Mourad
Request:	To operate a motor vehicle service and sales operation.
Proposed use of the property:	Automotive sales and service
Parcel Size:	5,280 s.f.
Compatibility with current planning documents:	The property is located within the Metro Center neighborhood. This area is primarily commercial uses.
Neighborhood council notification:	Armoury Quadrangle Civic Association: 12-14-12
Tax Status:	SEE ATTACHED
Site Visit:	1-17-13
Urban Renewal District:	The site is not located within an urban renewal area.
City Council Hearing:	1-28-13

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business B.

To the north is a manufacturing operation zoned Industrial A.

To the south is a commercial parking lot zoned Business A.

To the west is a motor vehicles sales and service operation zoned Business B.

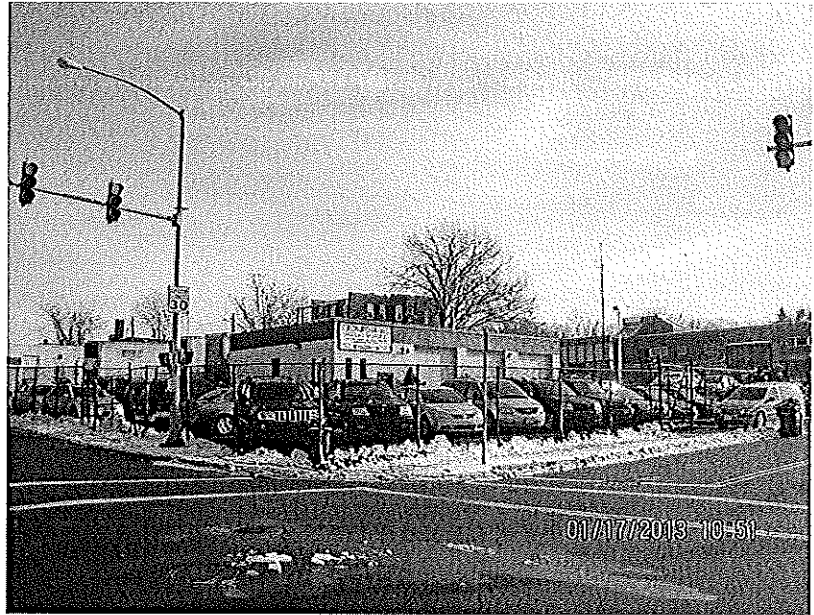
To the east is an automotive repair operation zoned Business B.

Site plan review:

The petitioner has requested two (2) special permits for the property known as 175 Spring Street and ES Spring Street. The special permits are for used car sales and motor vehicle repair. A previous special permit for these uses was issued by the City Council back in September 2008.

After reviewing the proposed request, the staff is in favor of the proposed special permits. The staff made a site visit to the property and was pleased with the overall condition of the property. It appeared at the time of the visit that the property was being well maintained.

As was with the previous special permit, the staff did have concerns that there would not be enough parking for both the used cars as well as parking for customers and employees. Therefore, the number of used cars allowed to be displayed was limited to twelve (12). The staff would recommend that this number remain.



Recommendation

Approve, with conditions.

Recommended Conditions: (Used car Sales)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of motor vehicle sales at the property known as 175 Spring Street (11040-0064) and ES Spring Street (11010-0063).
3. The use shall be developed as per the attached site plan, with the addition of conditions #4 through #9.
4. There shall be no more than twelve (12) vehicles displayed or stored for sale at any one time.
5. A landscaped planter (36 inch in diameter) shall be installed on the property at the corner of Taylor Street and Spring Street. This planter shall be maintained with plant material on a year round basis.
6. The public sidewalks shall be maintained by the petitioner including the removal of snow.
7. There shall be no storage of junk vehicles or parts on the property.
8. There shall be no banners, streamers, pennants, or additional signs located on the property or the vehicles.
9. There shall be no signs located on the public sidewalk or on the existing chain link fencing.
10. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

Recommended Conditions: (Motor Vehicle Service –Automotive Repair)

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of motor vehicle service station (automotive repair) at the property known as 175 Spring Street (11040-0064) and ES Spring Street (11010-0063).
3. The use shall be developed as per the attached site plan, with the addition of conditions #4 through #9.
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Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/26/2012

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 173-175 Spring Street: 11040-0064

Petitioner: Abdou Mourad

Landlord: 173-175 Spring Street LLC

Stephen J. Lonergan: Treasurer/Collector

Attachment: Spring_St_175_Sales_Service_2013 (1987 : 175 Spring Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2008-0819

TO:

DATE: September 25, 2008

DEPARTMENT:

FROM: Wayman Lee, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: 175 Spring Street & ES Spring Street.

This is to inform you that at a meeting of the City Council held on Monday evening August 25, 2008; it was voted by the Council in accordance with law to grant a Special Permit on the petition of Owner: Mohamed Mourad and Petitioner: Cedar auto Sales, LLC, By: Ali Mourad & Talal Mhanna to sell used cars at the property known as 175 Spring Street (11040-0064) and ES Spring Street (11040-0063) as allowed by Massachusetts General Laws and the Springfield Zoning Ordinance, Article XI, Section 1101.11.d

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the operation of motor vehicle sales at the property known as 175 Spring Street (11040-0064) and ES Spring Street (11010-0063).
3. The use shall be developed as per the attached site plan, with the addition of conditions #4 though #10.
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5. A landscaped bed, planted with a shade tree, shall be installed on the property at the corner of Taylor Street and Spring Street.
6. The public sidewalks shall be maintained by the petitioner including the removal of snow.
7. A full sign plan shall be submitted to the Office of Planning & Economic Development for review and approval prior to issuing a sign permit.
8. There shall be no storage of junk vehicles or parts on the property.
9. There shall be no banners, streamers, pennants, or additional signs located on the property or the vehicles.
10. There shall be no signs located on the public treebelt or public sidewalk.
11. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

A copy of this decision and all plans referred to in the decision have been filed with the Planning Board and City Clerk.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on September 25, 2008.

Very truly yours,

Wayman Lee
Wayman Lee, Esquire
City Clerk

WL/laf

Attachment: Spring_St_175_Sales_Service_2013 (1987 : 175 Spring Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2008-082

TO:

DATE: September 25, 2008

DEPARTMENT:

FROM: Wayman Lee, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: 175 Spring Street & ES Spring Street.

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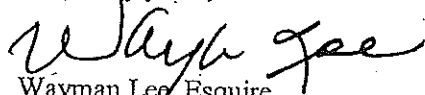
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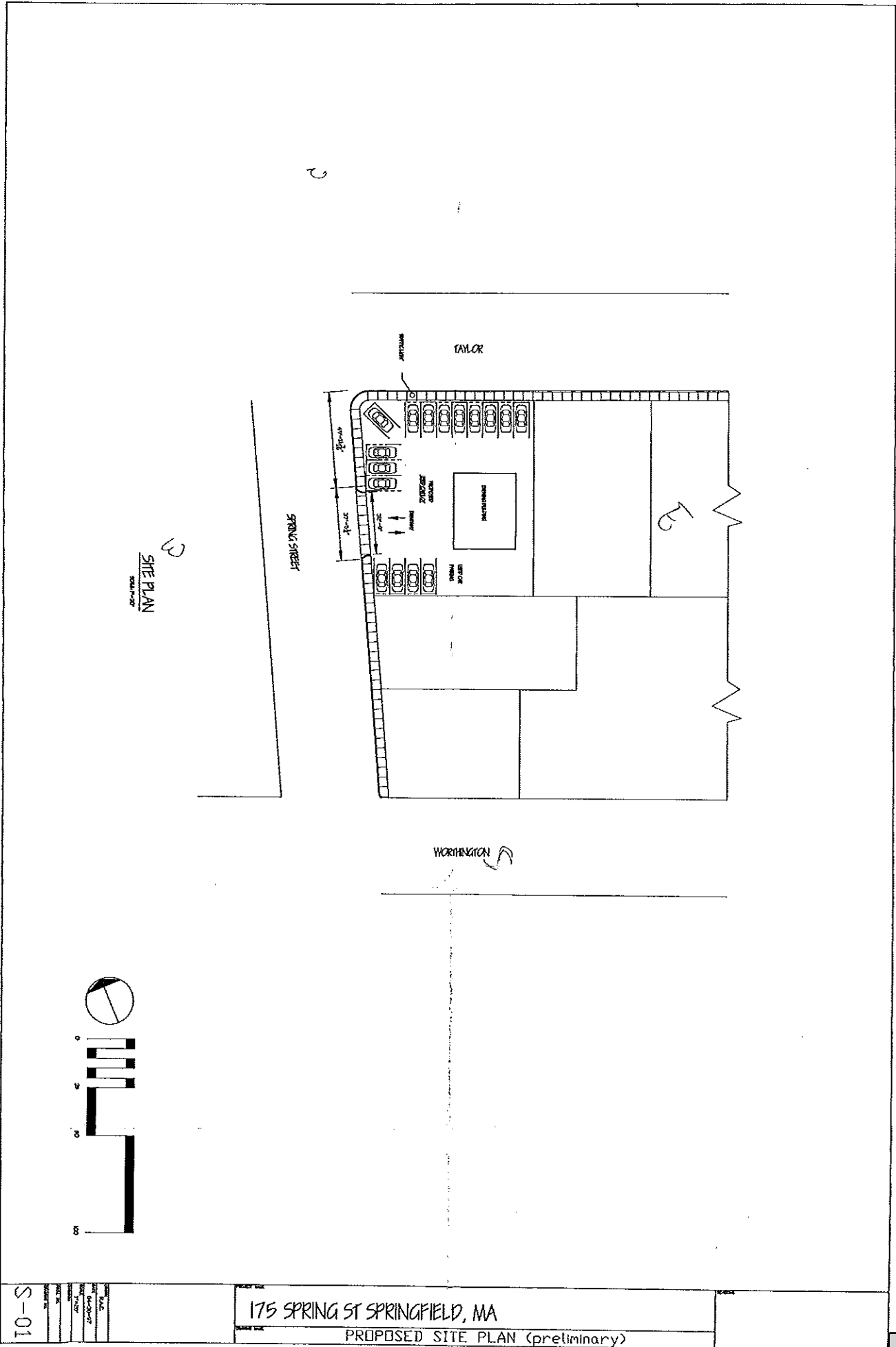
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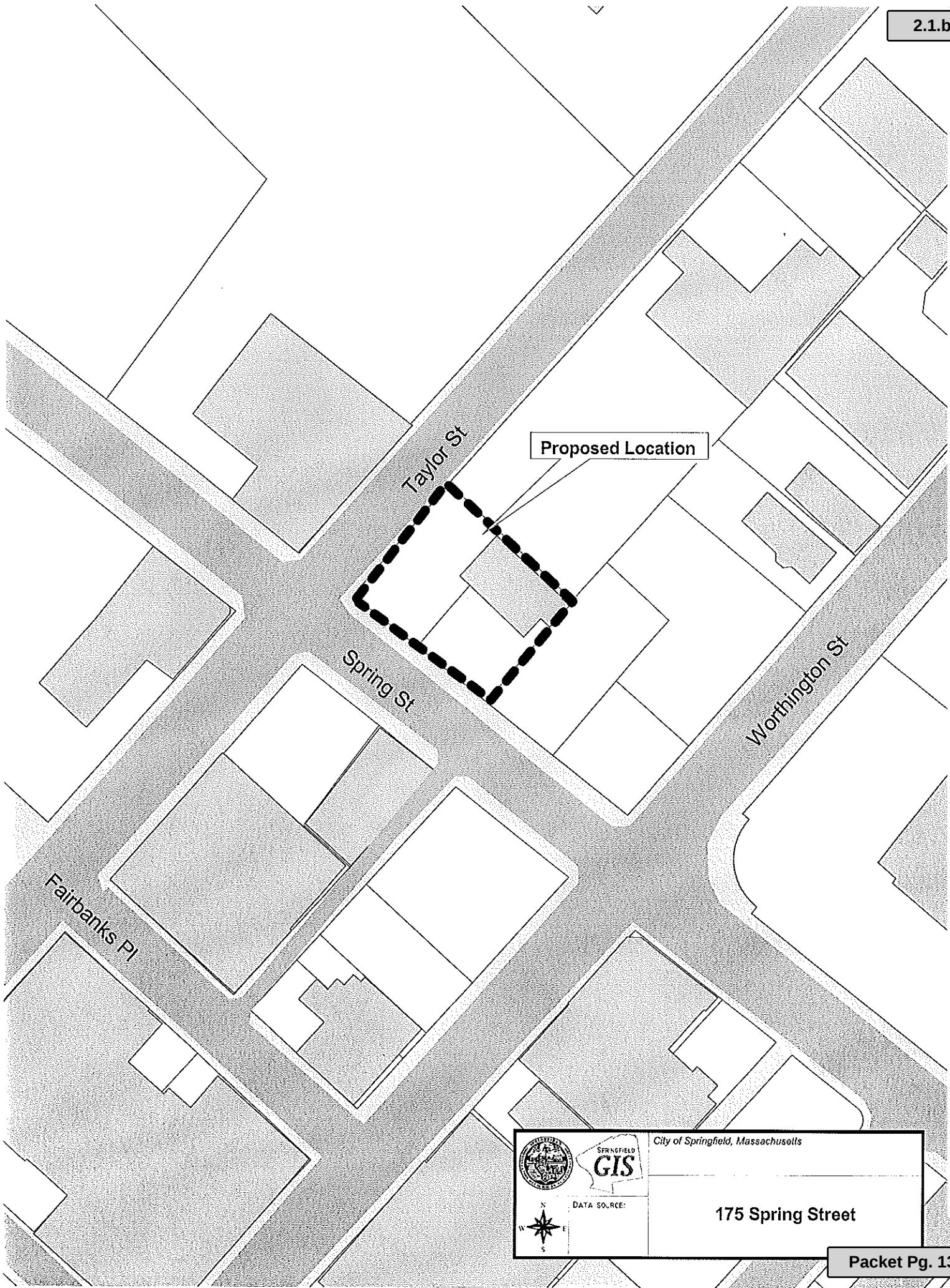
Very truly yours,


Wayman Lee, Esquire
City Clerk

WL/laf

Attachment: Spring_St_175_Sales_Service_2013_(1987 : 175 Spring Street)





Proposed Location

Taylor St

Spring St

Worthington St

Fairbanks Pl

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	175 Spring Street
 N W E S	DATA SOURCE:

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 1988)**

Meeting: 01/28/13 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 1988

**For a Special Permit to Operate a Motor Vehicle Service
Station (Automotive Repairs) at the Property Known as 175
Spring Street (11040-0064) and ES Spring Street (11040-0063),
as Allowed by M.G.L. and the Springfield Zoning Ordinance,
Article XI, Section 1101.11.F.**

Request:	See Above
Owner:	Mohamad Mourad
By:	Mohamad Mourad
Petitioner:	Abdou Mourad
By:	Abdou Mourad

To The City Council of the City of Springfield
The undersigned respectfully petition your honorable body

2012 DEC 14 A 11:43

CITY CLERK'S OFFICE
 SPRINGFIELD, MA

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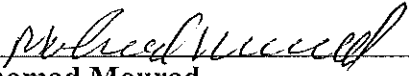
Mailing Address:

54 Woodcrest Drive
 Chicopee, MA 01020

Owner:

173-175 Spring Street, L.L.C.

I hereby certify that I am the owner or acting on behalf of the owner.

BY: 
 Mohamad Mourad

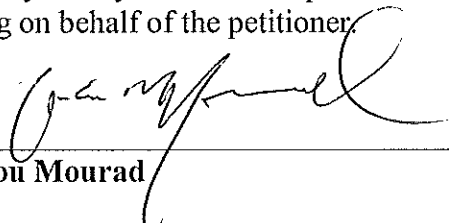
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IN VIOLATION
 OF ZONING ORDINANCE

until approved by the City Council
 on accordance with the provisions of
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BUILDING COMMISSIONER

ZONED: BUS B
 NEIGHBORHOOD: METRO CENTER
 BLOCK PLAN: 415

Attachment: Spring_St_175_Repairs_Formal_Tax_2013 (1988 : 175 Spring Street)

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/26/2012

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Petitioner: Abdou Mourad

Landlord: 173-175 Spring Street LLC

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Attachment: Spring_St_175_Repairs_Formal_Tax_2013 (1988 : 175 Spring Street)

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT(S)**

**175 SPRING STREET (11040-0064) & ES SPRING STREET (11040-0063)
MOTOR VEHICLE SALES & MOTOR VEHICLE SERVICE STATION (AUTOMOTIVE REPAIRS)**

General Information

Petitioner:	Abdou Mourad
Request:	To operate a motor vehicle service and sales operation.
Proposed use of the property:	Automotive sales and service
Parcel Size:	5,280 s.f.
Compatibility with current planning documents:	The property is located within the Metro Center neighborhood. This area is primarily commercial uses.
Neighborhood council notification:	Armoury Quadrangle Civic Association: 12-14-12
Tax Status:	SEE ATTACHED
Site Visit:	1-17-13
Urban Renewal District:	The site is not located within an urban renewal area.
City Council Hearing:	1-28-13

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business B.

To the north is a manufacturing operation zoned Industrial A.

To the south is a commercial parking lot zoned Business A.

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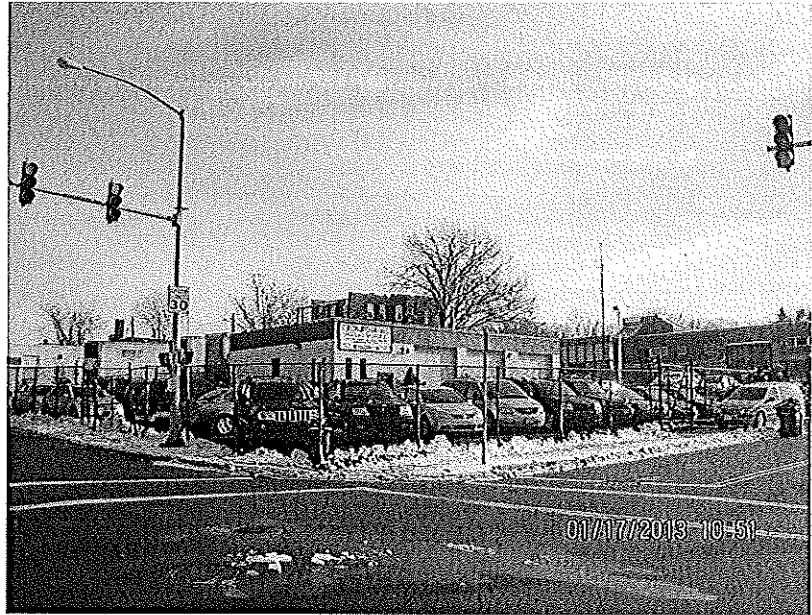
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Recommendation

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Recommended Conditions: (Used car Sales)

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Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

11/26/2012

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Petitioner: Abdou Mourad

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Stephen J. Lonergan: Treasurer/Collector

Attachment: Spring_St_175_Sales_Service_2013 (1988 : 175 Spring Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2008-0819

TO:

DATE: September 25, 2008

DEPARTMENT:

FROM: Wayman Lee, Esq.

COPIES TO:

DEPARTMENT: City Clerk

SUBJECT: 175 Spring Street & ES Spring Street.

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REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

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Very truly yours,

Wayman Lee
Wayman Lee, Esquire
City Clerk

WL/laf

Attachment: Spring_St_175_Sales_Service_2013 (1988 : 175 Spring Street)

DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE
CITY OF SPRINGFIELD
MASSACHUSETTS

2008-082

TO:

DATE: September 25, 2008

DEPARTMENT:

FROM: Wayman Lee, Esq.

COPIES TO:

DEPARTMENT: City Clerk

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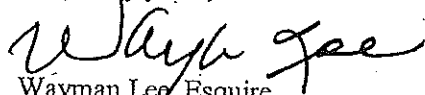
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9. There shall be no banners, streamers, pennants, or additional signs located on the property or the vehicles.
10. There shall be no signs located on the public treebelt or public sidewalk.
11. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to \$50 per day for each day a violation exists.

A copy of this decision and all plans referred to in the decision have been filed with the Planning Board and City Clerk.

REASONS: (1) The specific site is an appropriate location for such a use, structure, or condition. (2) The use as developed will not adversely affect the neighborhood. (3) Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

This permit becomes effective on September 25, 2008.

Very truly yours,


Wayman Lee, Esquire
City Clerk

WL/laf

Attachment: Spring_St_175_Sales_Service_2013_(1988 : 175 Spring Street)



SITE PLAN
TOTAL P=20'

SPRING STREET

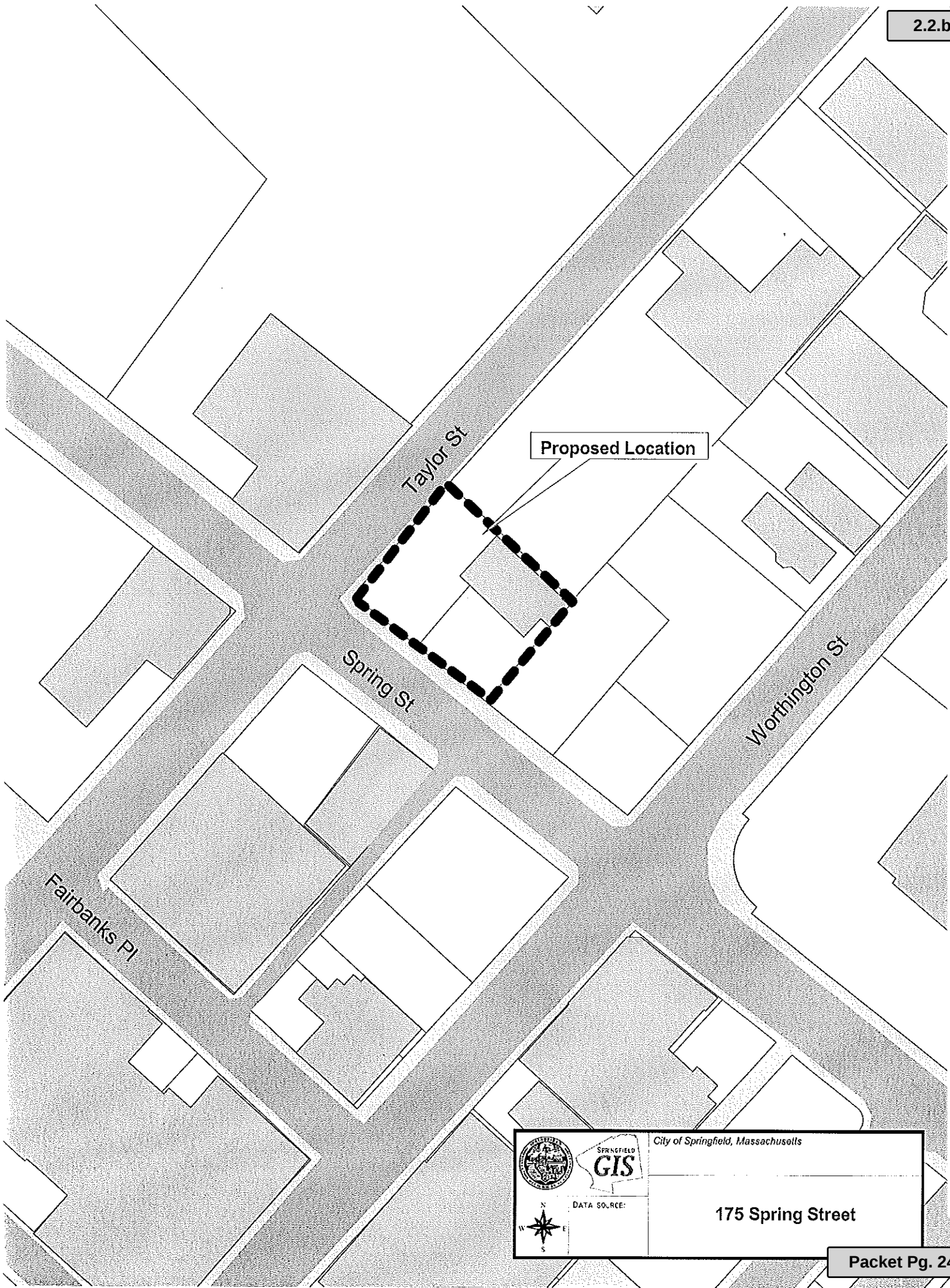
TAYLOR

References

WORTHINGTON

175 SPRING ST SPRINGFIELD, MA

PROPOSED SITE PLAN (preliminary)



Attachment: Spring_St_175_Sales_Service_2013 (1988 : 175 Spring Street)

 SPRINGFIELD GIS	City of Springfield, Massachusetts
	175 Spring Street

DATA SOURCE:

N
W E S

**City of Springfield**

36 Court Street
Springfield, MA 01103

SCHEDULED**PETITION (ID # 1991)**

Meeting: 01/28/13 07:00 PM
Department: Planning and Economic Development
Category: Special Permit
Prepared By: Phil Dromey
Initiator: Phil Dromey
Sponsors:
DOC ID: 1991

For a Special Permit to Reopen a Pre-Existing, Non-Conforming Use (5 Unit Residential) at the Property Known as 53 Wilbraham Avenue (12280-0110) Under Non-Use, as Allowed by M.G.L. and the Springfield Zoning Ordinance Article XV, Section 1500.4A.

Request:	See Above
Owner:	Nicholas Young
By:	Nicholas Young
Petitioner:	Nicholas Young
By:	Nicholas Young

To The City Council of the City of Springfield:
The undersigned respectfully petition your honorable body

for a special permit to reopen a pre-existing, non-conforming use (5 unit residential) at the property known as 53 Wilbraham Avenue (12280-0110) under Non-Use, as allowed by M.G.L. and the Springfield Zoning Ordinance Article XV, Section 1500.4A.

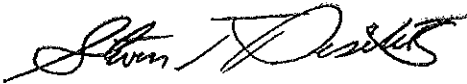
Mailing Address:

59 Chestnut Street
 South Hadley, MA 01075

IN VIOLATION
 OF ZONING ORDINANCE

until approved by the City Council
 on accordance with the provisions of
 of the Zoning Ordinance

BUILDING COMMISSIONER



ZONED: RES B

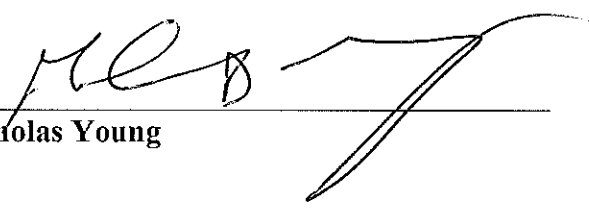
NEIGHBORHOOD: UPPER HILL

BLOCK PLAN: 817

Owner & Petitioner:

Nicholas Young

I hereby certify that I am the owner and
 petitioner or acting on behalf of the owner and
 petitioner.

By: 
 Nicholas Young

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/14/2012

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 53 Wilbraham Avenue: 12280-0110

Petitioner: Nicholas Young.

Landlord: Nicholas Young.

Stephen J. Lonergan: Treasurer/Collector

Attachment: Wilbraham_Ave_53_Formal_Tax_2013 (1991 : 53 Wilbraham Avenue)

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**53 WILBRAHAM AVENUE
RE-OPEN PRE-EXISTING, NON-CONFORMING RESIDENTIAL STRUCTURE
CONTAINING FOUR (4) OR MORE UNITS**

General Information

Petitioner:	Nicholas Young
Request:	For a special permit to renovate and reopen a five (5) unit apartment building.
Proposed use of the property:	The property is a five (5) unit building.
Size:	5,348 s.f.
Compatibility with current planning documents:	The Upper Hill Neighborhood Plan does not show any changes to this area.
Neighborhood council notification:	Upper Hill Neighborhood Council: 1-2-13
Tax Status:	SEE ATTACHEHD
Urban Renewal Status:	This parcel is not located within an urban renewal area.
Site Visit:	1-17-13
Hearing Date:	1-28-13

Staff Analysis

Neighborhood characteristics:

The parcels are currently zoned Residence B. This area is predominantly residential.

- To the north is a single-family home zoned Residence B.
- To the south is a two-family home zoned Residence B.
- To the east are two-family houses zoned Residence B.
- To the west are single and three-family homes zoned Residence B.

Site plan review:

The petitioner has requested a special permit to renovate and reopen a five (5) unit apartment building at the property known as 53 Wilbraham Avenue. This property has been vacant for more than two (2) years and is required to obtain a special permit to re-open.

In reviewing the proposed request, the Staff first verified with the Building Department that this property had previously been permitted for a five (5) unit apartment building. However, as noted above, due to the fact that this property has been vacant for more than two (2) years, the property cannot re-open until a special permit has been issued by the City Council.

Although the staff does not object to the renovation of this existing building, as with all requests of this type, the staff does want to ensure there is a credible redevelopment plan as well as a strong long term management plan. This is to ensure that these redeveloped properties will not become a detriment to the neighborhoods in which they are located.

As part of the application for this special permit, the petitioner has submitted a rehabilitation and management plan for the property. A list of properties in which the petitioner manages was also included (see attached).



As part of the review for this special permit, the staff made a site visit to the subject property as well as to the other properties currently owned by the petitioner within Springfield. It was noted during these site visits that there were a number of mattresses located along the side of 53 Wilbraham Avenue. Additionally it was noted that the public sidewalks had not yet be shoveled. It was also noted that the sidewalks had also not been shoveled at the petitioners property located at 67 Bevier Street. Other than the issues outlined here, the other properties owned by the petitioner did appear to be appropriately managed. However, although the staff understands that the two (2) properties mentioned are not yet occupied, it needs to be stressed to the petitioner that the properties must still be fully maintained including removal of any trash/debris and the shoveling of the public sidewalks.

Recommendation

Approve, with conditions.

Suggested Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the renovation and reopening of a five (5) unit apartment building at the property known as 53 Wilbraham Avenue (12280-0110).
3. Management information, including a contact telephone number, shall be supplied to the Police Department and posted on the front of the building.
4. The property shall be maintained graffiti free.
5. The rear stockade fencing shall be replaced.
6. All areas shall be maintained and kept free of trash and debris.
7. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fines of up to \$50 per day for each day a violation exists.

Stephen J. Lonergan
Collector/Treasurer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

12/14/2012

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 53 Wilbraham Avenue: 12280-0110

Petitioner: Nicholas Young.

Landlord: Nicholas Young.

Stephen J. Lonergan: Treasurer/Collector

Attachment: Wilbraham Ave 53 Non Use 2013 (1991 : 53 Wilbraham Avenue)

Nicholas D. Young

59 Chestnut Hill Road
South Hadley, MA 01075
(413) 532-0970

Multi-Family Building Rehabilitation Plan



Property Location: 53 Wilbraham Avenue in Springfield, MA

Property Manager: Anthony Witman

Contractors: Steve Ribiero, Anthony Witman

Work To Be Performed:

1. Yard cleanup and outside general outside repairs to satisfy current outstanding housing code violations at the property. Will request re-inspection by the City to clear the books of these outstanding issues from the prior owner quickly.
2. Finish removing all trash from the property in all current five units.

3. Replace the sections of the roof that are currently in disrepair.
4. Take the boards off the windows and clean property throughout.
5. Complete five month rehabilitation plan detailed by month below in the applicable section.
6. Finish the installation of the individual heating systems (three new gas boilers are on the property and two additional ones will be purchased.)
7. Replace the water meter and the water line from the street to the house via contacting and working with the City of Springfield Water Department.
8. Work with the Springfield Fire Department to re-enable the central fire alarm connected to the local firehouse.
9. Work with the City of Springfield's Housing Department to ensure, once all internal and external rehabilitation work has been completed, that all inspections are properly satisfied to enable full occupancy of the property.

Redevelopment Plan:

The two apartments on the first floor are in generally sound condition but one requires a new kitchen. Both require ceilings that are compliant with code specifications. These units will require new painting, some trim, and a re-staining of the floors in the living room. The walls and ceilings on the second floor are partially completed but do need to be finished in sections by adding new drywall. The kitchens and baths need to be replaced but the spaces have been largely gutted with only a few exceptions. Trim will need to be added and fixtures, as noted, will need to be installed. The walls and ceilings on the third floor are in various stages of completion. The plan is replace with new drywall as needed and complete floor replacements as required to make this apartment move in ready. A new kitchen and bathroom will be required for the third floor apartment. There is some question with the City about whether all prior updates in this apartment were properly made per code specifications. We will work through the housing office to take whatever steps are required to ensure that all updates and upgrades are code compliant and seek an inspection to verify. The electric service appears new and recently done in this building but will conduct close examination to ensure full compliance. The plumbing is largely in place throughout this building but there is a small amount of missing pipe that needs to be replaced. The full building will be tested for lead paint compliance and proper steps taken to achieve lead certificates in all five units. Painting will be done throughout the building to give it appeal and move in ready appearance. Most doors in the building are fine or have been replaced with a few

exceptions, which will be addressed. The front steps are in need of masonry repair, which will be completed as part of the full improvements to this property. Gutter systems will also be cleaned and the modest repairs required on the back stairs completed as well. The dates below delineate expected progress at 4-week intervals.

11/30/12

1. Anticipate having special permit to re-open the building for occupancy from the City of Springfield pending completion of rehabilitation plan and all appropriate inspections.
2. Will secure water meter and new water line from the street into the property from the City of Springfield Water Department.
3. Will replace remaining sections of the roof that were not replaced recently in order to button up the property for the winter months.
4. Will address outside code violations attached to the property from the prior owners.
5. Will repair steps leading up to the front of the house to ensure safety of contractors and tradesmen completing work on the property during the winter months.
6. Will initiate cleaning up of the property to prepare it for a full rehabilitation per the detailed plan provided.
7. Will connect with the City of Springfield Fire Department concerning reactivating the central fire alarm.
8. Will work with the City of Springfield Housing Department to discern what steps and or inspections may be required to bring the fifth unit on the third floor into full compliance.
9. Will replace the missing pipe that will allow water access inside the building in the bottom units to support rehabilitation project in the winter months.

12/30/12

1. Will initiate full rehabilitation plan by completing the first floor units that are somewhat close to being finished already.
2. Will finish the installation of gas boilers in all five units to allow for heat in this building throughout the winter rehabilitation.
3. Will initiate work on the second floor units per the rehabilitation plan.

1/31/13

1. Will complete the rehabilitation of the second floor apartments per the plan provided.

2/28/13

1. Will complete the rehabilitation of the third floor apartments per the plan provided.

Throughout the various phases of the rehabilitation the plan is to work with the building department and fire department to secure occupancy certificates when floors are fully completed. Doing so will maintain open lines of communication with the applicable City professionals on all aspects of this project.

Projected Costs:

Many upgrades and renovations were already completed in this building so it is far from a full rehabilitation project. New electrical systems, new heaters for three units, new drywall in many rooms and partially completed kitchens and baths in some units make this project well on its way to being completed prior to the initiation of this final renovation. That said, there are still several areas that need to be finished. After careful analysis, the costs for completing this project are estimated to be \$40,000- \$50,000. The owner is providing the source of these funds from his personal accounts.

Management Plan for this Property:

This property will be managed by Witman Properties located at the following address:

24 Camden Street,
South Hadley, MA 01075
(413)-687-4770

Witman Properties Company Profile:

Witman Properties has been serving the Pioneer Valley as a full service property management company since 2005. We specialize in the ongoing management and maintenance of multi-family homes. These services typically include home improvement and renovation, handyman services, grounds keeping, leasing & sales, and emergency response. Our experience and expertise covers a broad spectrum of rentals from low income and subsidized housing to large single family home rentals. We currently manage around 100 properties in the Pioneer Valley with a concentration in Springfield MA. Our staff is on call 24/7 and we have maintenance personnel in Springfield nearly every day providing prompt professional service for both the major and minor needs of a home.

Licensure

Witman Properties Inc is a licensed real estate broker. Our staff is comprised of nine experienced employees performing all varieties of home improvement, grounds keeping and maintenance tasks. Three of our employees are licensed construction supervisors and three are licensed real estate agents. All maintain required continuing education requirements. We are a registered Home Improvement Contractor and work closely with a team of licensed subcontractors including electricians and plumbers. We are experienced with lead paint, the hazards it presents and certified to perform certain remediation.

Professional Experience

Over the past few years we've re-habilitated approximately 10 vacated blighted properties in and around Springfield. We are currently acting as a receiver on several ongoing projects in the City of Springfield including the rehabilitation of 834 Worthington St and 14-16 Princeton St. We have experience turning around problem properties that suffer from both problematic tenancies and severe conditions issues.

Description of Property:

53 Wilbraham Rd, Springfield is a multifamily dwelling with approximately 4800 sqft of living space presently divided into 5 units. It has been bank owned and neglected for several years and is currently a blight to the neighboring homes and community. It has a variety of code and building violations including but not limited to, leaky roof, litter & overgrowth and interior/exterior violations. Work has also been performed without proper permitting in some instances and verification of use of building will also be addressed as part of its redevelopment.

Scope of Work:

The owner has contracted us to participate in and supervise renovations to the property as outlined in the owner's redevelopment plan. Once the units are certified code compliant by both the City of Springfield then a management plan will be implemented.

Management Plan:

The units will be renovated in such a way as to attract both private pay and subsidized tenants. Once the units are made ready they will be advertised through a variety of media. Potential

tenants will be screened according to Equal Housing Opportunity guidelines and the apartments rented to the first applicants to meet screening requirements.

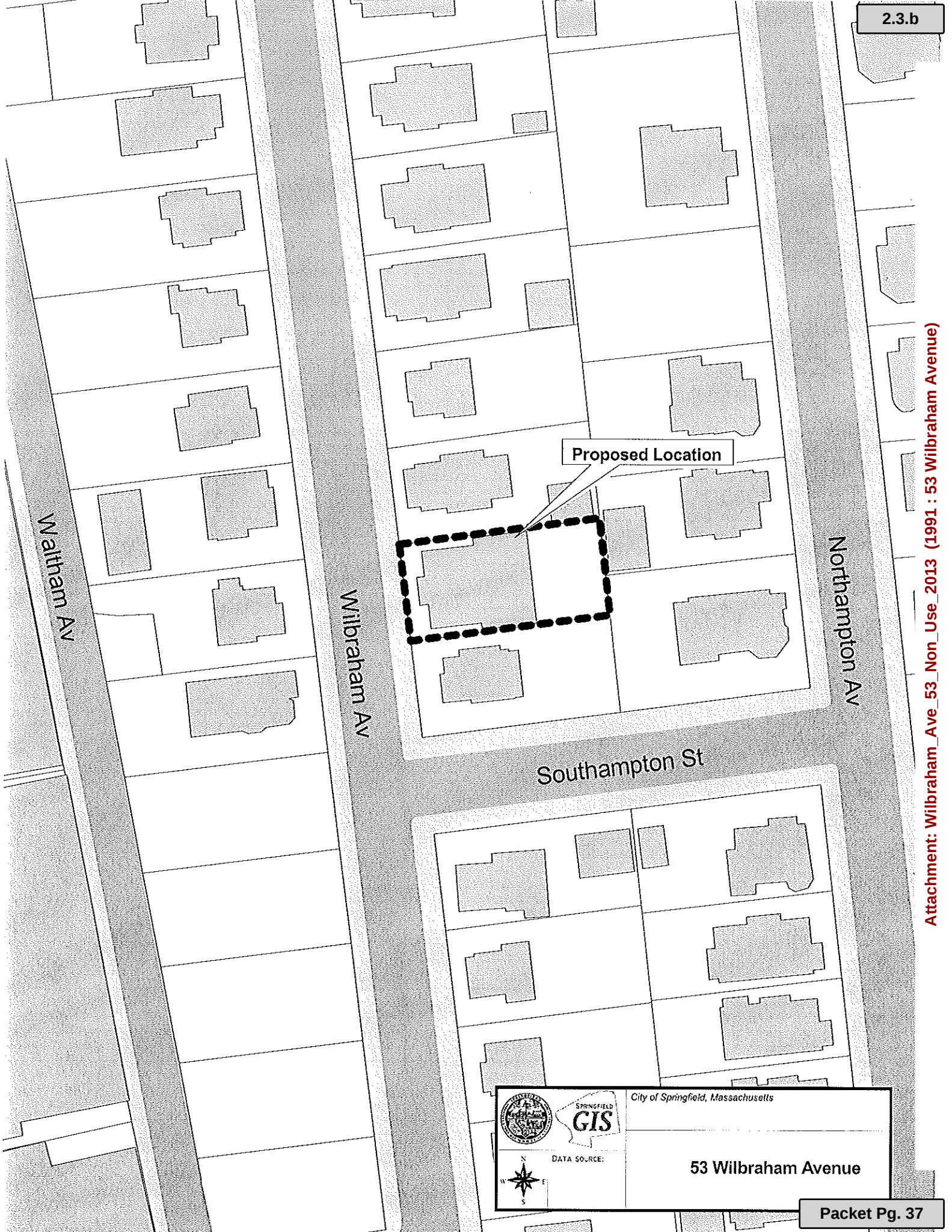
Witman Properties Inc will post the building with emergency contact information, and supervise or perform both regular recurring maintenance to the building as well as periodic updates, repairs, and emergency response. Witman Properties Inc will participate in routine inspections, handle the ongoing rent collection of the units and enforce lease terms. Our staff is on call 24/7 and we have maintenance personal in Springfield nearly every day providing prompt service for all of the property needs.

Economic Viability:

The owner has proven resources to provide the substantial capitalization necessary to purchase and renovate the property. Upon completion the owner will have 100% equity in the property with no mortgagee or debt service. The result will be significant positive cash flow from the building sufficient to support ongoing repairs, improvements, vacancy, and management costs. Our experience from working with this owner is testimony to a commitment to providing quality homes for local families. We are confident that for whatever contingency may arise any additional financial resources will be forthcoming. The successful redevelopment of this property will help provide needed stability and growth to this McKnight neighborhood.

Additional Property:

The owner, Nicholas Young, is a real estate investor and a long-time school superintendent. He presently owns two other properties in Springfield: (1) a three-family on 677 Union Street and (2) a single family on 67 Bevier Street. He also owns a large single family in Holyoke that was recently rehabilitated and rented on 59 Pine Street. Both his Springfield properties were purchased with code violations against the prior owners. He has worked to resolve all code complaints at 677 Union Street; however, he currently has a request pending with the housing code enforcement office to have an outstanding code complaint, the presence of trash, against the prior owners of 67 Bevier Street dismissed as he went ahead and immediately cleaned up this property upon purchase. Nicholas is a responsible member of the community and seeks to operate a clean, safe and respectable multifamily rental property at 53 Wilbraham Avenue for many years to come.



Attachment: Wilbraham_Ave_53_Non_Use_2013 (1991 : 53 Wilbraham Avenue)



City of Springfield, Massachusetts



DATA SOURCE:

53 Wilbraham Avenue