

Andrew H. Kara
Direct Dial: (617) 330-7148
E-mail: akara@rubinrudman.com

August 7, 2025

**Via Electronic Mail &
Via Hand Delivery**

City of Boston
Department of the Environment
Air Pollution Control Commission
1 City Hall Square, Room 709
Boston, Massachusetts 02201

**Re: Application for Downtown Boston Parking Freeze Permit for the Surface Parking Lot
Located at 85-91 Essex Street, Boston (Chinatown), Massachusetts, Ward 03**

Dear Sir/Madam:

In connection with the above-referenced matter, enclosed please find the following documents:

1. Application for Downtown Boston Parking Freeze Permit;
2. Statement of Need;
3. Tax Bill;
4. Authorization Letter;
5. Site Plan;
6. Locus Map; and
7. Check made payable to the City of Boston, Air Pollution Control Commission in the amount of \$1,000.00.

Please contact me with any questions. Thank you.

Very truly yours,


Andrew H. Kara

AHK:af1

Enclosures

cc: Ms. Carol Rash, Hamilton Essex Development LLC
Ka-yung Wong, Esq.

1. Application for Downtown Boston Parking Freeze Permit



A. GENERAL APPLICATION INFORMATION

1. Project Location

85-91 Essex Street a. Street Address	Boston b. City/Town	02111 c. Zip Code
03 f. Assessors Map/Plat Number	04431-002 g. Parcel/Lot Number	

2. Applicant

Carol a. First Name	Rash b. Last Name	Hamilton Essex Development LLC c. Company
c/o The Hamilton Company, 39 Brighton Avenue d. Mailing Address		
Boston e. City/Town	MA f. State	02134 g. Zip Code
(617) 783-0039 h. Phone Number	 i. Fax Number	crash@thehamiltoncompany.com j. Email address

3. Property Owner

Carol a. First Name	Rash b. Last Name	Hamilton Essex Development LLC c. Company
c/o The Hamilton Company, 39 Brighton Avenue d. Mailing Address		
Boston e. City/Town	MA f. State	02134 g. Zip Code
(617) 783-0039 h. Phone Number	 i. Fax Number	crash@thehamiltoncompany.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)

Andrew a. First Name	Kara b. Last Name	Rubin and Rudman LLP c. Company
53 State Street, Suite 1500 d. Mailing Address		
Boston e. City/Town	MA f. State	02109 g. Zip Code
(617) 330-7000 h. Phone Number	N/A i. Fax Number	akara@rubinrudman.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	50	Commercial Spaces	
Exempt Spaces		Residential Included Spaces	
Residential Excluded Spaces		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: 0	Number of Showers: 0
Number of Short-Term Bicycle Spaces: 0	Bikeshare Station Size and Contribution: 0
Number of Lockers: 0	Other Amenities (Please List): 0

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: 50	Total Parking Facility Square Footage: 8,841 sf
Number of New Spaces:	Ratio of Residential Spaces to Units: N/A
Number of Existing Spaces: 50	(Optional) Number of Spaces Returned: N/A

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

Residential Sqft: N/A	Retail Sqft: N/A
Office/Admin Sqft: N/A	Institutional Sqft: N/A
Industrial Sqft: N/A	Lodging Sqft: N/A

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.)



City of Boston
Environment

PARKING FREEZE APPLICATION FORM

Air Pollution Control Commission

APCC Permit Number _____

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.

*

Signature of Applicant

08/06/25

Date

Signature of Property Owner (if different)

08/06/25

Date

Signature of Representative (if any)

08/06/25

Date

, Andrew H. Voss, Esq.
Essex and Boston LLC

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

*Applicant/Property Owner:

Hamilton Essex Development LLC

By: The Hamilton Company, Inc.,
its manager

By:

Name: CAROL ROTH

Title: AS AGENT, HAMILTON ESSEX DEVELOPMENT, LLC

Date: 08/06/25



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.

2. Statement of Need

**Hamilton Essex Development LLC
c/o The Hamilton Company
39 Brighton Avenue
Boston, Massachusetts 02134**

August 6, 2025

Via Electronic Mail

City of Boston
Department of Environment
Air Pollution Control Commission
1 City Hall Square, Room 709
Boston, Massachusetts 02201

**Re: Statement of Need-
Application for a Downtown Boston Parking Freeze Permit for the Surface Parking Lot
Located at 85-91 Essex Street, Boston (Chinatown), Massachusetts, Ward 03**

Dear Sir/Madam:

Introduction

Hamilton Essex Development LLC, a Massachusetts limited liability company, formerly known as Hamilton Essex 81 Apartments, LLC, is the owner (the "Owner") of that certain property containing a fifty (50) vehicle off-street surface parking lot (the "Facility") located at 85-91 Essex Street, Boston (Chinatown Neighborhood), Ward 3 (the "Property"). The Facility is currently managed by 88 Beach, LLC, a Massachusetts limited liability company. (the "Operator"). The Operator has managed the Facility since 2017.

Purpose

The Owner is submitting to the City of Boston, Air Pollution Control Commission (the "APCC") an Application for a Downtown Boston Parking Freeze Permit (the "Application") that seeks to legalize the fifty (50) parking spaces that have historically existed at the Property and been properly licensed since at least the early 1990s. The approval of the Application by the APCC will allow for the legalization of Facility.

Facility

The Facility contains a surface parking lot containing a lot area of approximately 8,841 square feet. The Facility is accessed from a curb cut off Essex Street. Historically, the Facility has been licensed for up to fifty (50) parking spaces. There are approximately thirty (30) striped parking spaces with the remaining twenty (20) parking spaces stacked in the middle of the parking lot.

The Facility has onsite parking attendants that closely monitor the use of the Facility. The Facility is self-park with parking attendants available to assist customers and move vehicles when necessary. The Facility provides safe, convenient and affordable off-street parking to support the Chinatown Neighborhood and its many businesses including but not limited to the Hei La Moon Restaurant which is directly next door.

Historical Use of Facility

For well over thirty (30) years, the Facility has been used for off-street parking. During that time, the City of Boston has been aware of the Facility and has issued all relevant permits without question. The City of Boston has never historically restricted the access or use of the Facility. In reviewing the historical records available at the City of Boston Inspectional Services Department we did not find any open notices of violation. Our understanding is that the historical use of the Facility for a surface parking lot may have pre-dated the APCC's issuance of parking freeze permits for surface parking lots such as the Facility. We understand that this issue may have occurred with other parking facilities within the City of Boston.

Conclusion

As noted above, the Facility provides safe, convenient and affordable off-street parking to the Chinatown Neighborhood and its many thriving businesses. We don't believe that removing the Facility from the current parking inventory would benefit the public given the historically tight supply of off-street parking spaces within the Chinatown Neighborhood. If the Facility is removed, it would cause a potential increase in the use of on-street parking that is normally used by Chinatown residents. In addition, it would also increase the use of off-street parking at other parking facilities and lessen the amount of parking spaces that could be used by visitors and employees of local area businesses.

Closing the Facility may also cause unnecessary crime to increase at the Property. Without the operation of the Facility the Property would be dormant without any daily activity. Currently, the parking attendants and customers that use the Facility deter nefarious any activity by using the Facility on a daily basis.

City of Boston
Department of the Environment
Air Pollution Control Commission
August 6, 2025
Page 3


As a result of all of the above, we respectfully request the approval of the Application to allow for the legalization of the Facility. We will any provide letters of support at or prior to the APCC's proposed hearing date.

If there is any additional information you require in connection with your review, please do not hesitate to contact us. Thank you.

Very truly yours,

Hamilton Essex Development LLC

By: The Hamilton Company, Inc.,
its manager

By: 
Name: CAROL RASH
Title: AS AGENT, HAMILTON ESSEX
DEVELOPMENT, LLC

Enclosures

cc: Ms. Carol Rash, Hamilton Essex Development LLC
Ka-yung Wong, Esq.
Andrew H. Kara, Esq.

3. Tax Bill

This form approved by Commissioner of Revenue

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON
OFFICE OF THE COLLECTOR-TREASURER
ONE CITY HALL SQUARE, BOSTON, MA 02201

COLLECTOR OF TAXES
ASHLEY R. GROFFENBERGER

**FY 2025**

CITY OF BOSTON
REAL ESTATE TAX

Office of the Assessor 617-635-4287

Office of the Collector 617-635-4131

Office Hours: Monday - Friday 9:00 AM - 5:00 PM

HAMILTON ESSEX 81 APARTMENTS LLC
 C/O HAMILTON ESSEX 81 APARTMENTS
 LLC
 39 BRIGHTON AV
 ALLSTON MA 02134

PAYMENTS CAN BE MADE ONLINE AT:
www.boston.gov/taxpayments
 PAYMENTS CAN BE MADE BY PHONE AT
 (855) 731-9898
 credit/debit card payments are subject to fees

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
03	04431-002	75616	
LOCATION			AREA
85 91 ESSEX ST Unit 3			139
Tax Rate			
Per \$1,000	11.58	11.58	25.96
CLASS	DESCRIPTION	ASSESSED OWNER	
CL	BUILDING	HAMILTON ESSEX 81 APARTMENTS LLC	

IMPORTANT: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

IF YOU WISH TO CONTEST YOUR ASSESSMENT, YOU MAY FILE AN ABATEMENT BY 02/03/2025.
 DEADLINE FOR PAYMENT WITHOUT INTEREST IS 02/03/2025.

Please detach this portion and remit this slip with payment

If you are using a payment service to pay this bill, you
 MUST indicate the **TAX YEAR** and **BILL NUMBER** on the check

TAXPAYER'S COPY
3RD QUARTER

TOTAL FULL VALUATION	2,457,000.00
RESIDENTIAL EXEMPTION	.00
TOTAL TAXABLE VALUATION	2,457,000.00
COMMUNITY PRESERVATION ACT	611.88
SPECIAL ASSESSMENT	.00
CODE VIOLATIONS	.00
TOTAL TAX & SPEC ASSMNT. DUE	64,395.60
PERSONAL EXEMPTIONS	.00
PAYMENTS TO DATE/CREDITS	31,126.34
NET TAX & SPEC. ASSMNT. DUE	33,269.26
PRELIMINARY OVERDUE	.00
1ST TAX PAYMENTS DUE BY 02/03/2025	16,634.63
2ND TAX PAYMENTS DUE BY 05/01/2025	16,634.63
TAX DUE	16,634.63
FEES	.00
INTEREST	.00
TOTAL DUE	16,634.63
Pay by 02/03/2025	

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
03	04431-002	75616	
LOCATION			
85 91 ESSEX ST Unit 3			

COLLECTOR OF TAXES
ASHLEY R. GROFFENBERGER

ASSESSED OWNER: HAMILTON ESSEX 81
APARTMENTS LLC

HAMILTON ESSEX 81 APARTMENTS
 LLC
 C/O HAMILTON ESSEX 81
 APARTMENTS LLC
 39 BRIGHTON AV
 ALLSTON MA 02134

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

COLLECTOR'S COPY
2025 REAL ESTATE TAX
3RD QUARTER

TAX DUE	16,634.63
FEES	.00
INTEREST	.00
TOTAL DUE	16,634.63
Pay by 02/03/2025	

00182082025500075616300016634636

4. Authorization Letter

**Hamilton Essex Development LLC
c/o The Hamilton Company
39 Brighton Avenue
Boston, MA 02134**

August 6, 2025

Via Electronic Mail

City of Boston
Department of Environment
Air Pollution Control Commission
1 City Hall Square, Room 709
Boston, Massachusetts 02201

**Re: Application for Downtown Boston Parking Freeze Permit for the Surface Parking Lot
Located at 85-91 Essex Street, Boston (Chinatown), Massachusetts, Ward 03**

Dear Sir/Madam:

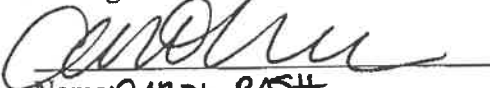
Please be advised that Andrew H. Kara, Esq. of Rubin and Rudman LLP is hereby authorized to file on behalf of Hamilton Essex Development LLC, a Massachusetts limited liability company, formerly known as Hamilton Essex 81 Apartments, LLC, an Application for Downtown Boston Parking Freeze Permit (the "Application") for the surface parking lot located at 85-91 Essex Street (Chinatown), Boston, Massachusetts, Ward 03, with the City of Boston, Air Pollution Control Commission (the "APCC") and act and appear on our behalf with respect to the APCC's review of the Application. Ka-yung Wong, Esq., of Sasson Cymrot Law LLC, is authorized to appear on behalf of the current parking operator, 88 Beach LLC with respect to the APCC's review of the Application.

Thank you.

Very truly yours,

Hamilton Essex Development LLC

By: The Hamilton Company, Inc.,
its manager

By: 
Name: CAROL RASH
Title: AS AGENT, HAMILTON ESSEX
DEVELOPMENT, LLC

cc: Ms. Carol Rash, Hamilton Essex Development LLC
Ka-yung Wong, Esq.
Andrew H. Kara, Esq.

5. Site Plan



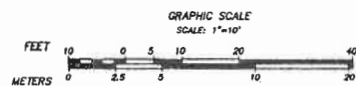
RECORD OWNER:
HAMILTON ESSEX RI, LLC
39 BRIGHTON AVENUE
BOSTON, MASSACHUSETTS 02134
DEED BOOK 30810, PAGE 424

REFERENCES:
- DOCUMENT No. 887255 +
- DEED BOOK 30810, PAGE 424
- PLAN IN DEED BOOK 30810, PAGE 424
- PLAN IN DEED BOOK 30810, PAGE 425
- LAND COURT CASE No. 408241
- LAND COURT CASE No. 1370041
- LAND COURT CASE No. 202641
DOCUMENTS ON RECORD AT THE SUFFOLK COUNTY REGISTRY OF DEEDS

LEGEND

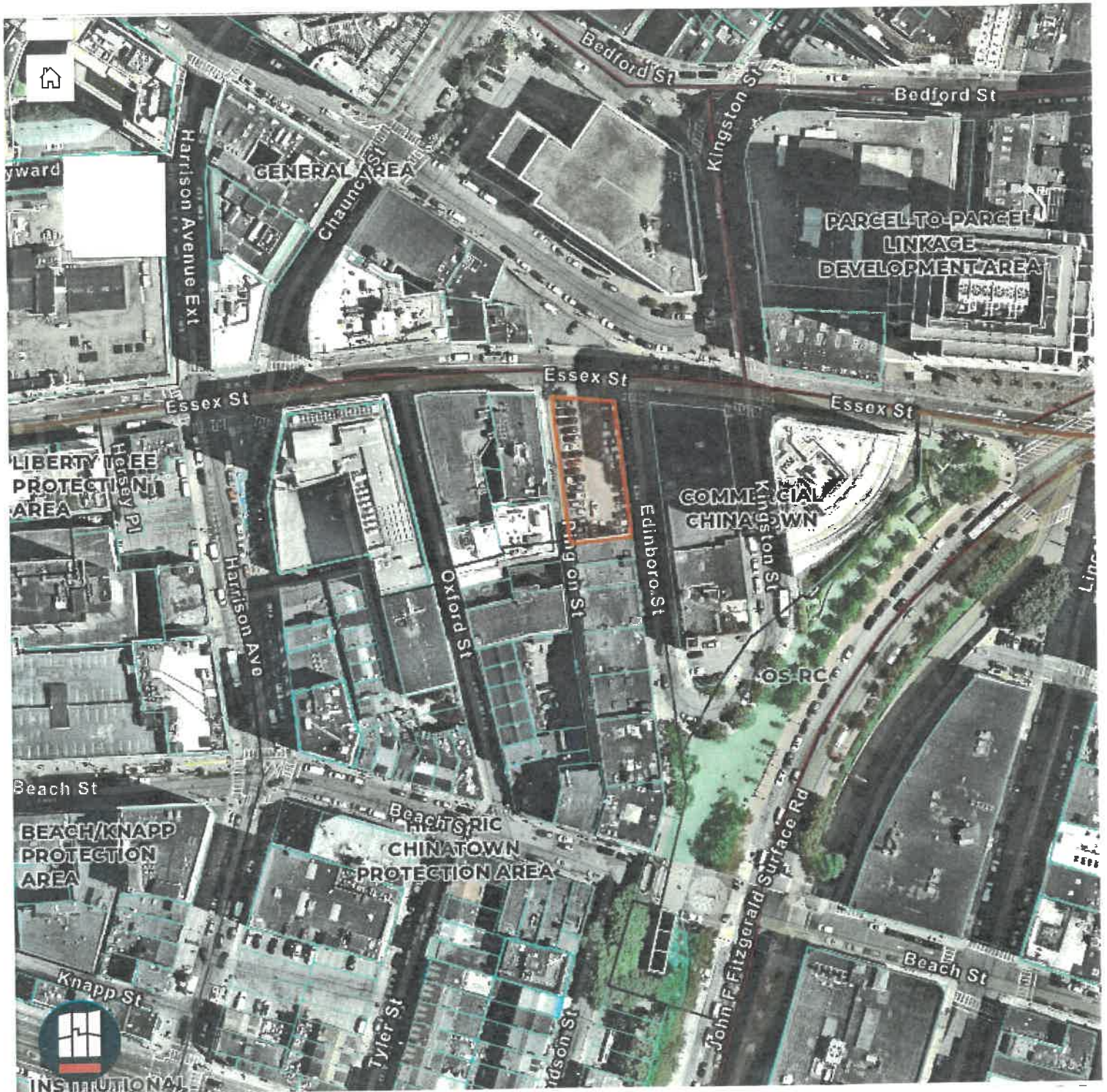
—	GRANITE CURB
—	HYDRANT
—	SEWER MANHOLE
—	DRYAN MANHOLE
—	TELEPHONE MANHOLE
—	GAS GATE
—	CATCHERMAN
—	WATER MANHOLE
—	ELECTRIC MANHOLE
—	WATER GATE
—	LIGHT
—	BOLLARD
—	PATHPHONE
—	SEWER MAIN
—	GAS MAIN
—	WATER MAIN
—	GUARD RAIL
—	OVERHEAD WIRES
—	NOT TO SCALE
—	CONCRETE
—	OVERHEAD WIRE
—	GUARD RAIL

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.



Notes
Site Plan
85-91 Essex Street, Boston, MA
Hamilton Essex Development LLC
August 4, 2025
APCC Application

6. Locus Map



7. Check made payable to the City of Boston, Air Pollution Control Commission in the amount of \$1,000.000.

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

 RUBIN and
RUDMAN LLP
Attorneys at Law
53 State Street
Boston, MA 02109

Eastern Bank Operating
53-179/113

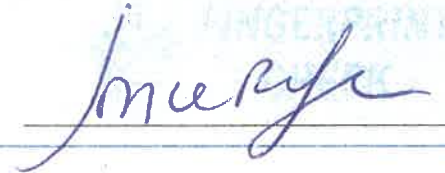
CHECK NUMBER
24828

CHECK DATE
08/04/2025

CHECK AMOUNT
\$1,000.00

PAY ONE THOUSAND AND 00/100 DOLLARS ***

TO THE
ORDER
OF City of Boston
Air Pollution Control Commission



⑈ 24828 ⑈ ⑆ 011301798 ⑆ 0601621569 ⑈