

KENNEDY LAW OFFICE

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(1932-2023)

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BOSTON OFFICE

132 LINCOLN STREET, SUITE 2R
BOSTON, MASSACHUSETTS 02111
TEL: 617) 482-4838
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September 10, 2025

City of Boston
Boston City Hall
Environment Department
1 City Hall Square, Room 709
Boston, MA 02201

Attn: Air Pollution Control Commission

Re: **Owner** Stanhope Garage
Location 21A Street, South Boston

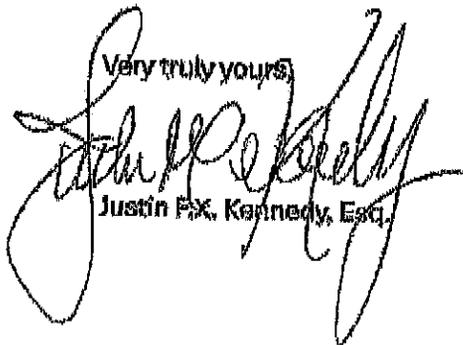
Dear sir/Madam:

Please note that this office represents the interests of Stanhope Garage in matters relating to potential violations at the above captioned location (21A Street, South Boston, MA).

Please allow the Kennedy Law Office to obtain whatever documents they may require and to contact whomever they may need to at the City of Boston Environment Department with respect to this alleged violation.

Should you have any comments or questions, please feel free to contact me here at this office.

Very truly yours,



Justin P.X. Kennedy, Esq.



Simon B. Gottlieb, President
Stanhope Garage
76 Seattle Street
Allston, MA 02134



City of Boston
Environment

PARKING FREEZE APPLICATION FORM

Air Pollution Control Commission

367762

APCC Permit Number

A. GENERAL APPLICATION INFORMATION

1. Project Location

21 A Street a. Street Address	South Boston b. City/Town	02127 c. Zip Code
F. Assessors Map/Plat Number		0600169000, 0600168000 g. Parcel/Lot Number

2. Applicant

Simon a. First Name	Gottlieb b. Last Name	Stanhope Garage Inc C/O Kennedy Law Office c. Company	
132 Lincoln St Ste 2R d. Mailing Address			
Boston e. City/Town		MA f. State	02111 g. Zip Code
617-824828 h. Phone Number	617-482-7538 i. Fax Number	c.kennedy@kennedylawma.com j. Email address	

3. Property Owner

Simon a. First Name	Gottlieb b. Last Name	Stanhope Garage Inc c. Company	
76 Seattle Street d. Mailing Address			
Allston e. City/Town		MA f. State	02111 g. Zip Code
617-262-0691 h. Phone Number	617-482-7538 i. Fax Number	sygottlieb1942@gmail.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.)



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4. Representative (if any)

Christopher <small>a. First Name</small>	Kennedy <small>b. Last Name</small>	Kennedy Law Office <small>c. Company</small>	
132 Lincoln St Ste 2R <small>d. Mailing Address</small>			
Boston <small>e. City/Town</small>		MA <small>f. State</small>	02111 <small>g. Zip Code</small>
617-482-4828 <small>h. Phone Number</small>	617-482-7538 <small>i. Fax Number</small>	c.kennedy@kennedylawma.com <small>j. Email address</small>	

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		Commercial Spaces	15
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



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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 no	Total number of spaces:	C 0
EV-Ready Points:	B no	Does A + B = C?	<input type="checkbox"/> Yes <input 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:	15	Total Parking Facility Square Footage:	3,144
Number of New Spaces:	4	Ratio of Residential Spaces to Units:	
Number of Existing Spaces:	11	(Optional) Number of Spaces Returned:	

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

Residential Sqft:	0	Retail Sqft:	0
Office/Admin Sqft:	0	Institutional Sqft:	0
Industrial Sqft:	3,144	Lodging Sqft:	0

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.)



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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.

<p>X</p> <p><u>Simon B. Hattke</u></p> <p>Signature of Applicant</p>	<p>9/10/25</p> <p>_____</p> <p>Date</p>
<p>X</p> <p><u>Stanhope Garage, Inc</u></p> <p>by <u>Simon B. Hattke, President</u></p> <p>Signature of Property Owner (if different)</p>	<p>9/10/25</p> <p>_____</p> <p>Date</p>
<p><u>Christopher Kennedy</u></p> <p>Signature of Representative (if any)</p>	<p>9/10/25</p> <p>_____</p> <p>Date</p>

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

STATEMENT OF NEED

City of Boston Environment Department
Boston City Hall
Room 709
Boston, MA 02201

21 A Street, South Boston
Parking Freeze Permit # APCC367762
Parcels: 0600169000, 0600168000
Owner: Stanhope Garage Inc
Date: September 12, 2025

This statement is in response to a Notice of Probable Violation (NOPV). The owner has been allotted 11 spaces for open air commercial parking for a fee at 21 A Street in South Boston. A routine site visit on August 7, 2025, APCC staff observed a count of approximately 14 parking spaces at the facility. The owner recognizes exceeding the total number of parking spaces allowed at this facility and is in violation of the Procedures and Criteria for the Issuance of Parking Freeze Permits and a violation of the conditions of the parking freeze permit.

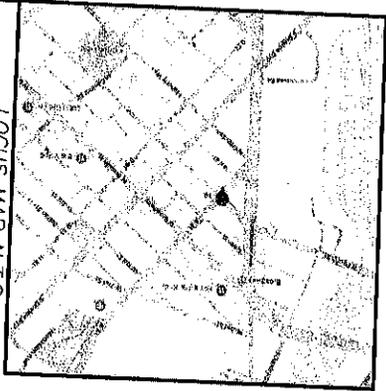
As a result, the owner ceased operation of any parking in excess of 11 spaces upon receiving the notice. The owner desires to operate additional commercial parking and has submitted an application for a modified parking freeze permit.

The owner believes that the specific site is an appropriate location for such use.

The use will not adversely affect the neighborhood.

There will be no serious hazard to vehicles or pedestrians from the modified use.

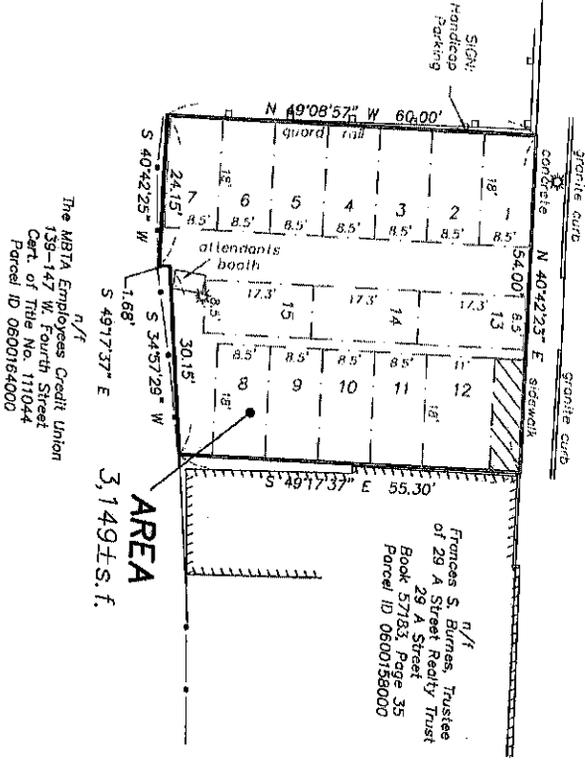
No nuisance will be created by the use; and adequate and appropriate facilities will continue to be provided for the proper operation of the use.



LOCUS MAP N.T.S.

"A"
(PUBLIC) STREET

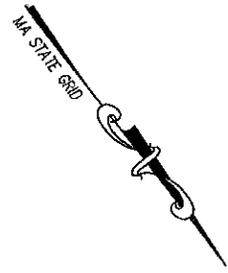
GOLD (PUBLIC - 20.0' WIDE) STREET



Sign: Handicap Parking
 The MBTA Employees Credit Union
 139-147 W. Fourth Street
 Cert. of Title No. 111044
 Parcel ID 0600164000

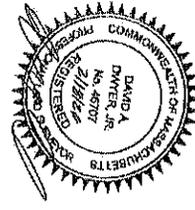
AREA
 3,149 ± s. f.

n/f
 Frances S. Burns, Trustee
 of 29 A Street Realty Trust
 29 A Street
 Book 57183, Page 35
 Parcel ID 0600158000



GENERAL NOTES

Owner of Record: Stanhope Garage Inc.
 76 Seattle St No. 1 Allston, MA 02134
 Deed Reference: Book 10905, Page 326
 Book 10526, Page 138
 Tax Map Reference: Parcel ID 0600168000 & 0600169000
 The Parcel shown on this survey lies within a Zone "X", as described on the Flood Insurance Rate Map No. 25025C0083J, dated 3-16-2016, in which the property is located.



I hereby certify that this plan is based on an actual field survey by Otle & Dwyer, Inc., Land Surveyors on 2-4-2026.

David A. Dwyer, Jr., PLS
 Professional Land Surveyor No. 46707
 ddwyer@ottedwyer.com

PLAN OF PROPOSED PARKING
 Permit No. APCC367762
 19-21 A STREET
 BOSTON, MASS. 02127

PREPARED FOR
 STANHOPE GARAGE INC
 BY
 OTLE & DWYER, INC.
 LAND SURVEYORS
 WWW.OTLEDWYER.COM

59 APPLETON STREET SAUGUS, MA 01906
 P.O. BOX 982 (781)233-8155
 SCALE: 1"=20' FEBRUARY 18, 2026
 JUN. 9217



Parking Freeze Zones



August 26, 2025



City of Boston, MassGIS, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

Assessing On-Line

« New search

Map

Parcel ID:	0600169000
Address:	21 A ST BOSTON MA 02127
Property Type:	Commercial Land
Classification Code:	0387 (Commercial Property / PAY PARKING LOT)
Lot Size:	3,144 sq ft
Living Area:	1 sq ft
Year Built:	-
Owner on Wednesday, January 1, 2025:	STANHOPE GARAGE INC
Owner's Mailing Address:	76 SEATTLE ST C/O STANHOPE GARAGE ALLSTON MA 02134
Residential Exemption:	No
Personal Exemption:	No

Value/Tax Assessment as of Monday, January 1, 2024, statutory lien date.

FY2025 Building value:	\$69,266.00
FY2025 Land Value:	\$106,446.00
FY2025 Total Assessed Value:	\$175,712.00

FY2025 Tax Rates (per thousand):

- Residential:	\$11.58
- Commercial:	\$25.96

FY2026 Preliminary Tax (Q1 + Q2):

Estimated Tax:	\$2,280.74
Community Preservation:	\$9.83
Total, First Half:	\$2,290.57

Abatements/Exemptions

Applications for Abatements for FY2026 will become available for download on Thursday, January 1, 2026

This type of parcel is not eligible for a residential or personal exemption.

Current Owner/s

STANHOPE GARAGE INC
MASS CORP

Owner information may not reflect any changes submitted to City of Boston Assessing after June 01, 2025. Authoritative ownership information is held by the Registry of Deeds.

Value History

Fiscal Year	Property Type	Assessed Value *
2025	Commercial Land	\$175,712.00
2024	Commercial Land	\$180,319.00
2023	Commercial Land	\$180,319.00
2022	Commercial Land	\$172,623.00
2021	Commercial Land	\$172,622.00
2020	Commercial Land	\$172,622.00
2019	Commercial Land	\$172,627.00
2018	Commercial Land	\$172,627.00
2017	Commercial Land	\$160,432.00
2016	Commercial Land	\$155,012.00
2015	Commercial Land	\$129,267.00
2014	Commercial Land	\$126,286.00
2013	Commercial Land	\$104,000.00
2012	Commercial Land	\$103,000.00
2011	Commercial Land	\$103,000.00
2010	Commercial Land	\$103,500.00
2009	Commercial Land	\$109,500.00
2008	Commercial Land	\$109,500.00
2007	Commercial Land	\$107,000.00
2006	Commercial Land	\$100,500.00
2005	Commercial Land	\$95,000.00
2004	Commercial Land	\$95,000.00
2003	Commercial Land	\$95,000.00
2002	Commercial	\$18,000.00
2001	Commercial	\$18,000.00
2000	Commercial Land	\$18,000.00
1999	Commercial Land	\$18,000.00
1998	Commercial Land	\$18,000.00
1997	Commercial Land	\$18,000.00
1996	Commercial Land	\$18,000.00
1995	Commercial Land	\$18,000.00
1994	Commercial Land	\$16,000.00
1993	Commercial Land	\$16,000.00
1992	Commercial Land	\$18,000.00
1991	Commercial Land	\$19,000.00
1990	Commercial Land	\$19,000.00