



BELLEVUE HILL IMPROVEMENT ASSOCIATION

September 26, 2026

Inspectional Services Department
1010 Massachusetts Avenue
Boston, MA 02118

Re: 7 Vershire Street, West Roxbury - Request for Coordinated Safety and Compliance Review

Dear Inspectional Services Department:

I am writing on behalf of the Bellevue Hill Improvement Association (BHIA) to request a coordinated review of conditions at 7 Vershire Street, with particular concern regarding continuing excavation and potential effects on the occupants of the building, the subject property, and adjoining residents and properties. ISD previously cited the property for excavation without the required permit, and direct abutters report that the excavation has continued and expanded since that time.

On October 20, 2025, ISD issued Violation V867872 under 780 CMR 105.1 for "Failure to secure permit for excavation work on side and back yard property" and directed the owner to obtain an excavation permit. A separate violation, V867869, cited the failure to secure a permit to change occupancy from a two-family to a three-family dwelling and directed the owner to obtain a long-form permit.

Direct abutters report that portions of the excavation now reach approximately five feet in depth in places and that digging continues at varying hours, including into the night by headlamp. They report observing excavation by hand, including with a pickaxe. Abutters also report that the work has affected and compromised retaining walls on adjoining properties and that the owner has described the purpose as an effort to "re-route the water." No plan describing the intended excavation, drainage work, stabilization measures, or ultimate site condition has been made known to the affected abutters.

Historical aerial imagery documented by Google Earth indicates that excavation at 7 Vershire Street appears to have been initiated between June 2015 and May 2016. The June 7, 2015 image provides an earlier baseline, while the May 11, 2016 image shows a marked change in ground conditions along the side and rear portions of the property. Subsequent dated imagery documents continuing and evolving areas of exposed ground, rock, soil and accumulated material. Later imagery documents continuing disturbed conditions, with the most recent aerial image dated **June 14, 2026**.

This chronology is significant because the excavation and associated site disturbance visible today did not originate shortly before ISD issued V867872 in October 2025. **The dated aerial record shows the first substantial change between June 2015 and May 2016 - approximately ten years before the violation was issued** - with disturbed conditions visible repeatedly over the ensuing years. Direct abutters report that excavation remains ongoing.

Given this approximately ten-year history of excavation and site disturbance documented by the dated aerial record, together with ISD's October 2025 determination that excavation work was being performed without the required permit, BHIA is concerned about potential safety implications for **the occupants of 7 Vershire Street as well as neighboring residents and properties**.

Direct abutters further report substantial piles of rock, soil and other excavated material on the property. They also report that debris and other items from containers stored on top of the garage have fallen onto vehicles parked on the street, causing damage to vehicle exteriors and creating a potential safety hazard for people and property below.

Historical City records provide additional context. The original 1916 permit describes a masonry foundation on rock and earth, approximately 20 inches thick, with masonry underpinning. A 1933 pre-blasting City inspection documents multiple cracks in the foundation. These historical conditions do not establish that recent excavation caused present damage, but they make it important to determine whether the current and historically documented site disturbance has been appropriately reviewed in relation to the existing foundation and adjoining properties.

Request for coordinated safety and compliance review

BHIA respectfully requests that ISD determine the nature and scope of the work undertaken and presently underway, whether required permits, plans and professional reviews have been obtained, and whether the work presents any concern for the occupants of 7 Vershire Street, neighboring residents, the structure itself, or adjoining properties. In particular, we ask ISD to determine:

- whether the excavation permit required by V867872 has been applied for or secured, the present compliance status, and whether ISD has reinspected the property;
- whether City records identify permits, inspections, approved plans or other authorization for excavation, foundation, grading, drainage or related work during the preceding years, including approximately 2016 through 2020;
- whether site, excavation, drainage, grading, foundation, shoring, underpinning, retaining-wall or engineering plans have been submitted or reviewed, including documentation of excavation location and depth;
- whether the excavation has altered, or is intended to alter, the finished grade or grade plane around the structure and, if so, whether those changes have implications for foundation support, soil stability, drainage, retaining walls, adjoining properties, or the classification, configuration or permissible use of the basement or lowest level;
- whether the reported effort to "re-route the water" involves drainage, grading, water-management, plumbing, utility or other work requiring additional permits, professional involvement, or coordination with another City agency or the Boston Water and Sewer Commission;
- whether ISD has evaluated effects on the foundation, the safety of people living in the building, adjoining retaining walls and properties, soil stability, drainage and water conditions;
- whether any inspection includes evaluation of conditions along the property boundaries adjoining the affected properties, including excavation, lateral soil support, retaining walls, grading and drainage, and whether additional evaluation by a structural, geotechnical or other appropriate professional is warranted;

- whether the accumulated excavation debris, soil, rock or other material on the property has migrated onto or otherwise affected adjoining properties; whether the nature or composition of that material warrants further evaluation; and whether its accumulation, handling or disposal requires review by ISD or referral to another appropriate City or State agency;
- whether excavation requires shoring, bracing, barriers, stabilization or other safeguards and whether the present condition presents a hazard to occupants, neighbors or property;
- whether excavation, grade alteration or work involving the basement or lowest level relates to existing or proposed habitable space or dwelling-unit use;
- whether storage of containers, debris or other materials on top of the garage presents an exterior safety concern; and
- whether an on-site inspection by appropriate building and/or structural personnel is warranted and whether immediate stabilization, protective measures, cessation of work, or other corrective action is necessary.

Additional occupancy violation

BHIA also requests clarification of the status of V867869. Historical records show that a 1923 long-form permit authorized work "To make a 3 Family House," while later City records again identify the property as a two-family dwelling, including a 2007 ISD permit stating "Legal Occupancy: TWO FAMILY." V867869 expressly requires a long-form permit to change occupancy from two-family to three-family. BHIA is not attempting to resolve that historical discrepancy itself; we ask ISD to identify the record upon which it relied in determining the two-family legal occupancy and to confirm whether the required long-form permit has been applied for or secured.

BHIA is not making an independent determination regarding structural safety, excavation depth, causation, legal occupancy, or code compliance beyond the City's records and observations reported by direct abutters. The historical imagery documents visible conditions on the dates shown; it does not establish the precise nature or legality of work on any particular date. Our purpose is to bring the continuing conditions, longer visual history of site disturbance, and existing violations to ISD's attention so that appropriate City personnel can determine what review or corrective action is warranted.

Enclosed are copies of V867869 and V867872 and visual documentation of the property, including historical aerial images beginning in 2015, later aerial imagery through June 14, 2026, and June 2022 street-level imagery. We would appreciate confirmation that this inquiry has been directed to the appropriate personnel and information regarding the appropriate point of contact for follow-up.

Thank you for your attention to this matter.

Sincerely,

Antonina Guarino
President
Bellevue Hill Improvement Association



Michelle Wu
Mayor

Boston Inspectional Services Department Building and Structures Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Marc A. Joseph
Inspector of Buildings

VIOLATION NOTICE

GREALLY BRENDAN
7 VERSHIRE ST
WEST ROXBURY, MA 02132

DATE FILED: 10/20/2025

INSPECTOR: Anne Milito

VIOLATION NUMBER: **V867869**

Owner or in control of property located in the City of Boston at:

7 VERSHIRE ST West Roxbury, MA 02132

WARD: 20

The Commissioner of the City of Boston Inspectional Services Department and the Inspector of Buildings of the City of Boston have adjudged certain property owned or controlled by you to be in violation of the Massachusetts State Building Code, pursuant to M.G.L. c. 143 s. 1 et seq., and 780 CMR 114.0 et seq. (10th Ed.), as amended. Notice of said violation and order to abate same through the remedy and within the time prescribed below is hereby provided pursuant to 780 CMR 114.2.

780 CMR:	Description	Violation Remedy
105.1	Failure to Obtain Permit	To remedy this condition:
	Failure to secure permit to change occupancy from a two family to a three family.	Apply and secure a long form permit to change the occupancy from a two family to a three family.

Failure to correct this Violation within **30 Days** of service of this Notice will result in criminal prosecution and/or civil penalties and fines.

Signed, under the pains and penalties of perjury,
Inspector

For the Commissioner

Anne Milito

Phone: (617)961-3462
Email: anne.milito@boston.gov

Date Issued _____

Officer's Return, Suffolk, ss.

By virtue of this Writ, I this day served the before described person or entity by:
(CIRCLE NUMBER THAT INDICATES METHOD OF SERVICE)

1. Personally, by any person authorized by the building official; or
2. By any person authorized to serve civil process by leaving a copy of the order or notice at the responsible party's last and usual place of business or abode; or
3. By sending the party responsible or his or her agent authorized to accept service of process in the Commonwealth a copy of the order by registered or certified mail return receipt requested, if he or she is within the Commonwealth;
4. By electronic means by which receipt can be verified; or
5. If the responsible party's last and usual place of business or abode is unknown, by posting a copy of this order or notice in a conspicuous place on or about the premises in violation and by publishing it for at least three out of five consecutive days in one or more newspapers of general circulation wherein the building or premises affected is situated.

A true copy.

Attest:

If served on authorized agent, state individual's name;

If served at last and usual place of abode, indicate street address including unit number when applicable:

(Please State Title)

NOTICE

If this notice is not complied with in the time period specified the building official may institute appropriate proceeding to restrain, correct, or abate the violation or to require the removal or termination of the unlawful occupancy. You are also advised that in the appropriate circumstances the building official may take action to make a building safe or to raze the building. The cost of any such work incurred by the building official will be billed to the owner or person in control and will become a lien on the property. (780 CMR 114.3)

Whoever violates any provision of the State Building Code shall be punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment of not more than one (1) year or both for each such violation. Each day during which a violation exists shall constitute a separate offense. (780 CMR 114.4, M.G.L c. 143 §94(a))

The imposition of the penalties described above shall not preclude the building official from instituting an appropriate civil action to restrain, correct, or abate a violation of the State Building Code. (780 CMR 114.3)

You may have a right, as provided for in 780 CMR 113, to appeal this Order to either the local building code appeals board or the State Building Code Appeals Board.



Michelle Wu
Mayor

Boston Inspectional Services Department Building and Structures Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Marc A. Joseph
Inspector of Buildings

VIOLATION NOTICE

GREALLY BRENDAN
7 VERSHIRE ST
WEST ROXBURY, MA 02132

DATE FILED: 10/20/2025

INSPECTOR: Anne Milito

VIOLATION NUMBER: **V867872**

Owner or in control of property located in the City of Boston at:

7 VERSHIRE ST West Roxbury, MA 02132

WARD: 20

The Commissioner of the City of Boston Inspectional Services Department and the Inspector of Buildings of the City of Boston have adjudged certain property owned or controlled by you to be in violation of the Massachusetts State Building Code, pursuant to M.G.L. c. 143 s. 1 et seq., and 780 CMR 114.0 et seq. (10th Ed.), as amended. Notice of said violation and order to abate same through the remedy and within the time prescribed below is hereby provided pursuant to 780 CMR 114.2.

780 CMR:	Description	Violation Remedy
105.1	Failure to Obtain Permit	To remedy this condition:
	Failure to secure permit for excavation work on side and back yard property.	Apply and secure a permit to excavate both side and back yard of property.

Failure to correct this Violation within **30 Days** of service of this Notice will result in criminal prosecution and/or civil penalties and fines.

Signed, under the pains and penalties of perjury,
Inspector

For the Commissioner

Anne Milito

Phone: (617)961-3462
Email: anne.milito@boston.gov

Date Issued _____

Officer's Return, Suffolk, ss.

By virtue of this Writ, I this day served the before described person or entity by:
(CIRCLE NUMBER THAT INDICATES METHOD OF SERVICE)

1. Personally, by any person authorized by the building official; or
2. By any person authorized to serve civil process by leaving a copy of the order or notice at the responsible party's last and usual place of business or abode; or
3. By sending the party responsible or his or her agent authorized to accept service of process in the Commonwealth a copy of the order by registered or certified mail return receipt requested, if he or she is within the Commonwealth;
4. By electronic means by which receipt can be verified; or
5. If the responsible party's last and usual place of business or abode is unknown, by posting a copy of this order or notice in a conspicuous place on or about the premises in violation and by publishing it for at least three out of five consecutive days in one or more newspapers of general circulation wherein the building or premises affected is situated.

A true copy.

Attest:

If served on authorized agent, state individual's name;

If served at last and usual place of abode, indicate street address including unit number when applicable:

(Please State Title)

NOTICE

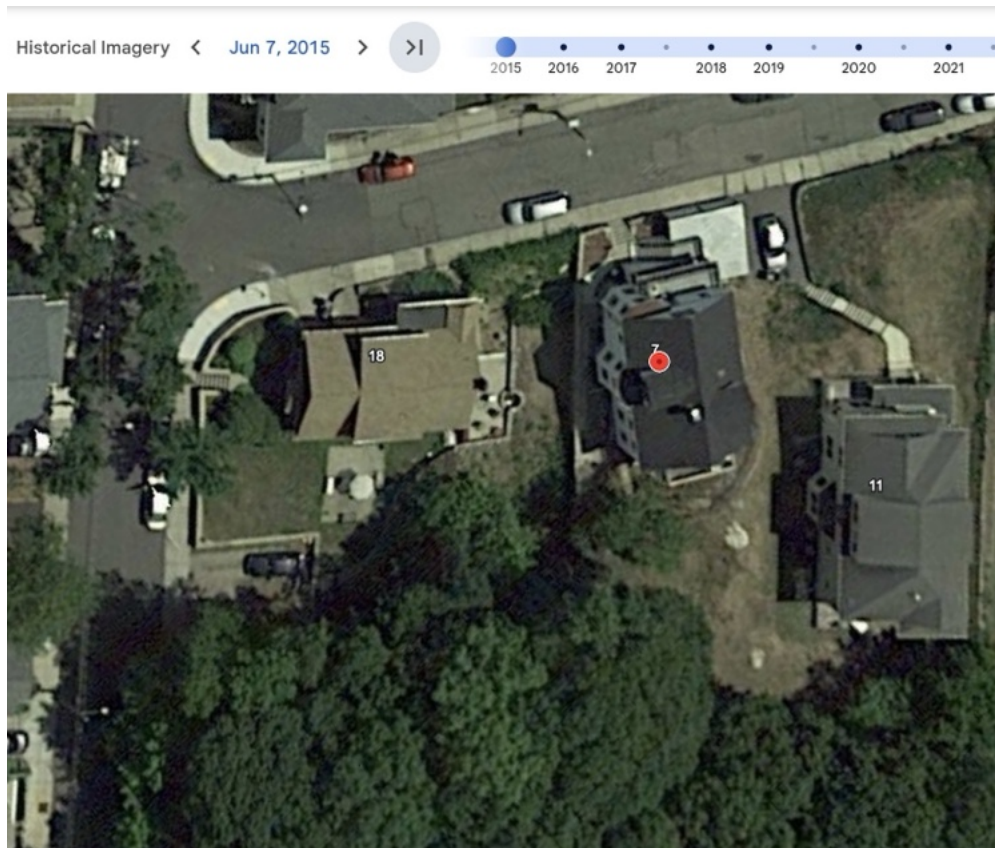
If this notice is not complied with in the time period specified the building official may institute appropriate proceeding to restrain, correct, or abate the violation or to require the removal or termination of the unlawful occupancy. You are also advised that in the appropriate circumstances the building official may take action to make a building safe or to raze the building. The cost of any such work incurred by the building official will be billed to the owner or person in control and will become a lien on the property. (780 CMR 114.3)

Whoever violates any provision of the State Building Code shall be punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment of not more than one (1) year or both for each such violation. Each day during which a violation exists shall constitute a separate offense. (780 CMR 114.4, M.G.L c. 143 §94(a))

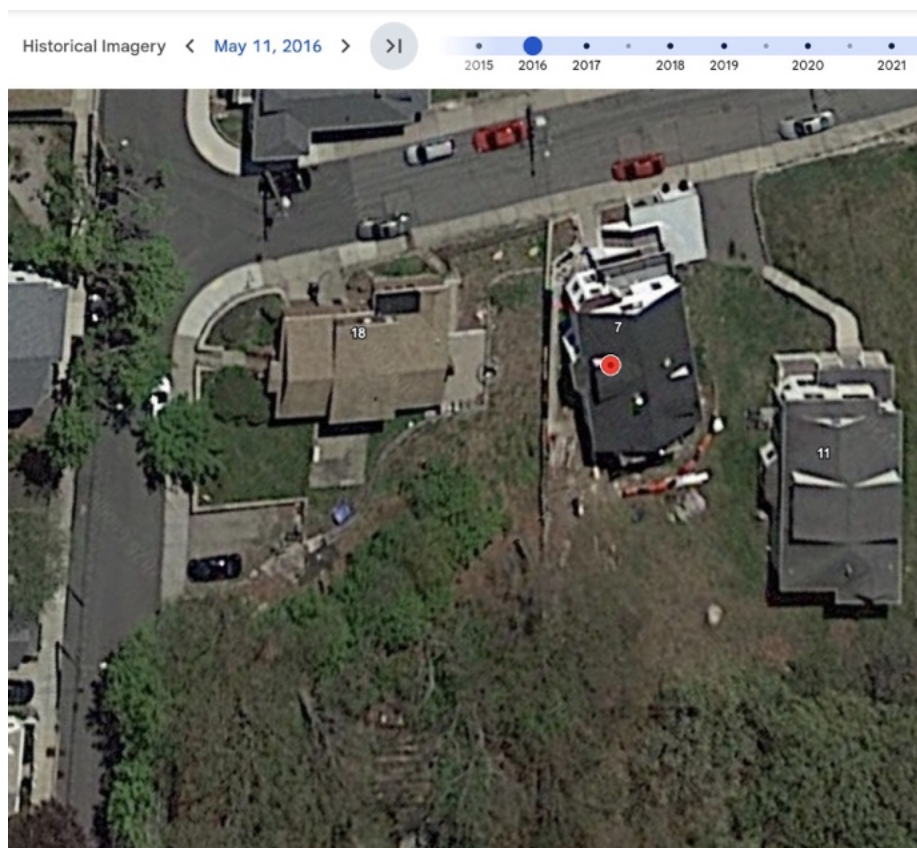
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You may have a right, as provided for in 780 CMR 113, to appeal this Order to either the local building code appeals board or the State Building Code Appeals Board.

Visual Documentation - 7 Vershire Street

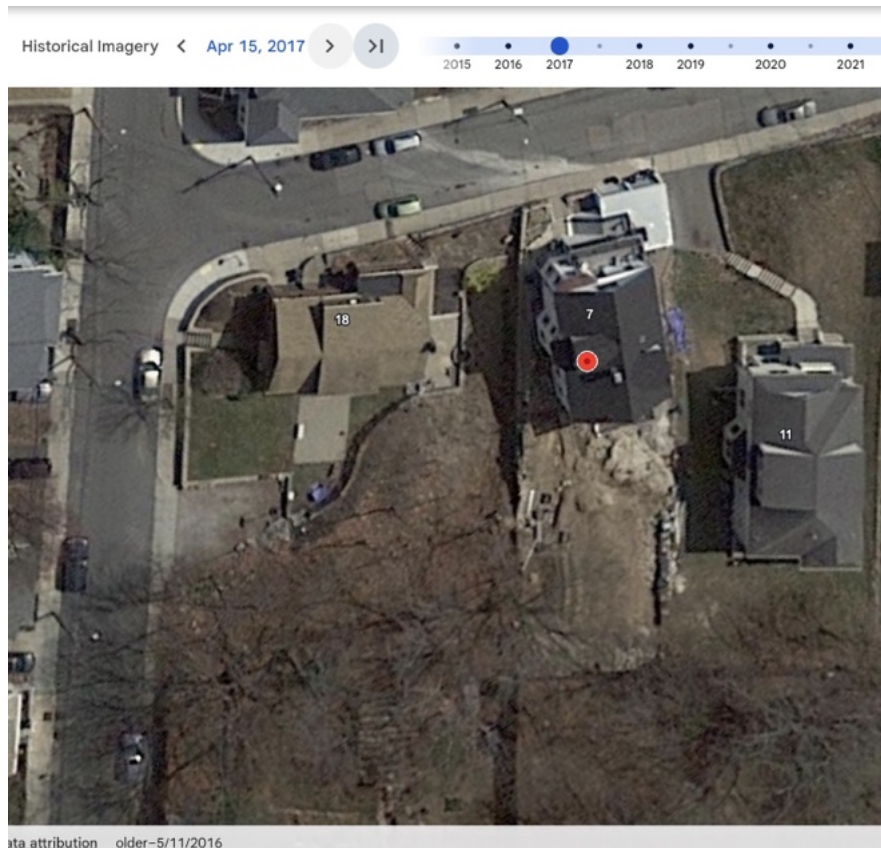


Google Earth aerial imagery - June 7, 2015. Red map marker identifies 7 Vershire Street.

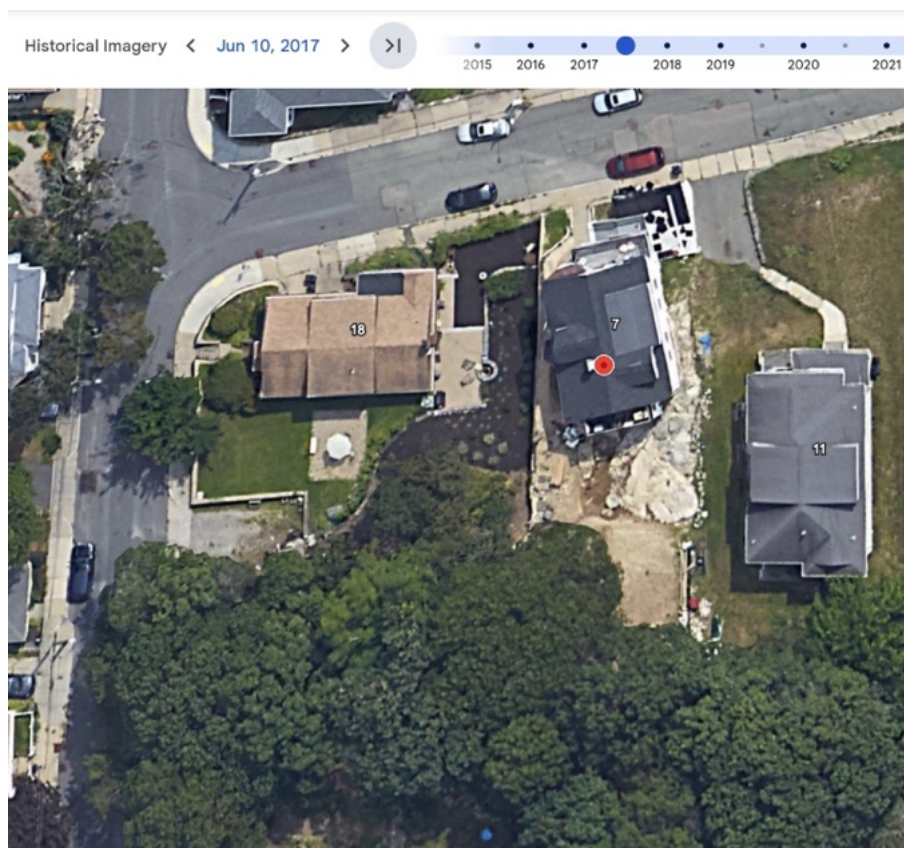


Google Earth aerial imagery - May 11, 2016. Red map marker identifies 7 Vershire Street.

Visual Documentation - 7 Vershire Street

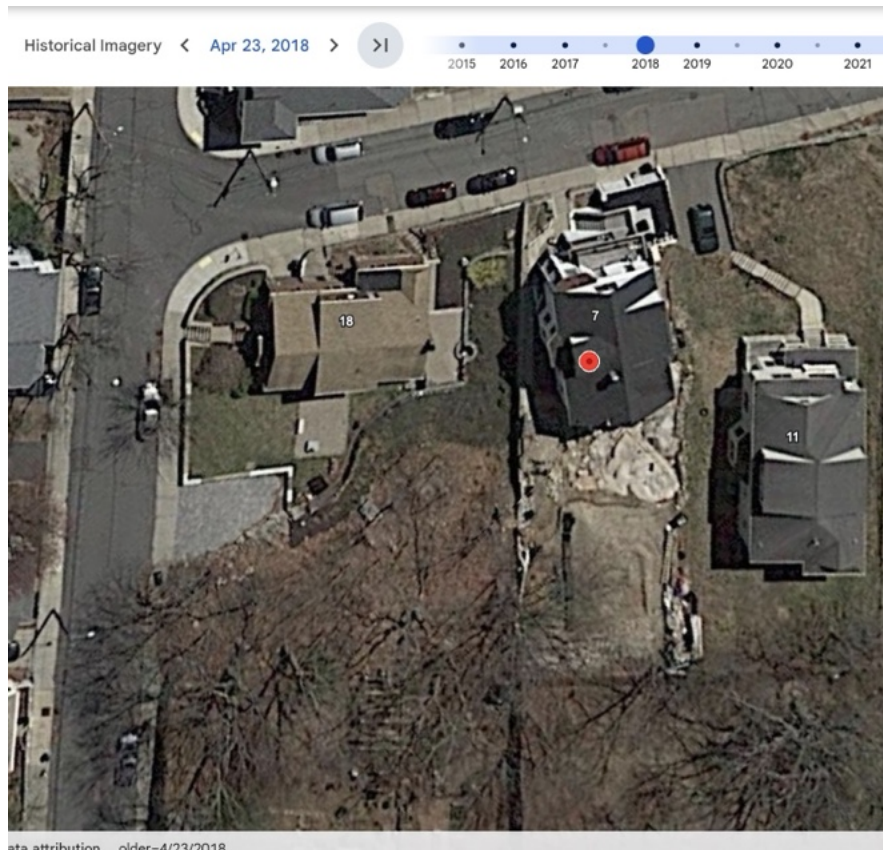


Google Earth aerial imagery - April 15, 2017. Red map marker identifies 7 Vershire Street.

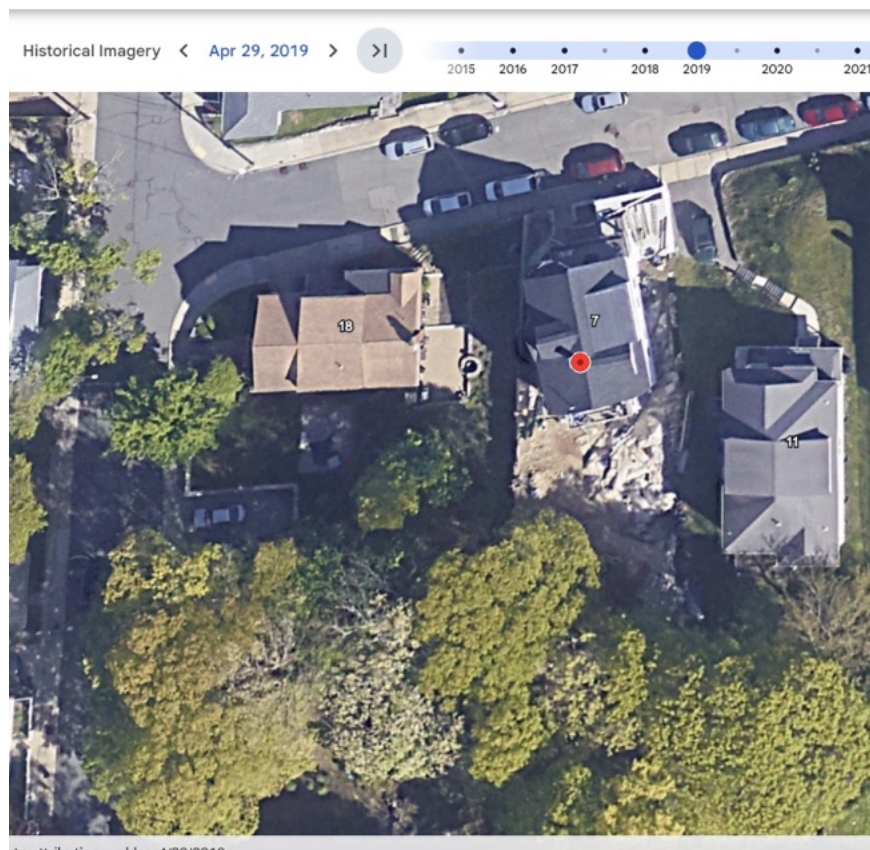


Google Earth aerial imagery - June 10, 2017. Red map marker identifies 7 Vershire Street.

Visual Documentation - 7 Vershire Street

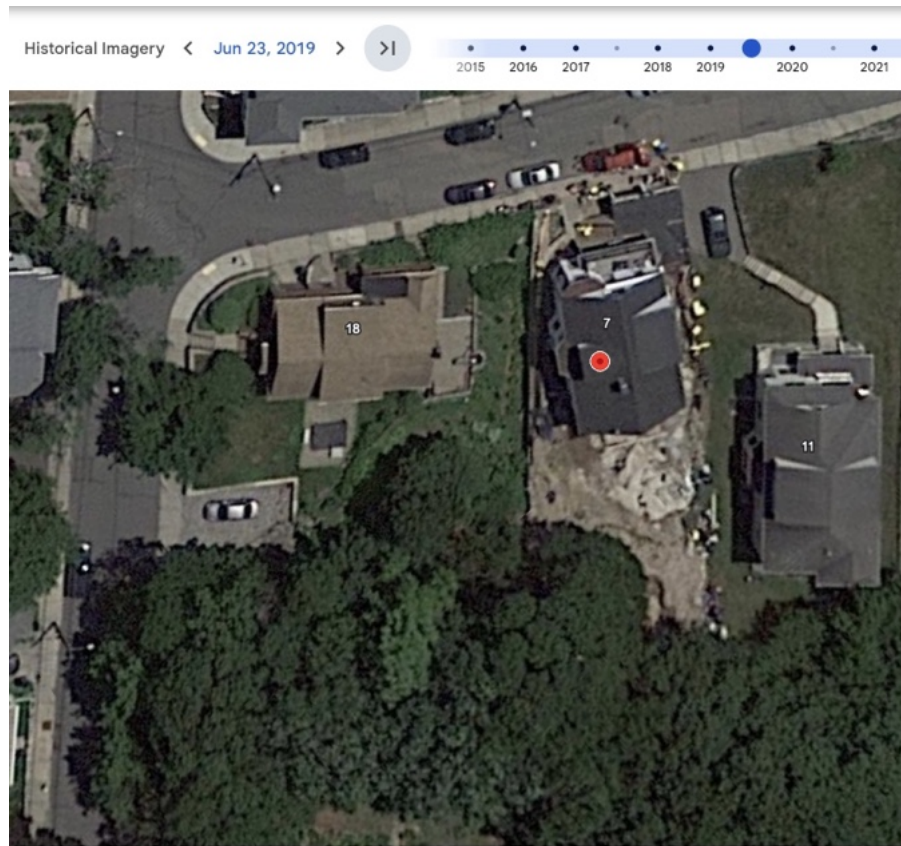


Google Earth aerial imagery - April 23, 2018. Red map marker identifies 7 Vershire Street.

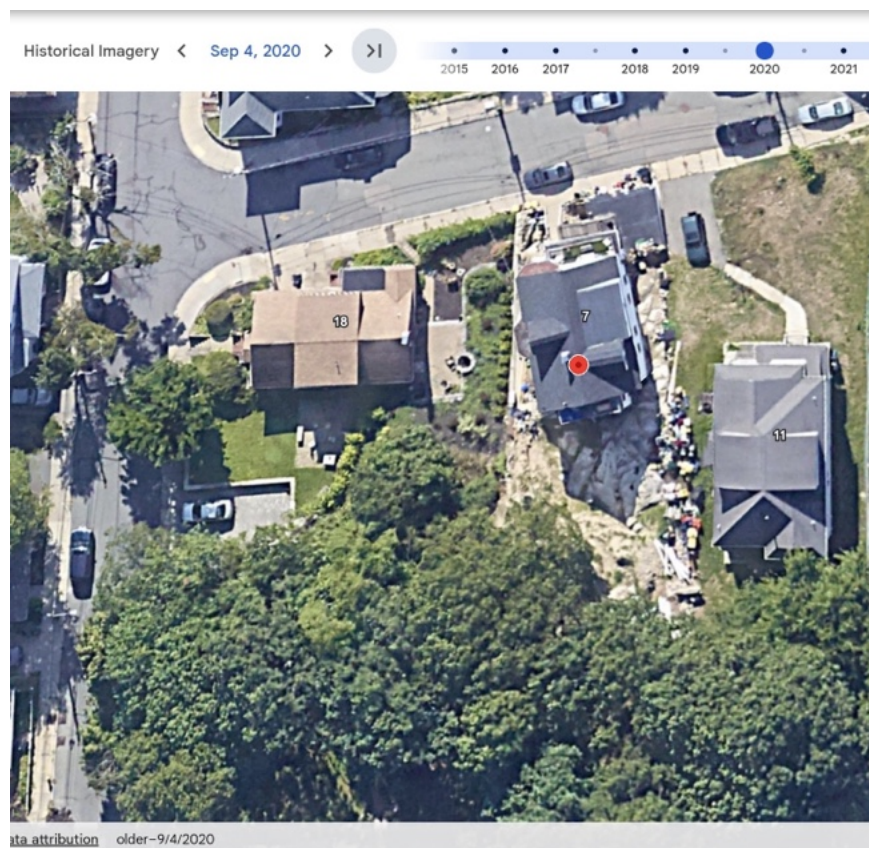


Google Earth aerial imagery - April 29, 2019. Red map marker identifies 7 Vershire Street.

Visual Documentation - 7 Vershire Street

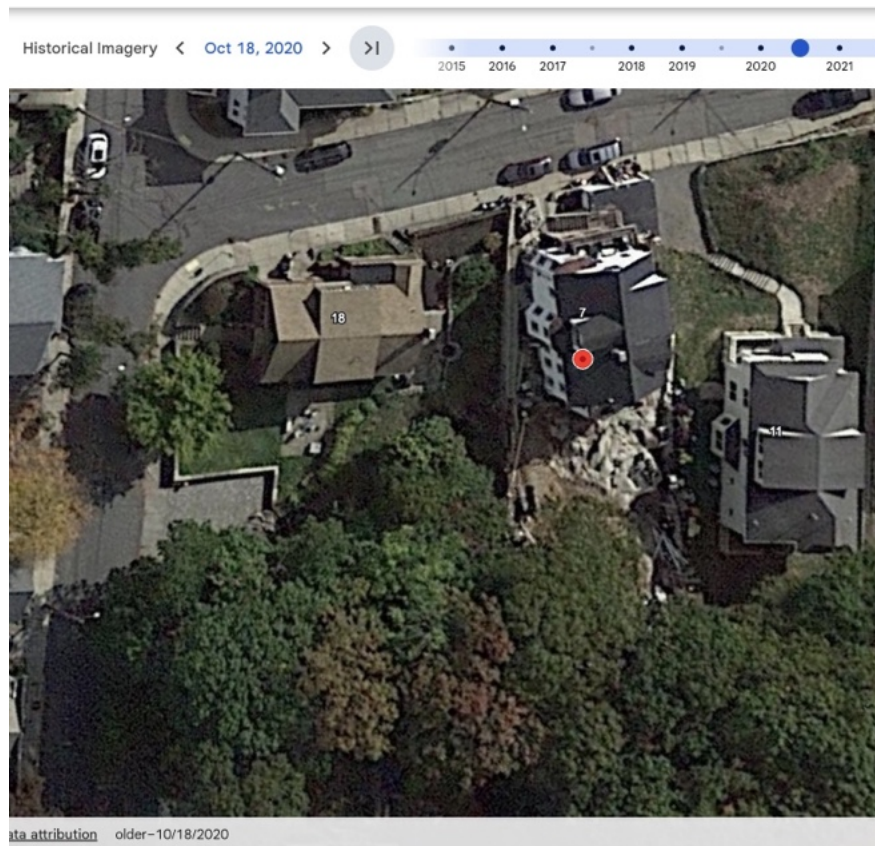


Google Earth aerial imagery - June 23, 2019. Red map marker identifies 7 Vershire Street.

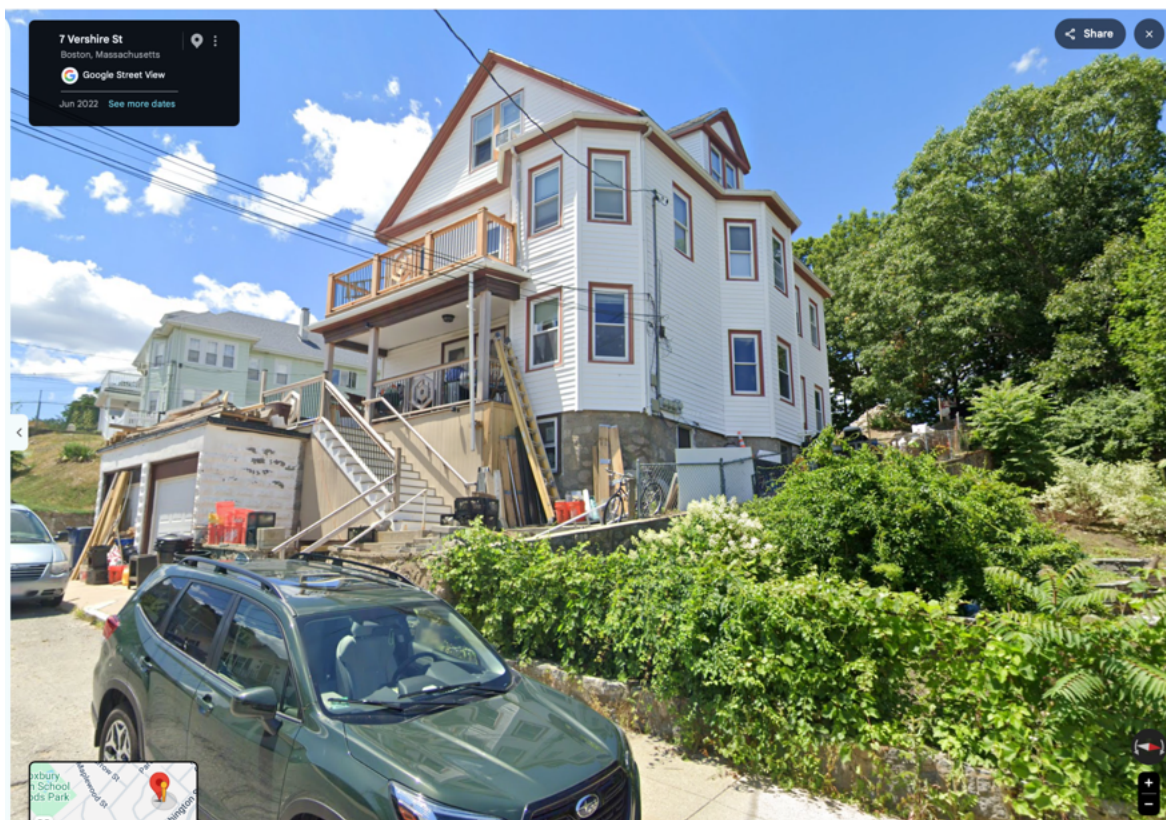


Google Earth aerial imagery - September 4, 2020. Red map marker identifies 7 Vershire Street.

Visual Documentation - 7 Vershire Street



Google Earth aerial imagery - October 18, 2020. Red map marker identifies 7 Vershire Street.



Google Street View - June 2022. Overall front/side view of 7 Vershire Street, showing the property, garage, foundation/site relationship and stored materials.

Visual Documentation - 7 Vershire Street

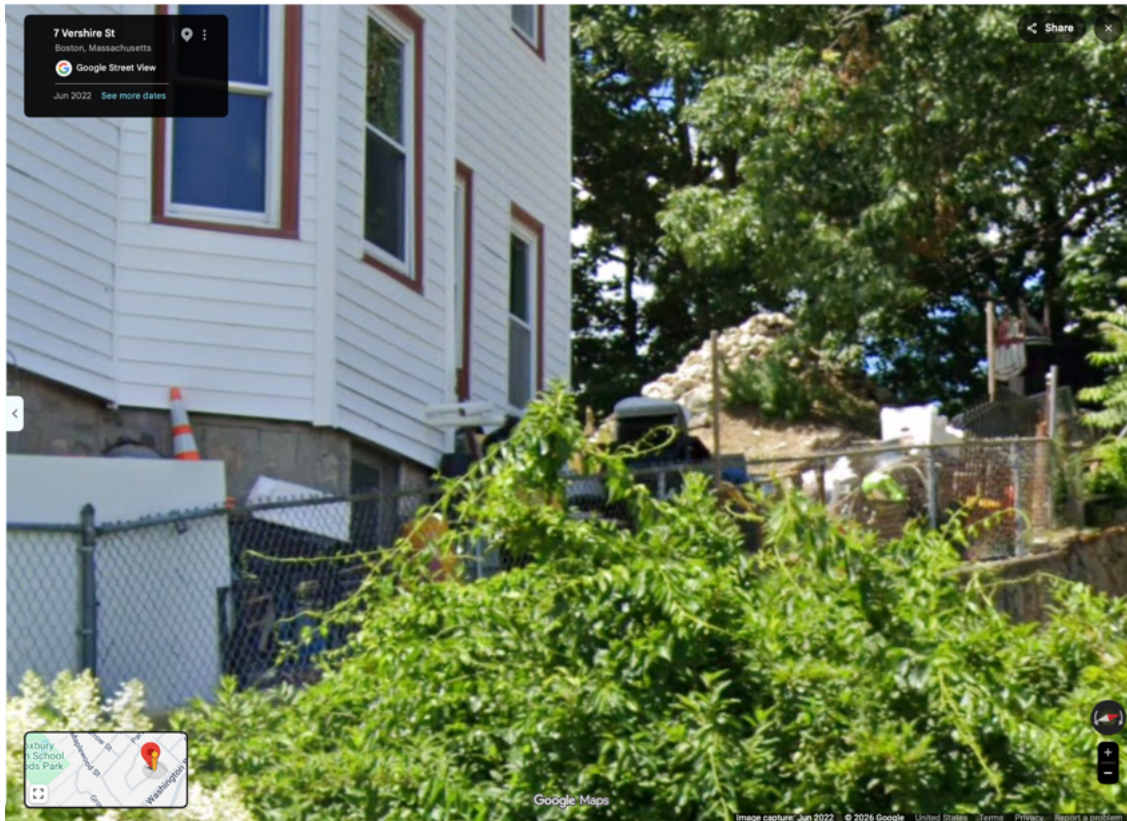


Google Street View - June 2022. Side/rear view of 7 Vershire Street showing exposed/disturbed ground and rock along portions of the building perimeter.

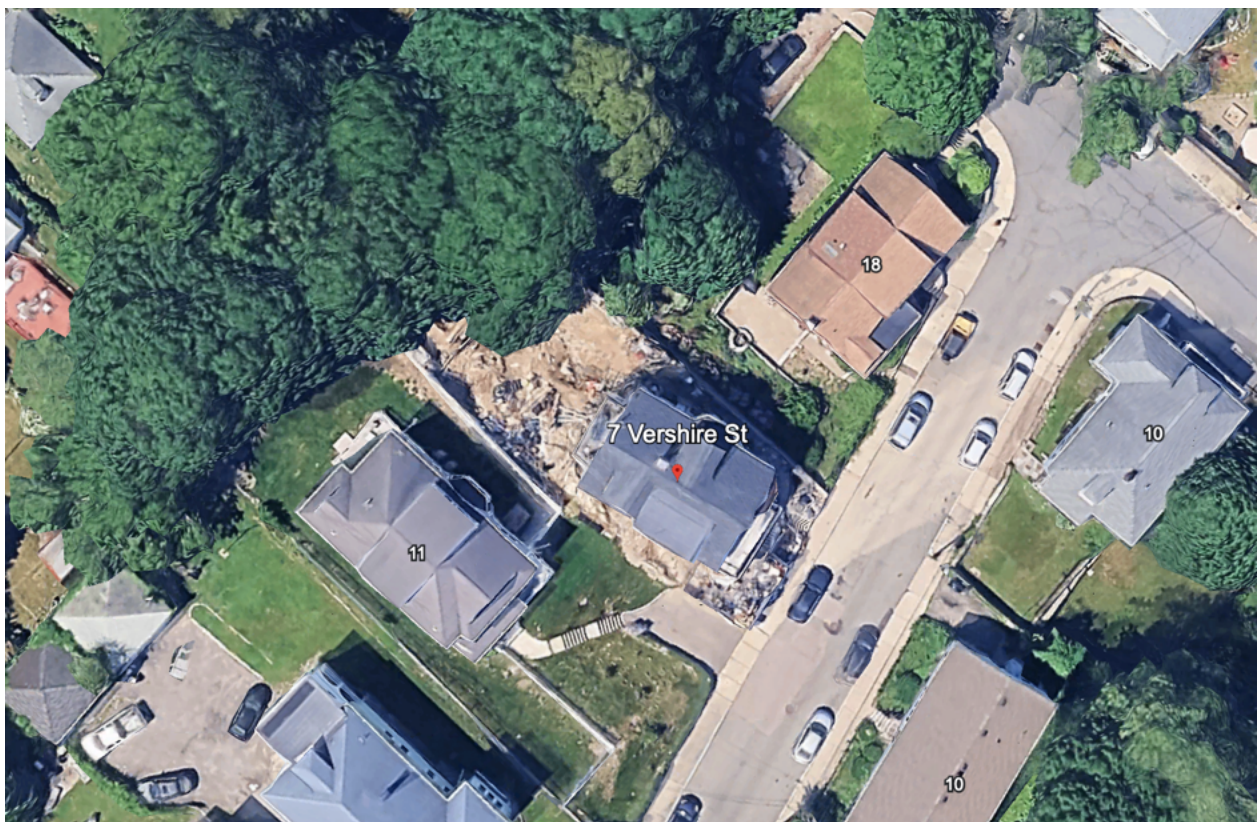


Google Street View - June 2022. Closer side view of 7 Vershire Street showing exposed/disturbed ground and rock in close proximity to the building perimeter.

Visual Documentation - 7 Vershire Street



Google Street View - June 2022. View toward 7 Vershire Street, including a substantial mound of material toward the rear of the property.



Aerial view - June 14, 2026. 7 Vershire Street is identified in the image; visible disturbed ground and material accumulation extend along the side and rear portions of the property.