



May 19, 2015

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Boston Redevelopment Authority
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Office Administrator

Re: Fisher College Proposed Institutional Master Plan

Dear Ms. Sullivan:

The Neighborhood Association of the Back Bay (NABB) strongly encourages Fisher College to present a materially revised plan that; 1) directs all expansions or extensions of college uses and activities to fully accessible facilities outside of the residential districts, 2) clearly and accurately reflects all projects intended, and 3) is preceded by restoration of all external installations erected without required Certificates of Appropriateness issued by the Back Bay Architectural Commission, and 4) by execution of a Payment in Lieu of Taxes (PILOT), agreement with the city of Boston. Fisher College's enrollment, facilities and activities in the residential community already materially exceed the capacity of the neighborhood to absorb college and student activity as demonstrated by the unanimous testimony of abutters and residents at the four public meetings and in the very many carefully considered letters sent by abutters and residents to the Boston Redevelopment Authority (BRA).

The current proposal seeking material extension and intensification of college use, a forbidden use in the H-3-65 residentially zoned section of the Back Bay Historic District, abutting immediately or proximately almost one thousand largely owner occupied residences (see EXHIBIT 2) is flagrantly contrary to over forty years of successful zoning public policy. Any increase in college facilities and activities, including classrooms, offices, dormitories, and recreational and support facilities, as well as any increase in student enrollment or intensity of student activities in the residentially zoned section of the Back Bay Historic District, and any legalization of nonconforming facilities to support such increases, is grossly inappropriate.

A. NON-COMFORMANCE WITH THE STANDARDS FOR IMP APPROVAL

The IMP presented by Fisher College is in material conflict with each one of the Standards for Institutional Master Plan Review Approval defined in Section 80D-4 of the Code. Compliance with all of the standards, per the regulations, is required for approval of an IMP.

"The Adequacy Determination issued pursuant to Section 80D-5 shall require compliance with each element of the Scoping Determination. In addition the Boston Redevelopment Authority shall approve an Institutional Master Plan only if the Authority finds that:

- (a) the Institutional Master Plan conforms to the provisions of this Article;*
- (b) the Institutional Master Plan conforms to the plan for the City as a whole; and*
- (c) on balance, nothing in the Institutional Master Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens."*



EXHIBIT 1: SUBJECT PROPERTIES*

*Note: Does not include 55 leased but unlicensed dormitory units at 19 Stuart Street

EXHIBIT 2: RECAP - RESIDENTIAL ABUTTERS AND FY 2015 TAX ACCESSED VALUES

	Immediate Abutters ^{1/}	Additional Proximate Abutters ^{2/}	Total Abutters
Tax Assessed Values and Payments:			
Total Tax Assessed Values	524,848,596	681,286,229	1,206,134,825
Less Tax Exempt Fisher College Properties	46,557,567	0	46,557,567
Tax Assessed Values Net of Fisher College Properties	<u>478,291,029</u>	<u>681,286,229</u>	<u>1,159,577,258</u>
Total Annual Tax Payments	<u>4,729,700</u>	<u>7,356,217</u>	<u>12,085,917</u>
Residential Units:			
Residential Condominiums	234	439	673
Single Family Homes	3	9	12
Two and Three Family Buildings	0	10	10
Apartment Units (est.)	<u>130</u>	<u>150</u>	<u>280</u>
Total Residential Units	<u>367</u>	<u>608</u>	<u>975</u>

Note 1: Immediate Abutters - Properties on; 1) the Arlington to Berkeley Street Block of Beacon Street, 2) the Beacon Street to Commonwealth Avenue Block of Arlington Street, and 3) the south side of the Arlington Street to Berkeley Street Block of Marlborough Street

Note 2: Additional Proximate Abutters - Properties within One Block of the Immediate Abutters

1. Standards of Review Section 80D-4(b): Non-Conformance to the Plan for the City as a Whole

We are profoundly disappointed by the material misstatement in the paragraph entitled Current Zoning on page 5-6 of the IMP which incorrectly states:

“Fisher-owned properties are located entirely within an H-3-65 sub-district in the Back Bay neighborhood. In this sub-district, **institutional use is a conditional use by permit**. The Zoning Code allows for conditional uses and the continuation of pre-existing lawful nonconforming uses within this district, pursuant to Article 4, 8 and 9 of the Code.” *emphases added*

In fact zoning use item No. 16A “*College or university granting degrees by authority of the Commonwealth of Massachusetts*” has for over thirty-five (35) years been a **forbidden use** in the residential section of the Back Bay, a consequence of a three-year community process sponsored by the BRA in which the several schools, including Fisher College, participated. Further, nothing in the Zoning Code provides for extension of a nonconforming use to any other property. By definition a **forbidden use** does not “*conform to the plan for the City as a whole*” and has an acknowledged detrimental impact on and is injurious to the neighborhood. Any IMP envisioning material extension of a **forbidden use** in the H-3-65 residential district simply and plainly does not conform to the “*plan for the city as a whole.*”

Even before the **forbidden use** zoning designation, the Board of Appeal summarily denied petitions by Fisher College seeking extensions of college use on the Arlington Street to Berkeley Street block of Beacon Street. In its denial of Fisher College’s zoning petitions pursuant to BZC #3336 and BZC #3337 seeking to enable college classroom use of 131 and 133 Beacon Street, see ATTACHMENT A, the Board of Appeal stated:

“*The Board also finds that the specific site is not an appropriate location for such use, that the proposed use will adversely affect the neighborhood, that a nuisance will be created by the use, that there will be a serious hazard to vehicles and pedestrians, and that adequate and appropriate facilities cannot be provided on this locus for proper operation of the intended use.*”

The board is certain that there is no justification whatsoever for relaxing the provisions of the Code and concludes that none of the conditions required under Article 6, Section 6-3 of the Boston Zoning Code have been met.”

From the time of the BZC #3336 and BZC #3337 decisions and the rezoning of the Back Bay designating college as a **forbidden use** in the H-3-65 residentially zoned section of the district, the neighborhood has changed dramatically. With the relocation of Emerson College, Chamberlayne College, Katherine Gibbs, and Simmons College, among many others, and the development and evolution of condominium ownership, the residential section of the Back Bay, and notably the Arlington Street to Berkeley Street block of Beacon Street, has evolved from a predominance of schools, dormitories, and absentee-owned lodging houses to a community dominated by owner-occupied residential condominiums, along with a scattering of single, two and three family homes and apartments, making the prospects of any extension of college use even far more inappropriate today.

Concurrently, most lodging houses, institutional properties and professional and other office properties, consistent with the intent of the underlying zoning, have evolved to conforming, predominantly owner occupied, residences helping make Boston with its robust in-town residential neighborhoods one of the strongest and most desirable metropolitan areas in the country. The neighborhood now contains increasing numbers of families with young children. Almost all the nearly one thousand immediate and proximate abutting residential properties were acquired by their current owners in material reliance upon the protections inherent in the H-3-65 residential zoning, including the forbidden use designation of college use, and further in reliance upon the architectural protections of the historic district.

2. Standards of Review 80D-4(c): Injurious to the neighborhood and otherwise detrimental to the public welfare

The introduction to the Institutional Master Plan section of Article 80, Section 80D-1 entitled “Institutional Master Plan Review: Title; Purpose” provides:

“The purpose of Institutional Master Plan Review is to provide for the well-planned development of Institutional uses in order to enhance their public service and economic development role in the surrounding neighborhoods.”

Expansion and/or intensification of college use in the H-3-65 residentially zoned district of the Back Bay would have little public service benefit to the surrounding neighborhood and the City as a whole, especially when compared to potential alternative growth strategies for Fisher College outside the residential districts. Rather than having an economic development role, the proposed extension of college use, student enrollment and intensification of college activities in the residential community would serve as a significant economic depressant on the local community and ultimately the City. The fact is that Fisher College could provide a significant public service benefit, best serve its stated educational mission, and best enhance the school’s long-term prospects by directing its growth to any of a number of non-residential areas in the city of Boston or in the greater Boston area.

Even with the best efforts and best intentions to endeavor to mitigate issues, the negative impacts of intensified college use in a residential district are inescapable. Many of the impacts of college use in the residential community are simply inherent in college use. There has been voluminous public verbal and written comment, testimony and other documentation and analysis to the effect that the proposed extension of college use in the residentially zoned section of the Back Bay would indeed be *“injurious to the neighborhood or otherwise detrimental to the public welfare.”*

a) Inadequate Facilities

Given the age and density of the nineteenth century Fisher College properties in the Back Bay and their physical limitations, there are significant deficiencies in the Fisher College facilities for serving even its current student body, not to mention any increase or extension, making the prospects of any expansion or intensification of college use highly problematic. Notably, the proposed use extensions to the south side of Beacon Street are totally inaccessible to the mobility impaired.

The absence of on-site athletic, gym, social and other facilities typical of a college campus puts an undue burden of college recreational and socialization activities on abutting residential properties, the street, the public sidewalk, the Esplanade, and the Public Garden while necessitating disproportionate bus and other transport to remote sport facilities. These limitations would only be marginally mitigated by the proposed college terrace in the almost perpetual shade of the buildings on the north side of the Beacon Street.

There is limited parking. There is no loading bay that assures emergency vehicle travel on Back Street. Fisher College has been disinclined or unable to maintain its facilities in compliance with the historic district architectural standards promulgated by the Back Bay Architectural Commission. There are material safety issues of jaywalking, smoking, blockage of designated emergency exits, etc. These constraints are reflected in the multitude of already existing quality of life complaints by the residential abutters and would be materially worsened by any extension, increase or intensification of college use.

b) Material Negative Tax Consequences for the City of Boston and Absence of a Payment in Lieu of Taxes (PILOT) Agreement

The total 2015 assessed values of tax exempt Fisher College properties was \$46,792,505, see EXHIBIT 3. If taxed at the FY2015 \$12.11 per \$1,000 residential tax rate the annual tax contribution to the City would be \$566,657 or at the \$29.52 commercial rate \$1,386,628. In stark comparison, in 2013 Fisher College was asked to make a modest Payment in Lieu of Taxes contribution of \$43,167 in cash with an equivalent in qualifying community benefits. Regrettably, in spite of its substantial property holdings, the limited use of Fisher College tax exempt properties by the for profit operations of FLS International (see ATTACHMENT B), and the cost of the City services associated with those properties and the operation of the college, Fisher College has not participated in the City's PILOT program.

Separately, the removal or preclusion of 111 Beacon Street, 1 Arlington Street and 10/11 Arlington Street from the City's tax roll based on their current assessed values costs the City in the order of \$86,000 annually. If those properties were available for development into conforming residential uses their aggregate tax assessed values would be substantially higher and accordingly their contribution to the City's tax revenues would be several times greater than the current \$86,000 annual loss.

Potentially far more significant, the 2015 aggregate tax assessed values of immediately and proximately abutting residential properties is in excess of \$1.15 billion, contributing more than \$12 million annually in tax revenues to the City, see EXHIBIT 2. Inevitably, extension or intensification of college use, activities, and enrollment in the residential community would have a depressing impact on the assessed values of all properties in the area and consequently on their contributions to the City's tax revenues an impact that in the aggregate would be very substantial. Separately Fisher College's long-standing inability or failure to maintain its facilities within architectural standards of the Historic District negatively impacts the values, and ultimately assessments, of all properties in the district if not the larger community.

EXHIBIT 3: FISHER COLLEGE PROPERTIES – ASSESSED VALUES AND TAX STATUS

<u>Address</u>	<u>Type</u>	<u>2015 Tax Assesed Value</u>	<u>Current Annual Tax</u>
School Properties:			
1 Arlington Street	Classrooms, Offices	2,917,000	Exempt
102 Beacon Street	Fisher College (dormitory - Mortimer Hall)	5,106,277	Exempt
104 Beacon Street	Fisher College (dormitory - Smith Hall)	3,868,180	Exempt
106 Beacon Street	Fisher College (dormitory - Smith Hall)	4,022,068	Exempt
108/110 Beacon Street	Fisher College (classromms, offices)	6,190,487	Exempt
111 Beacon Street	Classrooms, Offices	1,919,500	Exempt
112 Beacon Street	Fisher College (dormitory - Florence Hall)	3,249,131	Exempt
114 Beacon Street	Fisher College (dormitory - Florence Hall)	3,095,244	Exempt
116 Beacon Street	Fisher College (Florence Hall)	3,249,131	Exempt
118 Beacon Street	Fisher College (classrooms, offices)	6,190,487	Exempt
118 Beacon Street	Fisher College (industrial)	279,500	8,693
131 Beacon Street	Classrooms, Offices	3,340,500	Exempt
133 Beacon Street	Classrooms, Offices	3,365,000	Exempt
	Subtotals	46,792,505	8,693 *
Investment Residential Apartments:			
115 Beacon Street	Apartment Bldg (8 or moreunits - Fisher College)	2,644,500	30,211
139 Beacon Street	Apartment Bldg (4-6 units - Fisher College)	2,936,500	36,690
141 Beacon Street	Apartment Bldg (8 or moreunits - Fisher College)	2,637,000	26,047
	Subtotals	8,218,000	92,948
Other Properties:			
10 Arlington Street	Telles Institute, a non-profit	874,357	Exempt
	Commercial	245,500	7,093
	Subtotals	1,119,857	7,093
11 Arlington Street	Telles Institute, a non-profit	1,093,143	Exempt
	Subtotals	2,213,000	7,093
	Totals	57,223,505	108,734

*Note: The hypothetical annual real estate tax of the exempt Fisher College properties assessed at \$46,792,505 would be \$1,381,315 at the curret \$29.52 per \$1,000 commercial tax rate or \$566,657 at the current \$12.11 per \$1,000 residential rate.

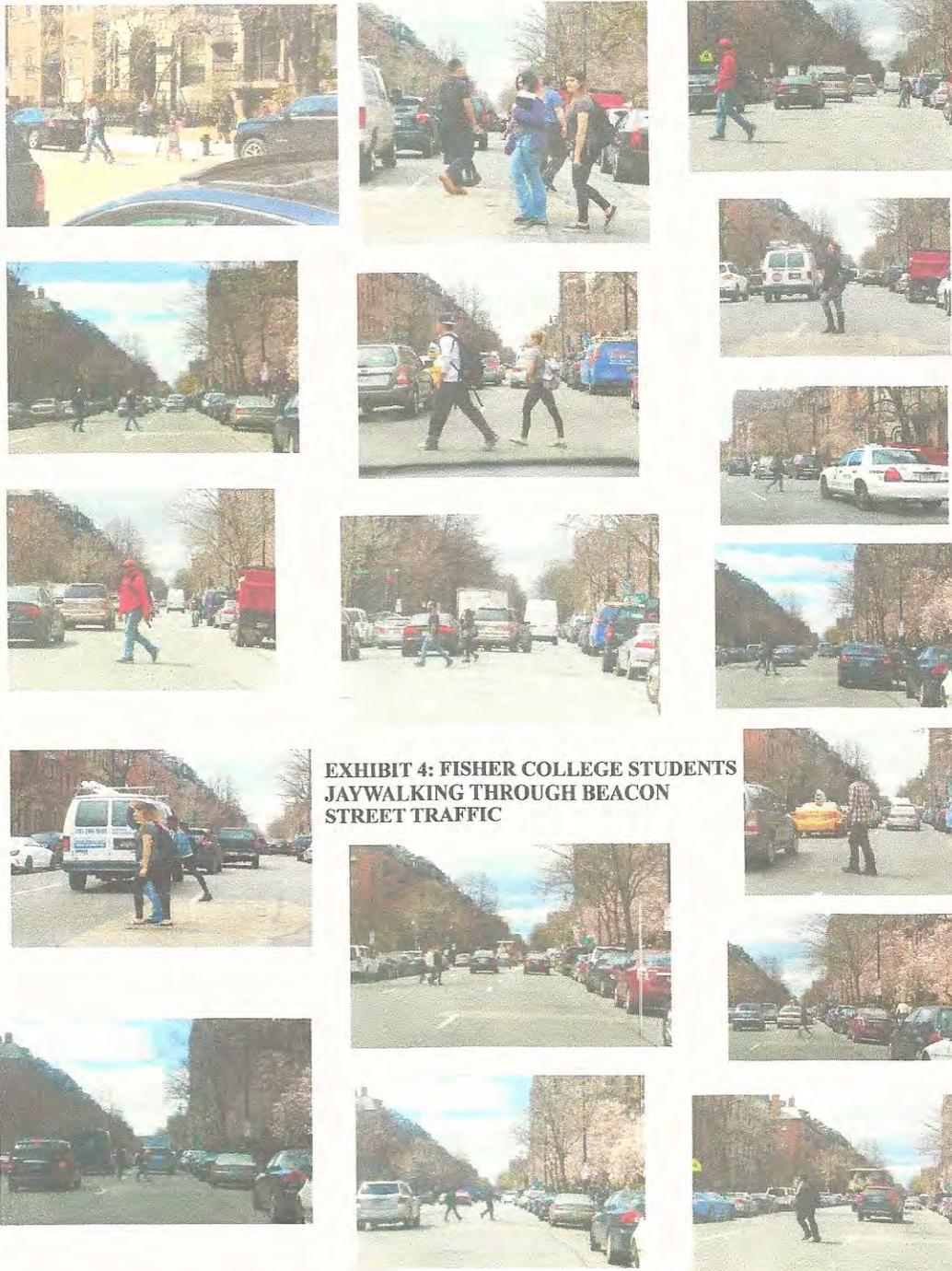
c) Barrier Free Access

Although there is a potentially accessible rear entrance to the ground floor of the Fisher College properties on the north side of Beacon Street, albeit evidently not marked or equipped as such, most if not all of the upper floor classrooms, dormitories and office facilities in those buildings are not accessible to the mobility impaired. All the Fisher College properties and all the proposed extensions on the south side of Beacon Street including 111 Beacon Street, 1 Arlington Street, 10/11 Arlington Street and 131 and 133 Beacon Street are totally inaccessible to the mobility impaired, as are the Academic Center for Enrichment and the Student Center installed in recent years in 131 and 133 Beacon Street respectively.

Given the physical limitations of the nineteenth century buildings, modifications to make the properties accessible are difficult if not totally impractical. In any case no plan has been put forth to attempt to make any of those properties accessible. It seems particularly inappropriate, twenty-five years after passage of the American with Disabilities Act and twenty years after adoption by Massachusetts of 521 CMR Architectural Access Board legislation, that a public educational institution would not as an essential element of its growth plan seek extension of operations to facilities that can serve the mobility impaired.

d) Serious Hazards of Jaywalking

The proposed Fisher College extensions are located directly across busy Beacon Street from Fisher College’s principal dormitories, classrooms and cafeteria facilities on the north side at 102 through 118 Beacon Street. Unlike other colleges located on both sides of high traffic arteries, such as Boston University on Commonwealth Avenue and Northeastern University on Huntington Avenue, where jaywalking is precluded by railroad tracks with fencing, distracted Fisher College students and staff constantly jaywalk through heavy Beacon Street traffic along the whole length of the block, see EXHIBIT 4. Jaywalking is particularly pervasive given the mid-block locations of most of the Fisher College facilities and extensions.



The Arlington Street to Berkeley Street block of Beacon Street is already highly congested with traffic often at high speed coming off the Storrow Drive exit ramp, as well as traffic coming up Beacon Street through the confusing Storrow Drive exit at the Arlington / Beacon Street interchange. Visibility is frequently limited by backed up traffic, delivery trucks and buses as well as double parked cars and trucks. The unrelenting jaywalking by Fisher College students and staff presents a clear hazard both for the students and drivers, a hazard which will only be aggravated by extension or legalization of additional Fisher College facilities on the south side of Beacon Street and on Arlington Street and with any increase of student activity.

This situation and the hazards are now acutely evident following Fisher College's extension of classrooms (albeit bootlegged without college use zoning in place) to 111 Beacon Street and through the introduction of the Student Center in the dormitory property located at 133 Beacon Street which together greatly increase the frequency of Beacon Street crossings by Fisher College students. There should be no IMP approval enabling extension or increase intensity of activities of Fisher College to the south side of Beacon Street and to Arlington Street that endorses or perpetuates the incredibly hazardous jaywalking situation.

e) Absence of a Loading Bay and Restriction of Emergency Vehicle Access on Back Street

Article 24 of the Zoning Code (if existing Fisher College properties were not grandfathered) would require two full sized loading bays to serve Fisher College's 109,881 sq. ft. of contiguous space on the north side of Beacon Street, consisting of 102 through 118 Beacon Street. Nevertheless, as a consequence of its prior rear yard additions known as the "Mall" Fisher College now has no legal loading bay whatsoever. Remarkably the college has designated one parking space abutting its cafeteria and auditorium addition at the rear of 104-112 Beacon Street as its loading area. This is grossly inadequate and creates material hazards. In very many instances due to vehicle length, tail gates and loading ramps deliveries block one or more of the designated emergency exits of the 563 person legal occupancy dormitory, auditorium, and cafeteria in 104-112 Beacon Street, see EXHIBIT 5, in violation of Section 11.07 of the Boston Fire Prevention Code as well as several provisions of the Building Code.

Section 11:07 – Obstruction to Means of Egress:

"All means of egress including designated doors, windows, aisles, passageways, corridors, fire escapes, and stairways which are a part of the way of exit travel to the public way shall be kept unobstructed either be persons or things and shall be ready for use while such buildings are occupied."

Fisher College's recently circulated a Commercial Delivery Policy, see ATTACHMENT C, providing that if deliveries block an emergency exit that a Fisher College officer must be present and the keys must remain with the vehicle or the officer, the driver must give the officer his cell phone number and if a fire alarm sounds the driver must return to his vehicle and move it. Both the statutes and common sense require that an emergency exits cannot be blocked under any circumstances.

A few minutes can be critical in an emergency. The stated policy that one can block an emergency exit if one gives the keys to a security officer, even if one could expect the policy to be followed over the long-term by an every changing mix of delivery drivers and officers, is like saying that one can park at a fire hydrant if one gives the keys to someone across the street, who may or may not know how or be licensed to drive a panel truck, be able to operate a manual transmission and be able to quickly find first gear in an array unfamiliar trucks, may not know how to raise lowered tailgates, and otherwise in an emergency may not be able to get out of the building immediately to move the truck if one hears a fire alarm.



EXHIBIT 5: USE OF LOADING AREA BLOCKING DESIGNATED MEANS OF EGRESS

Further, while regularly blocking emergency exits Fisher College has rejected entreaties to preclude parking across from any loading area to assure unrestricted Back Street access by emergency vehicles, see EXHIBIT 6, and to enable two-way traffic. There are sixty-two (62) residential condominiums directly abutting Back Street on the Arlington Street to Berkeley Street block of Beacon Street which rely upon emergency vehicle access on Back Street. Fisher College itself with its 102 through 118 Beacon Street properties has dormitories, classrooms, a library, cafeteria and auditorium with combined legal occupancies totaling 1,003, which themselves rely on Back Street emergency vehicle access. Notably, the Fisher College facilities include the additional hazards of the cooking facilities for the college's 198 person cafeteria including apparent non-permitted venting facilities, see EXHIBIT 7 and ATTACHMENT F, as well as the additional hazards of the designated Fisher College student smoking area.

The vulnerability of the Back Bay's nineteenth century buildings, the importance of unrestricted emergency vehicle access on Back Street, and significance of a few seconds were underscored by the recent fire at 298 Beacon Street with the loss of Lt Ed Walsh and firefighter Michael Kennedy. Fisher College simply does not have adequate and appropriate loading facilities to serve even its existing needs. There should be no IMP approval for Fisher College unless and until loading facilities are provided which at no time and under no circumstances; 1) block a designated emergency exit or 2) limit or restrict emergency vehicle travel on Back Street.



EXHIBIT 6: RESTRICTION OF EMERGENCY VEHICLE ACCESS ON BACK STREET

f) Increase Intensity of Use - FLS International For Profit English Language School

Fisher College has over the years materially increased the intensity of its operations in its existing facilities and thereby impact on the residential community. This includes expanding its programs first becoming co-ed, then extending from two year to four year degree programs, adding numerous athletic programs, creating its night school or Division of Continuing Education (DAPS) and more recently adding MBA, and other programs. In about 2012 Fisher College extended college classroom use to 111 Beacon Street albeit bootlegged without college use zoning in place. In about 2014 the college increased the legal occupancy of its dormitory, cafeteria, and auditorium property at 104-112 Beacon Street by 21.3% from 443 to 563.

The college has further materially intensified its impact on the district while introducing a commercial element through extending the use of the school's tax exempt facilities to the English language for foreign student programs with associated tour, sightseeing, sport, dance and other programs of FLS International, a for profit company headquartered in Pasadena, California, see ATTACHMENT B. The effectiveness of any attempts at indoctrination or any student orientation program to help mitigate negative impacts on the residential district is limited when addressing an ever changing mix of short-term, non-degree students/visitors, some as young as fifteen, all only nominally associated with Fisher College. This is especially the case as the FLS International student visitors are principally present during the summer season when outdoor student activities are at their height.

These programs directed at short-term international visitors, very few of whom continue their education or otherwise stay in Boston, and which programs are priced well beyond the means of most immigrant residents of Boston provide little benefit to the City at least when viewed from the perspective of the impacts of the introduction of a commercially directed school into the residential community. In any case there are multiple facilities available in colleges with defined campuses throughout the City, outside the residential districts, to welcome these visitors without negatively impacting the residential communities.

As a point of reference, on August 27, 1996 the Board of Appeal pursuant to BZC #18343 summarily dismissed as inappropriate and detrimental an appeal seeking a change of use of 247 Commonwealth Avenue, also located in the H-3-65 residential zoning of the Back Bay, from a non-profit office use to a similar for profit English language school for international visitors, see ATTACHMENT D. It seems particularly inappropriate for Fisher College, which to date has elected to not participate in the City's Payment in Lieu of Taxes program, to be drawing income from the use of its tax exempt facilities by the for-profit operations of FLS International while intensifying the impacts on the residential community.

g) Quality of Life Issues

The list of quality of life issues attributable to Fisher College's concentration of activities in the residential district involving such matters as smoking, noise, litter, traffic, parking, truck deliveries, busing, trash management, playing in the street, on the fire escapes, the Public Garden and the Esplanade, and other activities common among young people are daunting. The underlying common thread is that essentially all quality of life issues are greatly intensified by increased student density in the residential district so as to be "*injurious to the neighborhood and otherwise detrimental to the public welfare.*"

Many of the quality of life issues evolving from a concentration of students in a residential district are intractable being simply inherent in a concentration of students. Such issues are a major part of the reason college use is designated as a forbidden use in the residential zoning of the Back Bay. In any case it is not for the residential community to accede to negative impacts of extension and/or intensification of a nonconforming forbidden use, but for Fisher College to conform and adopt its operations so as to avoid or minimize its impacts on the neighborhood. It is essential that Fisher College direct its expansion efforts to fully accessible facilities outside the residential communities.

3. Standards of Review Section 80D-4(a): Non-Conformance with the Provisions of Article 80D

Fisher College's Article 80D application is fundamentally defective. As noted in the IMP Fisher College did not include in the IMPNF as a Proposed Institutional Project the legalization of college use of the property located at 111 Beacon Street which has been put into college classroom use without college use zoning in place. In addition the IMP does not identify as Proposed Institution Projects the two properties below:

a) Legalization of Long-Term Dormitory Use 133 Beacon Street

The IMP fails to include as a Proposed Institutional Project legalization of long-term dormitory use, a High Impact Use, of the 34 unit dormitory at 133 Beacon Street, even though the already materially limited Fisher College Student Housing Plan in the IMP is dependent on the continued occupancy of that property to help meet the college's long-term dormitory needs. The dormitory use of 133 Beacon Street was granted by the Board of Appeal on November 24, 2009 pursuant to BZC #30122, see ATTACHMENT E, only provisional subject to the proviso:

"PROVISO: This relief to expire June 30, 2015"

Accordingly, the dormitory legal use of 133 Beacon Street will expire before the expiration of the IMP comment period and long-before any vote of the BRA Board on a proposed IMP would be possible. The "sunset" expiration proviso incorporated by the Board of Appeal in its 133 Beacon Street decision is a reflection of the Board's concern for the impact of any long-term dormitory use in H-3-65 residential district.

b) Legalization of College Classroom Use of 1 Arlington Street

It does not appear that Fisher College currently has a legal college use, use item No. 16A “*College or university granting degrees by authority of the Commonwealth of Massachusetts,*” for 1 Arlington Street which the college occupies as offices and classrooms. Pursuant to the on-line files of the Inspectional Services Department based on the most recently issued long-form permit, permit #1780/1980, 1 Arlington Street has a legal use arising from the predecessor Boston School of Modern Languages, as use item No. 18 “*Trade, professional or other school.*”

Although Fisher College petitioned the Board of Appeal in 2006 for a change of use it does not appear that the college followed up on that petition and completed the permit process within the applicable two year period. The permit application seeking a change of use to college use, use item #16A, is marked as “**abandoned**” on 4/9/09, see ATTACHMENT F.

Thus, the IMPNF did not reflect 28,432 gross square feet of intended if not identified projects, 111 Beacon Street (8,232 sq. ft.), 133 Beacon Street (9,830 sq. ft.) and 1 Arlington Street (10,370 sq. ft.). Section 80D-2 at 1(b)(i)(2) provides that no more than 20,000 gross square feet can be exempt projects under Section 80D-2 not required to be included in the IMPNF. Section 80D-5 at 2(b) provides:

“Content of IMPNF. The IMPNF shall include those elements of an Institutional Master Plan identified in paragraphs (a) (Mission and Objectives) and (d) (Proposed Future Projects) of Section 80D-3 and summary descriptions of any Proposed Institutional Projects that are to be included in the Institutional Master Plan, including height, square footage, location, and uses, including the location of any High Impact Subuse.” (emphasize added)

while SECTION 80D-3 provides in part:

“The Institutional Master Plan shall include all currently planned Proposed Institutional Projects that are not exempt under Section 80D-2 and any projects that are electively included in the plan” (emphasize added)

“(2) for the erection or extension of an Institutional Use that such project does not affect an aggregate gross floor area of more than 20,000 square feet (which area is not a phase of another Proposed Institutional Project)”

The abutters and the community have the right to address and respond to the totality of Fisher College’s master plan rather than being subject to a process that in effect might finesse major elements or might substitute a piecemeal process. Fisher College should formally withdraw and return to conforming zoning uses those non-conforming items not identified as Proposed Institutional Projects and certainly any elements in excess of 20,000 sq. ft. not included as Proposed Institutional Projects in the IMPNF or otherwise not clearly identified as elements of the proposed IMP.

B. NO COMMITMENT TO GROWTH OUTSIDE THE RESIDENTIAL DISTRICT

In spite of the long-standing **forbidden use** zoning designation and the inaccessibility of most Back Bay properties to the mobility impaired, Fisher College (unlike its many sister institutions) has demonstrated little commitment to growth outside the residential section of the Back Bay. Such growth potentially could be in areas of the City or its surrounds where the school’s presence and academic facilities could on the whole be a contributing factor to the local community. Lamentably Fisher College has stubbornly limited its expansion efforts, often without required permitting, to the residential Back Bay district.

While circumventing process and community participation Fisher College “bootlegged” increased enrollment in the residential district putting, in about 2012, the property at 111 Beacon Street into college use without college use zoning in place while removing that property from the City’s tax roll. In 2007 Fisher College removed 1 Arlington Street from the City’s tax roll and is now seeks to preclude 10/11 Arlington Street from rejoining the City’s tax base.

Without required Certificates of Appropriateness from the Back Bay Architectural Commission nor approvals from the Parks and Recreation Commission the college materially upgraded and expanded its cafeteria to serve increased enrollment, erecting, contrary to the published historic district architectural guidelines, multiple kitchen exhaust and make-up air fans, heat pump compressors and HVAC units fronting on Storrow Drive, the Esplanade, David Mugar Way, the Fiedler Overpass and Hatch Shell, see EXHIBIT 7. This includes kitchen exhaust vents, for which permitting which would have triggered Back Bay Architectural Commission review and almost certain denial, was **abandoned**, see ATTACHMENT F.

Rather than pursuing expansion opportunities outside the residential districts Fisher College in 2012 acquired 10/11 Arlington Street, again without college use zoning in place or outreach to the community, committing \$15 million for proposed office space for the college’s senior staff. On a per square foot basis this represents some of the most expensive space in the City. Regrettably these and other funds committed to expanding the schools college facilities in the residential community should have been committed first to Fisher College’s deficient Student Housing Plan to seek conformance to the goals and objectives of the Mayor’s Housing Plan intent on reducing the number of undergraduates living off campus in Boston.

There are a multitude of opportunities to invest the \$25 to \$30 million committed by Fisher College to the acquisitions of 1 Arlington Street, 10/11 Arlington Street and 111 Beacon Street (not to mention the \$20 million in value tied up in the 115, 139 and 141 Beacon Street investment properties) to effect growth including student housing in the non-residential areas of city. Those funds could provide several times the space available in the Back Bay enabling Fisher College to serve a larger and more diverse number of students with a full set of social, athletic and academic facilities all fully accessible to the mobility impaired, while providing a viable path for the long-term perpetuation of the school and its mission.

C. NONCOMPLIANCE WITH THE HISTORIC DISTRICT ARCHITECTURAL STANDARDS

The importance of the Historic District architectural requirements was emphasized in Section 4 of the scoping determination and in the BRA Design Memo. The Acts, 1966 Chapter 625 “*An Act Creating the Back Bay Residential District in the City of Boston and establishing in the Boston Redevelopment Authority the Back Bay Architectural Commission and Defining its Powers and Duties*” provides:

“Section 1. Purpose – The purposes of this act are as follows: (a) to promote the economic, cultural, educational and general welfare of the public through high standards of design throughout the Back Bay and through the preservation of the residential portion of the Back Bay area in the City of Boston; (b) to safeguard the heritage of the City of Boston by preventing the despoliation of a district in that city which reflects important elements of its cultural, social, economic and political history; (c) to stabilize and strengthen residential property values in such area; (d) to foster civic beauty; and (e) to strengthen the economy of the Commonwealth and the City of Boston.”

Acknowledging the stated purposes in items a) through e) of the Enabling Legislation above, to the extent Fisher College’s facilities are not and will not in the immediate future be in full compliance with the architectural standards of the Back Bay Historic District the operations of the college are manifestly negatively impacting the City and the community on multiple levels both economically and culturally.

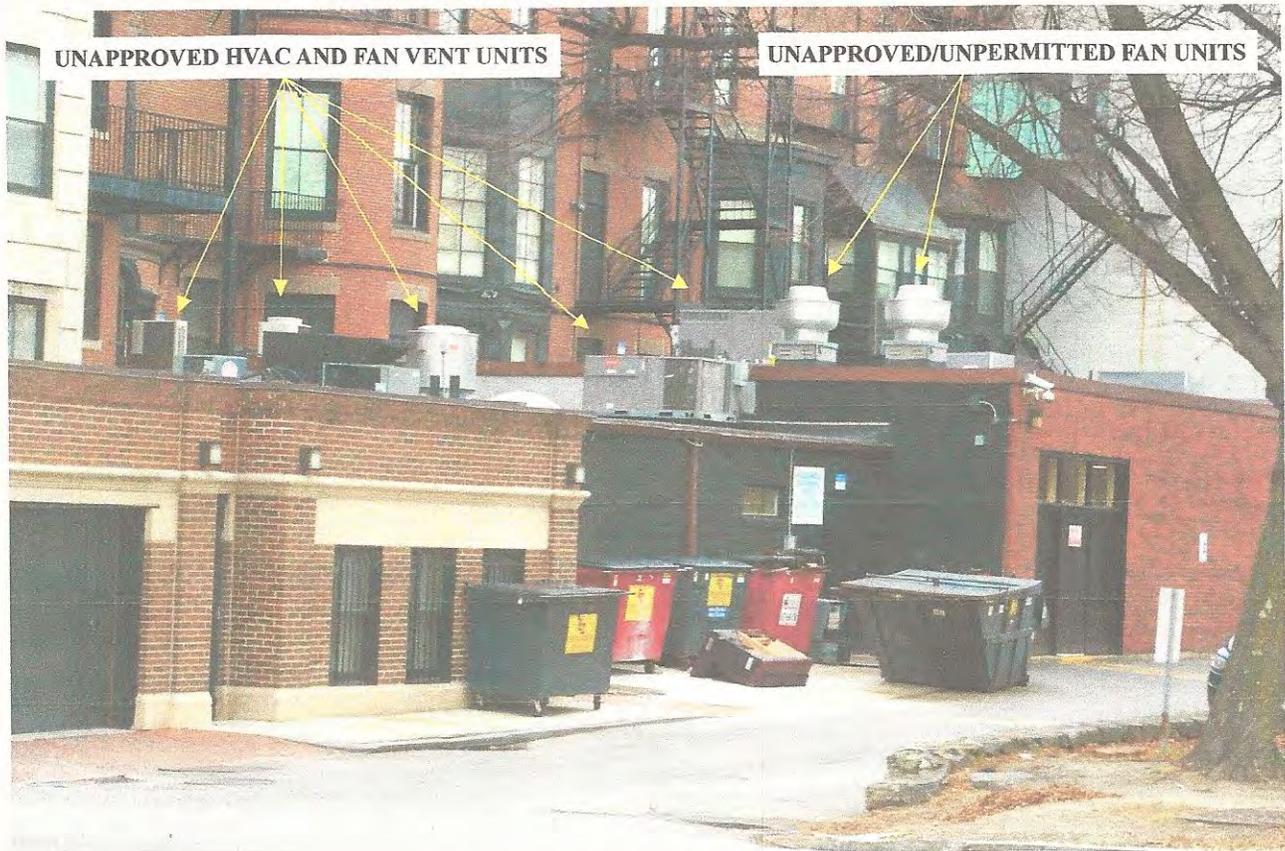
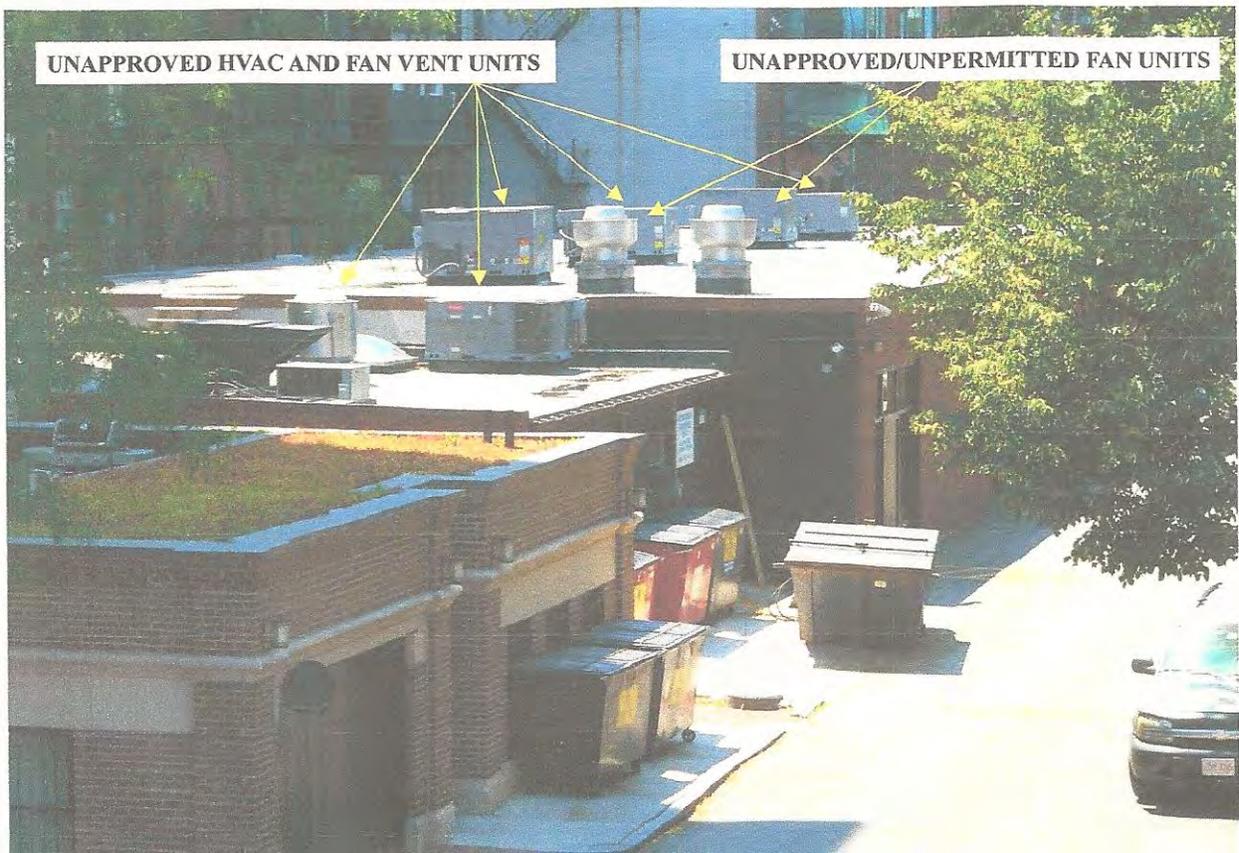
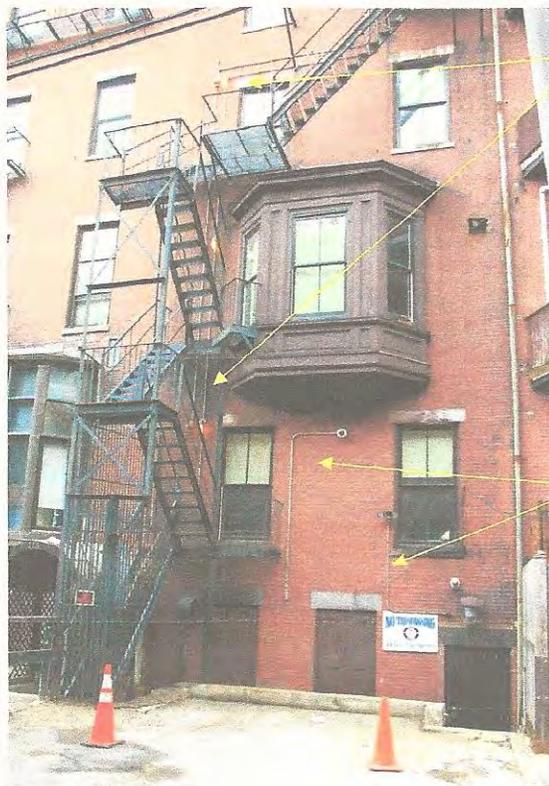


EXHIBIT 7: 102 - 114 BEACON STREET - UNAPPROVED EXTERNAL MECHANICAL EQUIPMENT





131 and 133 BEACON STREET



EXPOSED CONDUIT AND LIGHTING

EXHIBIT 7: UNAPPROVED EXTERNAL EQUIPMENT AND EXPOSED CONDUIT AND FIXTURES

EXPOSED CONDUIT AND FIXTURES

111 BEACON STREET

On February 14, 1990 the Back Bay Architectural Commission formally adopted “*Guidelines for the Residential District*” (the Published Architectural Guidelines) applicable to all properties in the residential section of the Back Bay Historic District including the fronts, sides and rears of all the Fisher College properties. Almost all property owners in the residential section of the Back Bay Historic District voluntarily comply with the Certificate of Appropriateness and other requirements of the historic district legislation, often at significant expense and inconvenience.

Disappointingly, Fisher College’s compliance with the historic district architectural requirement of the Back Bay Historic District has been at best selective. Fisher College has had a long history of installation of external mechanical equipment and other external features necessary to support its college operations and extensions without obtaining required Certificates of Appropriateness issued from the Back Bay Architectural Commission, see EXHIBIT 7. Invariably, such non-approved installations are materially contrary to the Published Architectural Guidelines and have a significant on-going negative impact on the community.

Further, the Publish Guidelines “*requires that all regulatory concerns, including zoning, building code and environmental issues, be resolved prior to architectural review.*” Notably Section 11 of the Zoning Code requires Conditional Use Permits issued by the Board of Appeal for the installation of non-conforming signs, sign spotlighting and a sign flag (other than the flag at 118 Beacon Street which is believed to be grandfathered). Separately, City of Boston Ordinance Chapter 7, Section 7-4.11 (“*No building or structure shall hereafter be erected or altered within a distance of one hundred (100’) feet from park or parkway in the City of Boston, without permission in writing having first been obtained from the Parks and Recreation Commission...*”) requires approval of the Boston Parks and Recreation Commission for all structures constructed or altered within 100 feet of Storrow Drive or David Mugar Way fronting on the Fiedler Overpass, the Esplanade, the Hatch Shell or the Public Garden.

The Neighborhood Association of the Back Bay has consistently opposed the legalization or extensions of any zoning use relying upon facilities not in full compliance with the historic district architectural requirements. That position has been repeatedly reaffirmed by the Board of Appeal in its decisions. In the vernacular of the Zoning Code, absent receipt of required architectural approvals for external elements, a proponent “*does not have adequate and appropriate facilities for the proper operation of the use.*”

In its IMP Fisher College states;

“The BBAC staff will undertake a review of all other items on the exterior of Fisher’s buildings, such as light fixtures, security cameras, mechanical and other items and following the review make such findings as are appropriate and necessary to meet their Guidelines.”

Unfortunately, after two and one-half years following initiation of the IMP process no plan or schedule is in place to bring facilities into compliance with the Published Architectural Guidelines, no commitment has been made to restore the facilities to the guidelines applicable if the installations had not been “bootlegged” without required Certificates of Appropriateness, no assurance has been provided that exceptions to the guidelines will not be sought, and given the very disappointing history there is no certainty that once an IMP is approved the work will actually be brought into compliance. Meanwhile, these highly visible, inappropriate installations at the entry to the Back Bay Historic District have a continuing negative impact on the district and the community and the ability of the City to obtain voluntary compliance of the greater residential and business community.

There should be no approval of any IMP or of any expansion or extension of Fisher College inexorably relying upon non-approved installations, i.e. the kitchen exhaust and make-up air vents, heat pump compressors and HVAC units, and non-conforming, non-permitted signage elements, unless and until the non-approved installations have been brought into compliance with the Published Architectural Guidelines and appropriate Certificates of Appropriateness and, where applicable, Boston Parks and Recreation Commission, building permits and other required approvals have been obtained.

D. SPECIFIC PROPOSED INSTITUTIONAL PROJECTS

While the overall plan contained in the proposed IMP is in material conflict with the underlying zoning, each of the individual Proposed Institutional Projects contained in the IMP, individually, has its own set of material deficiencies.

1. Inappropriate Proposed Legalization of College Classroom Use of 111 Beacon Street

The proposal to legalize college use of 111 Beacon Street, see EXHIBIT 8, is particularly inappropriate based upon long accepted zoning standards and precedents. Unfortunately, by putting the 111 Beacon Street property into college use in about 2012 without college use zoning in place, circumventing the Board of Appeal process, Fisher College deprived the residential abutters and the community of the benefit of the Board of Appeal process and their rights to participate in the public zoning process.

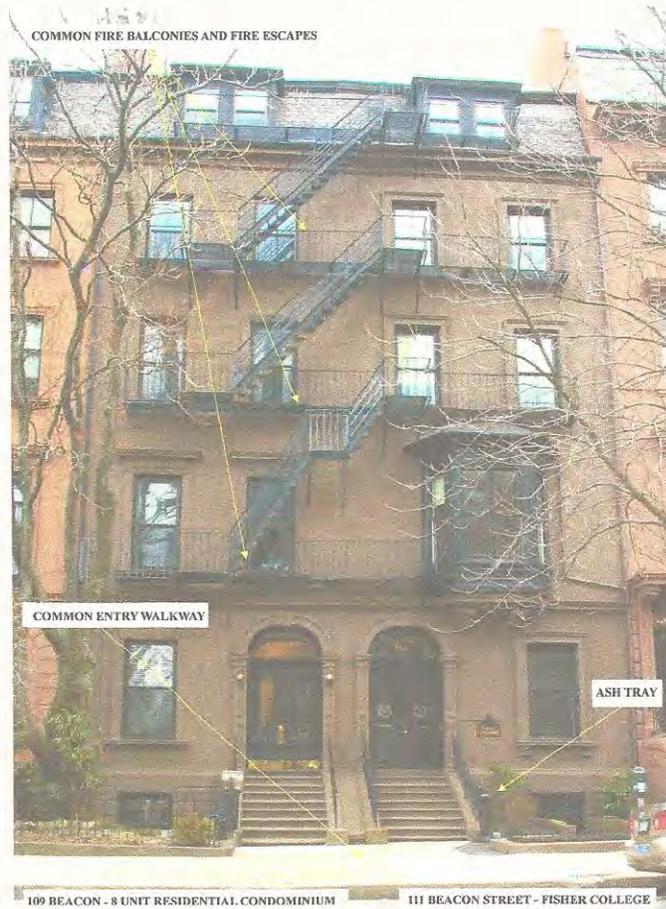


EXHIBIT 8: 111 BEACON STREET WITH ABUTTING 8 UNIT RESIDENTIAL CONDOMINIUM

The fact is that given the: 1) forbidden use designation of the college classroom use, 2) inaccessibility of the property to the mobility impaired, 3) removal of the property from the City's tax rolls, 4) serious hazards of student jaywalking through Beacon Street traffic from Fisher College's dormitories and classrooms located principally on the north side of Beacon Street, 5) the negative impacts on the abutting eight unit residential condominiums at 109 Beacon Street attributable to the common entry walkway and shared fire balconies, and 6) strong precedents of the BZC #3336 and BZC #3337 decisions it is extremely unlikely that the Board of Appeal would have granted the required variance relief necessary to legalize college classroom use of 111 Beacon Street.

The modest residential condominium units at 109 Beacon Street are materially impacted by Fisher College student congregating and often smoking in the common entry walkway and the anxiety created by the shared fire balconies. Unlike sharing a fire balcony outside one's bedroom with a known residential neighbor, the Fisher College classroom use provides balcony access to an ever changing number of unknown students. Further, the now proposed Fisher College wellness center in the ground floor level of 111 Beacon Street will bring additional jaywalking, traffic and students congregating in the entry walkway at extended early and later hours, further negatively impacting the 109 Beacon Street residential abutters.

The applicable zoning standard for the substitution of a nonconforming use contained section 6-3(a) of the Zoning Code provides:

“in the case of a substitute nonconforming use under Section 9-2, such substitute nonconforming use will not be more objectionable nor more detrimental to the neighborhood than the nonconforming use for which it is being substituted.”

In this instance the substitution of Fisher College for the predecessor twenty student, for profit, i.e. taxable, non-degree Butera School of Art, with classes ending daily by 2:30 PM would be far more objectionable and detrimental to the neighborhood and abutters that the predecessor use by Butera School of Art.

Further, as noted previously, pursuant to BZC #3336 and BZC #3337 the Board of Appeal previously summarily denied petitions by Fisher College similarly seeking extensions of college classroom use to the south side of Beacon Street at 131 and 133 Beacon Street noting in particular the nuisance and hazards, see ATTACHMENT A. The BZC #3336 and BZC #3337 precedents were based on the then applicable Conditional Use standards of Article 6-3 of the Zoning Code. With the rezoning, the currently applicable standards are the even more restrictive Variance standards of Article 7-3 making BZC #3336 and BZC #3337 precedents even more compelling. The Article 80 process should not be used as a vehicle to legalize a zoning use which would almost certainly have been denied by the Board of Appeal if the proponent had not deprived the abutters of their rights and circumvented the process.

2. Proposed 48 Additional Dormitory Units

We recognize and are supportive of the City's objective of creating additional housing opportunities for residents by encouraging colleges to provide more student housing on campus, but that objective is clearly not served by a plan that is contingent upon precluding properties, i.e. 10/11 Arlington Street and 111 Beacon Street, from rejoining the City's housing stock. Further, that objective is not served by committing the college's financial resources to the acquisition of multiple buildings in the residential district for extension of college office and classroom use instead of committing the financial resources to support a Student Housing Plan focused on new dormitory space outside the residential community.

Further, seeking to pack even more students into the already physically limited facilities of Fisher College on Beacon Street by putting more beds in what are already quite small rooms will only exacerbate the many problems which the Back Bay residential community is already experiencing and further motivate Fisher College students to seek alternative more attractive housing outside the school. Packing even more students into the Arlington Street to Berkeley Street block of Beacon Street would discourage the transition to residential housing of the few remaining properties not occupied by long-term residents.

3. Proposed College Deck at the Rear 104 – 114 Beacon Street

Although a small deck on top of the one story so-called “Mall” addition at the rear of 104-114 Beacon Street might be appropriate, we are very concerned by the 2,500 sq. ft. size of the proposed college deck. A deck of that size depending upon how it might be furnished would have a legal occupancy in the order of 500 to 750 and would require a second means of access to Back Street. This would represent a facility materially at odds with the residential character of the district and one which could easily lead to significant negative impacts on residential abutters.

It is in any case unrealistic to believe that a roof deck that will be in the almost perpetual shade of the buildings on the north side of Beacon Street will on a day-to-day basis attract many students from congregating on the public sidewalks at the front of the buildings on Beacon Street. Perhaps a roof deck in the order of 500 sq. ft. with a legal occupancy in the order of 50 might be consistent with the residential character of the neighborhood and potentially not require a second means of egress to Back Street.

4. Extension of College Use to 10/11 Arlington Street

The proposed legalization of college use of 10/11 Arlington Street, see Exhibit 9, would; 1) extend Fisher College’s footprint even further into the residential district impacting additional residents, 2) facilitate even further increases in enrollment in the residential district by freeing space for additional classroom and dormitory expansions in the school’s already problematic facilities on the Arlington Street to Berkeley Street block of Beacon Street., 3) preclude the property from returning to the City’s tax roll and 4) preclude the property from rejoining the City’s housing stock.

Notably the proposed college use extension and relocation of Fisher College’s senior staff to some of the most expensive property in the City would isolate the college’s staff from the school’s dormitories and classrooms on Beacon Street. This would make the college’s senior staff in effect absentee and thereby less responsive to the issues associated with a concentration of students in a residential district. Financially, the \$15 million dollar commitment to 10/11 Arlington Street limits Fisher College’s ability to seek growth opportunities outside the district including the college’s ability to implement a Student Housing Plan that provides for reducing the number of undergraduates taking residential housing.

Pursuant to BZC #18343 the Board of Appeal denied a substantially identical petition in the H-3-65 residential district of the Back Bay seeking a change of use of the non-profit office of the American Cancer Society at 247 Commonwealth Avenue to a school use, see ATTACHMENT D, based on the applicable zoning standard of section 6-3(a) of the Zoning Code. Obviously the substitution of Fisher College use would be far more objectionable and detrimental to the neighborhood than the current minimal impact, non-profit office use by Tellus Institute.

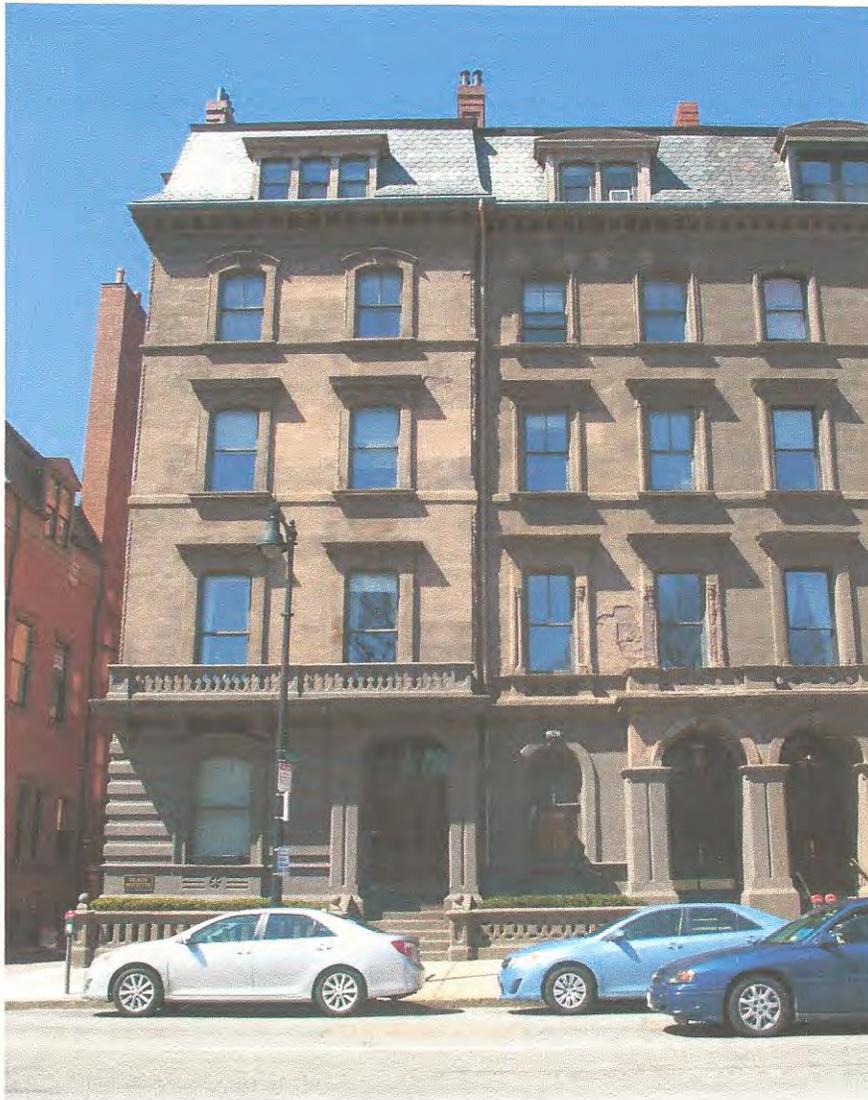


EXHIBIT 9: 10/11 ARLINGTON STREET

E. RECAP

In sum, the Institutional Master Plan presented by Fisher College as it has now evolved continues to be materially incompatible with each of the Standards for Institutional Master Plan Review Approval defined in Section 80D-4 required for approval of an IMP ; 1) conformance to the plan for the City as a whole, 2) nothing in the IMP will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens and 3) conformance to provisions of Article 80D. If adopted the proposed IMP would be a material detriment to the district, its residents, the many abutters and the City as a whole. It represents flagrant disregard of established zoning and historic district architectural standards of the residentially zoned section of the Back Bay Historic District which have protected and directed the successful evolution and development of the district over the last forty years upon which the residential property owners have relied.

We appreciate the desire of Fisher College to capitalize on its Back Bay location that we all have worked hard to achieve but the effort and plan as presented in the IMP is at the material expense of the greater good and notably the abutters, residents, community and the City almost all of whom have relied on the benefits and protection of the underlying zoning of the Back Bay Historic District.

Sincerely,

The Neighborhood Association of the Back Bay



V. B. Castellani, Chair Zoning Committee



Howard Kassler, Chairman

VBC/sb

Attachments

cc: Honorable Martin J. Walsh, Mayor City of Boston
Mr. Brian Golden, Director Boston Redevelopment Authority
Mr. Paul McCann, Executive Assistant to the Director, Boston Redevelopment Authority
Ms. Heather Campisano, Chief of Staff, Boston Redevelopment Authority
Ms. Lara Merida, Deputy Director for Community Planning, BRA; Lara.Merida@boston.gov
Ms. Katelyn Sullivan, Project Manager, Boston Redevelopment Authority; Katelyn.Sullivan@boston.gov
Mr. Jerome Smith, Chief of Civic Engagement; Jerome.smith@boston.gov
Mr. Jay Livingstone, Massachusetts House of Representative; Jay.Livingstone@mahouse.gov
Mr. Josh Zakim, District 8 City Councilor; josh.zakim@boston.gov
City Councilor at Large Stephen Murphy; Stephen.Murphy@cityofboston.gov
City Councilor at Large Ayanna Pressley; Ayanna.Pressley@cityofboston.gov
City Councilor at Large Michelle Wu; Michelle.Wu@boston.gov
City Councilor at Large Michael Flaherty; Michael.F.Flaherty@boston.gov
Mr. Chris Cook, Commissioner, Boston Parks and Recreation Commission
Mr. Ronald W Rakow, Commissioner, Assessing Department
Ms. Kristen McCosh, Commissioner, Commission for Persons with Disabilities
Mr. William Young, Director of Design Review, The Environment Department City of Boston
Carolina Avellaneda, esq, General Counsel / Vice President of Operations - Fisher College
IMP Task Force Members:

ATTACHMENT A

131 Beacon Street and 133 Beacon Street

Board of Appeal Decisions Pursuant to BZC #3336 and BZC #3337

Denying Classroom College Use on the South Side of Beacon Street

“The Board also finds that the specific site is not an appropriate location for such use, that the proposed use will adversely affect the neighborhood, that a nuisance will be created by the use, that there will be serious hazard to vehicles and pedestrians, and that adequate and appropriate facilities cannot be provided on this locus for proper operation of the intended use.

The Board is certain that there is no justification whatever for relaxing the provisions of the Code and concludes that none of the conditions required under Article 6, Section 6-3 of the Boston Zoning Code have been met,”



CITY OF BOSTON
BUILDING DEPARTMENT
OFFICE OF THE BUILDING COMMISSIONER

Eighth Floor, City Hall
1 City Hall Square

BOSTON, MASSACHUSETTS 02201

RICHARD R. THUMA, JR.
Building Commissioner
RICHARD L. GRANARA, JR.
LEO F. MARTIN
JAMES T. REID
Assistant Building
Commissioners

April 10, 1975
Updated notice

Mr. Scott A. Fisher, President
Fisher Junior College
118 Beacon Street
Boston, Massachusetts 02116

Re: Application # 2385 Dated 3-25-75
Location 133 Beacon Street, Wd. 5, H-5-70 Zone
Purpose Change of occupancy from lodging house and
dining room to classrooms (school) and
dining room. No work to be done.

Dear Sir:

Your application cited above is hereby refused as same
would be in violation of the Boston Zoning Code to wit:-

Chapter 665, Acts of 1956 as amended, Article 8.

Section 8-6 Any change in use of a Conditional Use requires
Board of Appeal approval.

Section 8-7 Use Item 16-a A school is a Conditional Use
within an H-5-70 Zone District and requires Board
of Appeal approval.

Very truly yours,

Richard L. Granara, Jr.
For the Building Commissioner

LME:ls

If you appeal, your appeal must be accompanied by a copy of the certified
plot plan which was filed with your application.



CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

July 1, 1975

Decision of the Board of Appeal on the Appeal of

Fisher Junior College

to vary the terms of the Boston Zoning Code, under Statute 1956, Chapter 665, as amended, Section 8, at premises:

133 Beacon Street, Ward 5

in the following respect: Conditional Use
Articles 8(8-6) and 8(8-7-16A): To allow occupancy to be changed from
lodging house and dining room to school classrooms and dining room in an
Apartment House (H-5-70) district.

In his formal appeal, the appellant stated briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commission, as set forth in papers on file numbered BZC 3336 and made a part of this record.

In conformity with the law, the Board mailed reasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local tax list, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

The Herald American, June 17, 1975

The Board took a view of the petitioner's land, examined its location, layout and other characteristics.

The Boston Redevelopment Authority were sent notice of the appeal by the Building Department as prescribed in the Code and the Board has not received a report relative to the proposed use from them, within the prescribed time.

After hearing all the facts and evidence presented at the public hearing held on Tuesday, July 1, 1975, in accordance with notice and advertisement aforementioned, and after having listened to those present who wished to be heard in opposition to the petition, the Board finds as follows:

The appellant appeals to be relieved of complying with the aforementioned section of the Boston Zoning Code - all as per Application for Permit #2385, dated March 25, 1975, and plans submitted to the Board at its hearing and now on file in the Building Department.

CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

July 1, 1975

Decision of the Board of Appeal on the Appeal of Case #BZC-3336 Page 2

The premises in question are located in the Back Bay area of the City of Boston, in a zoning district designated (H-5-70) Apartment House. Appellant's application for a building permit was denied by the Building Commissioner for violation of Statute 1956, Chapter 665, Articles 8(8-6) and 8(8-7-16a).

At the hearing held on Tuesday, July 1, 1975, a number of people were present in opposition to this appeal.

The Board finds that all the conditions required for granting a Conditional Use under Article 6, Section 6-3 of the Code have not been met.

The Board also finds that the specific site is not an appropriate location for such a use, that the proposed use will adversely affect the neighborhood, that a nuisance will be created by the use, that there will be a serious hazard to vehicles and pedestrians, and that adequate and appropriate facilities cannot be provided on this locus for the proper operation of the intended use.

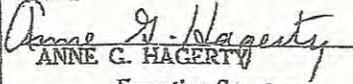
The Board is certain that there is no justification whatever for relaxing the provisions of the Code and concludes that none of the conditions required under Article 6, Section 6-3 of the Boston Zoning Code have been met.

The Board is of the opinion that the appellant did not advance sufficient reasons to satisfy the Board that all the conditions under which the Board may grant a Conditional Use as specified in Article 6, Section 6-3, of the Zoning Code have been met, nor to cause the Board to come to a conclusion that this is a specific case where a literal enforcement of Act involves a substantial hardship upon the appellant as well as upon the premises, nor where desirable relief may be granted without substantial detriment to the public good and without substantially derogating from the intent and purpose of the Zoning Act. Therefore, the Board (the members and the substitute member sitting on this appeal) is of the opinion that the Building Commissioner was justified in his refusal, and affirms same.

APPEAL DISMISSED

Signed July 15, 1975

John W. Priestley, Jr. Chairman
 Charles F. Spillane, Secretary
 Frank R. McDonough
 Alfred Gross
 * Richard J. Dennis, Substitute

A True Copy
 Attest:

 ANNE G. HAGERTY
 Executive Secretary

George W. Judkins, deceased



CITY OF BOSTON
BUILDING DEPARTMENT
OFFICE OF THE BUILDING COMMISSIONER

Eighth Floor, City Hall
1 City Hall Square
BOSTON, MASSACHUSETTS 02201

RICHARD R. THUMA, JR.
Building Commissioner

RICHARD L. GRANARA, JR.
LEO F. MARTIN
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Assistant Building
Commissioners

April 10, 1975
Updated notice

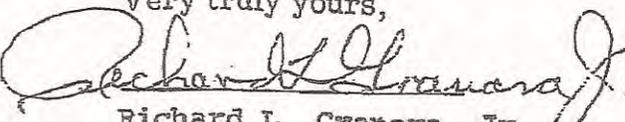
Mr. Scott A. Fisher
President
Fisher Junior College
118 Beacon Street
Boston, Massachusetts 02116

Re: Application # 2384 Dated 3-25-75
Location 131 Beacon Street, Wd. 5, H-5-70 Zone
Purpose Change of occupancy from dormitory to
classrooms (school). No work to be done.

Dear Sir:

Your application cited above is hereby refused as same
would be in violation of the Boston Zoning Code to wit:-
Chapter 665, Acts of 1956 as amended, Article 8.
Section 8-6 Any change in use of a Conditional Use requires
Board of Appeal approval.
Section 8-7 Use Item 16-a A school is a Conditional Use within
an H-5-70 Zone District and requires Board of
Appeal approval.

Very truly yours,


Richard L. Granara, Jr.
For the Building Commissioner

LME:ls

If you appeal, your appeal must be accompanied by a copy of the certified
application filed with your application.

Appeal within forty-



CITY OF BOSTON
BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

July 1, 1975

Decision of the Board of Appeal on the Appeal of

Richard J. Ober Junior College

to vary the provisions of the Boston Zoning Code, under Statute 1956, Chapter 665, as amended, Section 8, at premises:

131 Beacon Street, Ward 5

in the following respect: Conditional Use
Articles 8(8-6) and 8(8-7-16A): To allow occupancy to be changed from
dormitory to school classrooms in an Apartment House (H-5-70) district.

In his formal appeal, the appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner as set forth in papers on file numbered BZC 3337 and made a part of this record.

In conformity with the law, the Board mailed reasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local tax list, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

The Herald American, June 17, 1975

The Board took a view of the petitioner's land, examined its location, layout and other characteristics.

The Boston Redevelopment Authority were sent notice of the appeal by the Building Department as prescribed in the Code and the Board has not received a report relative to the proposed use from them, within the prescribed time.

After hearing all the facts and evidence presented at the public hearing held on Tuesday, July 1, 1975, in accordance with notice and advertisement aforementioned, and after having listened to those present who wished to be heard in opposition to the petition, the Board finds as follows:

The appellant appeals to be relieved of complying with the aforementioned section of the Boston Zoning Code - all as per Application for Permit #2384, dated March 25, 1975, and plans submitted to the Board at its hearing and now on file in the Building Department.

JUL 15 1 53 PM 1975
BUILDING DEPARTMENT
CITY OF BOSTON

CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

July 1, 1975

Decision of the Board of Appeal on the Appeal of

Case #BZC-3337

Page 2

The premises in question are located in the Back Bay area of the City of Boston, in a zoning district designated (H-5-70) Apartment House. Appellant's application for a building permit was denied by the Building Commissioner for violation of Statute 1956, Chapter 665, Articles 8(8-6) and 8(8-7-16a).

At the hearing held on Tuesday, July 1, 1975, a number of people were present in opposition to this appeal.

The Board finds that all the conditions required for granting a Conditional Use under Article 6, Section 6-3 of the Code have not been met.

The Board also finds that the specific site is not an appropriate location for such a use, that the proposed use will adversely affect the neighborhood, that a nuisance will be created by the use, that there will be a serious hazard to vehicles and pedestrians, and that adequate and appropriate facilities cannot be provided on this locus for the proper operation of the intended use.

The Board is certain that there is no justification whatever for relaxing the provisions of the Code and concludes that none of the conditions required under Article 6, Section 6-3 of the Boston Zoning Code have been met.

The Board is of the opinion that the appellant did not advance sufficient reasons to satisfy the Board that all the conditions under which the Board may grant a Conditional Use as specified in Article 6, Section 6-3, of the Zoning Code have been met, nor to cause the Board to come to a conclusion that this is a specific case where a literal enforcement of the Act involves a substantial hardship upon the appellant as well as upon the premises, nor where desirable relief may be granted without substantial detriment to the public good and without substantially derogating from the intent and purpose of the Zoning Act. Therefore, the Board (the members and the substitute member sitting on this appeal) is of the opinion that the Building Commissioner was justified in his refusal, and affirms same.

APPEAL DISMISSED

Signed July 15, 1975

John W. Priestley, Jr. Chairman
Charles F. Spillane, Secretary
Frank R. McDonough
Alfred Gross
* Richard J. Dennis, Substitute

A True Copy
Attest
Anne G. Hagerty
ANNE G. HAGERTY
Executive Secretary

* George W. Judkins, deceased

ATTACHMENT C

FISHER COLLEGE COMMERCIAL DELIVERY POLICY

Fisher College Commercial Delivery Policy

1. The loading zone will be available from 7:00 a.m. to 9:00 p.m., Monday-Saturday, and is limited to live deliveries only. Vendors attempting deliveries outside of these hours will be waived through.
2. All commercial deliveries must be made at the designated loading zone on Back Street or as directed by the Public Safety Officer. No commercial delivery vehicles shall park in a non-Fisher parking spot, blocking traffic on Back Street, on Mugar Way, on Beacon Street or any other non-designated area for delivery purposes.
3. **Commercial delivery drivers must call the Fisher College Public Safety desk at 617-236-8880 twenty (20) minutes prior to arrival to ensure the loading zone is available and must leave their cell phone number.** Vendors attempting deliveries when the commercial loading zone is not available will be waived through.
4. Fisher College will only accept deliveries from box/straight trucks that are 26 feet (box size) and under. Semi-trailer and larger box/straight trucks will not be allowed to make deliveries.
5. If a delivery will block the College's emergency egress, the delivery may not begin until a Public Safety Department officer approves the driver to commence the delivery. Moreover, the keys to the vehicle **MUST** remain with the vehicle or the Public Safety Officer at all times and the driver must give the Public Safety Officer her/his cell phone number.
6. In the event that a fire alarm goes off within the College, the driver must immediately return to his/her vehicle and remove the vehicle from Back Street.

ANY VIOLATION OF THIS POLICY WILL JEOPARDIZE THE COMPANY'S ABILITY TO BE A VENDOR OF THE COLLEGE.

ATTACHMENT D

247 Commonwealth Avenue

**Board of Appeal Decision Pursuant to BZC #18343 May 30, 1996 denying
Change of Use form Non-profit Office use to School Use for a for profit
English Language School Use**

The Board found that a "school" use would be more objectionable and detrimental to the residential neighborhood than the non-conforming "non-profit" office use.

(This form must be filed in quadruplicate with the Inspectional Services Division of the City of Boston. This form must also be completed and signed by the property owner or by an authorized agent. Please attach the appropriate authorization.)



JUN 04 1996

550
11A.31
APPEAL
under Boston Zoning Code

130-

Boston, Massachusetts 5/30 1996.....

To the Board of Appeal in the Inspectional Services Department of the City of Boston:

The undersigned, being The Authorized Agent of the Owner
The Owner(s) or authorized agent

of the lot at 247 Commonwealth Avenue 5 H-3-65
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by the Inspectional Services Commissioner as outlined in the attached refusal letter.

Please set forth in detail what is sought by this appeal and the reasons therefor. Refer to instructions.

This appeal seeks permission to change the legal occupancy at the referenced premises from offices to professional school.

The reason for this appeal is to allow the appellant to move it's professional (language) school from its present location in the Back Bay neighborhood to the subject premises, as its current lease has expired, and the appellant desires to remain in the neighborhood which it has been a part of for many years.

The appellant submits that the Board should grant the requested relief, as to do so would not impose any hardships on the surrounding neighborhood, as it would merely replace one professional/office use with another. Further to this, the subject premises have for many years housed the state-wide administrative offices and function space for the American Cancer Society. In addition, the appellant proposes no changes to the exterior of the property and limited interior renovation will be necessary.

For these and other reasons more precisely enumerated at the public hearing before the Board, the appellant respectfully requests the allowance of the within appeal.

For official use only:	
Appeal #.....	
Permit #.....	
Code #.....	
PDA	Y N
IPOD	Y N
*PDA = Planned Development Area	
IPOD = Interim Planning Overlay District	

Appellant The English Language Center
By: Dennis A. Quilty, it's attorney
Address One Beacon St., Suite 1600
Boston, MA 02108
Telephone 742-1151

CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

August 27, 1996

DATE

Decision of the Board of Appeal on the Appeal of
American Cancer Society (by The English Language Center)

to vary the terms of the Boston Zoning Code, under Statute 1956, Chapter 665, as amended, Section 8, at premises:

247 Commonwealth Avenue, Ward 5

in the following respect: Change in Non-Conforming Use

Article(s): 9 (9-2)

Change legal occupancy from Offices to Professional School.

In his formal appeal, the Appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner, as set forth in papers on file numbered BZC-18343 and made a part of this record.

In conformity with the law, the Board mailed reasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local tax lists, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

THE BOSTON HERALD on Tuesday, August 6, 1996

The Board took a view of the petitioner's land, examined its location, layout and other characteristics.

The Boston Redevelopment Authority was sent notice of the appeal by the Building Department and the legal required period of time was allotted to enable the BRA to render a recommendation to the Board, as prescribed in the Code.

After hearing all the facts and evidence presented at the public hearing held on Tuesday, August 27, 1996 in accordance with notice and advertisement aforementioned, the Board finds as follows:

The Appellant appeals to be relieved of complying with the aforementioned section of the Boston Zoning Code, all as per Application for Permit #3506/96 dated August 1, 1996 and plans submitted to the Board at its hearing and now on file in the Building Department.

MH

10 31 96



CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

247 Commonwealth Avenue
BZC-18343
Date of Hearing: 8/27/96
Permit: #3506
Page: 2

Decision of the Board of Appeal on the Appeal of

The premises in question are located in the Roxbury (Back Bay) section of the City of Boston in a zoning area designated Apartment Residential District (H-3-65). Appellant's application for building permit was denied by the Building Commissioner for violation of Statute 1956, Chapter 665, Articles: 9(9-2).

This appeal is hereby dismissed without prejudice. In the event a new application for this site is filed and refused by the building commissioner, the provisions of Article 5, Section 5-3 are hereby waived. However, the Board is of the opinion that if another hearing on these premises must be held before the Board of Appeal, it will not be necessary for the Appellant to wait the required year, but may file a petition at the convenience of the Appellant.

The Board (the members and the substitute member/members sitting on this appeal) unanimously voted to dismiss the appeal without prejudice.

APPEAL DISMISSED WITHOUT PREJUDICE

A True Copy,
Attest
Carol A. Mc Donough
CAROL A. MC DONOUGH
Principal Administrative Asst.

SIGNED - SEP 10 1996
Richard J. Dennis
RICHARD J. DENNIS CHAIRMAN
James Palmer
JAMES PALMER SECRETARY
Angelo Buonopane
ANGELO BUONOPANE
Peter Chin
PETER CHIN
Andrea D'Amato
ANDREA D'AMATO
Joseph Feaster
JOSEPH FEASTER - Opposed to vote
Jack Patrick
JACK PATRICK - Opposed to vote

ATTACHMENT E

133 Beacon Street

**Most Recent Appeal Decision Pursuant to BAC #30122 dated November 24, 2009
Enabling Dormitory Use of 133 Beacon Street**

Subject to proviso:

“PROVISO: This relief to expire June 30, 2015”



CITY OF BOSTON

BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

November 24, 2009
DATE

Decision of the Board of Appeal on the Appeal of

Fisher College

to vary the terms of the Boston Zoning Code, under Statute 1956, Chapter 665, as amended, Section 8, at premises:

133 Beacon Street, Ward 5

in the following respect: Conditional Use

Article(s): 8(8-7)

Continue the use as a dormitory past the June 30, 2009 expiration date.

In his formal appeal, the Appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner, as set forth in papers on file numbered BZC-30122 and made a part of this record.

In conformity with the law, the Board mailed reasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local lists, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, to-wit:

THE BOSTON HERALD on Tuesday, November 3, 2009

The Board took a view of the petitioner's land, examined its location, layout and other characteristics.

The Boston Redevelopment Authority was sent notice of the appeal by the Building Department and the required period of time was allotted to enable the BRA to render a recommendation to the Board, as prescribed in the Code.

After hearing all the facts and evidence presented at the public hearing held on Tuesday November 24, 2009 in accordance with notice and advertisement aforementioned, the Board finds as follows:

The Appellant appeals to be relieved of complying with the aforementioned section of the Boston Zoning Code, all as per Application for Permit #10-0250 dated July 23, 2009 and plans submitted to the Board at its hearing with a file in the Building Department.

sh

CITY OF BOSTON



BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

133 Beacon Street, Ward 5

BZC-30122

Date of Hearing: November 24, 2009

Permit #10-0250

Page 2

Decision of the Board of Appeal on the Appeal of

This appeal seeks to extend the legal occupancy of a dormitory beyond the June 30, 2009, deadline imposed as a proviso of a past decision of the Board of Appeal, with no work to be done. The reason for this appeal is to allow the continued use of the premises as a dormitory by Fisher College, according to previous decisions of the Board.

At the hearing, the applicant testified that the Board should grant the requested relief because the use of the premises as student housing has been in continuous existence for over forty years, dating from the time that Fisher College (then Fisher Junior College) originally purchased the building. The applicant further testified that the college has demonstrated, through its over forty years of continuous use of the premises as a dormitory, that such a use is appropriate to the location, does not adversely affect the neighborhood, poses no hazard to vehicles or pedestrians, and does not constitute a nuisance. The Board granted the necessary conditional use permit in 2003 and attached as a proviso that relief would expire in three years. This was done in order to ensure that the use would be reviewed again by the Board in order to determine whether any negatives impacts on the neighborhood were occasioned by the use. The Board, with support from the community, then renewed and re-extended the use in 2006 upon similar terms. The applicant once again testified it has had no complaints during the preceding three years and that the use has existed harmoniously in the neighborhood during that time.

No physical addition, alteration or structural work of any kind is to be performed. Fisher College is committed to continuing to adequately address all security-related and other neighborhood issues arising from the use of 133 Beacon Street, as well as from its entire campus in general.

At the hearing, representatives of the local district city councilor, the Mayor's Office of Neighborhood Services, the Neighborhood Association of the Back Bay, and one direct abutter all testified in support of the application, contingent upon the Board attaching an expiration date to the relief so as to ensure another opportunity in the future to review the use's impact on the neighborhood, a recommendation comporting with that of the Boston Redevelopment Authority.

Therefore, the Board of Appeal makes the following findings:

- (a) the specific site is an appropriate location for such use;
- (b) the use will not adversely affect the neighborhood;
- (c) there will be no serious hazard to vehicles or pedestrians from the use;
- (d) no nuisance will be created by the use; and
- (e) adequate and appropriate facilities will be provided for the proper operation of the use.

CITY OF BOSTON



BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

133 Beacon Street, Ward 5
BZC-30122
Date of Hearing: November 24, 2009
Permit #10-0250
Page 3

Decision of the Board of Appeal on the Appeal of

The Board is of the opinion that all conditions required for the granting of a Conditional Use Permit under Article 6, Section 6-3 of the Zoning Code have been met and that the varying of the terms of the Zoning Code as outlined above will not conflict with the intent and spirit of the Zoning Code. Therefore, acting under its discretionary power, the Board (the members and substitute member(s) sitting on this appeal) unanimously voted to grant the requested Conditional Use Permit as described above, annuls the refusal of the Building Commissioner and orders him to grant a permit in accordance with this decision, with the following proviso which, if not complied with, shall render this decision null and void.

PROVISO: This relief to expire June 30, 2015.

APPROVED AS TO FORM:

Karen B. Rowell
Assistant Corporation Counsel

JAN 12 2010

SIGNED

Christine Araujo
CHRISTINE ARAUJO-SECRETARY

ANGELO SUONOPANE

PETER CHIN

Bruce Bickerstaff
BRUCE BICKERSTAFF

Michael Monahan
MICHAEL MONAHAN

ANTHONY PISANI-AIA

ROBERT SHORTSLEEVE-CHAIRMAN

ATTACHMENT F

1 Arlington Street

Most Recent Long-Form Permit – Permit #1780/1980 “ Language School”

Permit Application #2872/2006 “Change Occupancy to College Use” Abandoned

Certified Street Numbers

1780

APPLICANT MUST USE TYPEWRITER IN FILING IN THIS APPLICATION

CITY OF BOSTON



BUILDING DEPARTMENT CITY OF BOSTON

Application to the Building Commissioner for Permit for Alterations, Repairs or Change of Occupancy

1
Arlington Street
Street Numbering Inspector.

Location, 1 Arlington Street District, Boston Ward 5
Name of owner is? Joseph DeMarco Address, 240 Comm Ave.
Name of architect or engineer is? Lic. No.
Material of building is? Brick Style of roof? Flat Construction of roof? T&G
Size of building, feet front? 32 ; feet rear? 32 ; feet deep? 50 ; No. of stories? 5
No. of feet in height from sidewalk to highest point of roof? 50 Material of foundation? Stone
Thickness of external walls? Party walls?

Description of Present Building

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)

Ten (10) Apartments 1699/1968

Front stairs? Yes Back stairs? Yes Fire escape? Con. balconies? Yes Any other?
Is building equipped with automatic sprinkler system?
Type of construction? Group occupancy?
Building to be occupied for. Language School after alteration

IF EXTENDED ON ANY SIDE OR VERTICALLY

Description of Proposed Extension

Size of extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
No. of stories high? ; style of roof? ; material of roofing?
Of what material will the extension be built? Foundation?
How will the extension be occupied? Type of Construction

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION. (ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

Change Occupancy from Ten (10) Apartments to Language School Building has been used as school but never legalized.

CHANGE OF OCCUPANCY ONLY; NO EXTENDED WORK.
Applicant is hereby advised that any future change to an exterior architectural feature will require prior approval by the City Architectural Commission.

Mace Weinger 2/25/80
Mace Weinger, Executive Secretary

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Date, Feb. 25, 1980

Estimated cost, \$ 500.00
Phone 36-5505

The facts I have set forth above in this application and accompanying plans are a true statement to the best of my knowledge and belief.

(Signature of Owner)

Type Name of Person Signing Joseph DeMarco
240 Comm Ave., Boston
(Address)

(Signature of Licensed Builder)

Type Name of Person Signing
(Name of Contractor)

(Address) Lic. No. Class My license expires

(Address)

88-08 Rev. 3 City, St. for Bk.

FEB 25 1980

1980 FEB 25 AM 10:31

CITY OF BOSTON
BUILDING DEPT.

No. 1780

APPLICATION FOR
Permit for Alterations, Repairs or
Change of Occupancy

No. 2 ARLINGTON STREET
S.C. # 316

Ward 5

COMPLETION 12-29
APPROVED

DEFERRED

Date issued.....

EXAMINATION OF PLANS

Approved: **DEC 9 1980**
Cheryl K. ...
Supervisor of Plans.

Arch./Struct./Safety

APPROVED
as shown on plans

Donald M. ...
12/6/80

Decision granted by the Board of Appeal July 15, 1980 with one proviso; That this property shall remain on the property tax Roll and shall not during the life of this grant of relief become exempt from property tax. Decision filed with the Building Department August 5, 1980.

IN BOARD OF APPEAL
Aug 5, 1980
Refusal annulled. Permit ordered granted with provisos.
Doc. BJC-4761

EXAMINATION OF PLANS

PERMIT NUMBERS
Electrical: *M* Gas: *N/A*
Plumbing: *N/A* Sprinklers: *N/A*

Electrical: *No work under this permit*
Donald M. ...
12-9-80

Approved as shown on plans
Donald M. ...
12/9/80

Plumbing: *N/A* Gas: *N/A*
H.V.A.C.: *N/A* Sprinklers: *N/A*

Mechanical APPROVED as shown on plans
Donald M. ...
12/9/80

ZONING

EXISTING ZONING
CITY OF BOSTON
ZONING NOT

1780 - 2 1000 ...

APPLICANT: *ARQUES*
12-15-80
Donald M. ...
ASST. BUREAU ADMINISTRATOR

SECTION 8-7 (18)
A SCHOOL IS A
FORBIDDEN USE IN AN H-S-70
USE DISTRICT
CITY OF BOSTON

MUG 28 1980 H
David W. ...
SEE BOARD OF APPEAL
RESOLUTION (BJC-4761)

DATE.....19.....

INSPECTOR'S REPORT

This building is approved for satisfactory Egress.

Signature of Inspector.

PARCEL #



Thomas M. Menino
Mayor

APPLICANT MUST USE TYPEWRITER IN FILLING IN
THIS APPLICATION
CITY OF BOSTON
INSPECTIONAL SERVICES DEPARTMENT

50 - 1

Certified Street Numbers

1
Arlington St
Street Numbering Inspector.

Application to the Commissioner for Permit for Alterations, Repairs or Change of Occupancy

Location, 1 Arlington street District, BOSTON Ward 5
 Name of owner is? Uta DeMarco Address, Same
 Name of architect or engineer is? _____ Lic. No. _____
 Material of building is? Brick Style of roof? Mansard Construction of roof? _____
 Size of building, feet front? 37 ; feet rear? 32 ; feet deep? 50 ; No. of stories? 5
 No. of feet in height from sidewalk to highest point of roof? 50 Material of foundation? Stone
 Thickness of external walls? _____ Party walls? _____

Description of Present Building

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)
 Language School 1780/1980

Front stairs? _____ Back stairs? _____ Fire escape? _____ Con. balconies? _____ Any other? _____
 Is building equipped with automatic sprinkler system? _____
 Type of construction? _____ Group occupancy? _____
 Building to be occupied for College Use Item #16A after alteration

IF EXTENDED ON ANY SIDE OR VERTICALLY

Description of Proposed Extension

Size of extension, No. of feet long? _____ ; No. of feet wide? _____ ; No. of feet high above sidewalk? _____
 No. of stories high? _____ ; style of roof? _____ ; material of roofing? _____
 Of what material will the extension be built? _____ Foundation? _____
 How will the extension be occupied? _____ Type of Construction _____

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.
(ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

Change Occupancy to College Use Item #16A

NO work required

MASS DEBRIS DISPOSAL LAW
 MGL c40, S54, c584, S9, all S150A
 Will work result in any debris?
 Yes No Initials _____

PLANS FILED WITH ATTORNEY
ABANDONED
4-6-09

GROUND WATER SURVEY
 Repairs to: Exterior Wall: yes no , Foundation: yes no , Basement Area: yes no

Date 3/6 2006 Estimated Cost, \$ None
 Owner's Phone 617-269-5000

The facts I have set forth above in this application and accompanying plans are a true statement to the best of my knowledge and belief.

George Morancy (agent)
 (Signature of Owner)
 Type Name of Person Signing George Morancy ESQ
 (Address) 416 West Broadway, South Boston

(Signature of Licensed Builder)
 Type Name of Person Signing GEORGE MORANCY
 (Address) _____ (Name of Contractor)

Lic. No. _____ Class _____
 My license expires _____
 (Address) _____

Phone _____ Phone _____

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

2572
 No. 50 -
 MAR 6 1965
 APPLICATION FOR
 Permit for Alterations, Repairs or
 Change of Occupancy
 Location
 1 ARLINGTON STREET

EXAMINATION OF PLANS

Approved.....20.....

Supervisor of Plans.

Arch./Struc./Safety

APPROVED
 as shown on plans

EXAMINATION OF PLANS

PERMIT NUMBERS

Electrical..... Gas

Plumbing..... Sprinklers.....

Electrical APPROVED as shown on plans

Egress APPROVED as shown on plans

Plumbing..... Gas.....

H.V.A.C..... Sprinklers.....

Mechanical APPROVED as shown on plans

ZONING

CITY OF BOSTON
 ZONING DIVISION
 NOT APPROVED

DATE 3/20/65
 Proposed building would be in violation
 Chap. 665A of 1968 amended,

Scale 8

To Wh: 8-2 (16A)

W. J. [Signature]
 ZONING ADMINISTRATOR

IN BOARD OF APPEALS
 DATE July 25, 1964
 APPEAL SUSTAINED WITH PROVED
 CASE # 21318

ABANDONED

Permit granted 10/3/06

SLIP (12)

Date issued.....

DATE.....20.....

INSPECTOR'S REPORT

This building is approved for satisfactory Egress.

Signature of Inspector.

ATTACHMENT G

**Long-Form Building Permit Application to Install 2 – 3000 CFM Fans
To Duct/Draft Range Hood in Kitchen Area of School Cafeteria**

Permit Not Issued – Abandoned

PARCEL # 2574



Thomas M. Menino
Mayor

APPLICANT MUST USE TYPEWRITER IN FILLING IN
THIS APPLICATION
CITY OF BOSTON
INSPECTIONAL SERVICES DEPARTMENT
0922

Certified Street Numbers

118 Beacon

W5

Street Numbering Inspector.

Application to the Commissioner for Permit for Alterations, Repairs or Change of Occupancy

Description
of Present
Building

Location, 118 Beacon Street District, Boston Ward 05
Name of owner is? Fisher College Address, same
Name of architect or engineer is? Lic. No.
Material of building is? stone Style of roof? flat Construction of roof? slate
Size of building, feet front? 40; feet rear? 40; feet deep? 80; No. of stories? 5
No. of feet in height from sidewalk to highest point of roof? 80 Material of foundation? stone
Thickness of external walls? Party walls?

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)

College 590/1961

Front stairs? X Back stairs? X Fire escape? X Con. balconies? Any other?
Is building equipped with automatic sprinkler system?
Type of construction? Group occupancy?
Building to be occupied for? College after alteration

IF EXTENDED ON ANY SIDE OR VERTICALLY

Description
of
Proposed
Extension

Size of extension, No. of feet long?; No. of feet wide?; No. of feet high above sidewalk?
No. of stories high?; style of roof?; material of roofing?
Of what material will the extension be built? Foundation?
How will the extension be occupied? Type of Construction

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.
(ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

Cut 2 roof top fans, install 2- 24" x 24" roof
curbs. Install 2- 3000CFM roof fans to duct/draft
range hood in kitchen area of school cafeteria.
Install 5' duct ea. unit to connect to range hood

MASS DEBRIS DISPOSAL LAW

MGL c40, S54, c584, S9, all S150A

Will work result in any debris?

Yes No Initials _____

GROUND WATER SURVEY

Repairs to: Exterior Wall: yes no , Foundation: yes no , Basement Area: yes no

Estimated Cost, \$ 12,000.00

Owner's Phone 781-340-3040

Date 08/29/03

The facts I have set forth above in this application and accompanying plans are a true statement to
the best of my knowledge and belief.

(Signature of Owner Agent)

Type Name of
Person Signing Richard Gagner Jr.

(Address) 26 Oak Bluff Rd. Sagamore Beach

(Signature of Licensed Builder)

Type Name of
Person Signing Richard P Gagner Jr.

(Name of Contractor)
Handy Pros Inc

(Address) 26 Oak Bluff Rd.

Lic. No. 060620 Class CS

My license expires 02/04/05

(Address) 119 County Club Wy
Kingston, Ma

Phone 781-340-3040

Phone 781-340-3040

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

120- AUG 29 1903

No. 0322

S.D.

APPLICATION FOR

Permit for Alterations, Repairs or Change of Occupancy

Location

No. 118 Beacon St

Ward 5

CONDITIONS

9/4/03

LS

ZONING

EXAMINATION OF PLANS

PERMIT NUMBERS

Electrical..... Gas

Plumbing..... Sprinklers.....

Electrical APPROVED as shown on plans

Egress APPROVED as shown on plans

Plumbing..... Gas

H.V.A.C..... Sprinklers.....

Mechanical APPROVED as shown on plans

EXAMINATION OF PLANS

Approved..... 20

Supervisor of Plans.

Arch./Struc./Safety

APPROVED as shown on plans

DATE.....20.....

INSPECTOR'S REPORT

This building is approved for satisfactory Egress.

Signature of Inspector.

Permit granted

Date issued 9/4/03

ATTACHMENT B

**FLS INTERNATIONAL
301 North Lake Avenue, Pasadena California 91101**

1) English Language Programs

2) Specialty Tours

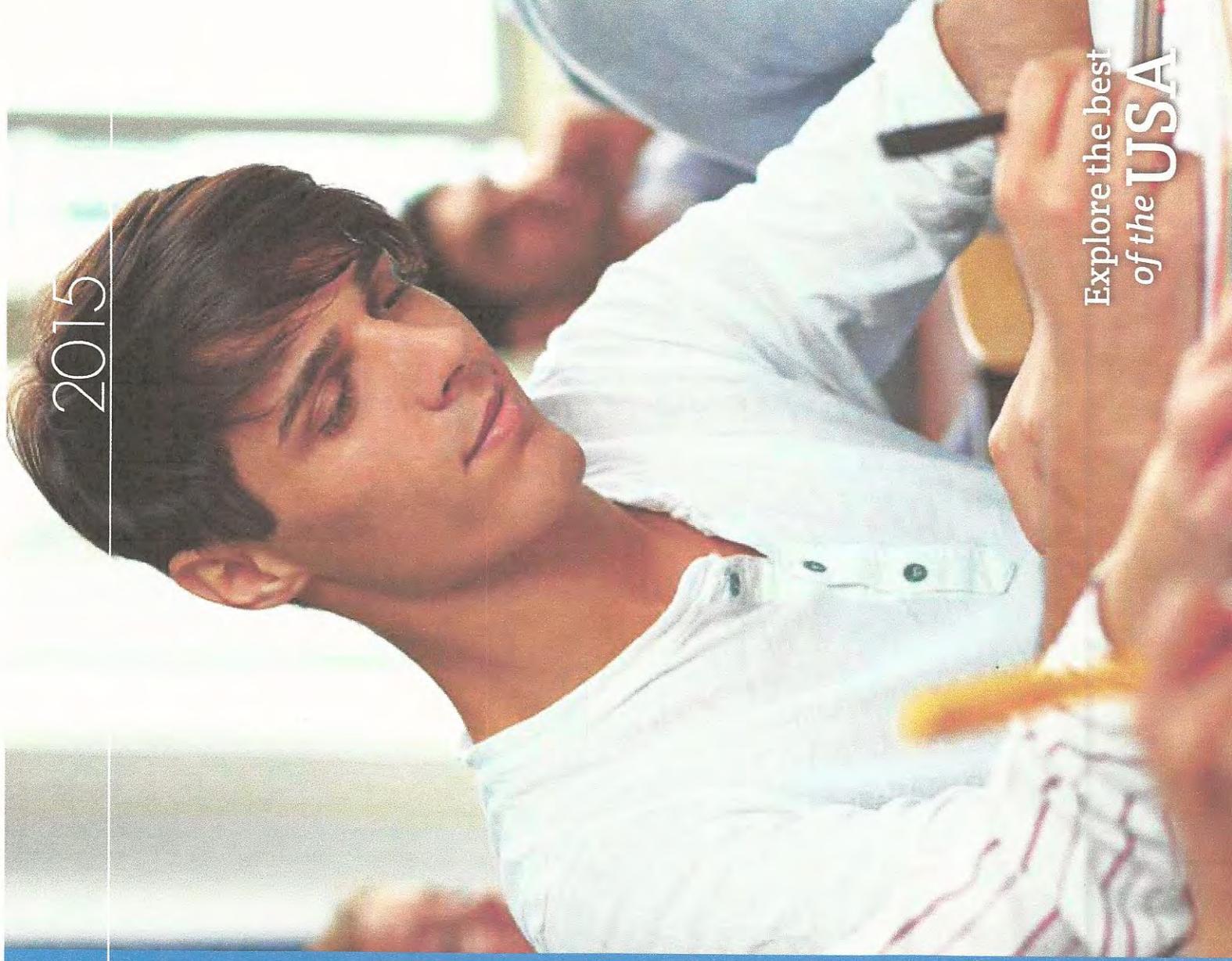


FLS International

English Language Programs

FLS INTERNATIONAL 

2015



Explore the best
of the USA



Boston Commons

in

Boston, MA

Our **Boston Commons** center is ideally located in the heart of downtown, overlooking the city's famous public park. The historic Freedom Trail and Beacon Hill are just a short walk away. Nearby, the bustling financial district, Chinatown and theater district offer endless options for dining and entertainment. With a subway stop downstairs from the school, Harvard Square, Fenway Park and Newbury Street are all minutes from the center.

The home of prestigious universities such as Harvard, MIT and Boston University, Boston hosts the world's largest college student population. As New England's cultural capital, the city boasts attractions such as the Museum of Fine Arts and the President John F. Kennedy Library and Museum.

Just a short walk across the Boston Common public park, the FLS campus extends to Fisher College. Students in FLS level five and higher may have the opportunity to take their classes at Fisher College. FLS students will also begin to earn college credit in our Fisher College Pathways program.



Tel: +1 617-695-3571

FLS Boston Commons

131 Tremont St., Suite #400, Boston, MA 02111



ETS AUTHORIZED
TOEFL® IBT CENTER



the

Boston Commons Experience

Known as America's Walking City, Boston provides all the excitement of a major city in a compact area that's easy to get around. You'll never be bored with all the events and diversions awaiting you in this unique and picturesque city!

Take a unique ride on the Duck Tour as amphibious vehicles drive you by the city's great sights and then plunge into the Charles River for a watery finale.

Sample famous New England seafood at historic waterfront oyster bars or try authentic Boston clam chowder at Quincy Market.

Visit the impressive collections at the Museum of Fine Arts, including major works of Impressionism, Egyptian antiquities and modern American painting.

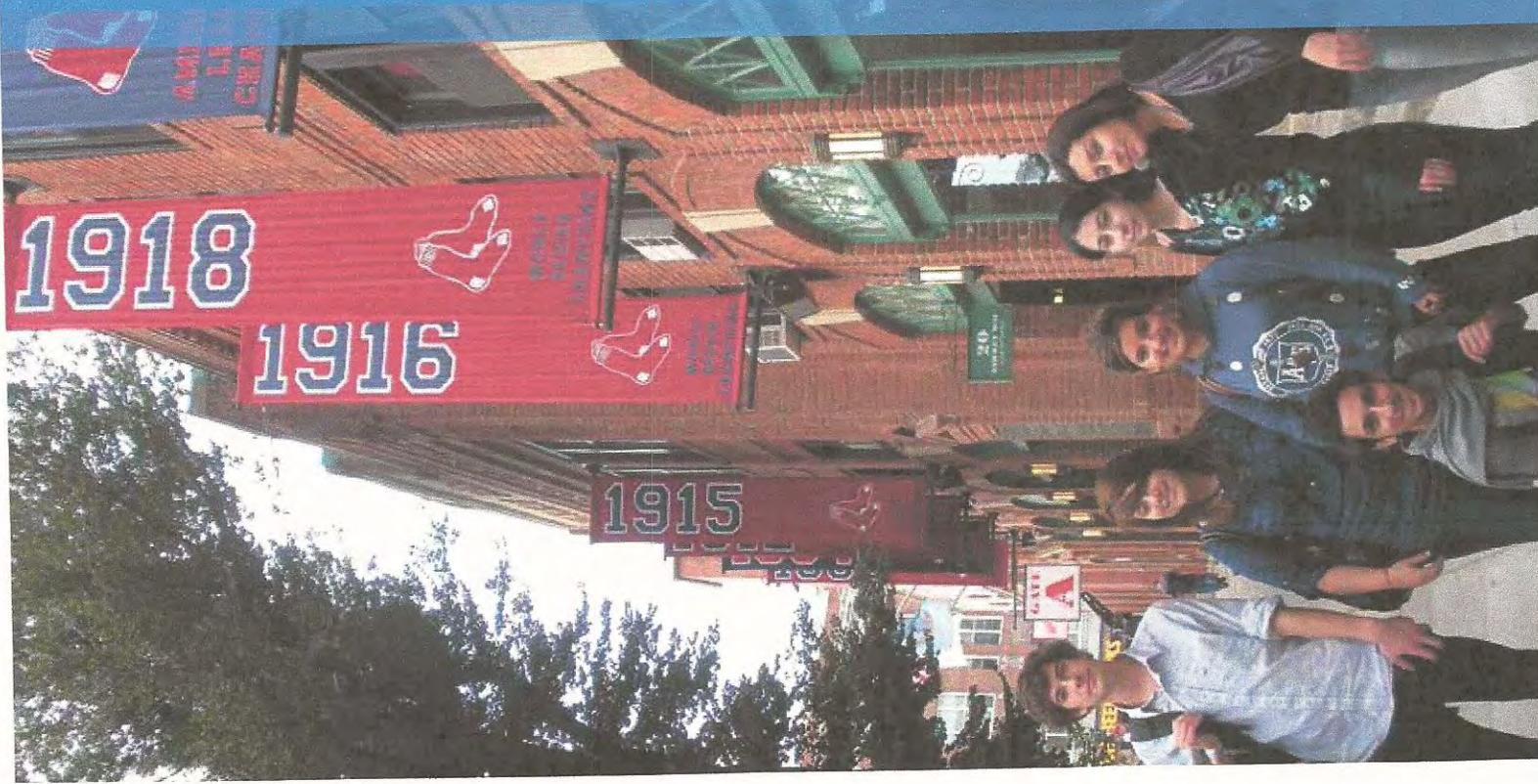
Stroll along fashionable Newbury Street and go shopping at high-end boutiques or sip a cappuccino at an elegant sidewalk café.

Spend a day touring the quaint villages and scenic beaches of Cape Cod, where Boston's elite travel for summer getaways.



Boston
Commons

 MORE
INFO



Center Facts

Enrollment

Boston Commons provides a friendly atmosphere welcoming a diverse range of students from Europe, South America, Asia and beyond. Enrollment averages 100 students throughout the year, with small class sizes to encourage student interactions.

Popular Activities

International dinners, conversation club, Harvard tour, outlet shopping, movie nights, Fenway Park tour, bowling, Six Flags Amusement Park, and New York City visits.

Accommodations

Homestay, dormitories, Additional summer housing, Fisher College Dormitories

Facilities

Computer lab, student lounge and library.

Climate

Boston offers 4 seasons. Spring and fall have moderate temperatures ranging from 6 to 12 degrees Celsius. Winters are brisk and full of snow, while summers are hot with temperatures ranging from 15 to 28 degrees Celsius.

Programs Offered

Academic English
Intensive English
General English
Vacation English
TOEFL Preparation
IELTS Preparation
SAT Preparation
GMAT Preparation
Discover Boston Tour
TOEFL/SAT Prep Camp
Boston Summer
Basketball Camp
Custom Study Tours



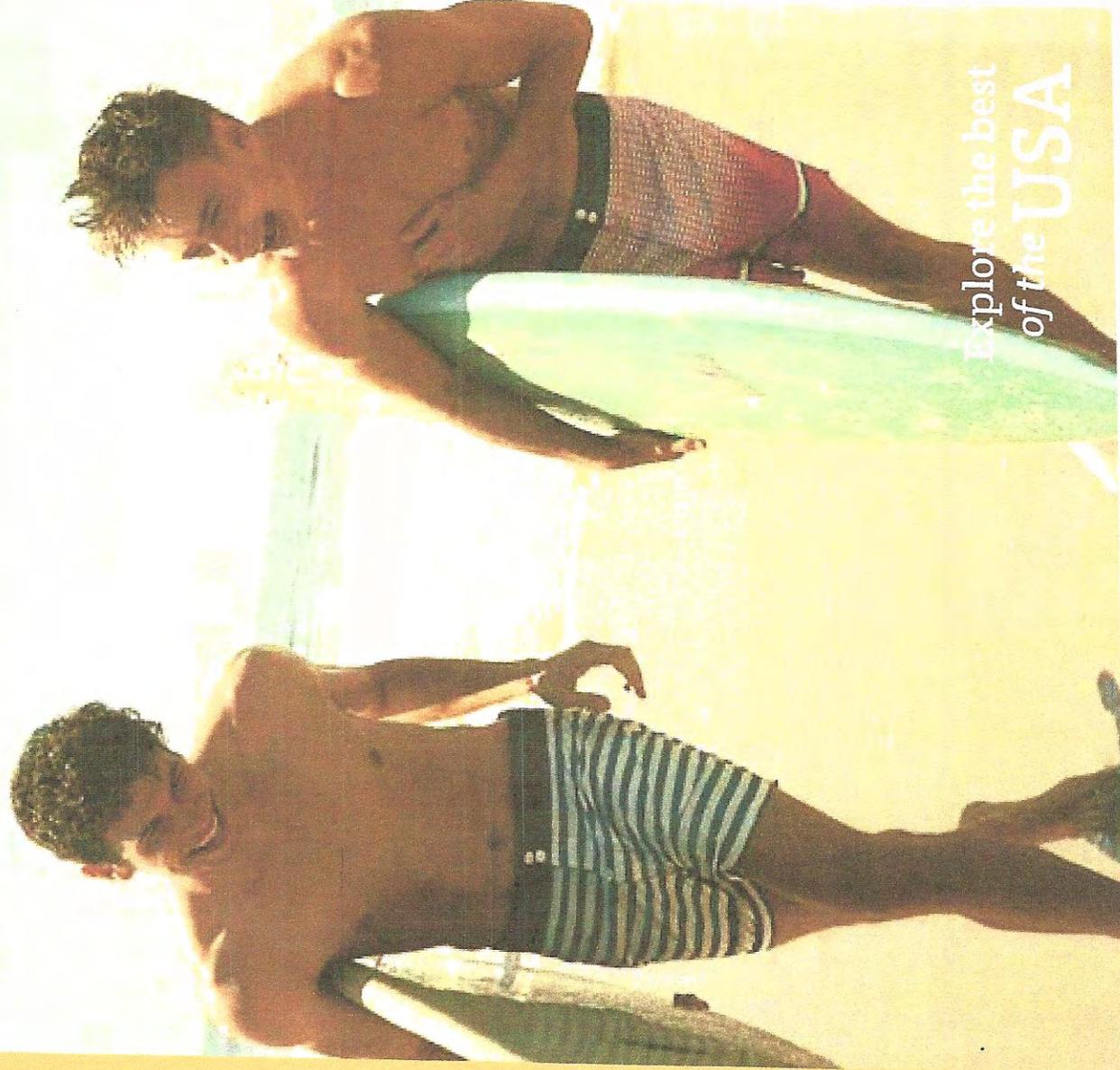
FLS International

Specialty Tours

- Discover California
- Discover California Junior
- California Summer Junior Camp
- Explore California Surf Camp
- Cinema Camp
- Acting Camp
- Photography Camp
- Outdoor Adventure Camp
- Discover The East Coast
- Discover New York Basketball Camp
- TOEFL or SAT Prep Camp
- Boston Summer
- Discover Boston

FLS INTERNATIONAL

2015



Explore the best
of the USA



Shooting a movie in Hollywood? Taking in the sights and sounds of cosmopolitan Boston? Riding the waves on sunny California beaches?

You can do all of this and more with FLS International by joining our unique Specialty Tour programs.

FLS is a leader in providing high-quality, accredited English programs to international students. Our seasonal specialty programs offer a fun and stimulating combination of our popular English language courses along with sightseeing and such exciting sports and subjects as surfing, basketball, cinema, and more.

All FLS specialty programs include a daily core class of integrated English skills taught by experienced professionals and activities chaperoned by trained FLS staff. In addition to basic program components, participants have the option to participate in additional excursions and activities, some requiring a supplemental fee.

All Specialty Tours include the following components:

Twin room accommodation with an American homestay family or in a college or university dormitory.

Most meals.

Use of campus facilities, including computer labs, libraries and athletic facilities. (Facilities vary by campus).

Sports equipment and facility access for athletic programs.

T-shirt, textbooks and certificate of completion.

Full supervision on all activities and excursions by FLS counselors.

Farewell party.

Round-trip airport transfer.

Daily transportation to and from school.

Please note that additional expenses include a non-refundable \$150 application fee.

Health insurance is available through FLS for an additional fee of \$35 per week.

Extend Your Stay

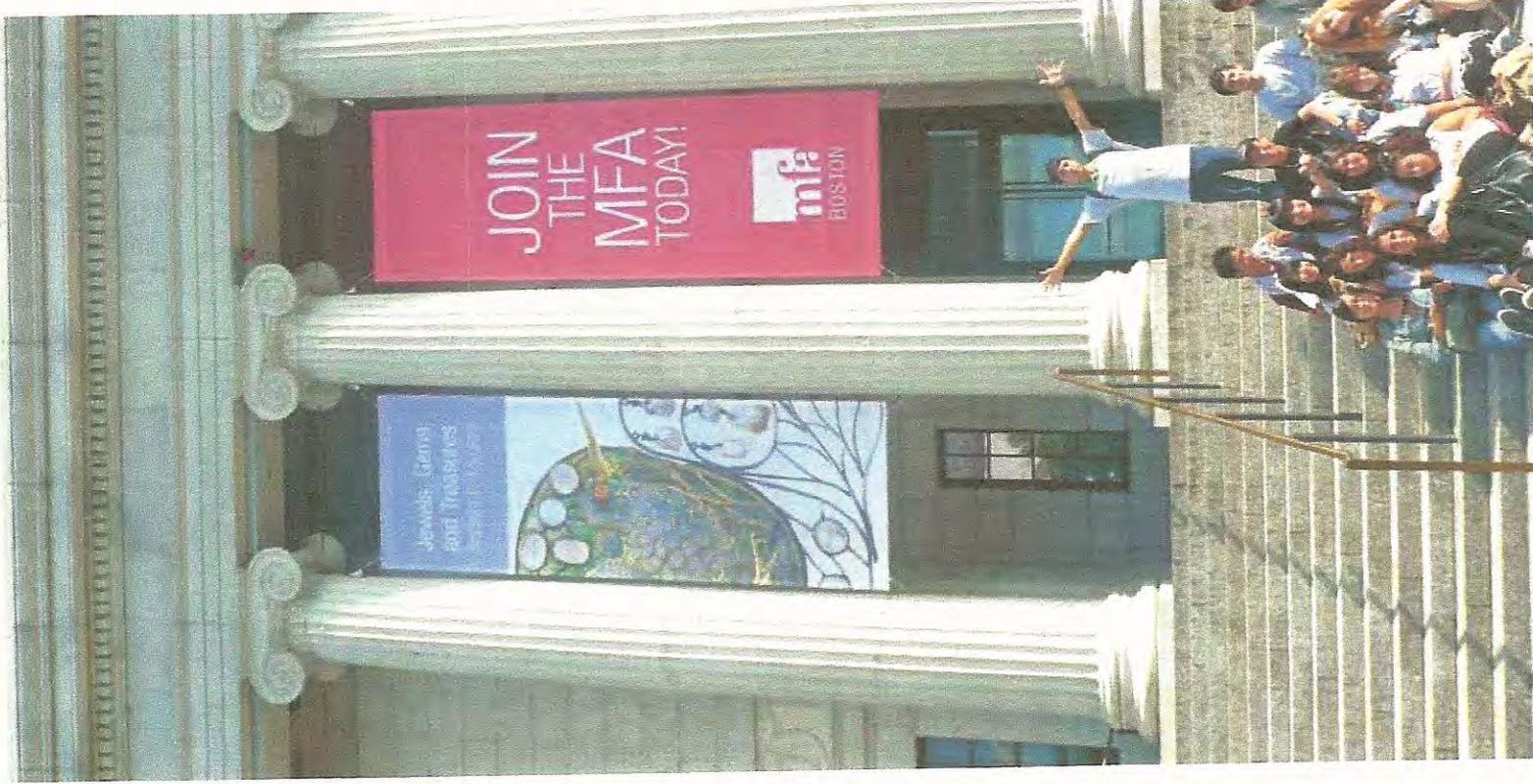
After attending your specialty tour program at FLS, you might like to extend your stay, or come back for more intensive English study at a later date. FLS has a range of programs to fit your needs.

English Language Programs

FLS offers Academic, Intensive, General and Vacation English Programs to fit a range of student goals. These programs offer 36, 30, 24 and 18 lessons, respectively, of live instruction per week in 9 levels from low beginner to high advanced. All levels develop speaking, listening, reading, writing, structure and intonation skills. New terms begin every four weeks and offer optional excursions.

Custom and Group Tours

FLS specialty tours appeal to many interests, but we understand that everyone has their own idea of the perfect travel experience. For this reason FLS provides fully customized tours for groups of 10 or more at fun locations across the United States. The programs include 18 lessons of English class per week, exciting excursions, most meals, and either a homestay or dormitory accommodation. We can plan a custom tour for any age group and at any location, with your choice of activities and classes.





Discover California

at

Citrus College

Come experience the best of exciting Southern California with our Discover California Specialty Tour! Visitors come to Southern California to experience the outstanding activities and California lifestyle. We have selected the best experiences for this tour. Students will explore the famous cities of Pasadena, Hollywood and Beverly Hills and enjoy the rides and adventures at Disneyland and Universal Studios. And, of course, we've left plenty of time for shopping at the area's best malls.

This popular program is hosted on the attractive campus of Citrus College. Citrus is located minutes from downtown Los Angeles, in the comfortable suburb of Glendora at the base of the San Gabriel Mountains. Students will learn English in small classes taught by our highly trained teachers and make friends with students from around the world. Our welcoming and carefully selected host families give participants a new understanding of American culture.

\$3,270
winter
\$3,600
summer

AGE
15+

MORE
INFO



Glendora, CA

Program Features

- 18 lessons of English per week.
- Weekly sports and activities on campus.
- Twin room homestay accommodation with breakfast and dinner on weekdays, breakfast on weekends.
- Airport transfer: Los Angeles International Airport, LAX.

Activities & Excursions

- Hollywood
- Beverly Hills
- Old Town Pasadena
- Disneyland
- Huntington Library
- Downtown L.A
- USC Tour
- Ontario Mills Mall
- Universal Studios
- California Science Center
- Victoria Gardens Shopping
- Santa Anita Mall
- DJ Dance Party
- Farewell Party
- MLB Baseball Game (optional)





Surf Camp

at

Cal State University, Fullerton

Our Surf Camp is located in the heart of Orange County, the home of the world's most iconic surf cities! The camp is located at California State University, Fullerton (CSUF) which was founded in 1957 and has grown into the largest comprehensive university in California. The beautiful 236-acre campus is set in the vital, flourishing city of Fullerton in north Orange County, about 25 miles from downtown Los Angeles.

Surf lessons take place in nearby Huntington Beach, renowned as Surf City USA and the site of the world surfing championships. The city is home to over nine miles of sandy beach, the fabled Huntington Beach Pier and excellent surfing conditions with some of the best surf breaks in the United States.

Students will take daily lessons with expert local surf instructors, gaining the skills to enjoy the ultimate California sport.

Our program is rounded off with exciting excursions to Santa Monica, Venice Beach, Hollywood and Beverly Hills.

\$3,765
3 weeks

AGE
15+

\$2,840
2 weeks

MORE
INFO



Fullerton, CA

Program Features

- 18 lessons of English, per week.
- 10 lessons of surfing per week with skilled surf instructors. Surfboard and rashguard rental included.
- Shared room dormitory accommodation with breakfast, lunch and dinner.
- Airport transfer: Los Angeles International Airport, LAX.

Activities & Excursions

- Hollywood
- Laguna Beach
- Beverly Hills
- Universal Studios
- Disneyland
- Santa Monica & Venice Beach
- Knott's Berry Farm
- DJ Dance Party
- Farwell Party
- MLB Baseball Game (optional)





Cinema Camp

at

Cal State University, Fullerton

This program introduces participants to the exciting process of creating a short film. Teachers have included Columbia University instructors and directors and technicians who've worked on major Hollywood productions, including projects with George Lucas and Ray Liotta. Students are taught to write a short screenplay and draw storyboards. Participants learn basic camera moves and improve their skills with 'on location' shooting. After the shoot, students edit and add effects to their film then present their work to other students in a movie showcase.

Students experience a behind-the-scenes look at the film industry with visits to major movie studios and other fascinating sites related to the entertainment business. Students take class on the beautiful campus of Cal State University, Fullerton and enjoy modern dormitory accommodation on campus with excellent dining facilities.

Our Cinema Camp is enhanced with 3 hours of daily ESL instruction taught by engaging instructors. Or substitute a fascinating class in film history taught by an expert in the subject. Finally, students will enjoy a tour of Hollywood and may even see a movie star at the famous Hollywood & Highland complex—home of the Academy Awards!

AGE
16+

\$3,765

MORE
INFO



Fullerton, CA

Program Features

- 18 lessons of English per week.
- 8 lessons of movie production per week
- Use of camera and equipment
- DVD of final film
- Shared room dormitory accommodation with breakfast, lunch and dinner
- Airport transfer: Los Angeles International (LAX)

Activities & Excursions

- Film Screening
 - Hollywood
 - Beverly Hills
 - Cinema Make-up Workshop
 - Disneyland
 - Knoit's Berry Farm (optional)
 - Soak City Water Park (optional)
 - DJ Dance Party
 - Farewell Party
 - MLB Baseball Game (optional)
- STUDIO TOURS:
- Warner Bros.
 - Sony/MGM
 - Paramount
 - Universal Studios





Acting Camp

at

Cal State University, Fullerton

Take a journey to Hollywood, the home of the stars, and pursue your acting dreams in our summer acting camp! Our three week program on the beautiful CSUF campus provides an ideal setting to work on your acting style with expert teachers from Hollywood's unmatched acting community.

You'll join students from around the world to hone your skills with practice in enunciation, movement exercise, character analysis, improvisation, developing characters, and reacting to other characters in a scene. Our program includes daily acting workshops, tours of Hollywood and Universal Studios, a behind-the-scenes tour of a local playhouse, and two live productions of theater in Los Angeles!

Each morning you'll increase your English vocabulary and fluency with communication-based ESL classes taught by highly qualified instructors.

We'll wrap up the program with your live theatrical performance recorded on DVD to make the perfect souvenir!

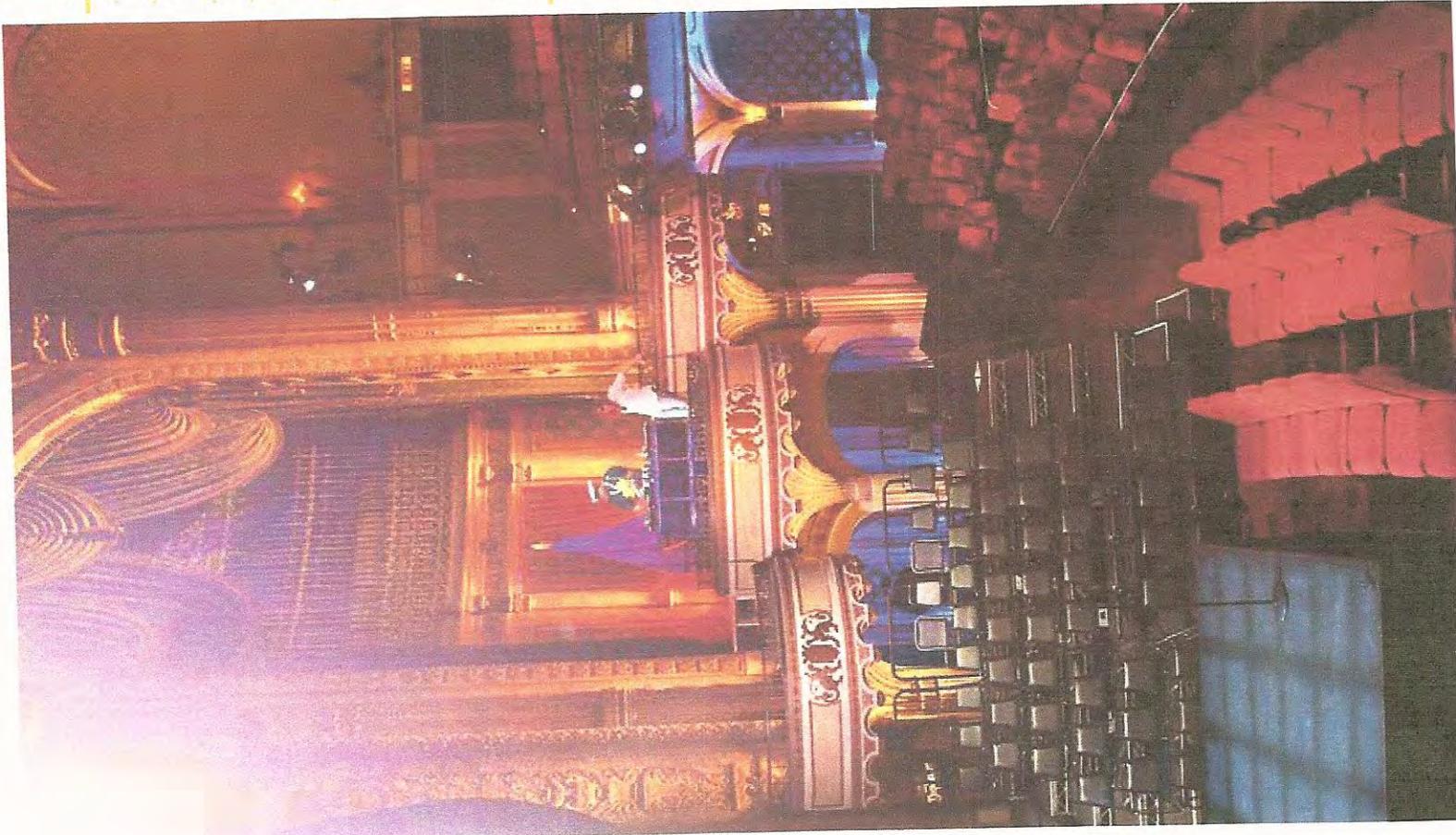
\$3,765

AGE
15+

MORE
INFO



Fullerton, CA



Program Features

- 18 lessons of English per week.
- 10 lessons of acting per week, taught by skilled instructors.
- DVD of final performance.
- Shared room dormitory accommodation with breakfast, lunch and dinner.
- Airport transfer: Los Angeles International Airport, LAX.

Activities & Excursions

- Hollywood
- Beverly Hills
- Tour of Local Playhouse
- Admission to 2 Live Theater Productions
- Universal Studios
- Disneyland
- Santa Monica & Venice Beach
- Knott's Berry Farm. (optional)
- DJ Dance Party
- Farewell Party
- MLB Baseball Game (optional)



Photography Camp

at

Las Vegas Institute

Improve your photo technique and learn how to create outstanding digital images in our Photography Camp, held in one of America's most exciting cities—Las Vegas! Our instructors will teach you the rules of composition, lighting, and how to bring out the best in your subject.

Then you will travel to the Las Vegas Strip and Nevada's gorgeous desert scenery to practice your techniques. A weekend photo shoot at the Grand Canyon will allow you to photograph one of the world's most famous and impressive natural wonders. Weekly sessions in our "digital darkroom," using photo enhancing software, will make your photos the best they can be for the final presentation of your new portfolio!

Participants are encouraged to bring their own digital camera. Camera rental can be arranged for an additional fee, upon request.

This tour, packed with great sights and memorable photo shoots, will be sure to take your love of photography to a new level!

\$2,910

AGE
15+

MORE
INFO



Las Vegas, NV

Program Features

- 18 lessons of English per week.
- 10 lessons of photography per week.
- Weekly photo shoots. Use of the Digital Darkroom.
- Twin room homestay accommodation with breakfast and dinner on weekdays, breakfast on weekends.
- Airport transfer: Las Vegas McCarran Airport, LAS.

Activities & Excursions

- Tours of Professional Photo Galleries
- Las Vegas Tour
- Grand Canyon Overnight Trip
- Outlet Shopping
- Fremont Street Experience
- Zion National Park
- Farewell Party
- Photography Shoots at:
 - Las Vegas Strip
 - Valley of Fire
 - Mt. Charleston
 - Grand Canyon
 - Zion National Park





Outdoor Adventure Camp

at

Tennessee Tech University

With amazing waterfalls, fabulous lakes, spectacular caverns, and breathtaking mountains, Tennessee is the perfect setting for our Outdoor Adventure Camp! The home of America's most-visited national park, the Great Smoky Mountains, Tennessee boasts gorgeous scenic wilderness throughout the state. Our camp will take you to over a dozen unique destinations as you try out a range of outdoor activities.

Perfect for young adventurers, our camp provides lessons in rock climbing and beginning level spelunking (cave exploring) as well as zipline tours! You'll take in the native wildlife and unspoiled forests as you canoe down the picturesque rivers, go swimming on the natural beaches and see one of America's most amazing underground waterfalls at Ruby Falls. A visit to Nashville, Music City U.S.A., rounds out your Tennessee experience.

\$2,910

AGE
10+

MORE
INFO



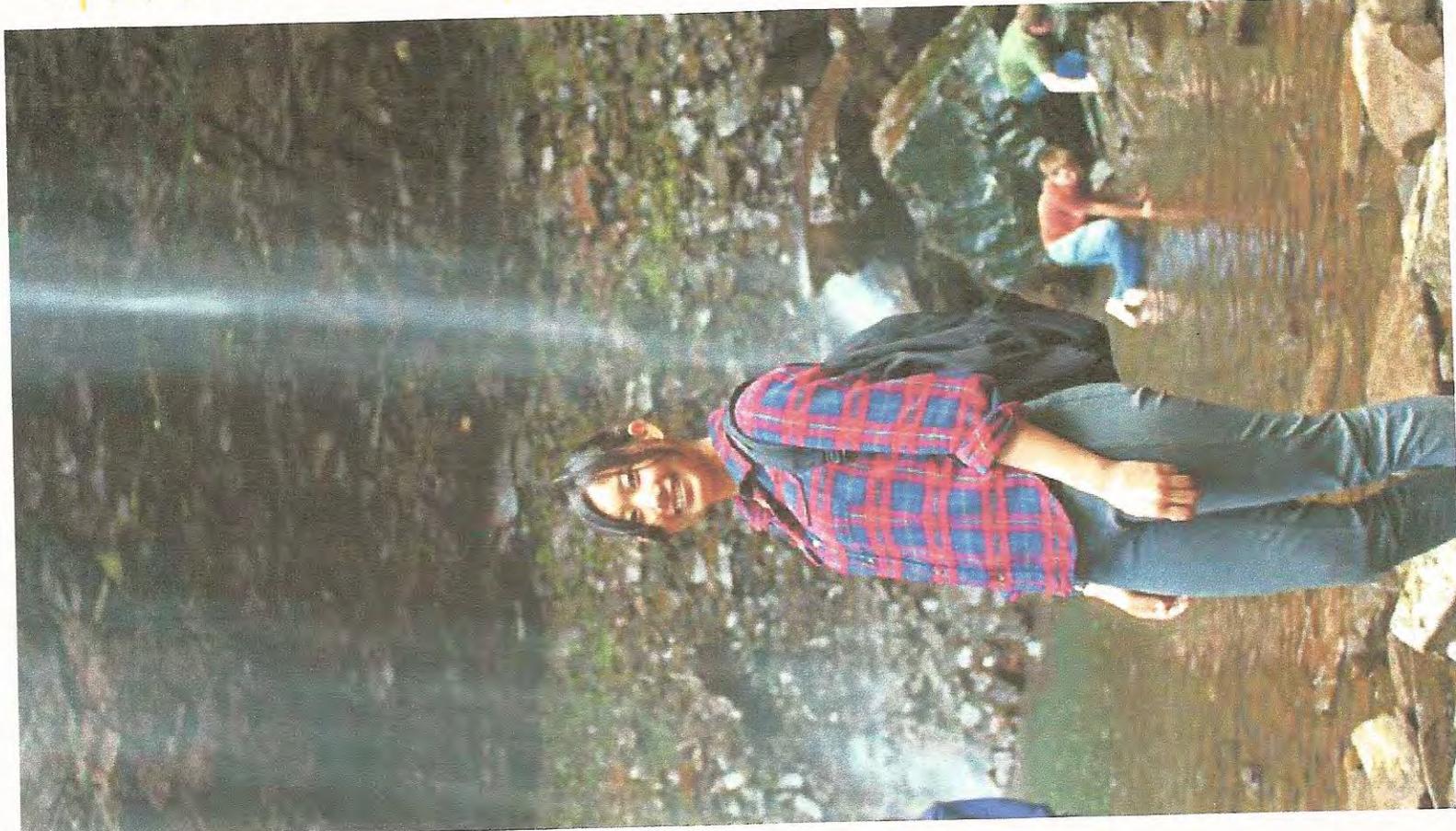
Cookeville, TN

Program Features

- 18 lessons of English per week.
- Weekly sports and activities
- Shared room dormitory accommodation with breakfast and dinner on weekdays, breakfast on weekends.
- Airport transfer: Nashville International Airport, BNA.

Activities & Excursions

- Great Smoky Mountains
- Nashville
- Fishing
- Zipline Tour
- River Canoeing
- Cave Exploring
- Underground Waterfall Tour
- Rock Climbing Lessons
- Sports & Paddleboats
- Swimming
- Hiking
- Providence Marketplace Shopping
- Additional Shopping Trips (optional)
- DJ Dance Party
- Farewell Party





Basketball Camp

at

Fisher College

Since basketball originated in America in the 1800's, it has experienced explosive growth. This fast-paced sport is now popular around the world, as the fame of international stars Yao Ming and Pau Gasol shows!

Our three-week program at FLS Fisher College combines daily basketball practice and English lessons with other international students. Students are coached by college staff and graduates. Each afternoon you'll practice layups, jump shots, and individual and team defensive concepts. Local students will join our program at selected points, allowing you to meet Americans while sharpening your game.

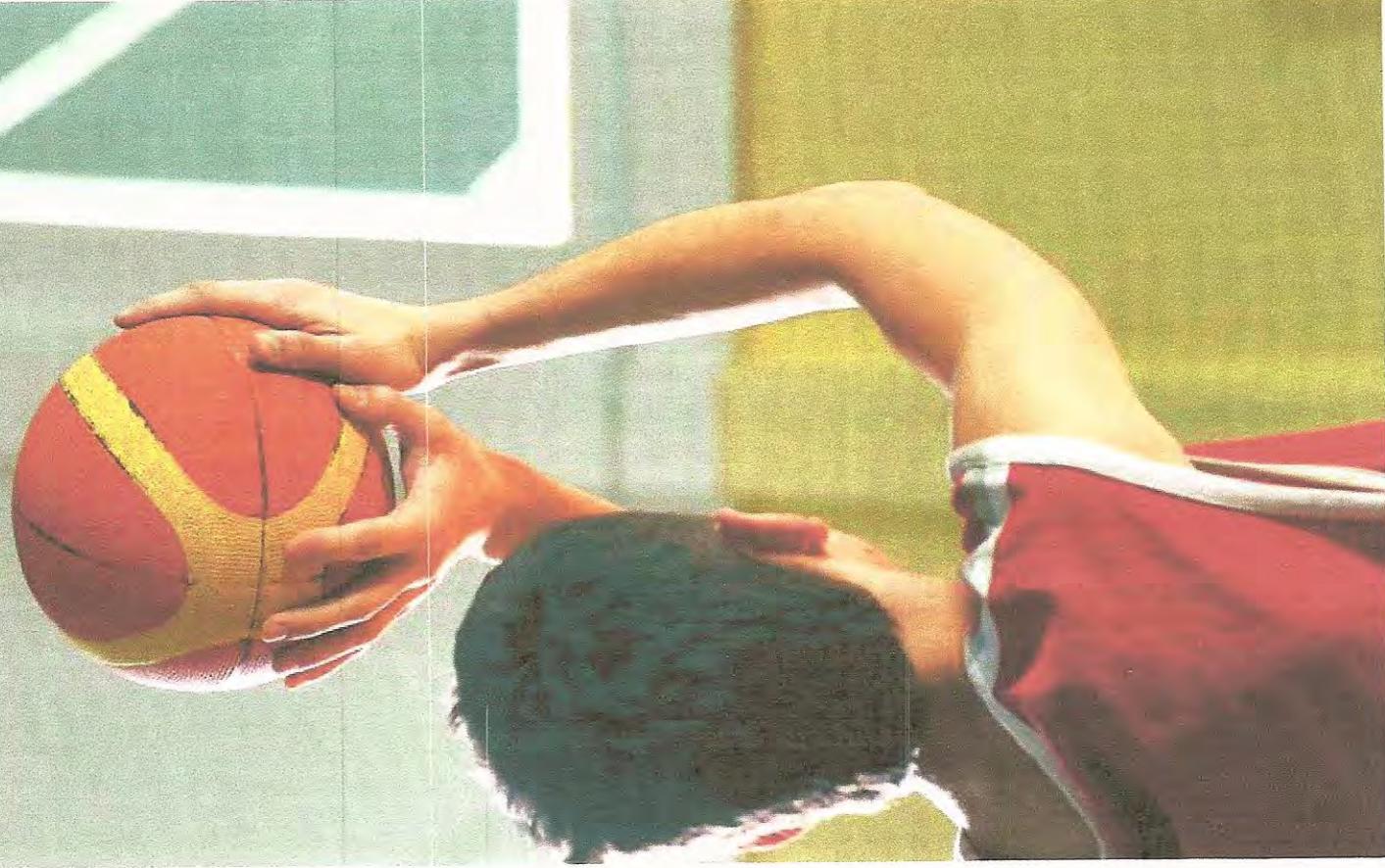
Of course Boston is the home to multiple NBA championship winners the Boston Celtics; the legendary team of such players as Larry Bird and Paul Pierce. Our program includes a tour of TD Garden, the home of the Celtics, and The Sports Museum, featuring highlights of Boston's colorful sports history.

\$3,325

AGE
15+



Boston, MA



Program Features

- 18 lessons of English per week.
- 12 lessons of basketball per week.
- Use of the college and community basketball facilities.
- Shared room dormitory accommodation with breakfast and dinner on weekdays, breakfast on weekends.
- Airport transfer: Logan International Airport, BOS.

Activities & Excursions

- TD Garden Stadium and Sports Museum
- Newbury Street
- Freedom Trail
- Faneuil Hall & Quincy Market
- Boston Duck Tour
- Six Flags
- New England Aquarium & Whale Watching (optional)
- New York City Tour (optional)
- DJ Dance Party
- Farewell Party



TOEFL Prep Camp or SAT Prep Camp

at

Fisher College

International high school students must overcome many obstacles when planning to attend an American college, including English fluency requirements, minimum standardized test scores and knowledge of the U.S. higher education system. Our TOEFL and SAT Preparation Camps are designed to give students support in all of these areas.

Developed especially for rising juniors and seniors in high school, the programs immerse students in a combination of classes, workshops and college visits with an advanced, content-based curriculum to prepare them for college success!

Students will benefit from weekly college workshops on topics such as selecting the right college, writing the admissions essay, and preparing for an admissions interview. Each student will also attend a core English skills class to develop college-level skills in listening and speaking. Our program includes a test preparation class focusing on the TOEFL or SAT (based on the student's choice). Finally, college visits to respected area institutions will give students a firsthand look at a variety of college campuses.

\$3,195

AGE
15+

MORE
INFO



Boston, MA

Program Features

- 18 lessons of English per week.
- 10 lessons of test preparation (SAT or TOEFL) per week.
- 1 college prep workshop per week.
- 3 college visits.
- Shared room dormitory accommodation with breakfast and dinner on weekdays, breakfast on weekends.
- Airport transfer: Logan International Airport, BOS.

Activities & Excursions

- Newbury Street
- Freedom Trail
- Beacon Hill & The State House
- Faneuil Hall & Quincy Market
- Boston Duck Tour
- Six Flags Amusement Park
- New York City Tour (optional)
- DJ Dance Party
- Farewell Party
- UNIVERSITY TOURS:**
- Harvard University
- Massachusetts Institute of Technology
- University of Massachusetts, Boston





Boston Summer

at

Fisher College

Our Boston Summer tour at Fisher College puts you in the middle of the action right in the heart of downtown Boston. Fisher's distinguished brownstone buildings stand at the edge of the famous Boston Common public park. Newbury Street, the famous Freedom Trail and Charles River are all within a 5-minute walk, while Harvard Square, MIT and Fenway Park are a quick 10-minute ride by public transportation.

Fisher provides safe and secure residence halls in elegant townhouses with all the comforts of home. The shared accommodations provide housing for 2-4 students per residence. Students enjoy access to amenities such as a TV lounge and game room.

Our program includes English classes with highly qualified teachers, as well as guided explorations of Boston, numerous local attractions and plenty of shopping. Students also have access to optional excursions to Six Flags amusement park and New York City.

\$3,530

AGE
15+

MORE
INFO



Boston, MA



Program Features

- 18 lessons of English per week.
- Shared room dormitory accommodation with breakfast and dinner on weekdays, breakfast on weekends.
- Airport transfer: Logan International Airport, BOS.

Activities & Excursions

- Newbury Street
- Freedom Trail
- Faneuil Hall & Quincy Market
- Beacon Hill & The State House
- MIT Tour
- Prudential Center Shopping
- CambridgeSide Galleria
- Harvard University & Harvard Square
- Boston Duck Tour
- New England Aquarium
- Museum of Fine Arts
- Chinatown & Institute for Contemporary Art
- Revere Beach
- Six Flags Amusement Park
- New York City Overnight Trip (optional)
- DJ Dance Party
- Farewell Party



Discover Boston

at

Boston Commons

Boston is America's top student destination for good reason. The city combines unmatched cultural attractions, prestigious universities and colleges, and top-notch entertainment and dining opportunities all set against the backdrop of Boston's historic, picturesque landmarks.

Students in Discover Boston will experience East Coast American culture at its finest, with activities ranging from the historic Freedom Trail to vibrant Faneuil Hall. You'll also visit the legendary campus of Harvard University and shop the boutiques of Newbury Street.

With beaches and rural scenery less than an hour away, Boston has something for everyone!

Our program is rounded out with comprehensive English lessons at our center in the heart of downtown Boston and unforgettable stays with welcoming area host families.

AGE
15+

\$3,530

MORE
INFO



Boston, MA



Program Features

- 18 lessons of English per week.
- Twin room homestay accommodation with breakfast and dinner on weekdays, breakfast on weekends.
- Airport transfer: Logan International Airport, BOS.

Activities & Excursions

- Newbury Street
- Faneuil Hall & Quincy Market
- Beacon Hill & The State House
- Harvard University & Harvard Square
- Prudential Center Shopping
- New England Aquarium
- Museum of Fine Arts
- New York City Overnight Trip (optional)
- DJ Dance Party
- Farewell Party
- Summer only:
 - Freedom Trail
 - Little Italy
 - Cambridgeside Galleria
 - Boston Duck Tour
- Revere Beach
- Six Flags Amusement Park
- Chinatown & Institute for Contemporary Art
- Winter only:
 - Museum of Science
 - JFK Library and Museum
 - Ice Skating
 - Bowling
 - Isabella Stewart Gardner Museum

Dates and Prices

Arrive	Depart	Price
Discover California at <i>Citrus College*</i>		
Jan 4, 2015	Jan 24, 2015	\$3,270
Jan 25, 2015	Feb 14, 2015	\$3,270
Mar 8, 2015	Mar 28, 2015	\$3,270
Mar 22, 2015	Apr 11, 2015	\$3,270
Jun 21, 2015	Jul 11, 2015	\$3,600
Jun 28, 2015	Jul 18, 2015	\$3,600
Jul 5, 2015	Jul 25, 2015	\$3,600
Jul 12, 2015	Aug 1, 2015	\$3,600
Jul 19, 2015	Aug 8, 2015	\$3,600
Aug 9, 2015	Aug 29, 2015	\$3,600
Dec 13, 2015	Jan 2, 2016	\$3,270
Dec 20, 2015	Jan 9, 2016	\$3,270
Dec 27, 2015	Jan 16, 2016	\$3,270

Discover California Junior at <i>Sonrise Christian School (GROUPS ONLY)</i>		
Jun 21, 2015	Jul 11, 2015	\$3,530
Jun 28, 2015	Jul 18, 2015	\$3,530
Jul 5, 2015	Jul 25, 2015	\$3,530
Jul 12, 2015	Aug 1, 2015	\$3,530
Jul 19, 2015	Aug 8, 2015	\$3,530
Jul 26, 2015	Aug 15, 2015	\$3,530
Aug 2, 2015	Aug 22, 2015	\$3,530

California Summer at <i>Cal State University, Northridge</i>		
Jun 28, 2015	Jul 18, 2015	\$3,885
Jul 5, 2015	Jul 25, 2015	\$3,885
Jul 12, 2015	Aug 1, 2015	\$3,885
Jul 19, 2015	Aug 8, 2015	\$3,885

Arrive	Depart	Price
Junior Camp at <i>Cal State University, Northridge</i>		
Jun 28, 2015	Jul 18, 2015	\$3,885
Jul 5, 2015	Jul 25, 2015	\$3,885
Jul 12, 2015	Aug 1, 2015	\$3,885
Jul 19, 2015	Aug 8, 2015	\$3,885
Surf Camp at <i>Cal State University, Fullerton</i>		
Jun 28, 2015	Jul 18, 2015	\$3,765
Jul 5, 2015	Jul 25, 2015	\$3,765
Jul 12, 2015	Aug 1, 2015	\$3,765
Jul 19, 2015	Aug 1, 2015	\$2,840

Cinema Camp at <i>Cal State University, Fullerton</i>		
Jun 21, 2015	Jul 11, 2015	\$3,765
Jun 28, 2015	Jul 18, 2015	\$3,765
Jul 5, 2015	Jul 25, 2015	\$3,765
Jul 12, 2015	Aug 1, 2015	\$3,765

Acting Camp at <i>Cal State University, Fullerton</i>		
Jun 21, 2015	Jul 11, 2015	\$3,765
Jun 28, 2015	Jul 18, 2015	\$3,765
Jul 12, 2015	Aug 1, 2015	\$3,765

Explore California Camp at <i>Cal State University, Fullerton</i>		
Jun 28, 2015	Jul 18, 2015	\$3,765
Jul 12, 2015	Aug 1, 2015	\$3,765

Photography Camp at <i>Las Vegas Institute*</i>		
Jun 28, 2015	Jul 18, 2015	\$2,910
Jul 12, 2015	Aug 1, 2015	\$2,910

Arrive	Depart	Price
Outdoor Adventure Camp at <i>Tennessee Tech University</i>		
Jun 28, 2015	Jul 18, 2015	\$2,910
Jul 12, 2015	Aug 1, 2015	\$2,910

Discover The East Coast Camp at <i>Chestnut Hill College</i>		
Jun 28, 2015	Jul 18, 2015	\$3,495
Jul 12, 2015	Aug 1, 2015	\$3,495

Basketball Camp at <i>Fisher College</i>		
Jun 28, 2015	Jul 18, 2015	\$3,325
Jul 12, 2015	Aug 1, 2015	\$3,325

Boston Summer at <i>Fisher College</i>		
Jun 28, 2015	Jul 18, 2015	\$3,530
Jul 5, 2015	Jul 25, 2015	\$3,530
Jul 12, 2015	Aug 1, 2015	\$3,530
Jul 19, 2015	Aug 8, 2015	\$3,530

TOEFL/SAT Prep Camp at <i>Fisher College</i>		
Jun 28, 2015	Jul 18, 2015	\$3,195
Jul 12, 2015	Aug 1, 2015	\$3,195

Discover Boston at <i>Boston Commons*</i>		
Aug 2, 2015	Aug 22, 2015	\$3,530

Terms of Enrollment

There is a non-refundable \$150 application fee for all programs.

- Students must apply at least two weeks prior to the program's scheduled start date.
- Students will check in on Sunday and check out on Saturday.
- Extra nights of stay can be added for \$75 dormitory, and \$55 homestay.
- Health insurance is available through FLS for an additional fee of \$35 per week.
- *Students may add extra weeks of General English at these campuses for an additional \$700 per week



Student Information

- 12 Name _____ FLS Center _____
Family Name(s) First Name Middle Name
- 13 Health Insurance: mandatory for all students; you may purchase it in your home country. Health insurance is also available from FLS at \$35 per week. **Would you like to purchase health insurance through FLS?** Yes No
- 14 **Would you like your I-20 Form and acceptance documents to be sent by Express Mail?** Yes No
 Express mail delivery is available for an additional \$55 fee.
Note: for applications received less than three weeks prior to the starting date, the documents must be sent by Express Mail.
- 15 **Would you like FLS to process the \$200 SEVIS Application Fee for you?** Yes No
- 16 **Unaccompanied Minor:** Upon request, FLS will provide the name and contact information of a specific designated driver to the agent and airline for pick-up and provide chaperone service to airport security for airport drop-off. Cost is \$100 round-trip. **Would you like FLS to provide Unaccompanied Minor Service?** Yes No
Note: if you request the Unaccompanied Minor Service from your airline, you must also select this fee for FLS' service.

Payment Information

- 17 Please send the following fees with your application:
- | | |
|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| A. Non-refundable application processing fee—required for all applications | US \$ 150 |
| B. If SEVIS processing is requested, payment must be included with application: US \$200 (non-refundable) | US \$ _____ |
| C. If express delivery is requested, payment must be included with application: US \$55 (non-refundable) | US \$ _____ |
| D. If unaccompanied minor service is requested, payment must be included with application: US \$100 | US \$ _____ |
| | <i>Please Indicate Total Enclosed</i> US \$ _____ |

The charges listed above may be paid by travelers check, personal check, international money order, bank draft, or transfer on a USA bank. Please note that all charges must be paid in US dollars. These charges may also be paid by credit card. Only Visa, MasterCard, or American Express cards are accepted. Please do not send cash through the mail.

American Express MasterCard Visa

Credit Card Number Security Code

Expiration Date Signature

18 Promotion Code _____

Please mail application, fees, and a financial statement to:
FLS International—Administrative Offices
 301 N. Lake Ave., Suite 310
 Pasadena, CA 91101, U.S.A.
 Tel: (626) 795-2912 | Fax: (626) 795-5564 | E-Mail: fls@fls.net

- 19 In case of emergency please contact:
- _____
Name _____
Telephone
- _____
E-mail Address _____
Fax

- 20 Parental authorization for minors: *(Must be completed for all students under 18 years of age)*
 I authorize FLS International and its agents to allow any necessary and appropriate emergency medical services for my child in case of accident or illness and release them from all liability.
- _____
Signature _____
Relationship to student (parent, guardian, etc.)

- 21 Family Visitation:
 For minor students (under the age of 18) who intend to arrange a visit with relatives during their FLS program, the student's parent or guardian must complete and sign a **Family Visit Authorization Form**. This form may be obtained upon request from any FLS staff member or agent.

Contact FLS:
626-795-2912

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- [Locations](#)
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- [Downloads](#)

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[Contact an FLS Counselor](#)

[English Proficiency Test](#)

Book Your Program

Program Type:

Program Location:

Start Date:

Housing Type:

Duration of Stay:

Program Price:
\$...

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Boston Summer

Boston, MA

@ FLS Fisher College



FLS is pleased to offer its Boston Summer tour at Fisher College, situated in the heart of downtown Boston. Fisher's distinguished brownstone buildings are conveniently located next to the famous Boston Common public park and a short walk from our FLS center. Government Center, the Freedom Trail, the Charles River, and other famous Boston landmarks are all within few minutes walking radius. Harvard, MIT and Fenway Park are a mere 10-minute ride away by MTA, the public transportation system that serves the greater Boston area.

Fisher provides safe and secure residence halls in elegant townhouses with all the comforts of home. The shared accommodations provide housing for 2-4 students per residence. Students enjoy access to amenities such as a TV lounge and game room.

Our program includes English classes with highly qualified teachers, as well as guided explorations of Boston, numerous local attractions and plenty of shopping. Students also have access to optional excursions to Six Flags amusement park and New York City.



Age: 15+



[View Tour Slideshow](#)

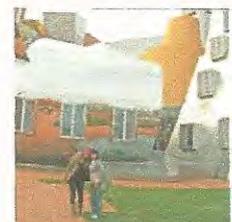
Boston is [a] really attractive city for me.

TAKASHI, JAPAN

Program Dates

Arrive	Depart	Price	
June 28, 2015	July 18, 2015	\$ 3530	Apply
July 5, 2015	July 25, 2015	\$ 3530	Apply
July 12, 2015	August 1, 2015	\$ 3530	Apply
July 19, 2015	August 8, 2015	\$ 3530	Apply

[Sample Calendar](#)



All Participants Enjoy:

Contact FLS:
626-795-2912

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Search FLS.net

GO

[Frequently Asked Questions](#)

[Contact an FLS Counselor](#)
[English Proficiency Test](#)

Book Your Program

Program Type:

Program Location:

Start Date:

Housing Type:

Duration of Stay:

Program Price:

\$...

[Apply Now](#)

[Download FLS Pricing](#)

Basketball Camp

Boston, MA

@ FLS Fisher College



Since basketball originated in America in the 1800's, it has experienced explosive growth. This fast-paced sport is now popular around the world, as the fame of international stars Yao Ming and Pau Gasol shows! Our three-week program at FLS Fisher College combines daily basketball practice and English lessons with other international students.

Students are coached by university staff and graduates. Each afternoon you'll practice layups, jump shots, and individual and team defensive concepts. Local students will join our program at selected points, allowing you to meet Americans while sharpening your game.

Of course Boston is the home to multiple NBA championship winners the Boston Celtics, the legendary team of such players as Larry Bird and Paul Pierce. Our program includes a tour of TD Garden, the home of the Celtics, and The Sports Museum, featuring highlights of Boston's colorful sports history.



Age: 15+



[View Tour Slideshow](#)

The most important reason to learn English in FLS is conversation with native speakers.

KYUNG SUN, KOREA

Program Dates

Arrive	Depart	Price	
June 28, 2015	July 18, 2015	\$ 3325	Apply
July 12, 2015	August 1, 2015	\$ 3325	Apply

[Sample Calendar](#)

All Participants Enjoy:

18 lessons of English per week

Use of school facilities. T-shirt, textbooks, and certificate of completion.

Dormitory

Contact FLS:
626-795-2912



Take a tour of Boston
A vibrant city full of universities and cultural attractions.

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UNIVERSITY LANGUAGE PROGRAMS IN THE USA

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GO

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Book Your Program

Program Type:

Program Location:

Start Date:

Housing Type:

Duration of Stay:

Program Price:

\$...

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[Download FLS Pricing](#)

FLS Boston Commons

Learn English in Boston, "The Cradle of American Liberty"

Steeped in history, rich in culture, and home to one of America's most popular sports teams, Boston has it all. When you learn English in Boston, you'll find a center that's ideally situated. FLS Boston Commons is located right in the heart of downtown and overlooks Boston Common, the city's famous public park and gardens. The historic Freedom Trail and Beacon Hill are both within easy walking distance from the center. Nearby, the bustling financial district, Government Center and theater district offer endless options for dining and entertainment.

The Boston Commons Experience



Known as America's Walking City, Boston provides all the excitement of a major city in a compact area that's easy to get around. You'll never be bored with all the events and diversions awaiting you in this unique and picturesque city!

- Take a unique ride on the Duck Tour as amphibious vehicles drive you by the city's great sights and then plunge into the Charles River for a watery finale.
- Have an all-American day and see the world-champion Boston Red Sox at Fenway Park with pitcher Daisuke Matsuzaka.
- Sample famous New England seafood at historic waterfront oyster bars or try authentic Boston clam chowder at Quincy Market.
- Visit the impressive collections at the Museum of Fine Arts, including major works of Impressionism, Egyptian antiquities and modern American painting.
- Stroll along fashionable Newbury Street and go shopping at high-end boutiques or sip a cappuccino at an elegant sidewalk café.
- Spend a day touring the quaint villages and scenic beaches of Cape Cod, where Boston's elite travel for summer getaways.



In a short time I improved so much.

Julieth—Colombia

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