



Planning Department

MEMORANDUM

TO: Sherry Dong
Chairwoman, City of Boston Board of Appeal

FROM: Joanne Marques
Regulatory Planning & Zoning

DATE: December 10, 2025

RE: Planning Department Recommendations

Please find attached, for your information, Planning Department recommendations for the December 16, 2025 Board of Appeal's Hearing.

Also included are the Board Memos for:

29 to 29F Romsey ST Dorchester 02125 and 33 Romsey ST Dorchester 02125
85 to 99 Berkeley ST Boston 02116
1198 Centre ST Roslindale 02131

If you have any questions please feel free to contact me.



Case	BOA1758750
ZBA Submitted Date	2025-08-04
ZBA Hearing Date	2025-12-16
Address	20 Milford ST Roxbury 02118
Parcel ID	0305859000
Zoning District & Subdistrict	South End Neighborhood MFR
Zoning Article	64
Project Description	The project would build a new groundwater recharge system in the rear yard of a townhouse.
Relief Type	Conditional Use
Violations	GCOD Applicability

Planning Context:

The proposed project would be an amendment to ALT1708604 which proposed a full renovation to an existing three-story townhouse. The project proposed would add a new ground water recharge system to the rear yard of the renovated three-story townhouse. The townhouse is surrounded by similar attached townhouses and the rear yard is currently a patio space similar to the neighboring rear yard spaces. The site is within the Groundwater Conservation Overlay District (GCOD) which is established to preserve and add to the underground water reserves of the neighborhood.

Zoning Analysis:

Due to the site location within GCOD and the proposed new paving with the project, the work requires a conditional use permit and is subject to review by the Boston Water and Sewer Commission. Due to the project building a new groundwater recharge system, this is in line with the city's GCOD goals and successfully helping restore the groundwater reserves.

Recommendation:

In reference to BOA1758750, The Planning Department recommends APPROVAL WITH PROVISIO/S: the plans shall be reviewed and approved by the Boston Water & Sewer Commission due to its location within the Groundwater Conservation Overlay District (GCOD).



Planning Department

CITY of BOSTON

Reviewed,

A handwritten signature in black ink, reading "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1786776
ZBA Submitted Date	2025-10-08
ZBA Hearing Date	2025-12-16
Address	49 Oakview TER Jamaica Plain 02130
Parcel ID	1900312000
Zoning District & Subdistrict	Jamaica Plain Neighborhood 3F-5000
Zoning Article	55
Project Description	Adding a rear addition which squares off the footprint of an existing three-story house. Also extending two existing shed dormers and replacing the existing front porch.
Relief Type	Variance
Violations	Front Yard Insufficient FAR Excessive Side Yard Insufficient

Planning Context:

This project is in a residential area in Jamaica Plain characterized by detached, two- to three-story homes.

The Planning Department is currently working on the Neighborhood Housing Zoning Initiative. The goals of the initiative include creating residential zoning to set clear, straightforward rules that better align with how our neighborhoods look today and make it easier for homeowners to make renovations to existing homes.

This project will also require the approval of the Boston Parks and Recreation Commission because it is within 100 feet of a park.

Zoning Analysis:

The proposed project includes a small rear addition and as well as the extension of two shed dormers, both of which increases the gross floor area of the building. The proposed building would not comply with the maximum FAR of 0.6. The proposed FAR is not clear, but seems to be around 0.8. However, this is still in alignment with many buildings in the surrounding area.



The Side Yard requirement in this subdistrict is “Seven (7) feet from a side lot line and ten (10) feet from an existing structure on an abutting lot, provided that: (a) the aggregate width of two side yards shall be not less than seventeen (17) feet, and (b) the width of any side yard in which there is a driveway providing access to off-street parking spaces or off-street loading facilities required by this Article shall be not less than ten (10) feet.” The Side Yard at the location of the proposed addition is nine feet (and there is not another structure within ten feet on the abutting lot), meaning the proposal complies with the first part of this requirement. However, the Side Yard on the other side of the buildings is less than five feet. This means that the nine foot Side Yard of the proposed addition does not comply with part (a) which states that the aggregate width of the two Side Yards shall not be less than seventeen feet. However, small Side Yards are the predominant condition in this area, with most Side Yards between zero and five five feet. Therefore, the Zoning may need to be amended to better align with existing conditions. In addition, this parcel is located at the end of a cul-de-sac, meaning that the Side Yard where the addition is located is abutting the substantial Rear Yard of the abutting lot, as opposed to another small Side Yard. This limits the need for a larger Side Yard, since the building is placed far away from any building on the abutting lot on this side, and the additional light and air that could be provided by a larger Side Yard is already provided by this neighboring Rear Yard.

The existing Front Yard is 3.3 feet due to an existing covered front porch, which does not comply with the Front Yard requirement of 15 feet. This project includes replacing the existing front porch with a two-story porch in the same location. Although this means adding additional structure within the required Front Yard, the Front Yard non-conformity is existing and the proposed front porch would not protrude any further into the Front Yard than the existing front porch. This existing Front Yard is also in alignment with the other neighboring buildings on the block.

Plans reviewed: “49 Oakview Terrace” prepared by “STACK architecture” and dated “08/01/25.”

Recommendation:

In reference to BOA1786776, The Planning Department recommends APPROVAL.



Planning Department

CITY of BOSTON

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1790998
ZBA Submitted Date	2025-10-22
ZBA Hearing Date	2025-12-16
Address	106 Selden ST Dorchester 02124
Parcel ID	1702535000
Zoning District & Subdistrict	Dorchester Neighborhood 3F-6000
Zoning Article	65
Project Description	Construction of a three-story, six-unit affordable housing building.
Relief Type	Variance
Violations	FAR Excessive Height Excessive (stories) Side Yard Insufficient Usable Open Space Insufficient Parking or Loading Insufficient Parking design and maneuverability Forbidden Use

Planning Context:

This plan is being resubmitted to correct an error originally made in permit ERT1611894. The plans have not changed. Therefore, the recommendation remains the same. The proponent has been awarded land and funding to forward the City of Boston's "Welcome Home, Boston" program. "Welcome Home, Boston" is a housing development initiative started by the Mayor's Office of Housing, which aims to develop new affordable homes. The site is part of Phase 2 of this program, which began in 2023.

Selden Street has a wide variety of housing stock ranging between one and three family residential buildings. The parcel is immediately adjacent to a three story, three family home, and a single family home on the other side. The area is quite transit rich, being 0.3 miles away from the Fairmount Line 936 South Station, and 0.2 miles away from the Morton Street at Selden Street bus stop- providing access to the 21 and 26 bus lines.

This case proposes the construction of a three-story, affordable multifamily dwelling, comprised of six units. The potential units will all be income-restricted. This case comes in conjunction with 85 Selden Street and 80 Selden Street which have their own ZBA cases, BOA1681313 and BOA1681309.



Zoning Analysis:

106 Selden Street exists in a 3F-6000 subdistrict within the Dorchester neighborhood district. There are seven total zoning violations for this project.

There are two violations related to parking including insufficient parking and design access to the driveway being less than 10 feet in width. The neighborhood requires 1.5 spaces per unit and the proponent is proposing six parking spaces. Given the planning context being a very transit rich neighborhood with access to the commuter rail and multiple bus lines, this is a sufficient amount of parking. With regards to the 10 foot width of the driveway, the proponent is slightly off- accommodating 9 feet in width. Furthermore, the side yard minimum for the subdistrict is 10 feet, and the proponent is proposing 5 feet; this is not a sharp departure from the surrounding context. The number of stories allowed in the neighborhood is 2.5 stories while the proponent proposes three stories. There are at least three other buildings in the immediate vicinity that are also three stories and so this distinction remains largely in context with the surrounding neighborhood. There is another violation related to the amount of usable open space. The amount of usable open space required in the neighborhood is 600 square feet per unit. This would require the project to have 3,600 square feet, while the proponent is proposing a total of 1168 square feet. The parcel is less than a mile away from Gladeside Park in Mattapan, as well as within a short driving distance from Dorchester Park, Roberts playground and Walsh playground. Finally, the ratio for FAR in the neighborhood is 0.4 while the proponent proposes 0.58. Future zoning reform could update dimensional and other zoning regulations to allow this type of appropriate infill development.

Relief of the seven zoning violations as well as design review are recommended because of the proposed project's alignment with city initiatives and to ensure alignment with the surrounding context.

Recommendation:

In reference to BOA1790998, The Planning Department recommends APPROVAL WITH PROVISIO/S: that plans be submitted to the Planning Department for design review.



Planning Department

CITY of BOSTON

Reviewed,

A handwritten signature in black ink, reading "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1776123
ZBA Submitted Date	2025-09-17
ZBA Hearing Date	2025-12-16
Address	445 to 451 Columbia RD Dorchester 02125
Parcel ID	1502612000
Zoning District & Subdistrict	Dorchester Neighborhood 3F-5000
Zoning Article	65
Project Description	The applicant seeks removal of the existing proviso. The request includes no construction, alterations, or other physical work.
Relief Type	Conditional use
Violations	Remove Proviso

Planning Context:

The property is located in a predominantly residential area characterized by triple-deckers, small multifamily buildings and mixed neighborhood commercial uses along the major corridors. Columbia Road serves as a key spine through Upham's Corner and adjoining residential blocks. Due to this it supports a mix of long-standing local businesses, services and small-scale retail that provide daily needs for nearby residents.

The subject property is part of an established commercial frontage that has historically supported neighborhood-serving retail activities. The existing proviso granting a take-out use to a specific petitioner and reflects the past efforts to manage operational impacts in this active corridor. No physical changes to the building or site are proposed as part of the current application and the request is limited solely to removing the prior proviso associated with the take-out use.

Zoning Analysis:

The application requests removal of an existing proviso that is tied to a previous Board of Appeal decision that limited the take-out use to a specific petitioner. No construction, no change of use and no physical alterations to the building are proposed as part of this request.



Under Article 6, Section 4, modifications to prior Board-imposed conditions require Board approval. This is considered an action on an existing decision rather than a request for new variances or conditional uses. The underlying zoning district (3F-5000) does not change and there is no new zoning relief triggered.

The existing proviso no longer serves a necessary zoning purpose. Allowing takeout is appropriate for this location given the surrounding commercial activity and the site's longstanding use as a business. Removing the proviso will not introduce new impacts, alter the intensity of use or expand the site beyond what the zoning code allows. This parcel may warrant rezoning to better reflect its established commercial character. Due to these factors the removal of the proviso is reasonable and consistent with the intent of the zoning code.

Recommendation:

In reference to BOA1776123, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1784372
ZBA Submitted Date	2025-09-30
ZBA Hearing Date	2025-12-16
Address	10 to 18 Bowdoin ST Dorchester 02121
Parcel ID	1401418000
Zoning District & Subdistrict	Dorchester Neighborhood LC
Zoning Article	65
Project Description	This project proposed changing the existing use of a ground-floor tenant space in an existing mixed-use building with thirty-two residential units and three stores from a store to a restaurant.
Relief Type	Conditional Use, Variance
Violations	Parking or Loading Insufficient Conditional Use

Planning Context:

10-18 Bowdoin Street is an existing storefront retail establishment in a larger mixed-use building with ground-floor commercial uses and upper-floor residential units. The building is located in the Four-Corners area of Dorchester, within walking distance of the Four Corners-Geneva MBTA Commuter Rail Station and Fields Corner MBTA Red Line Station. The immediate surroundings along Bowdoin Street include a number of buildings with ground-floor commercial uses and residential uses above. The buildings are home to a number of pedestrian-focused local retailers, grocers, and restaurants. As such, the proposed project is in keeping with the surrounding neighborhood's uses and character.

Zoning Analysis:

The proposed project triggers two violations: a conditional use for the restaurant and insufficient off-street parking. The Dorchester Neighborhood Article lists restaurants as a conditional use in Local Convenience subdistricts. The surrounding buildings along Bowdoin include a number of similarly scaled restaurants. Adding an additional restaurant in this area feels appropriate and is in character with the ground-floor uses of Bowdoin Street. Article 6-3 requires several conditions to be met for approval of a conditional use. The proposed restaurant is appropriate to its location, will not adversely affect its surroundings, presents no serious hazard to pedestrians or



vehicles, is likely to be a benefit rather than a nuisance, and, through the addition of required MEP equipment and finish upgrades, will provide appropriate facilities for restaurant use.

The Dorchester Neighborhood Article requires that retail establishments provide two off-street parking spots per 1,000 square feet of area. The proposed restaurant would be 2,926 sqft, requiring five off-street parking spots. The proposed project is located within walking distance of two MBTA Stations, and Four Corners is a neighborhood commercial center with a number of pedestrian-focused stores, grocers, and restaurants. Not including the five required spots is in character with the surrounding area. The current use of the space is a retail establishment, and since the proposed change of use would carry the same parking requirements, this is an existing non-conformity that is not worsened by the project.

Recommendation:

In reference to BOA1784372, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning

MEMORANDUM**July 17, 2025**

TO: **BOSTON REDEVELOPMENT AUTHORITY**
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)
AND KAIROS SHEN, DIRECTOR

FROM: CASEY HINES, SENIOR DEPUTY DIRECTOR FOR DEVELOPMENT REVIEW
NUPOOR MONANI, SENIOR DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
ALEXA PINARD, ASSISTANT DEPUTY DIRECTOR OF DESIGN REVIEW
JAMES FITZGERALD, SENIOR DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
JILL ZICK, ASSISTANT DEPUTY DIRECTOR FOR PUBLIC REALM REVIEW
SAM VALENTINE, SENIOR LANDSCAPE ARCHITECT
ELLA WISE, SENIOR PLANNER
STEPHEN HARVEY, SENIOR PROJECT MANAGER

SUBJECT: 29-33 ROMSEY STREET, DORCHESTER

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (1) issue a Certification of Approval for the proposed development located at 29-33 Romsey Street in Dorchester (the "Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); and (2) enter into a Community Benefits Agreement in connection with the Proposed Project, and to take any and all other actions and to execute any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

PROJECT SITE

The Project Site is comprised of four (4) parcels that will be combined as part of the City of Boston Zoning Board of Appeal process in connection with the Proposed Project. Combined, the parcels total an approximately 25,271 square foot Project Site. There are two (2) vacant buildings present on the Project Site: a residential

triple-decker with the address of 29 Romsey Street, and a two-story commercial building formerly occupied by the James J. Rice AMVETS Post #28 with the address of 33 Romsey Street. Both existing structures will be demolished for the construction of the Proposed Project. The Project Site is adjacent to Dorchester Avenue and situated within a one-half mile walk to both the MBTA's JFK/UMASS Station and the MBTA's Savin Hill Station.

DEVELOPMENT TEAM

The Development Team for the Proposed Project consists of:

Proponent: 29-33 Romsey Street LLC
James Baker and John McDonough, Managers
c/o JMB Property Development Company, Inc.
110 Savin Hill Avenue
Dorchester, MA 02125

Permitting Counsel: Pulgini & Norton LLP
John A. Pulgini, Esq.
10 Forbes Road West, Suite 410
Braintree, MA 02184

Architect: 686 Architects
James Christopher and William Christopher
10 Forbes Road West, Suite 210
Braintree, MA 02184

Landscape Architect: William Fleming Associates, Inc.
Bill Fleming
375 Main Street, Suite 3
Stoneham, MA 02180

<u>Estimated Project Metrics</u>	Proposed Plan
Gross Square Footage	47,176
Gross Floor Area	39,975
<i>Residential</i>	39,975

<i>Office/Lab</i>	N/A
<i>Retail</i>	N/A
<i>Medical Clinical</i>	N/A
<i>Education</i>	N/A
<i>Hotel</i>	N/A
<i>Industrial</i>	N/A
<i>Recreational</i>	N/A
<i>Cultural</i>	N/A
<i>Parking</i>	18
Development Cost Estimate	\$16,000,000
Residential Units	29
<i>Rental Units</i>	22
<i>Ownership Units</i>	7
<i>Affordable Units</i>	12
Parking spaces	18

PROPOSED PROJECT

The Proposed Project calls for the demolition of two (2) vacant structures on the 25,271 square foot Project Site at 29 – 33 Romsey Street, to allow for the construction of two (2) new residential buildings consisting of one building containing seven (7) unit market rate homeownership townhouses and one building containing twenty-two (22) residential rental units. The residential rental building will have twelve (12) income-restricted affordable units. The program of the rental building includes one (1) studio unit and twenty-one (21) two-bedroom units, while the homeownership units are comprised of seven (7) three-bedroom units.

The rental building includes eleven (11) at-grade garage parking spaces. Each of the seven (7) homeownership townhouses will have one (1) dedicated parking space in an at-grade garage.

	<i>Gross Square Feet</i>	<i>Living Area</i>	<i>Program</i>
Townhouse 1	2,387 GSF	2,217 SF	3 BED/2.5 BATH
Townhouse 2	2,614 GSF	2,442 SF	3 BED/2.5 BATH
Townhouse 3	2,475 GSF	2,310 SF	3 BED/2.5 BATH
Townhouse 4	2,618 GSF	2,445 SF	3 BED/2.5 BATH
Townhouse 5	2,472 GSF	2,302 SF	3 BED/2.5 BATH
Townhouse 6	2,615 GSF	2,444 SF	3 BED/2.5 BATH
Townhouse 7	2,511 GSF	2,328 SF	3 BED/2.5 BATH
<i>Townhouse Total</i>	<i>17,692 GSF</i>	<i>16,488 SF</i>	<i>7 TOWNHOUSES</i>
RENTAL BUILDING SQUARE FOOTAGE AND PROGRAM			
	<i>Gross Square Feet</i>	<i>Living Area</i>	<i>Program</i>
Level 1	3,306 GSF	3,087 SF	1 – STUDIO 3 – 2 BED
Level 2	7,323 GSF	6,852 SF	7 – 2 BED
Level 3	7,324 GSF	6,851 SF	7 – 2 BED
Level 4	4,330 GSF	4,053 SF	4 – 2 BED
<i>Rental Building Total</i>	<i>22,283 GSF</i>	<i>20,843 SF</i>	<i>22 UNITS</i>
OVERALL PROGRAM	39,975 GSF	37,331 SF	

ARTICLE 80 REVIEW PROCESS

On September 20, 2024, the Proponent filed a Small Project Review Application (“SPRA”) with the BPDA for the Proposed Project, pursuant to Article 80E of the Boston Zoning Code (“the Code”). In connection with the submission of the SPRA, the Planning Department hosted a Public Meeting on October 17, 2024, and the public comment period ended November 1, 2024.

Following the conclusion of the public comment period, the Proponent engaged with the Planning Department, other city departments/agencies, abutters, and the local civic association to develop a revised program for the redevelopment of the Project Site.

The Proponent submitted a Supplemental Filing on May 30, 2025, detailing the revised program and plans for the Proposed Project. The Planning Department hosted a Public Meeting on June 18, 2025, and the public comment period in connection with the Supplemental Filing concluded on June 30, 2025.

Both public meetings in connection with both the SPRA and the Supplemental Filing were duly advertised via email and through local news publications.

COMMUNITY BENEFITS AND MITIGATION

The Proposed Project will include mitigation measures and community benefits to the neighborhood and the City of Boston (the “City”), including:

- The revitalization of the Project Site includes public realm improvements through the expansion and improvement of the public sidewalk and landscaping along Romsey Street, consistent with the City’s Complete Street Guidelines.
- The Proponent will set back the buildings to create a wider sidewalk on Romsey Street within the bounds of the property within the public way. Romsey Street will have a minimum of approximately 8’0” sidewalk. All sidewalks will maintain at least five (5) feet clear accessible paths of travel absent vertical elements made of concrete monolithic sidewalk space. All sidewalk setbacks are subject to design review and may require approval for a Pedestrian Easement with the Public Improvement Commission (“PIC”).
- The Proponent shall install at least one (1) new street tree and will endeavor to protect and maintain one (1) existing street tree on Romsey Street as part of the site plan improvements and mitigation. The installation of the proposed street tree, in coordination with PIC and/or Parks Department, shall be completed before Certificate of Occupancy issuance for the Proposed Project.
- The Proposed Project also provides an improved shared space and driveway for the use of vehicles, bicycles, and pedestrians along the existing footprint of Romsey Circle.
- Before issuance of the Certification of Approval, the Proponent shall make a Seven Thousand Nine Hundred Seventy-Five dollar (\$7,975.00) contribution to the Boston Transportation Department to support the bike share system.

- Before issuance of the Certification of Approval and completion of the Design Review Process, the Proponent share funding information for the proposed twelve (12) income-restricted affordable units.

ZONING

The Project Site is situated within a 2F-4000 zoning subdistrict of the Dorchester Neighborhood District, governed by Article 65 of the Code. As currently designed and programmed, the Proposed Project is anticipated to require zoning relief from the following regulations under the Code: Floor Area Ratio, Height (Stories and Feet), Rear Yard, Front Yard, Use, and Parking.

PLANNING CONTEXT AND CITY STAFF REVIEW

There are no recent neighborhood plans that apply to the Proposed Project. Review of the Proposed Project was based on the zoning, the unique characteristics of the Project Site, including its relatively large size and the existing private way at Romsey Circle, the existing neighborhood context, and the City's adopted citywide plans and guidelines. More specifically, the Proposed Project was designed with two buildings to reflect the existing urban form of the Project Site and the surrounding neighborhood. Each building is located on the Project Site to allow for a full five feet of clear passage on the public sidewalk per Complete Streets Guidelines, and each building provides secure bicycle parking per the Boston Transportation Department's Bicycle Parking Guidelines and off-street parking consistent with the recommended ratio per the Maximum Parking Ratio Guidelines. The dimensions of the central shared-use space was informed by the 2022 Urban Forest Plan to allow for the planting of new canopy trees both in between the buildings, as well as in the eastern side yard.

The Proposed Project is subject to continued Planning Department staff design review subsequent to the BPDA Board vote.

HOUSING PROGRAM AND INCLUSIONARY DEVELOPMENT

The Proposed Project is located within Zone C as defined by the Inclusionary Development Policy ("IDP"), dated December 10, 2015. Because twelve (12) of the of the twenty-nine (29) total units in the Proposed Project are to be income restricted affordable units, the Proposed Project is exempt from the requirements of the IDP. Projects financed as one entity and where at least forty percent (40%) of the units are income-restricted are exempt from the IDP.

The specific Area Median Income ("AMI") applicability for the income-restricted rental units and overall affordability of the Proposed Project will be finalized through the public funding

process and the ongoing affordability of the Proposed Project is anticipated to be monitored through state agencies.

RECOMMENDATIONS

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, staff recommends that the Director be authorized to: (1) issue a Certification of Approval for the Proposed Project located at 29-33 Romsey Street in Dorchester; and (2) enter into a Community Benefits Agreement in connection with the Proposed Project, and to take any and all other actions and to execute any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

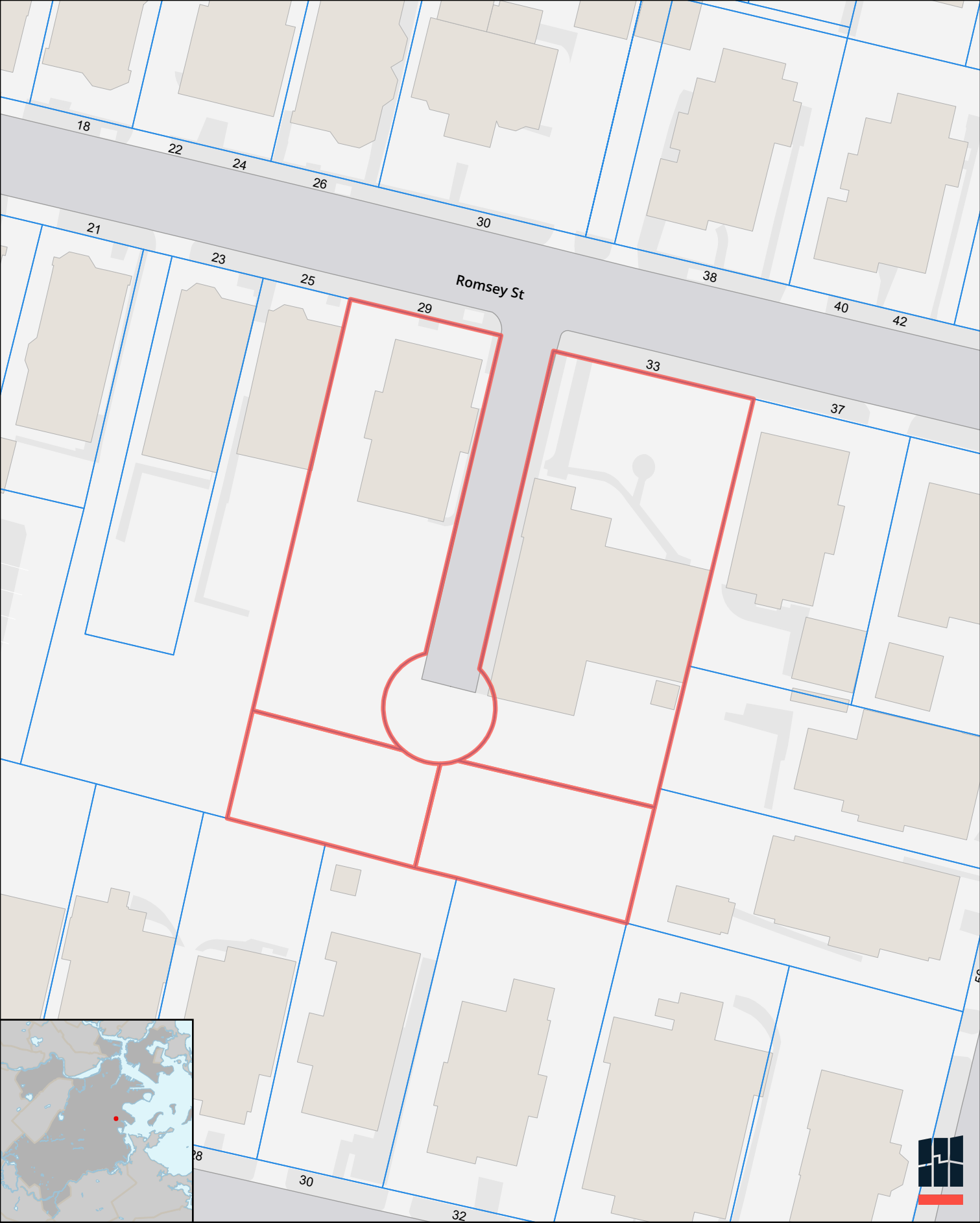
Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval for the Proposed Project located at 29-33 Romsey Street in Dorchester neighborhood, proposed by 29-33 Romsey Street LLC, for the construction of two (2) new residential buildings consisting of seven (7) market rate homeownership townhouses and a twenty-two (22) unit residential rental building, twelve (12) of which will be income-restricted affordable units, in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review by the BPDA; and

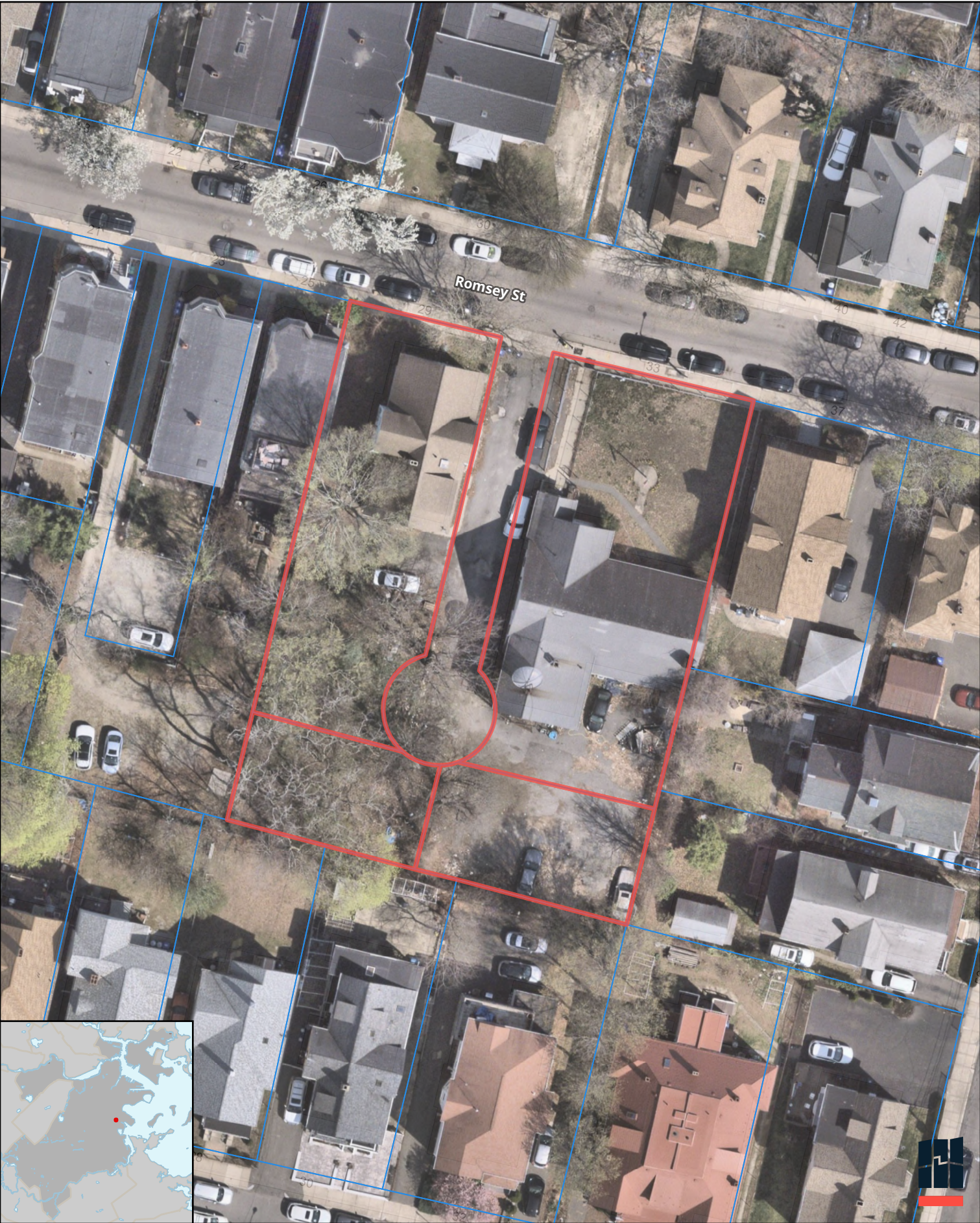
FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a Community Benefits Agreement, and to take any and all other actions and to execute any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

29-33 Romsey Street



29-33 Romsey Street





Boston City Council

Erin J. Murphy

Councilor At-Large

July 16, 2025

Stephen Harvey, Project Manager
Boston Planning and Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

Re: 29-33 Romsey Street, Dorchester, MA 02125

Dear Mr. Harvey,

I'm writing to express my strong support for the development project located at 29-33 Romsey Street, which is currently under Small Project Review within the Boston Planning and Development Agency (BPDA).

The proponent is planning to take an underutilized site and create a revitalized space consisting of two buildings which will provide much needed housing (homeownership and rental), with an affordable component. In addition, the project will provide a substantial amount of open space—approximately 7,000 square feet of green space—a bike storage area, public realm improvements—through the expansion of the public sidewalk—and the project will produce upwards of 40 construction jobs.

Within the first building seven townhome style homeownership units will be built. The second building will encompass 22 units of rental housing, of which 12 will be set aside for a mix of work force and affordable housing with the intention to potentially have a veterans preference. This would represent 40% of the total unit count contributing to the affordable housing stock of the City of Boston.

In closing, I respectfully request that the BPDA Board give full and favorable consideration to this application. Thank you for your time and attention in this matter.

Sincerely,

Erin J. Murphy
Boston City Councilor At-Large
erin.murphy@boston.gov

**Boston Water and
Sewer Commission**



980 Harrison Avenue
Boston, MA 02119-2540
617-989-7000

June 30, 2025

Ms. Sarah Peck, Senior Project Manager
Boston Planning Department
One City Hall Square
Boston, MA 02210

Re: 29-33 Romsey Street, Dorchester
Small Project Review Project Update

Dear Ms. Peck:

The Boston Water and Sewer Commission (Commission) has reviewed the Small Project Review Project Update for the proposed redevelopment project located at 29-33 Romsey Street in the Dorchester neighborhood of Boston. This letter provides the Commission's comments on the SPRA.

The proposed project is located on four (4) parcels of land containing approximately 22,115 square feet and is presently occupied by a vacant three-family wood structure and a vacant two-story commercial building/social club. The project proponent, 29-33 Romsey Street LLC proposes to demolish the existing buildings and construct two (2) residential buildings consisting of 29 units totaling 39,975 gross square feet. The buildings will have 11 surface parking spaces and 7 below grade including a bicycle storage room.

Water service to the project site is provided by Commission owned and maintained 12-inch ductile iron cement lined water mains in Romsey Street. The water main was installed in 1973 and is part of the Commission's Southern Low-Pressure Zone. The wastewater system in Romsey Street is a 12-inch vitrified clay pipe installed in 1889, and the storm drain is a 12-inch PVC pipe installed in 1999.

Daily water demand and wastewater generation estimates for the proposed project was not stated in the SPRA.

The Commission has the following comments regarding the proposed project.



General

1. Prior to the initial phase of the site plan development, 29-33 Romsey Street LLC, should meet with the Commission's Design and Engineering Customer Services Departments to review water main, sewer and storm drainage system availability and potential upgrades that could impact the development.
2. Prior to demolition of the building, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must complete a Cut and Cap General Services Application, available from the Commission.
3. All new or relocated water mains, sewers and storm drains must be designed and constructed at 29-33 Romsey Street LLC's, expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use regulations, and Requirements for Site Plans. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, water meter locations, as well as backflow prevention devices in the facilities that will require inspection. A General Service Application must also be submitted to the Commission with the site plan.
4. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, has implemented a coordinated approach to flow control in the MWRA (MWRA) regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of I/I for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.



5. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
6. The water use and sewage generation estimates are not provided in the SPRA. The Commission requires that these values be calculated and submitted with the Site Plan. 29-33 Romsey Street LLC should provide separate estimates of peak and continuous maximum water demand for residential, irrigation and air-conditioning make-up water for the project. Estimates should be based on full-site build-out of the proposed project. 29-33 Romsey Street LLC should also provide the methodology used to estimate water demand for the proposed project.
7. The Commission will require 29-33 Romsey Street LLC to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on, or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require 29-33 Romsey Street LLC to inspect the existing sewer lines by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
8. It is 29-33 Romsey Street LLC's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, 29-33 Romsey Street LLC must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

Water

1. 29-33 Romsey Street LLC must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. 29-33 Romsey Street LLC should also provide the methodology used to estimate water demand for the proposed project.



2. 29-33 Romsey Street LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. 29-33 Romsey Street LLC should consider outdoor landscaping which requires minimal use of water to maintain. If 29-33 Romsey Street LLC plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of the building should be considered.
3. 29-33 Romsey Street LLC is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. 29-33 Romsey Street LLC should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. 29-33 Romsey Street LLC will be required to install approved backflow prevention devices on the water services for fire protection, mechanical and any irrigation systems. 29-33 Romsey Street LLC is advised to consult with the Commission's Manager of Engineering Code Enforcement, with regards to backflow prevention.
5. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, 29-33 Romsey Street LLCs should contact the Commission's Meter Department.

Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application 29-33 Romsey Street LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.
 - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.



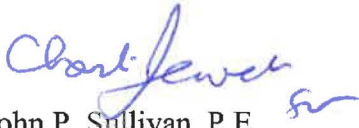
2. The Commission encourages 29-33 Romsey Street LLC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
3. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. 29-33 Romsey Street LLC is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, 29-33 Romsey Street LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
4. 29-33 Romsey Street LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. All projects must retain, on site, a volume of runoff equal to 1.00 inches of rainfall times the impervious area. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
5. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity and recharge. In addition to Commission standards, 29-33 Romsey Street LLC will be required to meet MassDEP Stormwater Management Standards.
6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
7. The Commission requests that 29-33 Romsey Street LLC install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. 29-33 Romsey Street LLC should contact the Commission's Operations Division for information regarding the purchase of the castings.
8. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.



9. The Commission requires installation of particle separators on all new parking lots greater than 7,500 square feet in size. If it is determined that it is not possible to infiltrate all of the runoff from the new parking lot, the Commission will require the installation of a particle separator or a standard Type 5 catch basin with an outlet tee for the parking lot. Specifications for particle separators are provided in the Commission's requirements for Site Plans.

Thank you for the opportunity to comment on this project.

Yours truly,


John P. Sullivan, P.E.
Chief Engineer

JPS/apm

cc: C. Rizzi, MWRA
D. Devlin, BWSC
P. Salvatore, BWSC
S. McFee, BWSC

**Boston Water and
Sewer Commission**



980 Harrison Avenue
Boston, MA 02119-2540
617-989-7000

June 30, 2025

Ms. Sarah Peck, Senior Project Manager
Boston Planning Department
One City Hall Square
Boston, MA 02210

Re: 29-33 Romsey Street, Dorchester
Small Project Review Project Update

Dear Ms. Peck:

The Boston Water and Sewer Commission (Commission) has reviewed the Small Project Review Project Update for the proposed redevelopment project located at 29-33 Romsey Street in the Dorchester neighborhood of Boston. This letter provides the Commission's comments on the SPRA.

The proposed project is located on four (4) parcels of land containing approximately 22,115 square feet and is presently occupied by a vacant three-family wood structure and a vacant two-story commercial building/social club. The project proponent, 29-33 Romsey Street LLC proposes to demolish the existing buildings and construct two (2) residential buildings consisting of 29 units totaling 39,975 gross square feet. The buildings will have 11 surface parking spaces and 7 below grade including a bicycle storage room.

Water service to the project site is provided by Commission owned and maintained 12-inch ductile iron cement lined water mains in Romsey Street. The water main was installed in 1973 and is part of the Commission's Southern Low-Pressure Zone. The wastewater system in Romsey Street is a 12-inch vitrified clay pipe installed in 1889, and the storm drain is a 12-inch PVC pipe installed in 1999.

Daily water demand and wastewater generation estimates for the proposed project was not stated in the SPRA.

The Commission has the following comments regarding the proposed project.



General

1. Prior to the initial phase of the site plan development, 29-33 Romsey Street LLC, should meet with the Commission's Design and Engineering Customer Services Departments to review water main, sewer and storm drainage system availability and potential upgrades that could impact the development.
2. Prior to demolition of the building, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must complete a Cut and Cap General Services Application, available from the Commission.
3. All new or relocated water mains, sewers and storm drains must be designed and constructed at 29-33 Romsey Street LLC's, expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use regulations, and Requirements for Site Plans. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, water meter locations, as well as backflow prevention devices in the facilities that will require inspection. A General Service Application must also be submitted to the Commission with the site plan.
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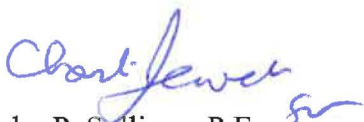
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Thank you for the opportunity to comment on this project.

Yours truly,


John P. Sullivan, P.E.
Chief Engineer

JPS/apm

cc: C. Rizzi, MWRA
D. Devlin, BWSC
P. Salvatore, BWSC
S. McFee, BWSC



Case	BOA1787087
ZBA Submitted Date	2025-10-09
ZBA Hearing Date	2025-12-16
Address	14 Winthrop ST Roxbury 02119
Parcel ID	1200072000, 1200071000, 12000700000
Zoning District & Subdistrict	Roxbury Neighborhood 3F-4000
Zoning Article	50
Project Description	This project proposes to build a new clinic facility that would house a birthing center, associated medical and administrative offices, support areas, along with visitor parking, ambulance parking, and outdoor gardens. The project would combine three parcels and demolish an existing three-unit dwelling.
Relief Type	Variance
Violations	Front Yard Insufficient Forbidden Use Off Street Parking in Front Yard Forbidden

Planning Context:

This project proposes the construction of a new birthing center clinic and community gardens on three lots in Roxbury. The lots are located within walking distance of Nubian Square, home to a concentration of commercial activity, community services, municipal offices, and MBTA stations. The project is also located just outside the PLAN: Nubian Square study area, a neighborhood plan adopted by the BPDA Board in July 2019. PLAN: Nubian Square focuses on economic development for the area through the development of vacant parcels. The project is also located in the study area of the Roxbury Strategic Master Plan, adopted in 2004. The Plan calls for promoting a sustainable and diverse economy focused on local job opportunities and the creation of new local businesses. The RSMP also encourages the creation of varied open spaces for the neighborhood, especially through the use of vacant lots.

The project's three parcels are located in the Roxbury Neighborhood 3F-4000 Subdistrict. Along Winthrop Street, they are located across the street from rowhouses in an RH subdistrict and are one parcel outside an MFR/LS subdistrict along Warren Street, which includes a number of commercial facilities, churches, Roxbury Municipal Court, and the Roxbury Branch of the



Boston Public Library. Across Kearsarge Avenue is the Boston Day and Evening Academy. Further down Winthrop Street is the Dearborn STEM Academy.

Zoning Analysis:

The project proposes locating the building within 8'-4" of the lot line along Winthrop Street, triggering a dimensional violation of Articles 50-29 and 50-50 Table F, which requires a minimum front yard of 20'. However, the existing structure is located 7'-8" from the front lot line, and as such, the proposed project, like the existing structure, is in line with the existing conditions of the surrounding context. As such, the project follows the spirit of the "Conformity with Existing Building Alignment" provision of Article 50-44, which allows conformity with existing building alignments on the same side of the street on the same block, rather than the front-yard requirements. The project is located on a block pockmarked with empty lots, but zooming out further shows it aligns with the existing building alignments along Winthrop Street. A series of small apartment buildings on the same side of Winthrop Street, all located 7'-6" from their front lot lines, and Dearborn STEM Academy is located 6' from the street. On the south side of Winthrop, a row of small two- and three-story apartment buildings is located 6' from their front lot lines. The project's front yard size is in keeping with the character of the existing conditions and the surrounding area.

The project also includes a small parking area accessed via a driveway off Winthrop Street, which triggers an off-street parking violation. Article 50-43 prohibits off-street parking or loading areas in any part of a front yard. Again, the project is not worsening an existing non-conformity of the present structure and is in keeping with the spirit of Article 50-44, which allows for alignment with nearby buildings in lieu of the required front yard. The parking area would align with the proposed front of the building, which in turn aligns with its immediate surroundings. The parking area's location, therefore, does not feel out of character and would not appear to be in a front yard that is appropriate for this street. Additionally, the parking area is contained behind a planted buffer and a fence that aligns with the front of the new building ensuring that parking is safely contained away from pedestrians and further obscuring it from view from the street and public realm.

The project's proposed clinic use is also forbidden in the Roxbury Neighborhood 3F-4000 subdistrict. However, the project is located just outside the MFR/LS district along Warren Street, where clinics are a conditional use. Furthermore, PLAN: Nubian Square and the Roxbury Strategic Masterplan both call for economic development in the area through the creation of community-based job opportunities and local business development, especially by marshalling

BOA1787087

2025-12-16

2 Planning Department



the development of empty parcels. The project will be located on two presently empty lots. The clinic's use would provide a needed service to the Roxbury community, is located very close to areas with other commercial and civic uses, and proposes two landscaped gardens, which are in keeping with the outdoor space goals of the Roxbury Strategic Masterplan. The proposed use feels appropriate for the area and aligns with the goals of the adopted plans.

Plans reviewed are titled "ISD Zoning Rejection Set Neighborhood Birth Center at 14 Winthrop Street, Roxbury, MA 02119," prepared by MASS for Community Movement Commons and dated September 24, 2025.

Recommendation:

In reference to BOA1787087, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, reading "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1760009
ZBA Submitted Date	2025-08-06
ZBA Hearing Date	2025-12-16
Address	2A Rossmore RD Jamaica Plain 02130
Parcel ID	1102810000
Zoning District & Subdistrict	Jamaica Plain Neighborhood Local Industrial
Zoning Article	55
Project Description	Change of use from restaurant to boxing gym (fitness center). A new dog grooming use is also proposed on the first floor within the existing structure.
Relief Type	Conditional Use
Violations	Use: Conditional

Planning Context:

The property contains a three-story structure with a first-story commercial use and two upper story residential units. It's located on the corner of Washington Street and Rossmore Road in Jamaica Plain across from English High School. The request is for a change of use from a restaurant use to a boxing gym. The project plans also show a proposed dog groomer on the first floor within the existing building.

The project is located within the PLAN: JP/Rox plan area. The plan seeks to create recommendations that improve the livability of the area in a number of ways, one of which is focused on supporting small business. Specifically, the plan seeks to enable small businesses to find suitable locations through various types of technical assistance and zoning reform. The proposed boxing gym is a community oriented small business that contributes to the goals stated in PLAN: JP/Rox.

Zoning Analysis:

The proposed boxing gym requires approval as a conditional use as a "fitness center" within a Local Industrial Subdistrict. The proposed dog grooming use is most similar to a "kennel" which is an allowed use in the subdistrict. The space was previously used as a restaurant which is an allowed use in the subdistrict, depending on the hours of operation.



While the zoning for PLAN: JP/Rox was not passed, the plan focused on adjusting the zoning, specifically in areas zoned for light industrial uses, to allow for uses that better reflect existing uses in the area. The proposed boxing gym is the type of community oriented small business that PLAN: JP/Rox seeks to promote and will not adversely impact the surrounding neighborhood. Plans reviewed: "Proposed Renovation 2A Rossmore Road" prepared by "Choo & Company, Inc." dated 7/7/25.

Recommendation:

In reference to BOA1760009, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1784709
ZBA Submitted Date	2025-10-01
ZBA Hearing Date	2025-12-16
Address	162 to 172 South ST Jamaica Plain 02130
Parcel ID	1103247000
Zoning District & Subdistrict	Jamaica Plain Neighborhood 3F-5000
Zoning Article	55
Project Description	Change of use from a salon to a liquor store.
Relief Type	Variance
Violations	Use: forbidden (Liquor store)

Planning Context:

This project is in an existing commercial node with five storefronts on an otherwise residential segment of South Street in Jamaica Plain. This commercial node is separated by another nearby commercial area to the north (which is zoned Local Convenience) by a single block of residential properties.

The project proposes a liquor store in an existing vacant storefront (which previously contained a salon). This project is aligned with planning goals of supporting new businesses occupying vacant storefronts and allowing more types of commercial uses in existing commercial areas. This project will also require a liquor license from the Licensing Board. This requires a public hearing and a community process. Before granting a liquor licence, the Licensing Board will consider if there is a public need for the type of license at the proposed location and if the character and fitness of the applicant are such that the granting of the license would be in the interest of the common good.

Zoning Analysis:

This is in a residential subdistrict (3F-5000), and so all commercial uses (including liquor stores) are Forbidden. This zoning should be updated to align with the existing commercial uses present in the area.

Recommendation:

In reference to BOA1784709, The Planning Department recommends APPROVAL.



Planning Department

CITY of BOSTON

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1765807
ZBA Submitted Date	2025-08-20
ZBA Hearing Date	2025-12-16
Address	764 to 764A Tremont ST Roxbury 02118
Parcel ID	0900677000
Zoning District & Subdistrict	South End Neighborhood MFR/LS
Zoning Article	64
Project Description	The proposed project would change the use to properly reflect the existing use of a personal training gym.
Relief Type	Variance
Violations	Forbidden Use

Planning Context:

The proponents are seeking to officially change use of a building to include fitness center use for an existing personal training studio. There will be no work done since the space is presently occupied for this use. The studio is on the ground floor of an existing rowhouse with apartments in the upper four levels. The surrounding context is made up of rowhouses with a similar mass with many having active ground floor uses of various types.

Zoning Analysis:

The use change to a fitness center would be a forbidden use, however this is an existing use that will not involve any new work. This occupancy change will only secure an existing business without causing any disturbance to the neighborhood, and reflects an appropriate use across the Tremont St corridor.

Recommendation:

In reference to BOA1765807, The Planning Department recommends APPROVAL.



Planning Department

CITY of BOSTON

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1776813
ZBA Submitted Date	2025-09-18
ZBA Hearing Date	2025-12-16
Address	70 Burbank ST Boston 02115
Parcel ID	0401476000
Zoning District & Subdistrict	Fenway Neighborhood MFR-2
Zoning Article	66
Project Description	The proposed project is an 188 sq. ft. expansion of an existing office for a first floor tenant that would reduce the open space within the interior courtyard on the larger building.
Relief Type	Variance, Conditional use
Violations	GCOD Applicability Usable Open Space Insufficient

Planning Context:

70 Burbank Street is a mixed-use property in the MFR-2 Multifamily subdistrict of the Fenway neighborhood, and is regulated by Article 66 of the zoning code. Constructed in the year 1900, 70 Burbank is a four-story tapestry brick courtyard building that is now the home office of the Fenway Community Development Corporation (Fenway CDC). The building is framed by Burbank Street to the north, and Private Alleyways 915 and 916 on the west and south sides, respectively. The full block, 64-70 Burbank Street, is the location of 36 apartments; 32 of which are affordable to low- and moderate income residents. Fenway CDC's office is located on the first floor of the building. 70 Burbank Street is less than 0.2 miles or a 4 minute walk to the Back Bay Fens and the extended network of the Emerald Necklace. The nearest rapid transit station is the MBTA Green Line Symphony Station, and is just 0.2 miles away.

The parcel is within a Groundwater Conservation Overlay District, Fenway's Neighborhood Design Overlay District, a Restricted Parking District, and a Restricted Roof District.

Zoning Analysis:

The project is cited for Article 66 Section 9 of the zoning code (Dimensional Regulations) wherein the Open Space required is reduced, as well as Article 32 Section 4: GCOD applicability.



Under Article 66, the required Usable Open Space for the MFR-2 subdistrict is a minimum of 100 sq. ft. per dwelling unit; meaning 70 Burbank would be required to have a total of 3,600 square feet of Usable Open Space to meet the zoning requirements. However, the existing area does not meet zoning code standards for an "Usable Open Space" in a meaningful way. Per Article 2 Definitions, such a Usable Open Space must be suitable for recreation, swimming pool, tennis court, gardens, or household service activities such as clothing drying. The space must be readily accessible by all those for whom it is required.

The interior courtyard of the 64-70 Burbank Street is currently paved with concrete slab that supports mechanical uses for the building including HVAC, and emergency recovery and ventilation; representing an existing non-conformity. It follows that reducing this lightwell space does not constitute a removal of Usable Open Space. Zoning relief is warranted, provided that adequate light is maintained for the surrounding ground-floor units.

The refusal letter also refers to the project's GCOD applicability due to the erection or extension of the structures designed for mechanical equipment and substantive paving. Changes to the review process for GCOD Applicability were voted on and accepted by the Zoning Commission on Wednesday, September 22, 2025. Certification of standards for Dig Down, Lot Coverage, and Paving Projects as it relates to rainwater infiltration and negative impacts on groundwater levels is overseen by the Inspectional Services Department, the Boston Water & Sewer Commission, and the Boston Groundwater Trust.

Plans were prepared by DGT Associates on June 10, 2025.

Recommendation:

In reference to BOA1776813, The Planning Department recommends APPROVAL WITH PROVISIO/S: that plans be submitted to the Planning Department for design review to ensure adequate light is maintained for the ground-floor units that are not part of the proposed expansion.



Planning Department

CITY of BOSTON

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1760363
ZBA Submitted Date	2025-08-07
ZBA Hearing Date	2025-12-16
Address	35 to 37 Bradford ST Roxbury 02118
Parcel ID	0306049000, 0306045000
Zoning District & Subdistrict	South End Neighborhood MFR
Zoning Article	64
Project Description	Plan proposes the construction of a two-story addition with a roof deck on top and a detached garage to an existing fully-detached, one-unit dwelling in an adjacent lot currently dedicated to uncovered parking.
Relief Type	Variance ,Conditional Use
Violations	Roof Structure Restrictions Rear Yard Insufficient

Planning Context:

35-37 Bradford Street includes a fully-detached single-family home that directly abuts Peters Park along its northern and eastern edges and sits adjacent to the characteristic red brick rowhomes that define the South End's characteristic urban form. The project area consists of two lots: 35 Bradford Street, which contains the existing single-family residence, and the lot to become 37 Bradford Street (currently Wilkes Street), which currently functions as a brick patio and uncovered parking area with an existing curb cut on Bradford Street. Unlike the traditional long, narrow parcels that support rowhomes and townhomes throughout the South End, these lots are oriented perpendicularly, resulting in a large side yard but no conventional front or rear yards associated with the existing structure. The home aligns with the rowhomes on Bradford Street, but two of the walls comprising the structure once existed as party walls with zero-lot-line setbacks, producing the current 0' rear setback.

Due to the location of the project site being well within 100' of Peters Park, it is subject to Ordinance 7-4.11, requiring review from the Department of Parks and Recreation to make sure any new construction respects the park, protects the edges of the park and any public access, and does not negatively affect how people use or experience the open space. The site also falls within the South End Landmark District, which requires that any exterior changes to existing



structures are contextual with the neighborhood's historic building patterns, materials, and overall look. Any changes to the front facade, visible rooftops, or sides and rears that face public ways require an issuance of "Design Approval" from the South End Landmark District Commission. Together, these reviews help shape the project by ensuring the design is sensitive to both the character of the South End and the park it borders, resulting in a proposal that fits well within the historic setting and is conscious of the adjacent public open space.

Restricted Roof Structure regulations in the South End are designed to preserve the neighborhood's historic urban form, particularly its distinctive rooflines and uninterrupted streetscape views. Many blocks directly frame public ways, parks, and other open spaces, meaning that rooftop elements are carefully managed to ensure that new additions do not disrupt the neighborhood's historic character. In the surrounding area, roof decks are common and reflective of modern residential needs, but they are generally scaled and located to remain sensitive to the historic context, especially on parcels that abut public right-of-ways or overlook open space. This approach supports evolving residential use and needs while upholding the architectural character of the neighborhood, central to longstanding preservation goals.

The original Refusal Letter identifies the project as subject to Article 25, Flood Hazard Districts; however, review of the FEMA Flood Insurance Rate Map (FIRM) issued July 3, 2024 confirms that the site is located outside the current mapped flood hazard area. As such, it is exempt from the regulations outlined in Article 25-6 of the Zoning Code. The site is located within the Coastal Flood Resilience Overlay District (CFROD), established in Article 25A and applied to areas projected to experience significant future flooding due to sea-level rise and climate-driven storm events. While this proposal does not meet the threshold for CFROD review under Article 80, the district provides critical planning context and considerations for any project within its boundaries.

Zoning Analysis:

This project incurs one dimensional violation and requires approval for a conditional use. The cited violation is Article 64-9 (Insufficient Rear Yard) and the Conditional Use Permit is required by Article 64-34 (Restricted Roof Structure District). The dimensional violation reflects an existing condition shown in the submitted plans: two exterior walls of the current structure previously functioned as party walls built to the lot line. Under the MFR Subdistrict, non-rowhouse or townhome structures require a 20-foot rear yard setback, a standard that aligns with the long, narrow parcels characteristic of the South End. The two parcels comprising this proposal are 41.47 feet wide at their broadest point; given the orientation of the house and its

BOA1760363

2025-12-16

2 Planning Department



detached building form, meeting the required rear yard would effectively dedicate half of the parcel width to rear yard space. Although the rear of the parcel abuts Peters Park, the proposal incorporates substantial fencing and landscaping that create an appropriate buffer between the house, addition, garage, and the park. The proponent has also coordinated with Peters Park to ensure that public access and existing open space remain fully preserved. The submitted plans identify a strip of land between the City-owned park fence and the parcel's rear lot line with "plantings on city property to be negotiated with Parks Department," indicating the proponent's effort to mitigate any potential impact of the 0-foot rear setback. With the parcel directly abutting Peters Park and this proposal requiring close and continual coordination, review by the Department of Parks and Recreation is required for this project through Ordinance 7.4-11.

Restricted Roof Structure regulations in the South End aim to protect the neighborhood's historic architectural character by ensuring that rooftop elements, including roof decks and utilities, do not disrupt the established rooflines when viewed from public ways or open spaces. While the proposed roof deck is consistent with similar features throughout the immediate area, it is notable that the deck's proposed height is nearly a full story lower than rooftop structures found nearby. The deck will maintain an adequate setback from the front wall of the two-story addition to reduce visibility from Bradford Street; however, review remains essential to confirm that the addition and rooftop deck are appropriate in their relationship to both the public way and Peters Park. Therefore, review by the Boston Landmarks Commission is required for this project to ensure compliance with the requirements of Article 64-34 before a conditional use permit can be issued.

Finally, although the project is not subject to CFROD review under Article 80, the district provides important context for work of this scale. The plans include basement level renovations of the existing structure, and structural work to support the new addition and garage at the basement level; however, this scope of work does not introduce habitable residential space below the Design Flood Elevation. Basement level work is limited to system upgrades and replacements, including new wiring for an ice-melting system, a new heat pump for the water heater, and electrical improvements and new wiring to support the additions.

Recommendation:

In reference to BOA1760363, The Planning Department recommends APPROVAL WITH PROVISIO/S: that plans shall be submitted to the Boston Landmarks Commission for design review, that plans shall be submitted to the Department of Parks and Recreation for review.



Planning Department

CITY of BOSTON

Reviewed,

A handwritten signature in black ink, reading "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1786996
ZBA Submitted Date	2025-10-08
ZBA Hearing Date	2025-12-16
Address	233 Main ST Charlestown 02129
Parcel ID	0200495000
Zoning District & Subdistrict	Charlestown Neighborhood NS
Zoning Article	62
Project Description	Change use from mixed-use with ground floor retail to a two-unit residential building. All changes will be internal and no changes to the external structure will be made.
Relief Type	Variance, Conditional Use
Violations	Usable Open Space Insufficient Use: Conditional (Two-Family)

Planning Context:

The proposed project seeks to change the use of an existing mixed-use building at 233 Main Street in Charlestown to a two-unit residential building. The ground floor was previously used as retail and will be converted into a residential unit. The second floor will continue its use as a residential unit. All proposed work is interior only, and no changes to the external structure are proposed. The existing building is a two-story structure located at the intersection of Main Street and School Street on a lot that is 408 square feet and extends to the lot lines. Because Main Street is zoned as NS, it is characterized by a continuous streetwall composed of attached buildings that range from mixed-use, residential, and commercial. Within the intersection of Main and School Streets, where the proposed project is located, it contains a mix of residential and mixed-use buildings including single-unit residential buildings such as 235 Main Street and multi-unit residential buildings at Mishawum Park residential community. However, there are many mixed-unit buildings with active ground floor uses that include restaurants, laundromats, and bakeries. Additionally, the Bunker Hill Mall, which contains a CVS and a grocery store, are nearby.

This project would also not meet the goals of PLAN: Charlestown (September 2023). The plan noted that there are challenges associated with the loss of retail spaces and recommendations to reduce existing pressure on the real estate market to convert retail spaces into housing units and thus residential uses are a conditional use within this subdistrict. Because most of the retail



in Charlestown is concentrated along Main Street, it would be best if this unit remained a commercial unit. Additionally, the project site is also located within Coastal Flood Resilience Overlay District (CFROD) which would require that all living spaces must be located above the Sea Level Rise - Design Flood Elevation. This is important because many areas in Charlestown, such as the project site, are susceptible to flooding caused by both sea level rise and increased precipitation.

Zoning Analysis:

The refusal letter states two citations: insufficient usable open space and a conditional use. Under Article 62, a two-unit residential building is a conditional use on both the basement and ground floor and the second floor and above. Article 6 notes that a conditional use permit can be granted if the following conditions are met: a) specific site is an appropriate location for such use, b) use will not adversely affect the neighborhood, c) there will be no serious hazard to vehicles or pedestrians from the use, d) no nuisances will be created and e) adequate and appropriate facilities will be provided for the proper operation of the use. However, before a conditional use permit should be granted, additional information is needed. Because this project is also located within the CFROD, all living spaces are required to be located above the Sea Level Rise - Design Flood Elevation (DFE). The provided plans do not show the Finished Floor Elevation, so it is not possible to determine if any portions of the first floor are below the DFE. The project will need to submit plans that show that the proposed residential space is above the DFE.

The second citation is for insufficient usable open space. Under Article 62, in an NS Subdistrict, the minimum required usable open space per dwelling unit is 50 square feet. The project proposes 0 square feet of usable open space. Relief is warranted due to the size of the lot and the existing building. The lot is approximately 9 feet by 47 feet, with a total area of 408 square feet. The building footprint limits the amount of usable open space as it already extends to the lot edges and no changes to the structure are being proposed. Given these constraints, it would be difficult to increase the amount of usable open space. Additionally, the project does not provide parking, instead prioritizing creating living space at the ground floor.

The plans reviewed are titled ALT1772375_ZONINGREFUSALLETTER_ePlans_10062025 and is dated November 2025. They were prepared by Timothy Sheehan Architect.

Recommendation:



In reference to BOA1786996, The Planning Department recommends DENIAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1703964
ZBA Submitted Date	2025-03-27
ZBA Hearing Date	2025-12-16
Address	33 Princeton ST East Boston 02128
Parcel ID	0105975000
Zoning District & Subdistrict	East Boston Neighborhood EBR-3
Zoning Article	53
Project Description	The project seeks to change the use of the property from a three to four-unit dwelling to legitimize an existing Accessory Dwelling Unit at the rear of the property. No work is being proposed
Relief Type	Variance
Violations	Lot Frontage Insufficient Two Dwelling Units on Same Lot

Planning Context:

33 Princeton St is located in the Eagle Hill neighborhood in East Boston. The property is an existing three-unit building with a detached garage with a second floor Accessory Dwelling Unit (studio apartment). The project seeks to change the legal use of the property from a three to four-unit dwelling to legitimize an existing unit at the rear of the property. No work is being proposed. 33 Princeton St presents a unique opportunity to legalize an existing Accessory Dwelling Unit in East Boston that aligns with the City's Housing Goals.

The City of Boston published the Accessory Dwelling Unit (ADU) Guidebook with the goal to create a permitting pathway for most owner-occupied properties to add an ADU. Adding an ADU increases housing diversity and supply, while also: reserving existing neighborhood patterns such as yards and overall look and feel, protecting green spaces which are vital for stormwater absorption, and preserving mature trees to ensure long-term environmental health. Additionally, PLAN: East Boston cites Accessory Dwelling Units as a sustainable and efficient way to expand housing options and legitimize existing structures in East Boston as part of the Land Use and Built Form Policy Recommendations.



Zoning Analysis:

This proposal was cited for two violations: insufficient Lot Frontage and Two Dwellings on the Same Lot. As this proposal was filed prior to PLAN: East Boston Rezoning and as such was reviewed under the previous 2F-2000 district. In the 2F-2000 district a minimum lot frontage of 25 feet is required, and the subject property has an existing lot frontage of 33 feet. As such the property does have sufficient lot frontage. Additionally, the EBR-3 district in which the property now sits does not have a minimum lot frontage requirement; were the project to refile, it would be allowed under the existing zoning.

The property was also cited Two Dwellings on the Same Lot. According to the City of Boston Assessor the primary property was built in 1900 and as of 2002 has been taxed as a four-unit dwelling. As Section 53-29.12 (Application of Dimension Regulations/ Two Dwellings on the Same Lot) was most recently amended on March 1, 2024. The structures are pre-existing legal non-conforming.

Recommendation:

In reference to BOA1703964, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1761297
ZBA Submitted Date	2025-08-08
ZBA Hearing Date	2025-12-16
Address	851 Beacon ST Boston 02215
Parcel ID	2100157000
Zoning District & Subdistrict	Audbon Circle Neighborhood MFR
Zoning Article	9, 61
Project Description	Change use from a beauty parlor and 9 lodging house units with 15 lodgers to 10 lodging house units with 20 lodgers.
Relief Type	Variance, Conditional Use
Violations	Usable Open Space Insufficient Additional Lot Area Insufficient Extension of Non Conforming Use Use: Forbidden (Basement Units)

Planning Context:

This site is located within a four-story rowhouse building on Beacon Street in the Audubon Circle neighborhood. The building currently has a beauty parlor and one lodging house unit on the garden level, and two lodging house units on each of the upper floors, accommodating a total of 15 lodgers. The proposal contemplates replacing the beauty parlor on the ground floor with minimal interior construction work and no other changes to the rest of the building.

Zoning Analysis:

This proposal constitutes an extension of a nonconforming use; pursuant to Section 9-1, such use may be extended provided that the Board of Appeal grants permission for the extension under the provisions of Article 6, and that the extension does not exceed more than 25% the area of the existing nonconforming use. The proposed unit is roughly the same size as each of the nine other units in the building, and does not exceed 25% of the existing area of the nonconforming use.

Basement units are forbidden in the Audubon Circle Neighborhood District pursuant to Section 61-7. However, there is another existing unit located in the garden level, and this property is not subject to the CFROD and is not within the FEMA Flood Hazard Area.



The project is also cited for insufficient additional lot area and insufficient usable open space. The lot area required for ten units is 10,000 square feet (1,000 per unit), and the parcel itself is only 2,440 square feet, meaning this is an existing nonconformity. This is a similar condition for the neighboring rowhouses on similar-sized lots, where many have between four and ten units.

The required usable open space is 300 square feet per unit, for a total of 3,000 square feet. There is roughly 80 square feet of open space on the site in the form of gardens in the front yard. This is a typical condition for all of the same rowhouse buildings along this block and within the surrounding area.

Plans reviewed are titled "Proposed to Change of Occupancy 851 Beacon Street Boston, MA 02215", prepared by Phung/Porzio Inc., and dated May 6, 2025.

Recommendation:

In reference to BOA1761297, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning

MEMORANDUM**September 18, 2025**

TO: **BOSTON REDEVELOPMENT AUTHORITY**
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)
AND KAIROS SHEN, DIRECTOR

FROM: NUPOOR MONANI, DEPUTY DIRECTOR FOR DEVELOPMENT REVIEW
CASEY HINES, DEPUTY DIRECTOR FOR DEVELOPMENT REVIEW
MEGHAN RICHARD, SENIOR URBAN DESIGNER II
ISABELLA FRONTADO, URBAN DESIGNER (SITE REVIEWER)
JASON McDONALD, PLANNER
HARSHIKA BISHT, SENIOR SUSTAINABLE DESIGN REVIEWER
CAMILLE PLATT-DECOSTA, SENIOR PROJECT MANAGER

SUBJECT: 1198 CENTRE STREET a/k/a 1200 CENTRE STREET, ROSLINDALE

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA”) d/b/a the Boston Planning & Development Agency authorize the Director to: (1) issue a Scoping Determination waiving further review pursuant to Article 80B, Large Project Review of the Boston Zoning Code (the “Code”) for the 1198 Centre Street (a/k/a 1200 Centre Street) project (the “Proposed Project”, defined below) in the Roslindale neighborhood of Boston; (2) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process; and (3) enter into a Cooperation Agreement in connection with the Proposed Project; and take any other actions and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

PROJECT SITE

The Project Site will be located on a new tax lot at the intersection of Centre Street and Walter Street at 1198 Centre Street in Roslindale. The Project Site is abutted to the east and southeast (across Walter Street) by the Arnold Arboretum of Harvard University, a botanical research institution and free public park affiliated with

Harvard University. Northwest of the Project Site, across Centre Street, is Sophia Snow Place, a four-story independent living facility approximately 43 feet in height with a façade of clapboard and shingle siding with flat trim. Centre Street forms a dividing line between West Roxbury and Roslindale neighborhoods, both of which transition to more residential-scale neighborhoods further south and west of the Hebrew Senior Life Campus. Furthermore, Walter Street divides Jamaica Plain from Roslindale along the northeast site boundary where the Arboretum is located. An existing staff parking lot with 64 surface parking spaces currently occupies the proposed Project Site.

DEVELOPMENT TEAM

The development team consists of:

Property Owner: HSL Roslindale LLC
1200 Centre Street
Roslindale, MA 02131
(617) 363-8000
Deborah Morse

Legal Counsel: Nixon Peabody LLP
100 Summer Street
Boston, MA 02110
(617) 345-1000
Karla Chaffee

Architect: Prellwitz Chilinski Associates (PCA, Inc.)
221 Hampshire Street
Cambridge, MA 02139
(617) 547-8120
Laura Homich
Betsy Cooke

Transportation Planner/
Engineer: VHB
99 High Street, 13th Floor
Boston, MA 02110
(617) 728-7777
Lourenço Dantas

Civil Engineer: Samiotes Consultants, Inc.
20 A St
Framingham, MA 01701
(508) 877-6688 x23
Jeffrey Pilat

Landscape Architect: Verdant Landscape Architecture
318 Harvard Street
Brookline, MA 02446
(617) 735-1180
Katya Podsiadlo
Natalie Adams

DESCRIPTION AND PROGRAM

The proposed 6-story building will include seventy-eight (78) deeply affordable senior housing units, composed of seventy-four (74) one-bedroom units and four (4) two-bedroom units. There will be shared amenity spaces that include staff offices, a multi-purpose room, a wellness room, a reception area/lobby, mail and package rooms, a library, a bike storage room, and a fitness room. Residents accessing the common amenity space at level 6 will be able to enjoy expansive views down Centre Street, the Arboretum, and the City skyline. The Proposed Project will also include new outdoor amenities, such as two patios with seating located at both building entrances, as well as a small publicly accessible seating area along Walter Street.

<u>Estimated Project Metrics</u>	Proposed Plan
Gross Square Footage	95,634
Gross Floor Area	85,000
<i>Residential</i>	58,200
<i>Office</i>	1,800
<i>Retail</i>	0
<i>Lab</i>	0
<i>Medical Clinical</i>	0
<i>Education</i>	0
<i>Hotel</i>	0

<i>Industrial</i>	0
<i>Recreational</i>	25,000
<i>Cultural</i>	0
<i>Parking</i>	5,317
Development Cost Estimate	62,500,000
Residential Units	78
<i>Rental Units</i>	78
<i>Ownership Units</i>	0
<i>IDP/Affordable Units</i>	78
Maximum Parking spaces	17
<i>Long-term Bicycle Parking</i>	20
<i>Short-term Bicycle Parking</i>	16
<i>Location of Bike Room</i>	Ground Level
<i>Bluebike Docks</i>	Space for 19 Docks
<i>Bluebike Stations</i>	Space for 1 Station
<i>Minimum Monetary Bluebike Contribution</i>	N/A
<i>Loading Bays</i>	1

ARTICLE 80 REVIEW PROCESS

On May 20, 2025, the Proponent filed a Letter of Intent (“LOI”) in accordance with the BPDA’s policy regarding the Provision of Mitigation by Development Projects in Boston.

The Proponent filed a Project Notification Form (“PNF”) for the Proposed Project on June 25, 2025, which initiated a thirty-(30) day public comment period which was extended to close on August 11, 2025. Notice of the receipt of the PNF by the BPDA was published in the Boston Herald on June 26, 2025. The notice and PNF were sent to the City’s public agencies/departments and elected officials pursuant to Section 80A-2 of the Code.

Pursuant to Section 80B-5.3 of the Code, a Scoping Session was held on July 16, 2025 with the City's public agencies and elected officials to review and discuss the Proposed Project.

The BPDA held a virtual public meeting on July 23, 2025 via Zoom for the Proposed Project. The public meeting was advertised in local newspapers, on the BPDA website, and distributed to the BPDA's Roslindale email list.

PLANNING AND ZONING CONTEXT

The Proposed Project is located in the Institutional Subdistrict (IS) of the Roslindale Neighborhood District regulated by Article 67 of the Zoning Code. The Proposed Project is also in the Veterans of Foreign Wars Parkway Greenbelt Protection Overlay District. Due to its proximity to the Arnold Arboretum park, it is subject to Ordinance 7.4-11 which requires Parks Design Review and approval by the Boston Parks and Recreation Commission. Furthermore, the Proposed Project will abut the existing Hebrew Senior Life campus. The campus is made up of multistory buildings of similar mass to the Proposed Project, and it provides health services for elderly citizens. The site is located at the intersection of the vital neighborhood connector of Centre Street and the wide neighborhood street Walter Street. Across the large corridor of Centre Street is an existing four-story residential building. The remaining surrounding context is made up of a large tree canopy mostly associated with the neighboring Arboretum.

The Proposed Project seeks zoning relief for excessive FAR, excessive height, insufficient front yard, and insufficient rear yard. The Proposed Project is in line with city housing goals of providing affordable, income restricted elderly housing, and it represents a reasonable use of the land given the context in which it is located. Staff shaped the proposed design to ensure that the building dimensions are contextually appropriate, and the site plan provides adequate setbacks. The Project will provide a valuable use and service to the neighboring context with minimal adverse impact.

MITIGATION & COMMUNITY BENEFITS

The Proposed Project will provide a number of benefits to the Roslindale neighborhood and the City of Boston as a whole, including the following:

- Offer the Proponent's supportive service package to all residents that embeds a health and wellness team within the community to collaborate with site staff, providing proactive case management and health promotional services. The whole on-site team will be trained and empowered to recognize and communicate changes in resident behavior or circumstances, while promoting a prevention-driven, whole-person approach to service.
- Acknowledge and celebrate the Project's adjacency to the Arboretum with a new landscape, featuring patios, seating, and gardens. Replace the existing parking lot with plantings and ecological design strategies that support biodiversity, developed in coordination with Arboretum staff.
- Activate the corner of Centre Street and Walter Street in concert with the improvements underway by the City and the Department of Conservation & Recreation (DCR), leveraging the new pedestrian sidewalks, crosswalks, bike lanes, and traffic lights to improve attractiveness and safety. All sidewalk improvements are subject to design review and may require approval for a Specific Repairs Action with the Public Improvement Commission (PIC). The proponent may be expected to enter into a maintenance agreement with the PIC for any nonstandard elements within the right of way.
- Preserve one (1) existing tree along Centre Street within the right of way. The Proponent has also committed to preserving any new plantings associated with the DCR project along the corner of Centre and Walter Street. The proponent has committed to installing at least twenty-three (23) trees in and around the Project Site as part of the site plan improvements and enabling infrastructure associated with the Proposed Project. If the construction of the project requires any changes to the intent to plant and preserve these trees, the proponent shall consult with planning staff to determine next steps.
- Provide space for one (1) nineteen- (19) dock bike share station upon issuance of Certificate of Occupancy. The proponent will work with BTM and the Planning Department to site the station appropriately. Bike share stations may require Administrative Review by PIC.
- Provide sixteen (16) short-term bicycle parking spaces accessible to the public and twenty (20) long-term bicycle parking spaces in a secure bicycle storage room that meets the design specifications outlined in the Boston

Transportation Department 2021 Bike Parking Guidelines. The proponent will make available the flex space on the first floor for additional long-term bicycle parking should bicycle parking demand exceed the capacity of the provided bike room.

- Enhance the streetscape by reducing the number of parking spaces from 64 surface-level spaces visible from the street to seventeen (17) spaces, most of which will be hidden from street view. The number of parking spaces approved by Planning Department is a maximum number of spaces, as final decisions on parking supply are codified by the Transportation Action Plan Agreement (TAPA) for Large Projects. Where applicable, the Proponent must comply with Boston's Air Pollution Control Commission's (APCC) Parking Freeze permitting requirements. The proponent must also comply with the Boston Transportation Department's Maximum Parking Ratio Guidelines. The number of parking spaces must comply with the Restricted Parking Overlay District (RPOD) where applicable and must not override or exceed the allowable amount of parking spaces per Boston Zoning Code. Parking layout is subject to ISD approval.
- Comply with the BTD Electric Vehicle Readiness Policy for New Developments, requiring 25% of the parking spaces to be equipped with electric vehicle charging stations and the remaining 75% to be ready for future installation. The details of the compliance with this policy will be codified in the TAPA.
- Improve stormwater management through the creation of a stormwater management system that will meet all current local, state and federal requirements for short- and long-term quality and flood control requirements.
- Reduce the amount of impervious surface through a newly designed landscape and pervious pavement.
- The project shall comply with the Streets Green Infrastructure Policy.

SUSTAINABILITY AND RESILIENCY

In support of Boston's carbon-neutral goals, the Proposed Project will be designed and constructed to be Zero Net Carbon Ready, LEED v4 BD+C Gold /61 points certifiable, and Passive House compliant with a Building 2035 pCEI 0.57 kg CO₂e/sf-yr.

The proposed building will include a well-insulated air-tight enclosure and all-efficient-electric heat pump space conditioning and DHW heating systems with energy recovery ventilation and all-electric EnergyStar-rated appliances.

The Proposed Project will further assess the feasibility of solar PV of 50kW, with the final amount determined by the Design Filing, and feasibility to purchase 100% renewable electricity for common building loads and setting up residential meters using the Boston Community Choice Electricity Program's "Green 100" option (100% renewable).

SMART UTILITIES

The building and site plan will comply with the Smart Utilities requirements found in Article 80B of the Code. The Project shall meet or exceed the BWSC standard 1" of stormwater infiltration per square foot of impervious development standard and will incorporate best practice green infrastructure standards within the public realm, when applicable. These elements include but are not limited to porous curb extensions, bio-retention strategies and/or rain gardens. The Proposed Project will also include smart streetlights standards for new sidewalks, including city shadow conduit and dual handholes in accordance with PIC requirements. Utilities in any City right of way will be designed to conform with Public Works Department standards and will undergo further review to ensure they are not in conflict with any landscape design feature such as tree pits and/or other green infrastructure elements. The Proposed Project will also provide access for local telecom and fiber providers to ensure broadband equity and possible future deployment of smart technologies.

The Proponent agrees to complete the Smart Utilities review prior to obtaining a Certificate of Occupancy. The items to be reviewed include:

- The project's compliance to BWSC standard of 1" of infiltration per square foot of impervious development as indicated in the Smart Utilities checklist.

- Review of horizontal infrastructure and landscape features to ensure proper distances have been maintained from tree-pits and relevant green infrastructure.
- The project's Smart Street Light integration. The project team shall include city shadow conduit in accordance with sidewalk reconstruction and PIC review. This includes review of broadband, fiber optic cabling, and shadow conduit in order to preserve broadband equity and other dependent smart technologies.
- Location of transformers and critical infrastructure so as to ensure coordination with Eversource and "right sized" infrastructure.
- The project team and the contractor will continue to work with BTB and Smart Utilities as needed.
- Coordination of the landscape design to ensure the utilization of low impact design strategies for stormwater retention where possible.

AFFIRMATIVELY FURTHERING FAIR HOUSING

The Proposed Project will incorporate the following Affirmatively Furthering Fair Housing ("AFFH") Interventions:

Article 80 Interventions

- Provide an additional percentage of income-restricted affordable units than required by the City's Inclusionary Zoning (IZ) Policy.
- Increase unit density in order to provide additional units to members of protected classes who will reside in the Project.
- Host new Project-Based Vouchers (PBV) or Rental Assistance Demonstration (RAD) units or other deeply affordable units on site, in addition to fulfilling IZ requirements.
- Provide a higher number of accessible units than required.

Marketing Interventions

- Agree to follow best practices related to the use of CORI, eviction, and credit records in the tenant screening and selection process.

Supplemental Process Option (Intervention Enhancement Policy triggered by the project's location in an area of High Historical Exclusion)

- All income-restricted units are to be built on-site.

HOUSING PROGRAM AND INCLUSIONARY ZONING

Projects financed as one entity and where at least 40% of the units are income-restricted are exempt from Zoning Code Article 79 Inclusionary Zoning, dated October 1, 2024 ("IZ"). The Proposed Project is financed as one entity and contains seventy-eight (78) total income-restricted units including seventy-eight (78) residential rental units, equaling 100% of the total units, thus surpassing 40% of the total units. As such, the Proposed Project is exempt from Inclusionary Zoning.

The residential rental units within the Proposed Project shall include approximately sixteen (16) units made available to households earning not more than 30% of Area Median Income ("AMI"), as published by the United States Department of Housing and Urban Development ("HUD"), and approximately sixty-two (62) units made available to households earning not more than 50% of AMI.

The affordability of the Proposed Project will be finalized through the public funding process, and the ongoing affordability of the Proposed Project will be monitored under a MassDocs agreement. The Proposed Project has been issued City of Boston Affordable Housing Acceleration Certificate No. EO2416.

RECOMMENDATIONS

Approvals have been requested of the BPDA pursuant to Article 80, Section 80B of the Code for the issuance of a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Code, and for the issuance of a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process.

BPDA staff believes that the PNF meets the criteria for issuance of a Scoping Determination waiving further review. It is therefore recommended that the BPDA approve the Proposed Project and authorize the Director to: (1) issue a Scoping Determination waiving further review pursuant to Article 80, Section 80B-5.3(d) of the Code; (2) issue a Certification of Compliance under Section 80B-6 upon successful completion of the Article 80 review process; and (3) execute and deliver a Cooperation Agreement (referencing, among other things, the Boston Residents Construction Employment Plan ordinance), and any and all other agreements and documents upon terms and conditions deemed to be in the best interest of the BPDA.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination waiving further review under Section 80B-5.3(d) of the City of Boston Zoning Code (the "Code"), which (i) finds that the Project Notification Form ("PNF") together with any additional material and comments received by the BPDA adequately describes the potential impacts arising from the proposed 1198 Centre Street project (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsection 3 of Section 80B-5 of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA") d/b/a the Boston Planning and Development Agency ("BPDA"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project upon the successful completion of all Article 80 processes; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the BPDA.

1200 Centre Street



1200 Centre Street





City of Boston
City Council

May 28th, 2025

Chief Kairos Shen
Planning Department, 9th Floor
1 City Hall Square
Boston, MA 02201

Dear Chief Shen,

We are writing to express our strong support for Hebrew SeniorLife's (HSL) proposal to build 78 units of affordable senior housing on their campus, located at 1200 Centre Street in Roslindale. Hebrew Senior Life is a remarkable medical institution on the border of our city districts that has been engaged in the community for decades.

The project will be developed by HSL, in partnership with the Boston Housing Authority and the United States Department of Housing and Urban Development through the Restore, Rebuild program. Through this program, all units will be supported by a subsidy making them homes for low-income older adults - a vulnerable growing population in our districts. This project is also the recipient of the City of Boston Affordable Housing Acceleration Certificate, certifying the project is eligible for prioritized approval. This certification emphasizes the role that this development will play in meeting Boston's urgent housing needs.

The building's location across the Arnold Arboretum will offer future residents direct access to one of Boston's most beautiful natural spaces, strengthening both physical and mental well being for older adults. HSL has also made sure to involve the community throughout the initial planning process from hosting meetings with neighbors and actively listening to their concerns. Through this process, HSL has created a project that is not only responsive, but is also reflective of the community's needs and values.

The City of Boston faces a growing demand for affordable housing for our older adults. HSL's proposed project tackles this challenge head on by delivering high quality affordable housing, and tending to the well being of their residents. To that end, we deeply support Hebrew SeniorLife's proposal to develop affordable senior housing in Roslindale, and strongly encourage the Planning Department to give this project its full time and consideration. Should you have any questions or concerns, please feel free to contact us directly.

Sincerely,

Enrique Pepén
Boston District 5 City Councilor
enrique.pepen@boston.gov

Benjamin Weber
Boston District 6 City Councilor
benjamin.weber@boston.gov



City of Boston
City Council

Copied:

Camille Platt, Boston Planning Department Project Manager

Devin Quirk, Deputy Chief of the Planning Department

Nupoor Monani, Senior Deputy Director of Development Review

Casey Hines, Senior Deputy Director of Development Review

Kenzi Bok, Administrator, Boston Housing Authority

Taylor Cain, Chief of Staff, Boston Housing Authority

Nora Lutz, Mayor's Office of Housing

Joshua McCorkle, Roslindale Neighborhood Liaison



CITY of BOSTON

Michelle Wu, Mayor

To: [Camille Platt-DeCosta], BPDA
From: [Rihabe Oulal], PWD
Date: [7/24/2025]
Subject: [1200 Centre Street] - Boston Public Works Department Comments

Included here are Boston Public Works Department comments for 1200 Centre Street PNF.

Project Coordination:

The developer should coordinate with DCR, BTM, and PWD to develop safety and accessibility improvements for pedestrians in the area.

We request the developer to coordinate with the BPDA, PWD, and BTM to develop potential future transportation mitigation measures for the intersection at Flora Way and Walter Street.

Site Plan:

The developer must provide an engineer's site plan at an appropriate engineering scale that shows curb functionality on both sides of all streets that abut the property.

Construction Within The Public vs Private Right-of-Way (ROW):

Although the general comments below apply specifically to work associated with the project within the public right-of-way, it is preferred and encouraged for construction in the private right-of-way to be consistent with City standards for public ways, as well, to the extent possible. Should these streets ever become public ways, they must conform to the City standards as outlined below.

All proposed design and construction within the Public ROW shall conform to PWD Design Standards (<https://www.boston.gov/departments/public-works/public-works-design-standards>). Any non-standard materials (i.e. pavers, landscaping, bike racks, etc.) proposed within the Public ROW will require approval through the Public Improvement Commission (PIC) process and a fully executed License, Maintenance and Indemnification (LM&I) Agreement with the PIC. Please note that the comments below are specific to proposed work within the Public ROW.

Sidewalks:

The developer is responsible for the reconstruction of the sidewalks abutting the project and, wherever possible, to extend the limits to the nearest intersection to encourage and compliment pedestrian improvements and travel along all sidewalks within the ROW within and beyond the project limits. The reconstruction effort also must meet current Americans with Disabilities Act (ADA)/Massachusetts Architectural Access Board (AAB) guidelines, including the installation of new or reconstruction of existing pedestrian ramps at all corners of all intersections abutting the project site if not already constructed to ADA/AAB compliance per Code of Massachusetts Regulations Title 521, Section 21 (<https://www.mass.gov/regulations/521-CMR-21-curb-cuts>). This includes converting apex ramps to perpendicular ramps at intersection corners and constructing or reconstructing reciprocal pedestrian ramps where applicable. Plans showing the extent of the proposed sidewalk improvements associated with this project must be submitted to the PWD Engineering Division for review and approval. Changes to any curb geometry will need to be reviewed and approved through the PIC.

Please note that at signalized intersections, any alteration to pedestrian ramps may also require upgrading the traffic signal equipment to ensure that the signal post and pedestrian push button locations meet current ADA and Manual on Uniform Traffic Control Devices (MUTCD) requirements. Any changes to the traffic signal system must be coordinated and approved by BTM.

All proposed sidewalk widths and cross-slopes must comply with both City of Boston and ADA/AAB standards.

The developer is encouraged to contact the City's Disabilities Commission to confirm compliant accessibility within the Public ROW.

Driveway Curb Cuts:



PUBLIC WORKS DEPARTMENT

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The Office of the Streets, Transportation, and Sanitation
(617) 635-4900



CITY of BOSTON

Michelle Wu, Mayor

Any proposed driveway curb cuts within the Public ROW will need to be reviewed and approved by the PIC. All existing curb cuts that will no longer be utilized shall be closed.

Discontinuances:

Any discontinuances (sub-surface, surface or above surface) within the Public ROW must be processed through the PIC.

Easements:

Any easements within the Public ROW associated with this project must be processed through the PIC.

Landscaping:

The developer must seek approval from the Chief Landscape Architect with the Parks and Recreation Department for all landscape elements within the Public ROW. The landscaping program must accompany a LM&I with the PIC.

Street Lighting:

The developer must seek approval from the PWD Street Lighting Division, where needed, for all proposed street lighting to be installed by the developer. All proposed lighting within the Public ROW must be compatible with the area lighting to provide a consistent urban design. The developer should coordinate with the PWD Street Lighting Division for an assessment of any additional street lighting upgrades that are to be considered in conjunction with this project. All existing metal street light pull box covers within the limits of sidewalk construction to remain shall be replaced with new composite covers per PWD Street Lighting standards. Metal covers should remain for pull box covers in the roadway. For all sections of sidewalk that are to be reconstructed in the Public ROW that contain or are proposed to contain a City-owned street light system with underground conduit, the developer shall be responsible for installing shadow conduit adjacent to the street lighting system. Installation of shadow conduit and limits should be coordinated through the BPDA Smart Utilities team.

Roadway:

Based on the extent of construction activity, including utility connections and taps, the developer will be responsible for the full restoration of the roadway sections that immediately abut the property and, in some cases, to extend the limits of roadway restoration to the nearest intersection. A plan showing the extents and methods for roadway restoration shall be submitted to the PWD Engineering Division for review and approval.

Additional Project Coordination:

All projects must be entered into the City of Boston Utility Coordination Software (COBUCS) to review for any conflicts with other proposed projects within the Public ROW. The developer must coordinate with any existing projects within the same limits and receive clearance from PWD before commencing work.

Green Infrastructure:

The developer shall work with PWD, the Green Infrastructure Division, and the Boston Water and Sewer Commission (BWSC) to determine appropriate methods of green infrastructure and stormwater management systems within the Public ROW. The ongoing maintenance of such systems shall require an LM&I Agreement with the PIC. Effects of water infiltration with respect to the adjacent underpass structure and underground MBTA tunnels that may be negatively impacted by infiltration may impact the ability to install such systems and should be considered. Coordination with PWD and MBTA will be required.

Resiliency:

Proposed designs should follow the Boston Public Works Climate Resilient Design Guidelines (<https://www.boston.gov/environment-and-energy/climate-resilient-design-guidelines>) where applicable.

Please note that these are the general standard and somewhat specific PWD requirements. More detailed comments may follow and will be addressed during the PIC review process. If you have any questions, please feel free to contact me at jeffrey.alexis@boston.gov or at 617-635-4966.

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CITY *of* BOSTON
Michelle Wu, Mayor

Sincerely,

Jeffrey Alexis
Principal Civil Engineer
Boston Public Works Department
Engineering Division

CC: Todd Liming, PIC



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TO: Hebrew Senior Life
FROM: Travis Anderson, Senior Infrastructure & Energy Planner
DATE: 07/16/2025
SUBJECT: 1200 Centre St – Smart Utilities Comments – PNF

Thank you for providing complete documents for compliance with the Boston Smart Utilities Program. The Boston Smart Utilities (BSU) team has reviewed the USP (Utility Site Plan) and Smart Utilities Checklist provided in the Project Notification Form dated 06/25/2025. Upon review please provide additional information on the following elements;

- Verify the distance of the proposed gas line relocation from the 6 new street tree root ball(s) along Centre St.
 - *Note: A Min. 3 feet is desired to ensure tree health and growth. Distance can be shown in plan or section.*
- Coordinate FP and Water laterals with tree plantings along Walter St.
- Has the project identified a transformer size for the building? Please indicate a potential transformer location on the Utility Site Plan.
 - *Note: There might be an opportunity to connect an electrical lateral to a circuit along Centre St. Ideally infrastructure can be located toward BOH with service to the potential transformer along the driveway.*
 - *Please feel free to reach out if the team would like to arrange a meeting with Eversource to discuss options and prioritize transformer locations.*

If you have any questions regarding these comments or would like to arrange a meeting to discuss the policy please feel free to contact Travis Anderson via travis.anderson@boston.gov or smartutilities@boston.gov.

Boston Water and
Sewer Commission
980 Harrison Avenue
Boston, MA 02119
617-989-7000
Fax: 617-989-7718



July 7, 2025

Ms. Camille Platt-DeCosta, Project Manager
Boston Planning Department
One City Hall Square
Boston, MA 02201

Re: 1200 Centre Street
Project Notification Form

Dear Ms. Platt-DeCosta:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) for the proposed 1200 Centre Street redevelopment project located at 1200 Centre Street in Roslindale. This letter provides the Commission's comments on the PNF.

The proposed project site is located on an existing 9.4-acre parcel of land at the intersection of Centre Street and Walter Street. This parcel is currently occupied by the Hebrew Rehabilitation Center (HCR) campus, a comprehensive healthcare and research facility which provides services to seniors. The project site is located on a 0.78-acre portion of the existing HCR campus that is currently occupied by a surface parking lot used by HCR staff. The project proponent, HSL Roslindale LLC (HSL), proposes to repurpose the existing parking lot and construct a new, 6-story residential building containing affordable senior housing. The building is proposed to have a gross floor area of 85,000 sf and contain 78 residential units. Shared amenity space including staff offices, a multi-purpose room, a wellness room, a reception area/lobby, mail and package rooms, a library, a bike storage room, and a fitness room are expected. Ground floor garage and surface parking space for 17 cars is also proposed.

Water service is provided by Commission owned and maintained water mains in Centre Street and Walter Street. Centre Street has a 12-inch cast iron water main that was installed in 1932 and was cleaned and cement lined in 1995. Walter Street has a 12-inch cast iron water main that was installed in 1932 and was cleaned and cement lined in 2005. These water mains are connected to the Commission's Southern Extra High-Pressure Zone.

Sewer and storm drain facilities owned by the Commission include a 12-inch vitrified clay sanitary sewer and 18-inch vitrified clay storm drain in Centre Street. Walter Street has a 10-inch vitrified clay sanitary sewer and 15-inch vitrified clay storm drain.

The PNF states that daily water demand for the proposed project is estimated to be 9,438 gallons per day (gpd) and wastewater generation is estimated to be 9,020 gpd.



The Commission has the following comments regarding the proposed project.

General

1. Prior to the initial phase of the site plan development, HSL should meet with the Commission's Design and Engineering Customer Services Departments to review water main, sewer and storm drainage system availability and potential upgrades that could impact the development.
2. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must complete a Cut and Cap General Services Application, available from the Commission.
3. All new or relocated water mains, sewers and storm drains must be designed and constructed at HSL's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use regulations, and Requirements for Site Plans. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, water meter locations, as well as backflow prevention devices in the facilities that will require inspection. A General Service Application must also be submitted to the Commission with the site plan.
4. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority (MWRA) and its member communities, has implemented a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of I/I for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission will require proponent to develop a consistent I/I reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.
5. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs.



Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>

6. The Commission will require HSL to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on, or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require HSL to inspect the existing sewer and drain lines by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
7. It is HSL's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, HSL must include a detailed capacity analysis, using peak flow condition, for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.
8. The laboratory facilities may require that the project proponent or owner of the facility complete and submit a Sewer Use Discharge Permit Application with the MWRA. If HSL needs additional information regarding the Permit application contact the MWRA's Toxic Reduction and Control Unit at 617-305-5627.

Water

1. HSL must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. HSL should also provide the methodology used to estimate water demand for the proposed project.
2. The Commission supports HSL's commitment to explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. HSL should consider outdoor landscaping which requires minimal use of water to maintain. If HSL plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
3. HSL is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. HSL should



contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.

4. HSL will be required to install approved backflow prevention devices on the water services for fire protection, mechanical and any irrigation systems. HSL is advised to consult with the Commission's Manager of Engineering Code Enforcement, with regards to backflow prevention.
5. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, HSL should contact the Commission's Meter Department.

Sewage / Drainage

1. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (MassDEP). To achieve the reductions in Phosphorus loading required by the TMDL, phosphorus concentrations in the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus, the Commission is requiring developers in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in compliance with MassDEP. HSL will be required to submit with the site plan a phosphorus reduction plan for the proposed development. HSL must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.

In conjunction with the Site Plan and the General Service Application HSL will be required to submit a Stormwater Pollution Prevention Plan. The plan must:

- Identify best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the construction is underway.
- Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control or treatment structures to be utilized during construction.



- Provide a stormwater management plan in compliance with the DEP standards mentioned above. The plan should include a description of the measures to control pollutants after construction is completed.
2. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. HSL is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required that a copy of the permit and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Customer Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 1 above.
 3. The Commission encourages HSL to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
 4. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. HSL is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, HSL will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
 5. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
 6. The Commission requests that HSL install a permanent casting stating "Don't Dump: Drains to Charles River" next to any catch basin created or modified as part of this project. HSL should contact the Commission's Operations Division for information regarding the purchase of the castings.
 7. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer Use Regulations. HSL is advised to consult with the Commission's Operations Department with regards to grease traps.
 8. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's

Boston Water and
Sewer Commission
980 Harrison Avenue
Boston, MA 02119
617-989-7000
Fax: 617-989-7718



Requirements for Site Plans, available by contacting the Engineering Customer Services Department, include requirements for separators.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/EJP

cc: C. Rizzi, MWRA via e-mail
D. Devlin, BWSC via e-mail
P. Salvatore, BWSC via e-mail
S. McFee, BWSC via e-mail



Case	BOA1766144
ZBA Submitted Date	2025-08-20
ZBA Hearing Date	2025-12-16
Address	1750 to 1758 Dorchester AVE Dorchester 02124
Parcel ID	1601662000
Zoning District & Subdistrict	Dorchester Neighborhood MFR/LS
Zoning Article	65
Project Description	Interior work is proposed to convert an existing four unit residential building to eight units.
Relief Type	Variance
Violations	Parking or Loading Insufficient Usable Open Space Insufficient Additional Lot Area Insufficient

Planning Context:

The proposed project intends to convert an existing four-unit residential structure to eight units through interior changes to the building. Both the four-unit and proposed eight-unit uses are allowed in this subdistrict. The ground floor contains retail and service uses and will continue to do so if the proposed changes are approved. The proposed change is contextual with the surrounding buildings, which range from two-unit to multi-family housing uses. The project site is located less than one half mile from the Ashmont MBTA Red Line Station, which provides access to high frequency bus routes and the Red Line, limiting the need for single occupancy vehicle travel from the site.

Zoning Analysis:

The proposed project contains three zoning violations related to the increase in number of units in the building. While the number of units is allowed and the building exists, other dimensional and parking regulations go from existing non-conformities to violations as the unit count increases.

As noted in the Planning Context, the proposed project is close to transit opportunities. There are no parking spaces provided on site for the existing condition, nor will there be parking in the proposed project. The lack of adherence to the required 1.25 parking spaces per unit as



required by the zoning code is reflected in the planning goals of the City to reduce reliance on single occupancy vehicle transportation, particularly in highly transit accessible areas. The increased unit density also creates zoning violations for lack of usable open space and insufficient additional lot area. Transit rich areas are the most appropriate locations in the City to increase housing density to further the goals of the Boston 2030: Housing a Changing City citywide plan. Because all work to the structure is internal, open space and additional lot area cannot be created without demolition of the existing structure. This proposal furthers City goals of reuse of existing building stock to add to the number of available living units.

Recommendation:

In reference to BOA1766144, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, reading "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1762226
ZBA Submitted Date	2025-08-12
ZBA Hearing Date	2025-12-16
Address	411 Adams ST Dorchester 02122
Parcel ID	1601024000
Zoning District & Subdistrict	Dorchester Neighborhood 2F-6000
Zoning Article	65
Project Description	Change the use permit to allow for the new owner to continue the takeout use.
Relief Type	Conditional Use
Violations	Change in Conditional Use Proviso

Planning Context:

The proposed project would affect a small grocery store at the corner of Adams St and Centre St in Dorchester. The restaurant was granted a conditional use permit in 2006 to allow for takeout at a small smoothie and tea counter within the grocers. This proviso restricted use to only the petitioner. As the restaurant changes ownership, the proponent desires to maintain the takeout provision, which requires the elimination of that caveat. There are no internal or external changes being made to the property.

Zoning Analysis:

A conditional use permit is required to extend this existing takeout use (use item 36A). The prior conditional use was granted with a proviso that limited it to the previous petitioner. This specific site continues to be an appropriate location for a take out smoothie and tea counter, and no additional hazards to pedestrians and drivers would result from the extension of this existing use (Section 6-3). This project represents an opportunity for zoning reform. In the updated Article 8 use tables, utilized for new zoning districts, takeout is a component of restaurant uses, simplifying approval processes for proponents.

Recommendation:

In reference to BOA1762226, The Planning Department recommends APPROVAL.



Planning Department

CITY of BOSTON

Reviewed,

A handwritten signature in black ink, reading "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1740969
ZBA Submitted Date	2025-06-24
ZBA Hearing Date	2025-12-16
Address	3 Rozella ST Dorchester 02122
Parcel ID	1600457000
Zoning District & Subdistrict	Dorchester Neighborhood 1F-5000
Zoning Article	65
Project Description	Legalize existing three-dwelling use and extension of living area from the first floor unit to the basement.
Relief Type	Variance
Violations	FAR Excessive Parking or Loading Insufficient Forbidden Use (3F)

Planning Context:

The proposed project sits in an established residential area in the Neponset portion of Southern Dorchester. Rozella Street, a one block through street off of Adams Street, consists mostly of two-and-a-half-story, single-unit residential structures. However, a three-story, multi-unit apartment building sits directly across from the proposed project, with several larger multi-unit buildings in close proximity (one block radius) along Adams Street. The site is transit accessible, featuring stops for the MBTA's 19, 201, 202, and 210 bus routes within a 500 foot walk of the site. It also abuts Adams-King Playground and within a similarly short walk of Hemenway Playground and the Claymont Terrace Courts.

The project site is currently occupied by an existing two-and-a-half story structure with a three-unit residential use. It also features an existing driveway that accommodates tandem off-street parking spaces. The proposed project seeks to legalize the site's existing three-unit residential use (specifically, its third-story unit) and design (specifically, the extension of living space for the structure's ground floor unit into the basement) No work, either exterior or interior, is proposed by the project. Legalization is needed to obtain a permit for future repairs.

Zoning Analysis:

The proposed project's excessive FAR violation is an existing nonconforming dimension, worsened through the extension of living space into the basement. While noncompliant with the



area's zoning (0.4 allowed, 0.55 existing/proposed), the figure is consistent with the typical figure found on the property's block (~0.6 average). Because of this, as well as the fact that the additional living space did not involve any extension of the existing structure, the impacts of the violation are negligible to the surrounding area.

While the project sits on a block occupied primarily by single-unit residential uses, several sites surrounding it (including the property directly across from the project) feature larger apartment buildings with multi-unit residential land uses. Additionally, less than half of the site's surrounding parcels (one block radius) feature zoning compliant off-street parking conditions, including almost every parcel with more than two-dwelling units thereon. The impacts of these conditions are largely offset by the site's accessibility to public transit. Accordingly, both the project's forbidden three-unit use and two-space off-street parking condition should be viewed as appropriate to the area.

Plans reviewed titled, "3 Rozella St, Boston, MA 02122," prepared by Urban Determination on March 16, 2025.

Recommendation:

In reference to BOA1740969, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1775818
ZBA Submitted Date	2025-09-16
ZBA Hearing Date	2025-12-16
Address	174 Forest Hills ST Jamaica Plain 02130
Parcel ID	1102969000
Zoning District & Subdistrict	Jamaica Plain Neighborhood 2F-9000
Zoning Article	55
Project Description	The project will replace an existing drive aisle porte cochere with new floor space within the existing footprint of the structure. It will also remove the remaining drive aisles that currently provide vehicle access to the porte cochere.
Relief Type	Conditional Use
Violations	Extension of Non-Conforming Use

Planning Context:

The project is proposed in an existing, four-story nursing home located next to Franklin Park in Jamaica Plain. The primary building typology in the neighborhood is triple decker residential properties with planted yards and mature trees. The nursing home abuts the Christ the King Ukrainian Catholic Church property which creates a small, institutional node within the greater residential neighborhood. There is a significant grade change between the front and rear of the site. The existing building is larger than other structures in the area but it is setback from Forest Hills Street and is located above the grade of the street which separates it from the surrounding neighborhood.

The project will remove an existing drive aisle on the property and will expand the finished floor area within an existing porte cochere, therefore making no change to the building footprint. The proposed expansion will help expand an existing nursing home, a use that is in high demand in Boston and will be in higher demand in the future due to Boston's aging population. Parks Design Review under City Ordinance 7.4-11 is not required because the addition is more than one-hundred feet away from Franklin Park. Because of the grade change, it is unlikely that the project will be visible from the park.

Zoning Analysis:



The project is cited for the extension of a non-conforming use which requires approval as a conditional use. The project proposes to expand an existing nursing home within the existing footprint of the building while also removing impervious surface from the site. This will allow a use that is in high demand in Boston to expand while having minimal, in any visible impact from the street and Franklin Park.

Recommendation:

In reference to BOA1775818, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1795520
ZBA Submitted Date	2025-11-04
ZBA Hearing Date	2025-12-16
Address	1673 to 1679 Washington ST Roxbury 02118
Parcel ID	0900631000, 0900630000, 0900632000
Zoning District & Subdistrict	South End Neighborhood Neighborhood Development Area
Zoning Article	64
Project Description	Combine three lots occupied by the same building, with current uses into one legal lot with nine residential units and a restaurant with takeout as primary ground floor use, bakery as accessory ground floor use, and restaurant storage in the basement.
Relief Type	Conditional Use
Violations	Conditional Use

Planning Context:

The project site consists of three adjacent lots: 1675 Washington Street, 1679 Washington Street, and 7 Worcester street, that together are covered by a singular four-story mixed-use building within the South End's Neighborhood Development Area (NDA) Subdistrict. The building includes three vacant ground-floor commercial spaces internally divided along the historic lot lines, which the applicant proposes to combine into one unified ground-floor restaurant space. Each address currently maintains separate access for the ground-floor commercial area and the upper-floor residential units; the project preserves all existing residential access and makes no change to the upper-floor dwelling units. The scope is limited solely to a ground-floor change of use and the associated interior renovations needed to accommodate the new restaurant.

The site is located along a highly active mixed-use corridor, surrounded by restaurants, cafes, and markets such as Toro, Flour Bakery & Cafe, and Jaho Coffee & Wine Bar on Washington Street alone. Washington Street, Shawmut Avenue, and Tremont street collectively support a vibrant, pedestrian-friendly ground-floor environment characterized by a wide range of retail and food and beverage uses. The area is also exceptionally well served by transit, with multiple MBTA bus routes and the Silver Line SL4 and SL5 providing direct service along Washington Street.



Zoning Analysis:

The proposed project requires a Conditional Use permit under Article 64-18 of the Zoning Code, which identifies restaurants with take-out as a conditional primary use within Neighborhood Development Areas. NDAs in the South End serve as transitional districts intended to buffer residential areas from industrial uses while promoting context-sensitive development along key corridors such as Washington Street. Establishing a restaurant with take-out as the primary ground-floor use, with a bakery as an accessory use, is consistent with the surrounding commercial activity and directly supports the goals of the Washington Street NDA. Reoccupying currently vacant retail and laundromat space will further activate the streetscape, enhance the pedestrian environment, and provide a valuable amenity in a highly transit-accessible location.

The only zoning relief required is the Conditional Use determination for the ground-floor restaurant use. Although the application includes the consolidation of three underlying lots, the project does not alter the building envelope, modify residential units, or trigger dimensional review. The nine existing residential units remain unchanged, and the proposal is limited exclusively to interior work associated with the ground-floor change of use.

Per Article 6-3, the Board of Appeal may grant a Conditional Use permit when the proposed use is appropriate for the site, does not adversely impact the neighborhood, traffic, or pedestrian conditions, and does not create a nuisance. The proposed use meets these criteria, and the Planning Department supports the issuance of the Conditional Use permit.

Recommendation:

In reference to BOA1795520, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, reading "Kathleen Onuf".

Deputy Director of Zoning

MEMORANDUM

TO: **BOSTON REDEVELOPMENT AUTHORITY**
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)
AND KAIROS SHEN, DIRECTOR

FROM: NUPOOR MONANI, SENIOR DEPUTY DIRECTOR OF DEVELOPMENT
REVIEW
CASEY A HINES, SENIOR DEPUTY DIRECTOR OF DEVELOPMENT REVIEW
DYLAN NORRIS, PROJECT MANAGER

SUBJECT: 95 BERKELEY STREET, SOUTH END

SUMMARY:

This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director of the BPDA (the "Director") to: (1) authorize the Director to issue a Scoping Determination waiving further review pursuant to Section 80A-2 and Section 80B-5.3(d) of the Code for the 95 Berkeley Street project as further described below, the ("Proposed Project"); (2) issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 Large Project Review process; (3) authorize the Director of the Authority to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, executing and delivering a Cooperation Agreement and any and all other documents and agreements as the Director deems appropriate and necessary in connection with the Proposed Project; (4) adopt a Demonstration Project Plan under Massachusetts General Law Chapter 121B, Section 46(f) for the Proposed Project (the "Demonstration Project Plan"); (5) adopt certain findings relating to the Demonstration Project Plan; (6) authorize the Director to accept a Quitclaim Deed for a certain temporary and limited property interest in the Proposed Project's Project Site; and (7) authorize the Director to enter into a contract for payment in lieu of taxes ("Pilot Agreement")

among the City of Boston, the BRA, and the Proponent in connection with the Proposed project.

PROJECT SITE

The Project Site, a site of approximately 22,665 square feet in size, contains an existing building which consists of approximately 87,250 square feet of floor area, which historically has been used primarily for office uses. The Project Site sits at the corner of two streets having frontage on both Berkeley and Chandler Street in the South End section of Boston.

DEVELOPMENT TEAM

The development team includes:

Proponent: 95 Berkeley OT LLC
60 Madison Avenue, Suite 1101
New York, New York 10010
Jonathan Marrale
jonathan.marrale@fortunarealtygroup.com
Jonathan Lee
jl@continuumdevco.com

Project Architect: CBT Architects
One Constitution Road, Suite 200
Boston, MA 02129
Henry Celli
Celli@cbtarchitects.com

Legal Counsel: Fletcher Tilton PC
100 Franklin Street, Suite 404
Boston, MA 02110
Matthew Eckel
meckel@fletchertilton.com

Permitting Consultant: Epsilon Associates, Inc.

3 Mill & Main Place, Suite 250
Maynard, MA 01754
Talya Moked
tmoked@epsilonassociates.com

**Transportation
Consultant:**

Howard Stein Hudson
11 Beacon Street, Suite 1010
Boston, MA 02108
Melissa Restrepo
mrestrepo@hshassoc.com

Civil Engineer:

Nitsch Engineering
2 Center Plaza, Suite 430
Boston, MA 02108
Chris Hodney
chodney@nitscheng.com

**Sustainability
Consultant:**

EnviENERGY Studio LLC
100 Summer Street, Suite 1600
Boston, MA 02110
Samira Ahmadi
samira.ahmadi@envien-studio.com

Mechanical Engineer:

R.W. Sullivan Engineering
The Schrafft's City Center
529 Main Street, Suite 203
Boston, MA 02129
Shane Wise
spw@rwsullivan.com

DESCRIPTION AND PROGRAM

95 Berkeley OTR, LLC ("the Proponent") proposes to renovate and adaptively re-use the existing semi-vacant office building located at 95 Berkeley Street. The Proponent seeks to complete an interior renovation of the existing

building to create a 87,250 square foot mixed-use building to contain approximately 1,700 square feet of retail/commercial space, 8,800 square feet of office space, and create approximately 76,750 new square feet of residential space to contain ninety-two (92) residential rental units, including seventy-four (74) market-rate and eighteen (18) income-restricted units ("The Proposed Project"). The residential rental units include forty-one (41) studio units, forty-two (42) one-bedroom units, and nine (9) two-bedroom units. The Proposed Project will also include a lower-level parking garage with approximately twenty-nine (29) parking spaces and bike storage for approximately forty-four (44) bike parking spaces. Additionally, the project will provide ten (10) visitor bike parking spaces along Chandler Street,

The Proponent is an applicant of Mayor Wu's and the BPDA's Downtown Residential Conversion Incentive Pilot Program (the "Pilot Program"). The Pilot Program was authorized by the BPDA Board on October 12, 2023, and as extended on July 18, 2024 (Both board votes referred to collectively as the "Program"). The Program offers to approved applicants a tax abatement in exchange for converting their underutilized office building into multi-family residential rental units.

PLANNING CONTEXT

Launched in October 2023, the Downtown Residential Conversion Incentive Pilot Program "Downtown Conversion Program" aims to support owners and developers of older commercial office building space in converting to residential units. In order to encourage new use of underutilized office space in the Downtown neighborhood and other areas, the Downtown Conversion Program offers a tax abatement and a streamlined approval process to applicants who meet affordability and sustainability requirements. Accordingly, the Proposed Project would advance key planning objectives of the office to residential conversion program.

ZONING

The Proposed Project is located within the South End Neighborhood Zoning District's Community Commercial Subdistrict, governed by Article 64 of the Zoning Code. The proposed residential, retail and office uses are all allowed within this subdistrict. The Project will need to seek a variance from the Boston Zoning Board of Appeal for usable open space per dwelling unit.

URBAN DESIGN

The project is subject to ongoing design review with the Planning Department and is subject to final approval by the South End Landmark District Commission.

ARTICLE 80 REVIEW PROCESS

On July 21, 2025, the Proponent filed a Letter of Intent ("LOI") with the BPDA. Based on the LOI submitted on July 21, 2025, Planning Department Staff recommended that the Director issue a Letter of Waiver. The Proposed Project does not include major external construction as it is the adaptive reuse of the current underutilized commercial space, is an applicant to the Pilot Program, complies with the requirements of the Executive Order, and thus, the IAG requirement should be waived. If, at any point during Article 80 Large Project Review, Staff determines the project does not comply with the Letter of Waiver issued to the Proponent or the Executive Order, an IAG will be established immediately.

A Project Notification Form ("PNF") was filed with the BPDA on September 29, 2025, the submission of which initiated the Large Project Review process for the Proposed Project and a public comment period, which concluded on October 29, 2025.

The BPDA hosted a Public Meeting on October 15, 2025. The public meeting was advertised in the local neighborhood newspapers, posted to the BPDA's calendar, and email notification was sent to all subscribers of the BPDA's South End neighborhood updates.

MITIGATION/COMMUNITY BENEFITS/PUBLIC REALM IMPROVEMENTS

The Proposed Project will include mitigation measures and community benefits to the neighborhood and the City, including:

- Narrowing the projects driveway entrance on Chandler Street to 14 feet, and reconstructing the driveway to the Public Works Department standards in order to provide an uninterrupted and ADA accessible pedestrian path to the Ellis Memorial Children's Park
- The Proponent will make a contribution to the Ellis South End Neighborhood Association as part of their holiday wreath distribution initiative

All Improvements and work conducted in the public right of way are subject to continued design review with the Planning Department, Boston Transportation Department, Public Works Department and the Public Improvement Commission.

SMART UTILITIES AND ARTICLE 37

The project will comply with the Smart Utilities requirements found in Article 80B of the Code. New utilities related to the project be required within any City right of way, will be designed to conform with Public Works Department standards and will undergo further review to ensure they are not in conflict with any landscape design features such as tree pits and/or other green infrastructure elements. The Proposed Project will also provide access for local telecom and fiber providers to ensure broadband equity and shall meet 1" stormwater retention requirements on site. The location of transformers and critical infrastructure shall be coordinated with Eversource including confirmation of the electrical capacity and the existing vault can be utilized, meeting minimum width, height and vertical clearance criteria provided by Eversource. A plan shall be issued to address any relevant conflicts reported through COBUCS if/as relevant, the project team will continue to work with BTM and Smart Utilities as needed.

The project will prioritize increasing energy performance and seek strategies that support low-carbon building operations and are LEED Gold certifiable. Additionally, the project is a renovation of an existing building which will maintain more than 90% of the building structure and enclosure; this results in a significant reduction in embodied carbon and will save an estimated 38 kgCO₂e/ft² in embodied carbon emissions when compared to a new building of similar size.

The project will be designed and constructed utilizing the following criteria:

- A commitment to comply with BERDO 2035 emission standard for residential buildings
- A performance target of 18% energy reduction compared with ASHRAE 90.1-2019
- The residential portion will utilize energy recovery ventilators, low-flow hot water plumbing fixtures, and Energy Star-rated appliances and all electric mechanical equipment.

- A LEED Gold target 63+ points will be finalized prior to Article 37 Design approval

As a proviso of this memo, the project team will provide an updated energy model and Climate Resiliency check list as design progresses within 3 months of Board approval.

AFFIRMATIVELY FURTHERING FAIR HOUSING

This project completed the AFFH Zoning review process and received BIFDC approval. The project's initial AFFH Zoning Self-Assessment, dated on 9/29/2025, is available as part of the Project Notification Form. The BIFDC's comment letter, detailing the requests and recommendations made, is available on the project's Planning Department website Public Comment document. The final agreed upon AFFH Zoning interventions are below:

Article 80 Interventions

- Provide all IZ units on-site; and
- Provide a greater number of 2+ bedroom units.

Marketing and Housing Access Interventions

- Agree to follow best practices related to the use of CORI, eviction, and credit records in the tenant screening and selection process;
- Allow security deposits to be paid in installments for 25% of IZ units, assigned on a first-come first-serve basis; and
- Adopt best practices in marketing market-rate units that are inclusive of and welcoming to members of protected classes.

INCLUSIONARY ZONING

The Proposed Project is subject to Zoning Code Article 79 – Inclusionary Zoning, dated October 1, 2024 ("IZ") and is located within Zone A, as defined by IZ. IZ requires that a minimum of 20% of the total number of units or residential leasable square footage within Article 80B Large Project Developments are designated as income-restricted units. Of the 20% of the total units or residential leasable square footage, 17% must be made available to the general public at an average of 60% of the Area Median Income ("AMI") as based upon data from the United States Department of Housing and Urban Development ("HUD") and published by MOH as

DOCUMENT NO. 8265

annual income and rent limits, and 3% of the total units or residential leasable square footage reserved for households who qualify with mobile housing vouchers (the “Voucher Units”). In this case, fifteen (15) units, or approximately 17.02% of residential leasable square footage within the project, will be made available to households with incomes not more than 60% of AMI, and the three (3) units, or approximately 3.61% of residential leasable square footage within the project, will be made available to households with mobile housing vouchers and rented at no higher than the Small Area Fair Market Rent (“SAFMR”) for zip code 02116.

The proposed locations, sizes, income restrictions, and rents for the IZ Units and Voucher Units are as follows:

Unit Number	Number of Bedrooms	Unit Size (Sq Ft)	Percent of AMI	Rent	Group-2
203	One-Bedroom + Den	793	60%	\$1,484	
205	Two-Bedroom	1203	60%	\$1,680	Group-2A
213	One-Bedroom	596	Voucher	\$2,600	
216	One-Bedroom	636	60%	\$1,484	
217	Two-Bedroom	808	Voucher	\$3,080	
302	One-Bedroom	762	60%	\$1,484	
303	One-Bedroom + Den	795	60%	\$1,484	Group-2A
309	Studio	545	60%	\$1,266	
313	One-Bedroom	597	60%	\$1,484	
317	One-Bedroom	675	60%	\$1,484	
402	One-Bedroom	762	Voucher	\$2,600	
404	One-Bedroom + Den	748	60%	\$1,484	
408	One-Bedroom	661	60%	\$1,484	
415	Studio	522	60%	\$1,266	
417	One-Bedroom	675	60%	\$1,484	
507	Studio	523	60%	\$1,266	Group-2A
509	Studio	545	60%	\$1,266	
515	Studio	522	60%	\$1,266	

The location of the IZ Units and Voucher Units will be finalized in conjunction with staff and outlined in the Affordable Rental Housing Agreement and Restriction (“ARHAR”), and rents and income limits for the IZ Units will be adjusted according to MOH published maximum rents and income limits, as based on HUD AMIs,

available at the time of the initial rental of the IZ Units, and the rents for the Voucher Units will be adjusted according to MOH published SAFMR prices available at the time of the initial rental of the Voucher Units. IZ Units and Voucher Units must be comparable in size, design, and quality to the market-rate units in the Proposed Project, cannot be stacked or concentrated on the same floors, and must be consistent in bedroom count with the entire Proposed Project.

The ARHAR must be executed along with, or prior to, the issuance of the Certification of Compliance for the Proposed Project. The Proponent must also register the Proposed Project with the Boston Fair Housing Commission ("BFHC") upon issuance of the building permit. The IZ Units and Voucher Units will not be marketed prior to the submission and approval of an Affirmative Marketing Plan to the BFHC and MOH. Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident;
- (2) Household size (a minimum of one (1) person per bedroom); and
- (3) Households who are directly displaced or severely rent-burdened (to be marketed for four (4) income-restricted units).

Where a unit is built out for a specific disability (e.g., mobility or sensory), a preference will also be available to households with a person whose need matches the build out of the unit. The City of Boston Disabilities Commission may assist the BPDA in determining eligibility for such a preference.

An affordability covenant will be placed on the IZ Units and Voucher Units to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a MOH option to extend for an additional period of twenty (20) years). The household income of the renter and rent of any subsequent rental of the IZ Units and Voucher Units during this fifty (50) year period must fall within the applicable income and rent limits for each IZ Unit or Voucher Unit. IZ Units and Voucher Units may not be rented out by the developer prior to rental to an income eligible household, and MOH or its assigns or successors will monitor the ongoing affordability of the IZ Units and Voucher Units.

DEMONSTRATION PROJECT PLAN

The Proponent is an applicant to the Downtown Office to Residential Conversion Incentive PILOT Program (the "Program"). As approved on October 12, 2023, the

BPDA established a Demonstration Project Plan in a selected area comprising primarily Downtown Boston. Applicants whose project sites are outside the Program's boundary has been reviewed and accepted on a case-by-case basis. The Project Site at 95 Berkeley Street is outside of the boundaries of the existing Demonstration Project Plan area, therefore, a new Demonstration Project Plan must be adopted pursuant to Massachusetts General Laws Chapter 121B, Section 46(f), as amended, in order to effectuate the PILOT. The Proponent is undertaking the conversion of semi-vacant office space in the City of Boston and creating in its place much needed housing. As such, a Demonstration Project Plan should be established to allow for the conversion of this semi-vacant office building to residential use, thereby preventing urban blight. The Proponent has duly applied and been accepted to the Program. Consistent with the October 12, 2023 board action and the July 18, 2024 board action to extend the Program, a Demonstration Project Plan should be established and undertaking to take all actions, as approved herein, to effectuate the conversion of 95 Berkeley Street.

TERMS OF PILOT AGREEMENT

Based on BPDA staff review under Article 80 and review under the Pilot Program, the Proponent has been selected to receive a Pilot Agreement, based on the Pilot Program criteria. The Proponent will, upon approval by the BPDA Board, enter into a Pilot Agreement among the City of Boston (the "City"), the BPDA, and the Proponent. If approved today, the City and the BPDA will provide the Proposed Project an average tax abatement of up-to seventy-five percent (75%) of the assessed residential value for a term of twenty-nine (29) years, terms which are consistent with the Program authorizing votes.

DEED CONVEYANCE

In order to comply with the rules and regulations under Massachusetts General Law Chapter 121B, Section 16, the BPDA must take an interest in the Project Site. To effectuate that, the BPDA and the Owner of 95 Berkeley Street will enter into a Deed agreement which conveys limited rights in the 95 Berkeley Street property. Additionally, the Owner and the BPDA will enter into to indemnification agreement to ensure the BPDA does not have liability on the property

RECOMMENDATIONS

Staff recommends that Board authorize the Director to: (1) authorize the Director to issue a Scoping Determination waiving further review pursuant to Section 80A-2

and Section 80B-5.3(d) of the Code for the 95 Berkeley Street project; (2) issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 Large Project Review process; (3) authorize the Director of the Authority to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, executing and delivering a Cooperation Agreement and any and all other documents and agreements as the Director deems appropriate and necessary in connection with the Proposed Project; (4) adopt a Demonstration Project Plan under Massachusetts General Law Chapter 121B, Section 46(f) for the Proposed Project (the "Demonstration Project Plan"); (5) adopt certain findings relating to the Demonstration Project Plan; (6) authorize the Director to accept a Quitclaim Deed for a certain temporary and limited property interest in the Proposed Project's Project Site; and (7) authorize the Director to enter into a contract for payment in lieu of taxes ("Pilot Agreement") among the City of Boston, the BRA, and the Proponent in connection with the Proposed project.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination waiving further review pursuant to Section 80A-2 and Section 80B-5.3(d) of the Code for the 95 Berkeley Street project as further described below, the "Proposed Project"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 Large Project Review process; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, executing and delivering a Cooperation Agreement and any and all other documents and agreements as the Director deems appropriate and necessary in connection with the Proposed Project; and

FURTHER

VOTED: To adopt a Demonstration Project Plan under Massachusetts General Law Chapter 121B, Section 46(f) for the Proposed Project (the "Demonstration Project Plan") consistent with the Program; and

FURTHER

VOTED: That the Boston Redevelopment Authority ("BRA"), in connection with the Proposed Project hereby finds and declares:

- a) In order to prevent urban blight, it is in the public's interest for the BRA to assist with the conversion of decadent office space to facilitate the creation of much needed residential units in the City of Boston.
- b) The Project Site is either blighted or decadent area, as those terms are defined in Massachusetts General Law Chapter 121B, as amended;
- c) The development of the Project Site will be undertaken in a manner consistent with the Program, and requires the assistance of the BPDA; and
- d) Based on (a), (b), and (c) above, the Proposed Project constitutes a "demonstration project" under Massachusetts General Law Chapter 121B, Section 46(f), as amended; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to accept a Quitclaim Deed for a certain temporary and limited property interest in the Proposed Project's Project Site; and

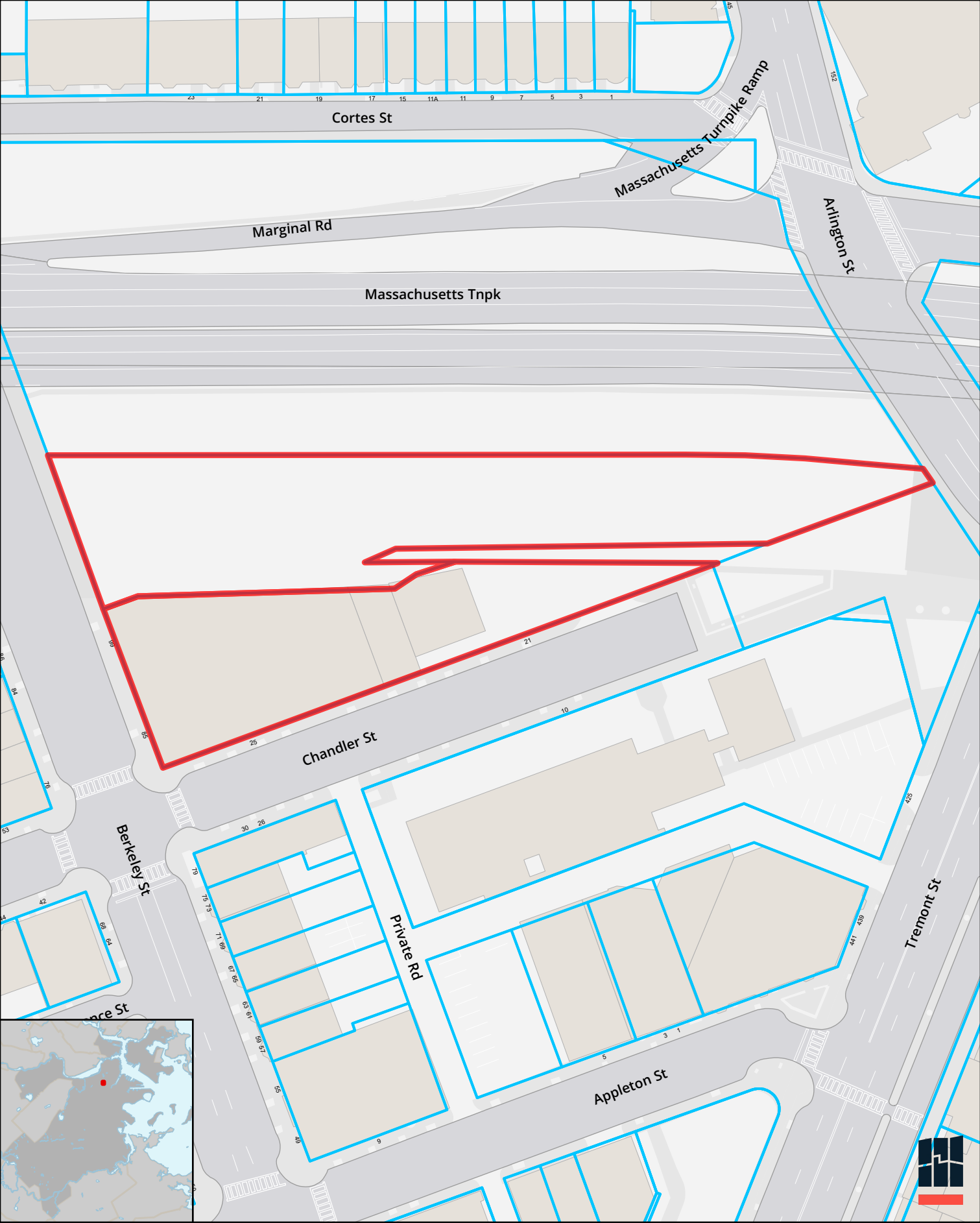
FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into a contract for payment in lieu of taxes ("Pilot Agreement") among the City of Boston, the BRA, and the Proponent in connection with the Proposed Project.

APPENDIX A**Exhibit A “Project Metrics Table”**

<u>Estimated Project Metrics</u>	Proposed Plan
Gross Square Footage	101,810
Gross Floor Area	87,250
<i>Residential</i>	76,750
<i>Office</i>	8,800
<i>Retail</i>	1,700
<i>Lab</i>	0
<i>Medical Clinical</i>	0
<i>Education</i>	0
<i>Hotel</i>	0
<i>Industrial</i>	0
<i>Recreational</i>	0
<i>Cultural</i>	0
<i>Parking</i>	14,560
Development Cost Estimate	
Residential Units	92
<i>Rental Units</i>	92
<i>Ownership Units</i>	0
<i>IDP/Affordable Units</i>	18
Maximum Parking spaces	29
<i>Long-term Bicycle Parking</i>	46
<i>Short-term Bicycle Parking</i>	10
<i>Location of Bike Room</i>	Sub Grade Garage
<i>Loading Bays</i>	0

95 Berkeley Street



95 Berkeley Street





Boston City Council
ED FLYNN
Councilor - District 2

November 13th, 2025

Boston Planning & Development Agency Board
One City Hall Square, Room 900
Boston, MA 02201

RE: Opposition to 95 Berkeley Street

Dear Members of the BPDA Board,

I'm writing today in opposition to the proposal 95 Berkeley Street project. In my opinion, it is critical that community standards be adhered to in the City of Boston, so that women and people of color are provided respect and opportunity in the construction industry. Additionally, residents have expressed concerns about accessibility of the sidewalks on Chandler Street. It is critical that the City's sidewalks are accessible for all neighbors- including our seniors, persons with disabilities, and young families with strollers.

For these reasons, I respectfully request that the Board deny this application at this time. If you have any questions, please feel free to contact me at Ed.Flynn@Boston.gov, or at 617-635-3203.

Sincerely,

Ed Flynn
Boston City Councilor, District 2



Case	BOA1741777
ZBA Submitted Date	2025-06-25
ZBA Hearing Date	2025-12-16
Address	183 Saint Botolph ST Boston 02115
Parcel ID	0402332000
Zoning District & Subdistrict	Huntington Avenue/Prudential Center St. Botolph Protection Area
Zoning Article	41
Project Description	The project proposes the addition of a fourth floor setback from the third floor roof line and a new rear stair that provides separate access to each of the floors. The project seeks a change of use from four residential units to five.
Relief Type	Variance, Conditional use
Violations	Rear Yard Insufficient Roof Structure Restrictions FAR Excessive Parking or Loading Insufficient GCOD Applicability

Planning Context:

The proposed project at 183 St. Botolph St. sits within the Huntington Avenue/Prudential Center zoning district and within the Saint Botolph Street Protection Area. The St. Botolph Street Protection Area grants an as-of-right building height of forty-five (45) feet and an as-of-right FAR of two (2). The parcel being in the St. Botolph Area Architectural Conservation District means that all proposed exterior work, including work at rooftops, that is, or will be, visible from any public way is subject to review by the Landmarks Commission. The parcel is also within Restricted Parking, Restricted Roof, and Groundwater Conservation Overlay Districts, and is regulated by Article 41 of the zoning code.

183 St. Botolph Street is a part of the historic Charles J. Lord Building, constructed in 1895. The building consists of 20 separate rowhouses conjoined by a brick facade. The lots are small and long; approximately 20 feet by 100 feet each, with the buildings occupying the majority of the lot area.

The proposed project is less than 0.1 mile, or a 3 minute walk from the Symphony Hall MBTA Green Line Station, and is in close proximity to notable landmarks such as the Reflecting Pool



at the Christian Science Plaza and Horticulture Hall. The proposal is also just a few minutes walk away from Southwest Corridor Park and its network of interlinked open spaces.

Zoning Analysis:

The proposed project is cited for a total of four (4) zoning violations: Rear Yard Insufficient, Off Street Parking Insufficient, an FAR violation within a Protection Area, and Rooftop Additions in Protection Area. The proposal is also referred to the ZBA for GCOD Applicability, pursuant to Section 32-4 due to the erection of a new rear staircase and the addition of a fourth story.

The rear yard for the proposed project currently has space for two off-street parking spots. The rear alley, Public Alley 404, connects the back of the properties to Public Alley 405 and Cumberland Street, leading out to Huntington Ave.

Submitted site plans indicate that the proposed addition for an additional egress stair at the rear of the building would extend 7'4" into the rear, bringing the total building length on its longest side to 76'7", and eliminating the two existing parking spaces at the site. The Rear Yard Requirements for this subdistrict are 25'0", and so the envelope extension would be a new non-conformity. Neighboring properties within the row have similar egress stairs at the rear that are also dimensional violations, making zoning relief with regards to the Rear Yard Insufficient violation appropriate and contextual with an emergent neighborhood character.

As mentioned, 183 St. Botolph Street currently has space for two parking spaces at the rear. The off-street parking requirements are stated as applicable to a specific floor area ratio set forth in Table B of Section 13-1 of the zoning code. The maximum FAR within the St. Botolph Street Protection area is 2.0, and thus the zoning calls for 0.7 parking spaces for each dwelling unit. A total of five dwelling units then calls for 3.5 (read: four) parking spaces. Due to the rear stair addition and the extension of the building envelope into the rear yard, the project proposes a total of zero (0) parking spaces, where there is currently an existing two. The proposed trade-off involves forgoing parking to gain an additional housing unit. Regardless, a total of four parking spaces could not realistically be accommodated within the rear yard or anywhere else on the property due to the inherent constraints of a rowhouse structure and the tightness of the surrounding streets.



The FAR requirement in the St. Botolph Street Protection Area is 2.0. The existing building already has a dimensional nonconformity with an FAR of 2.14. The proposed project involves expanding the building's footprint and adding another floor, which would increase the overall building height to 44.83 feet and the FAR to 2.74. This 28% increase in FAR is inconsistent with the established neighborhood character and the typical design of rowhouses within the St. Botolph Area Architectural Conservation District and within the Charles J. Lord building.

Furthermore, the proposed project is within a Restricted Roof District. Per Section 3-1 of the zoning code, a Restricted Roof Structure District is one that is characterized by groups of buildings with identical or similar heights. The refusal letter cites Article 41-6 wherein the maximum height is set at 45-feet.

Although the proposed structure does not exceed this hard limit, Section 16-8 of the zoning code mandates that the Board of Appeal must evaluate whether any proposed roof structure maintains architectural consistency with the distinctive historical and architectural character of the protection area. Erecting a fourth floor, which results in a height that contrasts with the row of otherwise identical adjacent rowhouses, does not meet the standard for architectural consistency required by the district's regulations and warrants further design review and revision.

The proponent should consider a proposal that more closely aligns with the design guidelines set forth for the St. Botolph Area Architectural Conservation District. Plans submitted for approval must be consistent with or complimentary to the historical and architectural character and appearance of the neighborhood, with particular attention paid to scale, materials, and rhythm of the street facade(s). The guidelines state that additions and new construction should not disrupt the essential form and integrity of an individual building or of the district. Additionally, the original form and slope of the roof must be retained.

All new construction within the St. Botolph Area Architectural Conservation District is subject to District Commission review and approval. Finally, the proposed project is referred for GCOD Applicability pursuant to Section 32-4 due to the substantive additions of the rear stair and fourth floor. Changes to the review process for GCOD Applicability were voted on and accepted



by the Zoning Commission on Wednesday, September 22, 2025. Certification of standards for Substantial Rehabilitation Projects as it relates to rainwater infiltration and negative impacts on groundwater levels is overseen by the Inspectional Services Department, the Boston Water & Sewer Commission, and the Boston Groundwater Trust.

Plans were prepared by Choo & Company and are dated February 26, 2025.

Recommendation:

In reference to BOA1741777, The Planning Department recommends DENIAL WITHOUT PREJUDICE. The proponent should consider a proposal that more closely aligns with the design guidelines set forth for the St. Botolph Area Architectural Conservation District.

Reviewed,

A handwritten signature in black ink, reading "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1710678
ZBA Submitted Date	2025-04-18
ZBA Hearing Date	2025-12-16
Address	391 Hanover ST Boston 02113
Parcel ID	0303144000
Zoning District & Subdistrict	North End Neighborhood MFR
Zoning Article	54
Project Description	Add 38 outdoor seats for a restaurant on a separate lot across the street from the existing restaurant.
Relief Type	Conditional Use
Violations	Use: Conditional (Outdoor Seating)

Planning Context:

The proposed project includes adding 38 outdoor seats on a patio for an existing restaurant in the North End. The existing restaurant is on the corner of Hanover Street and Clark Street, and the proposed patio is located across Clark Street, occupying part of the St. Stephen's Church outdoor space. The restaurant has already been using this space as an outdoor patio under a temporary 6-month permit starting on May 16, 2025; this case is to formalize such use. Hanover Street is a highly active and vibrant mixed-use corridor with many restaurants and active uses. The inclusion of outdoor dining helps to activate the public realm and provide a meaningful addition for restaurants.

Zoning Analysis:

The restaurant is located within the Hanover CC subdistrict, which regulates Accessory Outdoor Cafes as a conditional use. However, the parcel on which the outdoor patio is proposed is located within the adjacent MFR subdistrict, where Accessory Outdoor Cafes are a forbidden use. However, given that this is formalizing an existing outdoor patio use, it may be appropriate at this location.

In granting conditional approval, the Board of Appeal must find that the conditions in Article 6 are met; the proposed use will not ostensibly adversely affect the neighborhood, will not present a hazard to vehicles or pedestrians, will not create a nuisance, has the appropriate facilities to



operate the use, and is in an appropriate location. Of concern may be the condition for presenting a hazard to vehicles or pedestrians; the patio is located across a public right of way (Clark Street) from the restaurant, and therefore could incur hazards from restaurant staff going between the restaurant and the outdoor patio. However, the Office of Neighborhood services has not reported any complaints regarding the use of this patio over its 6-month operation.

Plans reviewed are titled "Proposed Patio Seating Nando Restaurant 393 Hanover Street Boston, MA," prepared by Choo & Company Inc., and dated May 9, 2024.

Recommendation:

In reference to BOA1710678, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1770252
ZBA Submitted Date	2025-08-28
ZBA Hearing Date	2025-12-16
Address	94 to 96 Endicott ST Boston 02113
Parcel ID	0302538000
Zoning District & Subdistrict	North End Neighborhood MFR
Zoning Article	54
Project Description	Convert an existing ground floor commercial space into a new dwelling unit.
Relief Type	Variance
Violations	FAR Excessive Usable Open Space Insufficient

Planning Context:

The proposed project sits on an established residential block in the North End, a block off of Washington Street and the Rose Kennedy Greenway. Its immediate surroundings consist of four- to six-story structures with mainly multi-unit residential uses. However, a variety of retail, restaurant, service, and other non-residential uses can be found within a few blocks of the site, including on Salem Street, Hanover Street, and throughout the adjacent Bullfinch Triangle and Haymarket areas. Of note, the site is located within both Coastal Flood Resilience Overlay District with a ground floor grade below the sea level rise-design flood elevation (SLR-DFE), signaling significant potential flood risks to any ground floor uses occupying the space.

The project site is currently occupied by an existing four-story mixed-use structure, with three dwelling units above a ground floor commercial space. The proposed project seeks to renovate the structure's existing ground floor to convert it from commercial space to a new dwelling unit. This represents a net increase of one unit to the structure, bringing the total number of units on the site to four. No significant exterior renovations are proposed as a part of the project. While this proposed scope does increase housing availability in the area - a planning goal of Housing a Changing City: Boston 2030 (2018) - it does so with significant risk due to the site's vulnerability to coastal flooding. This is especially true given that the structure's ground story (of where the entirety of the proposed unit will be located) sits below the SLR-DFE. Considering this vulnerability to coastal flooding (as evidenced by the site's location in the Coastal Flood



Resilience Overlay District), the Planning Department recommends that this proposed condition not be permitted to advance.

Zoning Analysis:

The proposed project's violations for both insufficient usable open space and excessive floor area ratio (FAR) represent extensions of already nonconforming dimensions. Because the project's scope does not involve any proposed updates to its existing site plan, its open space violation has a negligible impact on the site. The proposed project is also located in an area with significant density and typically high building lot coverage. The existing and proposed site is consistent with this context.

While the project does not propose an addition or bump out to the existing structure, it does increase its total gross floor area through the conversion of existing ground floor storage and utility space to living area. This worsens the structure's already noncompliant FAR dimension. While the net figure produced (~3.8 proposed) is not atypical to the surrounding area, it is worth noting that the new living space / dwelling unit it results in sits significantly below the SLR-DFE. Because of the site's vulnerability to coastal flooding, this represents a dangerous condition for a future tenant of the space. Accordingly, it is the strong recommendation of the Planning Department that zoning relief not be granted to this project.

Recommendation:

In reference to BOA1770252, The Planning Department recommends DENIAL.

Reviewed,

A handwritten signature in black ink, reading "Katherine Onuf".

Deputy Director of Zoning



Case	BOA1720983
ZBA Submitted Date	2025-05-14
ZBA Hearing Date	2025-12-16
Address	704 Metropolitan AV Hyde Park 02136
Parcel ID	1807570000
Zoning District & Subdistrict	Hyde Park Neighborhood 2F-5000
Zoning Article	69
Project Description	Construct a new 6-unit residential building on a vacant lot.
Relief Type	Variance
Violations	Rear Yard Insufficient Lot Area Insufficient FAR Excessive Height Excessive (stories) Usable Open Space Insufficient Front Yard Insufficient Height Excessive (ft) Side Yard Insufficient Parking design and maneuverability Parking or Loading Insufficient Maximum Number of Allowed Dwelling Units on Lot Exceeded Use: Forbidden (Multifamily Residential)

Planning Context:

This project was deferred from the November 18, 2025 hearing. As no new plans have been submitted, the Planning Department recommendation remains the same.

The proposed project is located in an area of Metropolitan Avenue where one side of the street is in a 2F subdistrict, and the other side of the street is a 1F subdistrict. Other properties in the 2F subdistrict vary in scale from single- unit dwellings to six-unit dwellings. Structures vary between two and three stories in the 2F subdistrict. However, due to the variety in grade, some structures have a first floor above street level. The proposed project was first submitted as a four-story structure with eight residential units, but the plans have been revised to reduce the scope to a three-story structure with six units, matching some of the surrounding context. While this area of Hyde Park is zoned as a two-unit residential subdistrict, the surrounding neighborhood fabric comprises structures with up to six dwelling units in a similar arrangement, height, and massing to the proposed project. As such, the proposed use is contextually



appropriate. The open space and lot area violations follow from the use restrictions, and also merit relief based on context.

Zoning Analysis:

The proposed project is located in a 2F-5000 zoning subdistrict in the Hyde Park Neighborhood. The most recent set of plans submitted to the ZBA for review revise the project such that the violations for height in feet and rear yard dimension have been changed to meet zoning dimensional regulations.

The proposed project is located less than one block from River Street, a major bus corridor through Hyde Park. As such, the proposed number of parking spaces for the project, one per unit (six total spaces) is sufficient for the area, despite being below the zoning threshold of 2 spaces per dwelling unit. The proposed parking arrangement aligns with City goals to reduce reliance on single-occupancy vehicle transportation.

The yard dimensions of the proposed project match the surrounding context of the built environment. Other properties on this side of the block have a comparable front yard dimension to the proposed 13'-2", measuring between 10' and 17', compared to the required 20' per Article 69. The six-foot side yard matches the side yard dimension on neighboring properties on the side of the dwelling that does not contain a driveway. The nonconforming setback on the side of the dwelling with the driveway is due to the shared driveway condition. If the driveway were part of the 704 Metropolitan Avenue parcel, there would be no violation. However, the shared driveway is a preferred condition, as it reduces the number of potential curb cuts along Metropolitan Avenue, leading to improved sidewalk safety.

Given the project's dimensional alignment with the surrounding structures, relief is also recommended for the excessive FAR violation.

Review and analysis is based on the plans prepared by Context, dated August 7, 2025.

Recommendation:

In reference to BOA1720983, The Planning Department recommends APPROVAL.



Planning Department

CITY of BOSTON

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1776730
ZBA Submitted Date	2025-09-18
ZBA Hearing Date	2025-12-16
Address	706 Metropolitan AV Hyde Park 02136
Parcel ID	1807569000
Zoning District & Subdistrict	Hyde Park Neighborhood 2F-5000
Zoning Article	69
Project Description	Proposal to share driveway easement with 704 Metropolitan Avenue property (BOA1720983). No work to the building is proposed.
Relief Type	Variance, Conditional use
Violations	Parking design and maneuverability Change in Nonconforming Use

Planning Context:

This project has been filed in conjunction with the proposed project at 704 Metropolitan Ave (BOA1720983). The proposed project entails the addition of a driveway easement to serve the parking for 704 Metropolitan Avenue, and no interior or exterior work to the existing building. The driveway also is an existing condition. Sharing parking access can reduce the number of needed curb cuts along the sidewalk, improving sidewalk conditions and pedestrian safety.

Zoning Analysis:

The proposed project does not make any changes to the existing building or driveway on the site. The proposal grants an easement to support an existing condition.

Recommendation:

In reference to BOA1776730, The Planning Department recommends APPROVAL.

Reviewed,

Deputy Director of Zoning



Planning Department

CITY of BOSTON



Case	BOA1690861
ZBA Submitted Date	2025-02-10
ZBA Hearing Date	2025-12-16
Address	122 Wood AV Mattapan 02136
Parcel ID	1804048000
Zoning District & Subdistrict	Hyde Park Neighborhood 1F-6000
Zoning Article	69
Project Description	Subdivide a lot with an existing two-family dwelling into two lots.
Relief Type	Variance
Violations	Side Yard Insufficient Usable Open Space Insufficient Lot Width Insufficient Lot Frontage Insufficient Lot Area Insufficient

Planning Context:

The project was deferred from the September 23, 2025 and November 18, 2025 hearings. The Planning Department staff recommendation remains the same. This project is filed in connection to ERT1676804. The proposed project would subdivide a corner lot which is larger than much of the neighboring context and contains an existing two-unit structure. The subdivision would make the lot containing the existing building smaller, but still similar in size to much of the neighboring lots with a similar amount of open space. No alterations will be made to the existing building. The surrounding context is made up of a mixture of single-family and two-family dwellings. The proposed project is within the area of PLAN: Mattapan but was not rezoned because it is located within the Hyde Park Neighborhood District.

Zoning Analysis:

The proposed subdivision creates five violations on the now smaller existing lot. The lot area is insufficient at 3,901.66 sf while the required minimum is 6,000 sf. The lot width and frontage are insufficient at 41 ft while the minimum required is 60 ft. The usable open space is insufficient at 1,195 while the required minimum would be 3,600. Lastly the side yard will be insufficient at 3.8 ft while the required minimum is 10 ft. All of these violations are commonplace across the neighborhood with lots of similar size and houses of similar mass. PLAN: Mattapan specifically



calls for a need for contextually appropriate infill housing due to help the City's present shortage of housing. The proposal would allow for the creation of new housing, while preserving existing housing and remaining in character with the surrounding context.

Recommendation:

In reference to BOA1690861, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



Case	BOA1690859
ZBA Submitted Date	2025-02-10
ZBA Hearing Date	2025-12-16
Address	120 Wood AV Mattapan 02136
Parcel ID	1804048000
Zoning District & Subdistrict	Hyde Park Neighborhood 1F-6000
Zoning Article	69
Project Description	Construct a new two-family dwelling after subdividing lot.
Relief Type	Variance
Violations	FAR Excessive Rear Yard Insufficient Side Yard Insufficient Usable Open Space Insufficient Front Yard Insufficient Lot Frontage Insufficient Lot Area Insufficient Lot Width Insufficient Parking or Loading Insufficient

Planning Context:

This project was originally scheduled for the September 23, 2025 hearing date but was deferred. New drawings were submitted demonstrating the addition of two new parking spaces and the relocation of the building 8 ft closer to the front lot line, reducing the depth of the front yard. The project was once again deferred after the November 18, 2025 hearing with a change of address. The Planning Department staff recommendation remains the same. This project is filed in connection to ALT1676803. The proposed project would erect a two-family home after subdividing a lot that currently contains an existing two-family structure. The subdivision would create an open undeveloped lot in which the proposed building would be built on. The surrounding context is made up of a mixture of single-family and two-family dwellings. The site is a corner lot condition and much larger than the neighboring lots. The proposed project is within the area of PLAN: Mattapan but was not rezoned due to its location in the Hyde Park Neighborhood District.

Zoning Analysis:



The current lot is larger than much of the neighboring lots at the size of 6,872 sf. The subdivision would make cut the large lot almost in half and the proposed newly created lot would be similar in size to the neighboring lots at 3,181.34 sf, which are all smaller than the requirement at 6,000 sf. The proposed has an insufficient lot width and lot frontage of 32 ft. The floor area ratio of the proposed is excessive at 0.7 when the maximum is 0.5. The proposed usable open space per dwelling unit is insufficient at 980 sf while required would be 3,600 sf. The proposed side yard is insufficient at 4.9 ft while the minimum is 10 ft. These violations are commonplace in the surrounding context, especially amongst the residences along the Wood Ave corridor. The front yard is proposed at 16.5 ft while the required is 25 ft. The rear yard is proposed at 23.4 ft while the required is 40 ft. Both the front yard and rear yard setbacks are in line with the neighboring existing house conforming with existing building alignment as recommended by the zoning code. Lastly the project will have insufficient parking of 0 while the required would be 4. PLAN: Mattapan specifically calls for a need for contextually appropriate infill housing due to help the City's present shortage of housing. The PLAN also recognizes the challenge of the new projects including off-street parking. The proposed remains in line with the surrounding context while adding to the housing stock of the city.

"122 Wood Ave" Drawn by Rosa Design Dated "June 03, 2024"

Recommendation:

In reference to BOA1690859, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Katherine Onuf".

Deputy Director of Zoning



Case	BOA1769103
ZBA Submitted Date	2025-08-26
ZBA Hearing Date	2025-12-16
Address	26 Windom ST Allston 02134
Parcel ID	2200080000
Zoning District & Subdistrict	Allston/Brighton Neighborhood 1F-4000
Zoning Article	51
Project Description	The applicant proposes to construct a two-story rear addition to the existing single-family dwelling.
Relief Type	Variance
Violations	FAR Excessive Side Yard Insufficient Rear Yard Insufficient

Planning Context:

26 Windom Street is located on a block lined with small detached homes, several of which have been expanded with rear or side additions of similar scale. The existing two-and-a-half-story house sits on a 3,400 square foot lot. The proposal is to construct a two-story rear addition; the scale and form of the addition are consistent with patterns of expansion already present in the neighborhood. The site is directly adjacent to the Enterprise Research Campus (ERC) and the emerging greenway corridor, where larger-scale mixed-use and affordable housing projects are being planned. While this broader context reflects significant change at the district scale, the proposed addition at 26 Windom remains in character with the surrounding residential block.

Zoning Analysis:

This case was originally scheduled for the November 16, 2025 ZBA hearing and was deferred; no new plans have been submitted since that time, and the Planning Department's recommendation remains unchanged.



The property is located within the 1F-4000 Residential Subdistrict of the Allston-Brighton Neighborhood District. A review of the proposal against Article 51 of the Boston Zoning Code has identified the following zoning issues:

Floor Area Ratio (FAR): Article 51, Section 9, and Table D establish a maximum FAR of 0.5 in the 1F-4000 subdistrict. On a 3,400 square foot lot, this allows for 1,700 square feet of gross floor area. The existing home is approximately 1,178 square feet (FAR 0.30). With the proposed two-story rear addition, the total would rise to about 2,244 square feet (FAR 0.66), exceeding the maximum and requiring relief.

Side Yard: A 10-foot side yard is required. The project would maintain a setback of 4'-9", matching the existing structure along the property line. Relief is needed to continue this nonconforming condition.

Rear Yard: A 30-foot rear yard is required. The addition would reduce this setback to 3 feet from the rear property line. Although this is a substantial shortfall, similar conditions are common in the neighborhood, where many older homes and additions do not meet current rear yard requirements.

Given the small lot, the modest scale of the addition, and the citywide goals of housing diversification, the ZBA should consider granting relief. The project reflects the way many Allston-Brighton homes have been adapted over time and underscores the need for zoning updates that better match the built fabric of Boston's neighborhoods.

Plans reviewed: "26 Windom: Rear Addition Permit Set," prepared by Anderson Porter Design and dated May 15, 2025.

Recommendation:

In reference to BOA1769103, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathryn Onuf".

Deputy Director of Zoning