Planning Department

CITY of BOSTON

MEMORANDUM

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

FROM: Joanne Marques
Planning Department

DATE: November 5, 2026

RE: Planning Department Recommendations

Please find attached, for your information, Planning Department recommendations for the November 10, 2026 Board of Appeals Hearing.

Also included:

231 to 239 Grove ST West Roxbury 02132
5205 Washington ST West Roxbury 02132

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

Planning Department

CITY of BOSTON

Case	BOA1862080
ZBA Submitted Date	2026-06-16
ZBA Hearing Date	2026-10-22
Address	85 Chandler ST Boston 02116
Parcel ID	0501062000
Zoning District & Subdistrict	South End Neighborhood MFR
Zoning Article	64
Project Description	The proposed project is an amendment to a previous submission, to include a new 3rd level roof deck to be constructed on top of a flat roof.
Relief Type	Conditional Use
Violations	Roof Structure Restrictions

Planning Context:

85 Chandler Street sits in a Multifamily residential subdistrict of the South End Neighborhood and is subject to Article 64 of the zoning code. The proposed is within the South End Landmark District, less than 0.3 miles from the Back Bay Amtrak and Orange Line station. This parcel sits in both CFROD and GCOD overlay districts, as well as Restricted Parking and Restricted Roof districts.

Zoning Analysis:

The refusal letter dated April 2, 2026 cites a single violation for the proposed project: Restricted Roof Structure regulations, pursuant to Article 64 Section 34 of the zoning code. A previous refusal letter dated September 30, 2025 cited a separate violation related to Article 32, Sect 32-4 Groundwater Conservation Overlay District Applicability, requiring relief, which was granted on November 18, 2025.

The original proposal detailed a complete renovation of an existing duplex and the addition of a roof deck - extending the building's height up to 53.25'. Plans were drawn by 1507 Architects, are dated 04-23-2025, and remain unchanged from their original proposal.

Zoning relief was recommended by the Planning Department to the Board of Appeal in August 2025, for GCOD Applicability, Roof Structure Restrictions and Flood Hazard District citations.

This relief was recommended on the basis that the proposed deck does not exceed the maximum building height within the MFR district (70') and is appropriately sited with adequate egress. The proposed has since gained approvals from the South End Landmark District Commission.

At the August 2025 Zoning Board of Appeal meeting, abutters at 79 Chandler St raised concerns about security risk, loss of privacy, noise, and congestion. Following this testimony, the Board motioned for Denial without Prejudice and the decision was carried unanimously after several rounds of votes.

79 Chandler St is a 9-unit multi-family building with decks on the penthouse level and balconies on each story. The penthouse deck at 79 Chandler sits a full story higher than the proposed deck at 85 Chandler. Consequently, visibility flows downward from 79 Chandler into the proposed project, rather than from the proponent's side. Additionally, the proposed deck faces an existing brick wall, and the penthouse at 79 Chandler itself is recessed and setback to comply with the zoning meaning views looking upward from the proponent side to the abutting penthouse property are limited.

The lower decks at 79 Chandler are already screened by existing steel fencing. Retaining this fencing adequately screens the decks from abutters. Because the dimensions of the proposed deck are within the existing length of the existing steel fence, the proposed decks would be screened from neighbors, and would not create any substantive dimensional change that would create any new impacts on sunlight or privacy.

Similar screening could help allay concerns about privacy for the proposed roof deck that aligns with the neighboring roof deck at 79 Chandler.

The proposed roof deck is a low-impact residential use which is quite common throughout the neighborhood, making zoning relief appropriate.

Plans were drawn by 1507 Architects, are dated 04-23-2025.

Recommendation:

In reference to BOA1862080, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Case	BOA1872919
ZBA Submitted Date	2026-07-15
ZBA Hearing Date	2026-10-22
Address	10 to 18 Bowdoin ST Dorchester 02124
Parcel ID	1401418000
Zoning District & Subdistrict	Dorchester Neighborhood LC and 3F-5000
Zoning Article	65
Project Description	Renovate an unfinished retail space for a proposed take out juice business.
Relief Type	Conditional Use Permit
Violations	Conditional Use

Planning Context:

The proposed project would finish an existing retail space and allow for the operation of a take out juice restaurant. There is no external work being done. All renovations, including heating and sprinkler systems, will be internal construction. This proposed renovation is part of a larger mixed use development that underwent article 80 review and where the residential aspect is already completed. The planned restaurant use was part of the original plans.

Zoning Analysis:

The project is triggering the need for one conditional use permit for the proposed take out restaurant. The mixed use nature of this development and area make take out restaurants that require quick stops a fitting use.

Recommendation:

In reference to BOA1872919, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Case	BOA1862299
ZBA Submitted Date	2026-06-17
ZBA Hearing Date	2026-10-22
Address	27 Greenwich ST Dorchester 02122
Parcel ID	1500212000
Zoning District & Subdistrict	Dorchester Neighborhood 2F-5000
Zoning Article	65
Project Description	Convert one family home to two family by adding a garage with above unit.
Relief Type	Variance
Violations	FAR Excessive Rear Yard Insufficient Side Yard Insufficient Front Yard Insufficient Usable Open Space Insufficient Lot Area Insufficient

Planning Context:

The proposed project would add a side yard extension to an existing one-family building, increasing the unit count to two units. The existing building is L-shaped, with the shorter spur running along the rear lot line. This renovation would extend that protrusion and convert it into a garage with a new dwelling unit located above. Two-family residential is an allowed use in this area, and this project works to incorporate a new unit into the neighborhood fabric without the disruption that new construction can bring.

The proposed project will be typical of Accessory Dwelling Units, as defined by the ADU Guidebook (2025). In particular, this project qualifies as a “Convert your garage” typology, identified as an appropriate fit for smaller lots such as the proposed project parcel. The guidebook highlights the planning goals of encouraging growth without disrupting neighborhood

character. By incorporating a new dwelling unit into a minimally changed building facade, this project helps to achieve these goals.

Zoning Analysis:

The first violation is in regard to the minimum lot area per dwelling unit. The zoning code requires an area of 5,000 sq ft for one or two units, whereas the proposed project lot has 3,600 sq ft. This is an existing nonconformity with the property. The lot size is under the minimum area, and this new proposal does not alter the land area. However, lots of this size are common in this area, with one-, two-, and even three-family residential units present. This requirement reflects a disconnect between the zoning code and the built reality of the neighborhood, suggesting that zoning reform should be explored for the area.

The proposed project is also receiving a violation in regard to Floor Area Ratio (FAR). The zoning code sets a maximum FAR of 0.5. The existing building has an FAR of 0.6, and the proposed addition would increase the FAR to 0.8. This is again a disconnect between the zoning code and the built reality of the area. Small lots with over 50% lot coverage are common here, with almost none of the nearby buildings meeting this requirement. While the proposed project exceeds the zoning maximum, it fits within the existing neighborhood context.

The next violation is in regard to open space per dwelling unit. The zoning code requires 750 sq ft per dwelling unit. The existing lot provides 865 sq ft per unit. With the expansion of the garage space and the addition of another unit, this number is reduced to 335 sq ft per unit. This, too, highlights a disconnect between the zoning code and built reality. Triple-deckers are common in this area, with multiple examples present on the same block. This typology is defined by three stories on a small parcel, and almost none of the nearby two- or three-unit buildings meet this requirement. This presents yet another case for zoning reform in the neighborhood.

The proposed project is also receiving violations for its front yard setback and rear yard setback. However, these are existing nonconformities that are not being expanded. The new addition sits further back from the front lot line than the current front entrance. The rear setback is also

already in violation and is not being worsened in any way; the rear footprint of the proposed building maintains the exact setback of the existing structure. These existing nonconformities align with the neighborhood character and should be granted variances.

The final violation is in regard to the side yard setback. This is an existing nonconformity that is actually being brought closer to compliance through this renovation. The existing side yard is 3.7 ft deep, whereas the proposed project expands that distance to 5.3 ft. As this condition is already present, it clearly fits within the neighborhood character.

Recommendation:

In reference to BOA1862299, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Planning Department

CITY of BOSTON

Case	BOA1883830
ZBA Submitted Date	2026-08-07
ZBA Hearing Date	2026-10-22
Address	18 Baker AV Dorchester 02125
Parcel ID	2F-6000
Zoning District & Subdistrict	Dorchester Neighborhood 2F-6000
Zoning Article	65
Project Description	Legalize the existing shed and storage of two Bobcat machines on the property, and install a new curb cut for a proposed driveway.
Relief Type	Variance
Violations	Side Yard Insufficient Rear Yard Insufficient

Planning Context:

The project is located at 18 Baker Avenue in Dorchester, in a residential area characterized primarily by low-density homes. The property backs onto railroad tracks rather than a neighboring residential property. Nearby lots, including the adjacent property, contain similar sheds and accessory structures.

The proposal seeks to legalize an existing shed and the outdoor storage of two Bobcat machines, along with a new curb cut for a proposed driveway. The existing shed is generally consistent with similar structures on surrounding properties. Given the property's location adjacent to the railroad corridor, the proposed use and improvements are unlikely to significantly impact neighboring residential properties.

Zoning Analysis:

The property is located in the 2F-6000 Residential Subdistrict of the Dorchester Neighborhood District. The proposal requires zoning relief for insufficient side and rear yard setbacks.

Article 65, Section 9, Side Yard: A minimum side yard setback of 10 feet is required. The submitted plot plan identifies a setback of approximately 6.3 feet between the existing shed and the residential building. Zoning relief is required for the insufficient side yard.

Article 65, Section 9, Rear Yard: A minimum rear yard setback of 20 feet is required. The existing shed is located approximately 10.7 feet from the rear property line, requiring zoning relief for the insufficient rear yard.

The proposed project seeks to formalize existing site conditions and provide dedicated storage and access for two Bobcat machines. The property backs onto railroad tracks rather than a neighboring residential property, reducing potential impacts associated with the rear yard relief. Similar sheds and accessory structures are present on nearby properties, including the adjacent lot. The existing shed is generally consistent with the surrounding development pattern, and the proposed improvements are unlikely to significantly impact neighboring residential properties.

The submitted plot plan titled “Proposed Bobcat Storage, Plot Plan of Land in Dorchester, Mass,” prepared by RealMapInfo LLC and dated August 3, 2026, was reviewed in support of this recommendation.

Recommendation:

In reference to BOA1883830, The Planning Department recommends APPROVAL WITH PROVISO: that appellant submit plans for screening and buffering due to the property’s location in a residential subdistrict.

Reviewed,



Senior Planner

Case	BOA1777438
ZBA Submitted Date	2025-09-22
ZBA Hearing Date	2026-10-22
Address	68 Theodore Parker RD West Roxbury 02132
Parcel ID	2005888000
Zoning District & Subdistrict	West Roxbury Neighborhood 1F-6000
Zoning Article	56
Project Description	Additional footprint to the rear of the home with extension of living space into the attic.
Relief Type	Variance
Violations	FAR Excessive Height Excessive (stories) Rear Yard Insufficient Side Yard Insufficient

Planning Context:

The proponent at 68 Theodore Parker Road plans to add a mudroom to the rear of the house and finish the third floor attic.

68 Theodore Parker Road is a single-family residence located in a residential area of West Roxbury. It is along the West Roxbury Parkway and houses in this area are generally single-family residences.

The addition of mudroom and extension of living space into the attic are clear cases for zoning reform and a precedent for the Neighborhood Housing Zoning Initiative for which the draft zoning was published July 2026. The current code lacks a clear path for homeowners to make simple, interior adaptations that meet evolving household needs. These renovations provide additional living space without altering the exterior character of the home. The Planning Department encourages more additional by right pathways for homeowners to pursue simple home renovations.

Zoning Analysis:

The proposal has triggered four violations: FAR, height (stories), rear and side yards.

The maximum FAR allowed for this subdistrict is 0.4. Plans do not give indication of an existing or proposed FAR, but the addition of a small mudroom and extension of living space into the attic will confidently increase FAR. However, relief is recommended because these improvements are modest and do not notably alter the home's exterior.

The maximum height in stories allowed is 2.5. The project does not necessarily increase the height because the plans are finishing the attic instead of additional dormers that did not previously exist. Relief is recommended.

In this subdistrict, at least 10 feet of side yard setback and 30 feet of rear yard setback are required. This project does not worsen the existing side yard setback nonconformity, relief is recommended. While the mudroom does protrude five feet into the rear yard, relief is recommended because this is a modest increase that does not alter the character of the home. Furthermore, this addition will not be seen at the street level.

Plans reviewed are titled "Certified Plot Plan Located at 68 Theodore Parker Road West Roxbury, MA", are prepared by Boston Survey, Inc., and dated October 2, 2024.

Recommendation:

In reference to BOA1777438, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Case	BOA1862338
ZBA Submitted Date	2026-06-17
ZBA Hearing Date	2026-10-22
Address	11 Altacrest RD West Roxbury 02132
Parcel ID	2009597000
Zoning District & Subdistrict	West Roxbury Neighborhood 1F-6000
Zoning Article	56
Project Description	The proponent is asking for a wider curb cut and expanded driveway for parking.
Relief Type	Variance
Violations	Use: Forbidden

Planning Context:

The proponent at 11 Altacrest Road proposes extending the curb cut and expanding the paved driveway in front of their attached garage for parking.

11 Altacrest Road is a single-family residence located in a residential area of West Roxbury. The home is just off Centre Street and houses in this area are generally single-family residences. In this area of West Roxbury, driveway parking is commonly observed.

Zoning Analysis:

This project has triggered one violation: use forbidden.

Front yard parking is forbidden per Article 56 Section 39 "Off-street parking and loading spaces shall not be located in any part of a landscaped area required by this Article or in any part of a Front Yard, except as specifically provided in this Section 56-39. If a Lot is located in a Residential Subdistrict, a total of two (2) accessory parking spaces serving residential uses on such Lot may be located in that portion of the Front Yard that lies between the side yard and the

Front Lot Line, provided that the total width of such Front Yard area used for parking does not exceed ten (10) feet."

Given that a paved driveway already exists on site and off-street driveway parking is a common feature of the surrounding streetscape, relief is not recommended.

Plans reviewed are titled "Plan Showing Proposed Driveway Expansion", are prepared by D. O'Brien Land Surveying, and dated July 25, 2025.

Recommendation:

In reference to BOA1862338, The Planning Department recommends DENIAL.

Reviewed,



Senior Planner

Planning Department

CITY of BOSTON

Case	BOA1879905
ZBA Submitted Date	2026-07-29
ZBA Hearing Date	2026-10-22
Address	294 Stratford ST West Roxbury 02132
Parcel ID	2001878000
Zoning District & Subdistrict	West Roxbury Neighborhood 1F-6000
Zoning Article	56
Project Description	Extend living space into basement
Relief Type	Variance
Violations	FAR Excessive

Planning Context:

The proponent at 294 Stratford St plans to extend living space into a basement that is currently unfinished. The goal is to create a flexible space for extended family use, without altering the primary structure.

294 Stratford St is a single-family residence located in a residential area of West Roxbury. It is along the West Roxbury Parkway and houses in this area are generally single-family residences.

The extension of living space is a clear case for zoning reform and a precedent for the Neighborhood Housing Zoning Initiative for which the draft zoning was published July 2026. The current code lacks a clear path for homeowners to make simple, interior adaptations that meet evolving household needs. Finishing an existing basement to create additional living space supports family friendly living without altering the exterior character of the home. These projects, particularly where the only zoning violation is FAR, should be allowed by right.

Zoning Analysis:

The proposal has triggered one zoning violation: FAR excessive.

The FAR allowed for this lot is 0.4, the existing FAR is 0.46, and the proposed FAR is 0.64. The proposed addition creates additional living space that allows the property to meet the needs of the family living in this home. Because these improvements are not disruptive to the neighborhood context, relief is recommended.

Plans reviewed are titled "294 Stratford St Basement Renovation" and are prepared by Derek Rubinoff Architects and dated June 19, 2026.

Recommendation:

In reference to BOA1879905, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Case	BOA1862382
ZBA Submitted Date	2026-06-17
ZBA Hearing Date	2026-10-22
Address	75 Oakland ST Brighton 02135
Parcel ID	2204414000
Zoning District & Subdistrict	Allston/Brighton Neighborhood 2F-5000
Zoning Article	51
Project Description	Addition of a 6-foot by 13.7-foot prefabricated sunroom, supported by helical pier foundations.
Relief Type	Variance
Violations	Front Yard Insufficient Side Yard Insufficient

Planning Context:

The project is located at 75 Oakland Street in Brighton, in a residential area primarily characterized by low-density homes. Nearby properties have similar porches, additions, and building projections with comparable setbacks.

The property contains an existing two-story residential building. The proposal is to add a 6-foot by 13.7-foot prefabricated sunroom to the existing home, supported by helical pier foundations. The proposed addition is modest in scale and maintains the existing residential use of the property. The size, location, and setbacks of the addition are generally consistent with similar projections found on surrounding residential properties.

Zoning Analysis:

The proposed project adds a 6-foot by 13.7-foot prefabricated sunroom to the existing residential building at 75 Oakland Street. The property is located in the 2F-5000 Residential Subdistrict of the Allston-Brighton Neighborhood District. The proposal maintains the existing residential use and requires zoning relief for front and side yard setbacks.

Article 51, Section 9, Front Yard: A minimum front yard setback of 20 feet is required. The existing building has a front yard setback of approximately 13.2 feet, which is reduced to approximately 7.2 feet with the proposed sunroom. Zoning relief is therefore required.

Article 51, Section 9, Side Yard: A minimum side yard setback of 10 feet is required. The existing building has a side yard setback of approximately 9.4 feet, which is maintained with the proposed addition. Zoning relief is required for the insufficient side yard. Given the narrow lot and existing placement of the home, the proposal does not further reduce the existing side yard condition.

The proposed project maintains the existing residential use while providing a modest addition to the home. The requested relief reflects the existing lot and building conditions, including a front yard that is already nonconforming and a side yard that is not further reduced by the proposal. Similar porches, additions, and building projections with reduced setbacks are present on nearby properties. The addition is limited in scale and is generally consistent with the established residential development pattern along Oakland Street.

Plans titled “Plan of Land Showing Proposed Improvements, 75 Oakland Street, Brighton, MA,” prepared by Viney Land Engineering & Environmental Services Inc. and dated June 2, 2026, along with the submitted sunroom plans, were reviewed in support of this recommendation.

Recommendation:

In reference to BOA1862382, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Case	BOA1870900
ZBA Submitted Date	2026-07-09
ZBA Hearing Date	2026-11-05
Address	22 Harvard ST Charlestown 02129
Parcel ID	0203726000
Zoning District & Subdistrict	Charlestown Neighborhood 3F-2000
Zoning Article	62
Project Description	Construction of a roof deck and first-story rear deck, with staircase access to the rear yard on an existing four-story, single-family dwelling.
Relief Type	Conditional Use
Violations	Roof Structure Restrictions

Planning Context:

Located at the edge of Charlestown's residential core near New Rutherford Avenue, 22 Harvard Street is a four-story, single-family dwelling. Harvard Street exhibits a distinct architectural divide between its eastern and western sides: the eastern side, facing the residential core, consists of three- to three-and-a-half story pitched-roof townhomes, while the western side features four- to six-story flat- and mansard-roofed buildings separated by private ways and alleys. While roof decks are prevalent across both building typologies in the immediate vicinity, buildings along the western side support these decks at noticeably greater heights. Specifically, the adjacent four-story buildings at 20 and 28 Harvard Street stand at approximately the same height as the subject property and both feature large, centrally located roof decks, establishing a clear neighborhood precedent for a rooftop structure at this height.

The subject lot falls within both the Charlestown Neighborhood Design Overlay District (NDOD) and the Restricted Roof Structure District: Charlestown Neighborhood. While the scope of work does not meet the thresholds to trigger formal Planning Department Design Review under Section 28-5, it requires a Conditional Use Permit pursuant to Section 62-25.

Zoning Analysis:

Pursuant to Section 62-25, the proposed project requires a Conditional Use Permit for the construction of a roof deck. While the Refusal Letter cites the excessive height of the proposed deck, the immediate neighborhood context and existing conditions on abutting properties directly justify the proposed elevation. Adjacent four-story buildings already support roof decks at comparable heights, creating an established architectural pattern along the western side of Harvard Street.

Beyond the height, the proposal complies with all other requirements of Section 62-25. The roof deck is positioned central on the existing roof, incorporating large setbacks from the building edges to provide adequate screening and prevent visibility from the Harvard Street public way. The design mitigates any visual impact on the pedestrian experience, remains consistent with surrounding rooftop structures, and will not produce adverse impacts or create a nuisance. The proposal both meets the criteria of Section 62-25 and the standards of Section 6-3, as such, the Planning Department supports the issuance of this Conditional Use Permit.

Plans reviewed are titled “Proposed Renovations to the 22 Harvard Street Charlestown, MA 02129”, prepared by Peter P. Tummino and dated 02/04/2026.

Recommendation:

In reference to BOA1870900, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Case	BOA1873930
ZBA Submitted Date	2026-07-17
ZBA Hearing Date	2026-11-05
Address	81 to 81A Prince ST Boston 02113
Parcel ID	0302282000
Zoning District & Subdistrict	North End Neighborhood MFR/LS
Zoning Article	6, 9
Project Description	Proponent is seeking a Change of Nonconforming Use on the ground floor from four residential units and ground floor commercial space to four residential units and ground floor restaurant space. Interior renovations included in scope of work to support change of use.
Relief Type	Conditional Use
Violations	Change of Nonconforming Use; Use: Conditional (Take-Out Restaurant Small)

Planning Context:

The property at 81 Prince Street currently features vacant commercial space on the ground floor. While located along a predominantly residential corridor of the North End, the lot sits within a transitional zone near the intersection of Prince and Salem Streets, an area defined by mixed-use buildings with active ground floor uses including bars, restaurants, bakeries, and markets. At this intersection alone, five surrounding mixed-use properties support dining and retail establishments, establishing strong neighborhood precedent for the proposed restaurant use.

The scope of work entails renovating the vacant ground floor commercial space into a small restaurant while converting the basement into dedicated dry storage and food preparation areas. The proposal does not impact the existing residential units on upper stories and includes no exterior alterations to the existing building.

Zoning Analysis:

The proposed project is cited for a use violation regarding a Change in Nonconforming Use and requires a Conditional Use Permit for the ground floor restaurant.

Situated in a transitional Multi-Family Residential/Local Services (MFR/LS) subdistrict, 81 Prince Street provides a buffer between the residential core further northwest along Prince Street and the active commercial fabric of the Salem Street Neighborhood Shopping (NS) subdistrict. Under subdistrict regulations, restaurant uses are classified as conditional. However, the subject parcel directly abuts an established, dense cluster of food and beverage establishments, including one operating on a 24-hour basis. Activating this currently vacant storefront with a small dining establishment is well supported by immediate ground floor context and enhances the pedestrian and streetscape experience along a prominent North End corridor. Pursuant to Section 9-2, converting the existing nonconforming commercial space into a restaurant will not result in a greater detriment to the immediate neighborhood, nor will it create a nuisance or adverse hazard under Section 6-3's criteria for issuing a Conditional Use Permit. Because the proposal satisfies the requirements for both a change in nonconforming use and a Conditional Use Permit, the Planning Department supports the requested relief.

Plans reviewed are titled "Nostra 81 Prince Street Boston, MA 02113" prepared by Design Resource Team, LLC and are undated.

Recommendation:

In reference to BOA1873930, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Planning Department

CITY of BOSTON

Case	BOA1894075
ZBA Submitted Date	2026-08-25
ZBA Hearing Date	2026-11-05
Address	31 G ST South Boston 02127
Parcel ID	0601998000
Zoning District & Subdistrict	South Boston Neighborhood MFR
Zoning Article	68
Project Description	This project proposes to construct a two level, back deck extending from the (raised) first floor into the rear yard, maintaining existing parking spaces underneath.
Relief Type	Variance
Violations	Rear Yard Insufficient Side Yard Insufficient

Planning Context:

31 G Street is located in the South Boston Neighborhood in the Multifamily Residential subdistrict, two blocks south of East Broadway. The two and a half story, single-family building is located on the corner of two residential streets. The primary entry is located on G Street and a single parking space located in the rear yard is accessed off Silver Street. Presently, a small deck extends from the rear of the first floor approximately 9 feet into the rear yard, generally aligned with adjacent properties' decks and balconies' rear yard encroachments.

The project proposes to reconstruct and extend a rear deck, accessed from the first floor, raised approximately 4.5 feet from grade at the rear. The deck will contain two levels, accessed by steps up approximately 16 inches and extend to the rear and side edges of the lot. The parking space below the deck will be maintained.

Zoning Analysis:

The project was cited for violation to Article 68, Section 8, for side and rear yard encroachments. A minimum of three and twenty feet are required for side and rear yards respectively. However, in its present condition, the site has no side yards as buildings on the

subject block are constructed as row houses with zero-lot line sides. Additionally, the required side yard would not extend into the portion of the side that the deck is proposed in. In the rear, the site is already paved entirely to the property's edges. The proposed deck will be raised on posts, set in a new retaining wall which will replace the existing one in it's present location, allowing for air to pass below the deck. Furthermore, light to adjacent property's rear yard is not expected to be impacted due to the placement of the deck to the north of the adjacent parcel, and the building to the west has no windows on the subject side. Therefore, Staff supports approval of the requested variances.

Plans reviewed are titled "New Back Deck 31 G Street South Boston, MA," prepared by Stephanov Architects and dated July 2026.

Recommendation:

In reference to BOA1894075, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Planning Department

CITY of BOSTON

Case	BOA1873051
ZBA Submitted Date	2026-07-15
ZBA Hearing Date	2026-11-05
Address	748 to 750 E Broadway South Boston 02127
Parcel ID	0603511000, 0603510000
Zoning District & Subdistrict	South Boston Neighborhood MFR-LS
Zoning Article	68
Project Description	Interior tenant finish out for Fitness Center and ground floor uses including Professional Offices, Local Retail Business, Barber and Beauty Shop, and Tailor Shop.
Relief Type	Conditional Use, Variance
Violations	Forbidden Use Conditional Use

Planning Context:

748 to 750 East Broadway is located in the South Boston Neighborhood. The building was constructed in 2024 as nine residential units with ground and basement commercial uses. The site is located in an established mixed-use area, situated at the intersection of East Broadway and L Street. the surrounding area includes a number of restaurants, a large grocery store, and several other retail businesses, professional offices, and banks. The majority of these establishments are found at the ground floor, with residential uses typically occupying the stories above. Of note, the site is transit accessible, with stops for the MBTA's 7, 9, and 10 bus routes immediately adjacent to the site. No off street parking is existing or proposed.
This project proposes interior tenant finish out of the ground floor for Professional Offices, Local Retail Business, Barber and Beauty Shop, and Tailor Shop uses and basement finish out for a Fitness Center use.

Zoning Analysis:

This project was cited for noncompliance with Article 68, Section 7, regarding forbidden and conditional uses. All the proposed ground floor uses are conditioned to being accessed by an

exterior door, but otherwise allowed by right except for Professional Offices which requires conditional use approval. The proposed Fitness Center use is a forbidden use, requiring a variance.

Other Fitness Centers can be found within three blocks both north along L Street and West along East Broadway Street. Furthermore, Professional Office uses are located within the same block and throughout East Broadway including Real Estate offices among other office types.

Within the South Boston Neighborhood, the greater Broadway Street is the appropriate location for personal and professional commercial uses such as the ones proposed. Furthermore, during the review process for the subject building, the community expressed interest in non-restaurant commercial uses, such as those proposed. While individual businesses aside from the gym will be accessed via a shared commercial door on Broadway, a design that is called out as forbidden in Table A of Article 68, the entrance is separate from the residential units above, which take access off L Street. A shared hall, front lobby, and kitchenette is proposed for use by individual tenants. Furthermore, the building is designed with glass windows along L Street, giving the visual appearance of street entry to businesses, while utilizing one shared entrance. Therefore, Staff supports the requested uses.

Plans reviewed are titled "748-750 E Broadway First Floor Office Fitout," prepared by Sousa Design Architects and dated April 2026.

Recommendation:

In reference to BOA1873051, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Case	BOA1876006
ZBA Submitted Date	2026-07-22
ZBA Hearing Date	2026-11-05
Address	23 Linden ST South Boston 02127
Parcel ID	0700979000
Zoning District & Subdistrict	South Boston Neighborhood MFR
Zoning Article	68
Project Description	Erect dormer additions and renovate
Relief Type	Variance
Violations	Side Yard Insufficient

Planning Context:

23 Linden Street is located in the South Boston Neighborhood in Dorchester Heights, north of South Boston High School. The single-family, three and a half story building has two points of access: an enclosed, side passageway providing entry to the lower parlor level and a stepped-up street level entrance to the second story. The attic is presently unfinished.

Adjacent properties are similar in height and access, with enclosed, single-story side passageways between buildings, connecting all buildings with shared party walls. Some adjacent properties have finished attics with dormer additions, extending available living space. Off street parking is uncommon in the area and not present on the subject site.

The proposed project entails interior renovations and extension of the living space into the existing attic. Two new dormers are proposed on the existing roof to extend the livable area. Additionally, side passageway renovations are proposed to bring the existing pathway into ADA compliance. The roof above the passageway will be reconstructed as part of the renovation.

The property is located in the Multifamily Residential Subdistrict and is subject to Restricted Roof District overlay regulations.

Zoning Analysis:

The project was cited for violation to Article 68, Section 8, for side yard encroachment. The minimum required side yard is three feet. The proposed dormers will extend to the edge of the existing building, with the eves extending approximately six inches beyond the existing building line, worsening the existing side yard violation to 0.18 feet on the south side of the building. Staff is in support of the requested variance as the primary building wall is not moving and the eve extension will be approximately 32 feet above grade.

Plans reviewed are titled "Dormer Addition and Interior Renovation to Single Family Residence," prepared by Azad Architects and dated April 2026.

Recommendation:

In reference to BOA1876006, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Case	BOA1856602
ZBA Submitted Date	2026-06-01
ZBA Hearing Date	2026-11-05
Address	88 Lambert AV Roxbury 02119
Parcel ID	0903679000
Zoning District & Subdistrict	Roxbury Neighborhood 3F-4000
Zoning Article	50
Project Description	The proposal is to add a chicken coop to the property of a single family home.
Relief Type	Variance
Violations	Forbidden Use

Planning Context:

The proposed project would be the addition of a chicken coop in the backyard of a single family home. The parcel has a large amount of open space and the proposed chicken coop would only take a small portion of the site. The surrounding context is mostly residential with a mixture of mass and density. The house on site is an approved landmark however the proposed coop will not require landmark review considering it does not have impact on the house. The site is within the Roxbury Neighborhood Overlay District but the proposed work does not meet the criteria requiring review. The site is also within the 100 ft radius of the Rockledge Street Urban Wild which would trigger Municipal Ordinance 7.4-11 however the proposed work would not be visible from the urban wild.

Zoning Analysis:

The proposed project would require zoning relief for the accessory keeping of animals, which is a forbidden use. It is not an allowed use in any of the residential zoning districts for Roxbury. The use would not be contextually appropriate or in harmony with the code.

”Topographic Plan, 88 Lambert Avenue” Drawn by Framingham Survey Consultants Inc. Dated December 29, 2018

Recommendation:

In reference to BOA1856602, The Planning Department recommends DENIAL.

Reviewed,



Senior Planner

Case	BOA1904468
ZBA Submitted Date	2026-09-25
ZBA Hearing Date	2026-11-05
Address	3615 to 3621 Washington ST Jamaica Plain 02130
Parcel ID	1102617010
Zoning District & Subdistrict	Jamaica Plain Neighborhood Local Industrial
Zoning Article	55
Project Description	The project proposes to add a new hair salon to an existing mixed-use building.
Relief Type	Conditional Use
Violations	Use: Conditional

Planning Context:

The proposed hair salon is located at 3611 Washington Street, within the existing mixed use building on the property. The building is six stories of residential use above commercial use on the ground floor. The property is abutted by the MBTA Orange Line corridor and Forest Hills Station, along with other residential uses to the north. The MBTA Arborway Garage is across Washington Street.

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 hair salon is a community oriented small business that contributes to the goals stated in PLAN: JP/Rox.

Zoning Analysis:

Barber and beauty shops are an Allowed Use in the Local Industrial zoning subdistrict, except where they are greater than 1,000 square feet, in which case they are Conditional Uses. The proposed hair salon is approximately 1,200 square feet which means it requires a conditional use approval. The proposed use is consistent with the planning goals of the neighborhood.

Plans reviewed “Tenant B” prepared by “Colliers Engineering and Design” dated 10/7/25.

Recommendation:

In reference to BOA1904468, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Planning Department

CITY of BOSTON

Case	BOA1881627
ZBA Submitted Date	2026-08-03
ZBA Hearing Date	2026-11-05
Address	55 Brown AV Roslindale 02131
Parcel ID	1903988000
Zoning District & Subdistrict	Roslindale Neighborhood 2F-5000
Zoning Article	67
Project Description	This project is an interior and exterior renovation of the home, including finishing the basement and attic units, adding bedrooms, creating a new exterior egress, reconfiguring interior floor plans, and updating exterior elements.
Relief Type	Variance
Violations	FAR Excessive

Planning Context:

55 Brown Ave is located in a residential area of Roslindale that consists of a mix of one- to three-unit dwellings. Across the street, there is a church. Homes in this area tend to have higher lot coverage.

The project proposes a complete interior and exterior renovation to the existing structure. While the number of units - two - remains the same, each unit will be renovated to have three bedrooms. The only change to the exterior envelope will be an additional egress from the second floor unit. The roofing, siding, and windows will be removed and replaced as well, in addition to other structural modifications.

Zoning Analysis:

This project has triggered one violation: FAR excessive.

The FAR allowed for this lot is 0.5 and the plans do not show the proposed FAR. The assessor's report of the existing property reveals that the FAR is 0.6. It is reasonable to expect that the proposed renovations will increase the FAR given that the living area will be extended into the attic and basement without the lot size increasing. The proposed addition creates modest, high-quality living space that allows the property to meet the evolving needs of today's households, which include supporting family growth, multi-generational living, and aging in place. These are all priorities articulated in the City's housing and planning goals. Because the improvements to the living space are not disruptive to the neighborhood context or compromise the minimum open space, relief is recommended.

Plans reviewed are titled "Proposed Renovation to Existing Two-Family Residence at 55 Brown Ave, Roslindale MA", and are prepared by Turman Design Services and dated June 2026.

Recommendation:

In reference to BOA1881627, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Case	BOA1860459
ZBA Submitted Date	2026-06-11
ZBA Hearing Date	2026-11-10
Address	16 Russell ST Charlestown 02129
Parcel ID	0200658000
Zoning District & Subdistrict	Charlestown Neighborhood 3F-2000
Zoning Article	62
Project Description	Construction of a two-story vertical addition above an existing single-story garage, including the enclosure of an existing ground-floor entry to integrate the addition directly into the primary three-story, single-family dwelling.
Relief Type	Variance
Violations	Lot Area Insufficient

Planning Context:

Located within Charlestown's residential core, 16 Russell Street is an existing three-story, single-family residence. Despite its three-story height, the primary structure sits at a noticeably lower height than neighboring three-story buildings due to its sloped roof supporting a large, rear dormer. The surrounding streetscape along Russell Street is defined by a varied built environment, with a mix of two- and three-story single-family and three-family residences with a variety of roof forms. The subject lot features a unique perpendicular orientation relative to neighboring parcels and includes a semi-detached garage linked to the main home by a ground-floor gated entry and a second-story roof deck. Typical of this dense neighborhood pattern, structures along Russell Street generally feature 0' front setbacks built directly to the sidewalk; 16 Russell Street follows this pattern, with both the primary dwelling and the garage positioned along the sidewalk and the garage built directly along the shared property line with 10 Russell Street.

The proposed scope of work involves a two-story vertical addition directly above the existing garage, removing the current garage roof deck, enclosing the ground-floor entry between the

structures, and adding a third-story rear deck. Importantly, this expansion does not constitute an Attached Accessory Dwelling Unit (ADU) or a secondary residential unit. Instead, the proposal represents a direct extension of the existing single-family residence. The expansion integrates into the primary home and creates continuous interior floorplates, maintains the singular existing kitchen of the primary residence, and does not create an independent exterior entrance into the newly constructed space.

16 Russell Street is located within the Neighborhood Design Overlay District (NDOD): Charlestown Neighborhood, which mandates Planning Department Design Review for significant additions that are visible from a public way and is additionally located within the Restricted Roof Structure District: Charlestown Neighborhood, requiring the issuance of a Conditional Use Permit for proposed rooftop structures.

Zoning Analysis:

The project is cited for a singular dimensional violation for Insufficient Lot Area. Under the 3F-2000 subdistrict, a fully detached single-family home requires a minimum lot area of 2,000 sq ft, where the subject lot only encompasses 1,350 sq ft. This undersized lot represents a pre-existing non-conformity that remains unchanged by the proposed vertical addition and is highly consistent with the constrained lot dimensions seen throughout the neighborhood. As such, the Planning Department supports zoning relief for this dimensional violation.

The proposed addition far exceeds the thresholds for Planning Department Design Review under the NDOD, pursuant to Section 28-5. Although the addition technically complies with the subdistrict's 35' height limit, other dimensional requirements, and maintains the existing building footprint, the proposal introduces significant bulk and massing concentrated along the shared lot line between 16 Russell Street and 10 Russell Street. The proposed addition features a steeply pitched roof that stands significantly taller than the existing primary residence on the lot. Despite its dimensional compliance, this concentrated bulk has the potential to create significant impacts both on the adjacent residence and the pedestrian experience along this block of Russell Street.

As such, Planning Department Design Review should be focused on the overall bulk and massing of the proposed addition, aiming to reduce the proposed width and height introduced by the addition in order to minimize the potential impact on the adjacent property and public way.

Plans reviewed are titled "16 Russell Street Boston, MA 02129" prepared by McDougal Architects and dated May 19,2026.

Recommendation:

In reference to BOA1860459, The Planning Department recommends APPROVAL WITH PROVISO/S: the proposed addition be redesigned in order to reduce the width and height above and around the garage it introduces, and that plans be submitted to the Planning Department for design review focused on the overall bulk and massing of the proposed two-story addition.

Reviewed,



Senior Planner

Case	BOA1886379
ZBA Submitted Date	2026-08-11
ZBA Hearing Date	2026-11-10
Address	567 E Sixth ST South Boston 02127
Parcel ID	0702236000
Zoning District & Subdistrict	South Boston Neighborhood MFR
Zoning Article	68
Project Description	This project proposes to construct a new three-story, five-unit residential building with parking. The existing garage on the property will be demolished under a separate permit.
Relief Type	Variance, Conditional Use
Violations	Roof Structure Restrictions Additional Lot Area Insufficient Parking or Loading Insufficient Parking design and maneuverability

Planning Context:

567 East Sixth Street is located in the Telegraph Hill neighborhood within the South Boston Neighborhood zoning district. The subject property is vacant aside from a garage which is proposed to be demolished under a separate permit. The proposed project will maintain the existing curb cut and construct a three-story, five-unit multifamily building with five covered, ground-floor parking spaces at the rear of the proposed building.

The surrounding area is developed with a mix of single- to multi-family residential buildings, nearly all being three stories in height. Off-street parking is uncommon but present on some sites. The subject site is located two blocks from a bus stop serving the 11 bus route and three blocks from a bus stop serving the 9 and 10 bus routes. Therefore, it is considered well served by public transportation. The property is four blocks away from the Curley Community Center and South Boston Beach and Harborwalk, providing recreation and additional green space. The property is located within the Restricted Roof District.

Zoning Analysis:

The project was cited for violation to dimensional regulations set forth in Article 68 including insufficient additional lot area, insufficient parking count, and insufficient parking design. Conditional approval is required for additional height within the Restricted Roof District.

Insufficient Additional Lot Area: In the MFR subdistrict, a minimum of 2,000 square feet is required, plus 1,000 square feet per additional unit, totaling 6,000 square feet for the proposed five-unit building. The subject lot, large for the area, is 5,458 square feet, providing approximately 865 square feet per dwelling unit. Given surrounding lot sizes and the project's adherence to setbacks from adjacent property, Staff supports a variance to the additional lot size requirement.

Insufficient Parking Count: A minimum of 1.5 spaces, or 1 space for studios, is required per dwelling unit, totaling seven spaces required. The project proposes a parking to unit ratio of 1:1, providing a total of five parking spaces. Given the site’s location within a Restricted Parking District and access to alternative transportation options, the reduction in number of parking spaces from the Code requirement is reasonable and is consistent with Boston Transportation Department (BTD) guidelines.

Insufficient Parking Design: Per Section 68-33, parking spaces shall be 8.5 by 20 feet, with up to 50% of parking permitted to be 7 by 18 feet. All five proposed parking spaces are approximately 7.5 by 17 feet, under the allotted compact dimensions. The maneuvering area between parking rows is additionally three feet below the Transportation Division's standard of 20 feet. Given the sharp turn required between the driveway and parking spaces as well as the short length of parking spaces, Staff recommends requests an additional three feet be added to the drive aisle width between parking rows or a combination of an additional one foot in length to each parking space plus an additional one foot to the drive aisle width.

Restricted Roof District: Within a Restricted Roof District, projects shall be considered for light and/or air flow restriction to adjacent structures and/or the restriction of views from roofs, windows, doors, or balconies when granting height greater than an existing structure on the property today. In the case of the subject property, the existing garage is set back from the front of the property and no primary structure is present on the lot. The maximum allowed height in the subdistrict is 40 feet, and the project proposes 32 feet, providing a tiered streetscape appearance, being slightly shorter than the building to the east and taller than the building to the west. While light to windows located on the side of the eastern building will be reduced, the

proposed building respects the required setbacks and is consistent with development in the area. Staff is in support of the requested height.

Plans reviewed are titled "Proposed 3-Story, 5-Unit Residential Development," prepared by Tim Johnson Architect and dated June 2026.

Recommendation:

In reference to BOA1886379, The Planning Department recommends APPROVAL WITH PROVISO/S: that maneuvering area depth between and including the proposed parking rows is increased by three feet, as outlined above.

Reviewed,



Senior Planner

Case	BOA1870745
ZBA Submitted Date	2026-07-09
ZBA Hearing Date	2026-11-10
Address	130 Minden ST Jamaica Plain 02130
Parcel ID	1001876000
Zoning District & Subdistrict	Jamaica Plain Neighborhood 3F-4000
Zoning Article	55
Project Description	The application is for the retroactive approval of a third story dormer that was added to an existing 2.5 story structure. A new deck is also proposed on the east side of the property.
Relief Type	Variance
Violations	Height Excessive (stories) Side Yard Insufficient Front Yard Insufficient

Planning Context:

The project is located on Minden Street in the Hyde Square neighborhood of Jamaica Plain. The south side of Minden Street is mostly residential, triple-deckers with some 2.5 story structures. Many of these structures are built to the street with parking on one side and very small side yards on the opposite side. This pattern is very typical for the neighborhood and results in closely spaced buildings with parking on one side.

The application is for the retroactive approval of a third story dormer that was added to an existing 2.5 story structure. A new deck is proposed on the east side of the property adjacent to the existing parking area.

Zoning Analysis:

The project is cited for three violations: excessive building height (in stories), insufficient side yard, and insufficient front yard. The dormer increases the building height to three stories which is allowed in the 3F-4000 zoning subdistrict. The proposed side yard is approximately three feet,

below the requirement of seven feet from the property line. The dormer increases the degree of non-conformity vertically and does not encroach closer to the property line. The proposed front yard is approximately five feet with the proposed dormer also increasing the degree of non-conformity vertically for this requirement. While the required front yard is 15 feet, Section 55-41.1 allows minimum front yard depth to align with existing structures. The subject structure and dormers are consistent with the existing building alignment on the street. Plans reviewed "Proposed Addition" prepared by "Todd Chapin" dated 6/9/2026.

Recommendation:

In reference to BOA1870745, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Case	BOA1886651
ZBA Submitted Date	2026-08-11
ZBA Hearing Date	2026-11-10
Address	14 Schuyler ST Dorchester 02121
Parcel ID	1202427000
Zoning District & Subdistrict	Roxbury Neighborhood 3F-5000
Zoning Article	50
Project Description	The project seeks to amend previously approved permits (BOA-1097311 and ERT1077091) to reflect an 11.5-foot rear expansion constructed beyond the approved plans, adding approximately 1,399 square feet of living space to the existing four-unit residential building at 14 Schuyler Street.
Relief Type	Variance
Violations	Insufficient open space Excessive FAR Insufficient rear yard

Planning Context:

The project at 14 Schuyler Street involves an 11.5-foot rear expansion constructed beyond the previously approved plans for a four-unit residential building. The expansion adds approximately 1,399 square feet of living space without increasing the number of units. However, the additional building area further reduces usable open space and increases the building's density beyond what was originally approved.

Zoning Analysis:

The proposed project at 14 Schuyler Street seeks to amend previously approved plans for a three-story, four-unit residential building. The building was constructed with an additional 11.5 feet at the rear, increasing living space by approximately 1,399 square feet. The expansion requires zoning relief for the following reasons:

Article 50, Section 29 – Excessive Floor Area Ratio (FAR): The FAR increased from the previously approved 0.91 to 1.10 due to the additional living space. Relief was previously granted for excessive FAR, but the increase requires additional approval.

Article 50, Section 29 – Insufficient Usable Open Space: Usable open space decreased from 384 to 297 square feet per unit. The expansion further reduces the open space previously approved by the ZBA.

Article 50, Section 29 – Insufficient Rear Yard: The building extends approximately 11.5 feet farther into the rear yard than originally approved, further reducing the rear yard setback. The revised setback measurement is not provided in the submitted materials.

The project maintains the previously approved four residential units and seven parking spaces. While the additional living space does not increase the number of units, it increases the building's footprint and reduces available open space. The original project received ZBA approval in 2022, including relief for these dimensional violations.

The proposed amendment seeks to legalize construction that exceeds the approved plans. Although the additional building area provides more living space, the expansion raises concerns about the increased building mass, reduced rear yard, and further reduction in usable open space beyond what was originally approved.

Recommendation:

In reference to BOA1886651, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Case	BOA1856369
ZBA Submitted Date	2026-06-01
ZBA Hearing Date	2026-11-10
Address	81 Sawyer AV Dorchester 02125
Parcel ID	1301546000
Zoning District & Subdistrict	Dorchester Neighborhood 3F-5000
Zoning Article	65
Project Description	Internally renovate an existing three unit triple decker and convert the basement into an additional single unit.
Relief Type	Variance, Conditional use
Violations	Parking or Loading Insufficient Rear Yard Insufficient Lot Width Insufficient FAR Excessive Side Yard Insufficient Lot Frontage Insufficient Additional Lot Area Insufficient Extension of Non-Conforming Use Forbidden Use: Basement Dwelling Unit Forbidden Use: MFR

Planning Context:

The proposed project site is in Dorchester in Savin Hill/Jones Hill. This is a residential community of 2-, 3-, and 4-plus family housing located a short walk to the local retail and services corridor along Dorchester Avenue. This area is best served by bus transportation on Hancock Street and Dot Ave and the MBTA Savin Hill Red Line Station is less than a 15-minute walk away from the site.

The proposed project is the redevelopment of an existing triple decker into a three-story, four unit building including a roof terrace and a basement conversion to an additional unit. The new unit count triggers requirements for accessibility and fire safety according to state building code. An approved design will need to have a fully accessible first floor dwelling unit, main entrance,

and any common areas due to the total unit count (4) as per ADA regulations. While a triple-decker is contextual in this area, the proposed project needs to comply with accessibility regulations, fire safety regulations, and design guidelines.

Adding housing through the introduction of additional density near retail corridors is consistent with the planning principles outlined in Imagine Boston 2030 and the updated Housing a Changing City 2030 plans. Additionally, the Neighborhood Housing Zoning Initiative encourages contextually-sensitive infill development and small-scale additions to existing properties. While the proposed project adds below-grade living area, 81 Sawyer Avenue is not located in the Coastal Flood Resiliency Overlay District (CFROD) or an area at risk of flooding. Therefore, it is in line with most buildings in the area and it is in line with City planning goals related to housing and climate resiliency.

Zoning Analysis:

The proposed project violates 10 dimensional, use and parking standards of the zoning code.

This site is governed by the Dorchester Neighborhood Articles which prohibit basement level units (Section 65-8.2.). Garden-level units are both feasible and sensical infill options for this area if lot conditions allow. However, development in basements is most suitable for sloped sites as this creates conditions that allow for adequate access to light and air through ceiling height, means of egress, windows, and at-grade entrances where possible. The topography of this site does not allow for a ground level entrance, but the bedrooms all have window wells that can be used as a means of emergency egress and provide access to light to the bedrooms.

The proposed additional unit converts this three-unit building into a four-unit building, which is a forbidden use in 3F subdistricts. Four unit buildings are contextual in this area. Therefore, the forbidden multifamily use and forbidden basement unit violations are recommended for relief, provided a minimum ceiling height of 7'-6" is ensured in the basement.

The proposed project violates dimensional requirements for minimum side yard, rear yard, lot area, lot width, and lot frontage. The minimum required side yard is at least 10 feet. The proposed side yard is about one foot because one of the bedroom window wells leads directly to the side lot line. This creates a condition where the user of the egress for the property exits or enters using the neighboring property. This is not recommended. In order to create a side lot condition that can be recommended for zoning relief, the proponent can consider reconfiguring the design to move the living room into the bedroom which is currently located where the bay

window is. This will allow light into the living room and eliminate the need for a window well egress on the bay window. This violation can be recommended for relief if the side yard is expanded to a minimum three feet.

The minimum required rear yard depth is at least 20 feet. The proposed rear yard depth is 10.4 feet. The minimum required lot frontage and lot width are at least 50 feet. The proposed lot width is 37.5 feet and the proposed lot frontage is 38 feet. The minimum lot area in the 3F-5000 subdistrict is 5,000 sf for semi-attached dwellings, row house and townhouse buildings with two units or less. A 5,000 sf minimum lot area is required for any other dwelling use with no additional lot area required for additional dwelling units. The lot size is 3,000 square feet.

All of the aforementioned dimensional violations are pre-existing conditions which will not be worsened by the proposed project. According to Section 9-1, the existing nonconformities trigger a violation and must be approved by the Board of Appeal to be extended to this new project. The Planning Department recommends a conditional use be granted for the building's existing nonconformities.

The project also violates FAR and parking requirements. However, these are pre-existing violations which are contextual with neighboring sites. The required 0.5 FAR and 1.25 parking spaces per unit are not contextual conditions of neighboring lots and are not possible for this lot without demolition of the existing structure. The zero provided off-street parking spaces will not change due to this project. The lot conditions are conducive to infill development and internal renovations, but not additions to footprint, like adding parking. Therefore, this FAR and parking violations are recommended for relief.

All zoning violations are recommended for relief provided that the design is reconfigured to provide a minimum three-foot side yard and a ceiling height of 7'-6". Due to the site's location in an NDOD and the additions of the roof deck and awning above the top floor porch, the proposed project will need to undergo design review.

Plans reviewed are titled "81 Sawyer Road Dorchester MA", prepared by Alfaro Mendoza & Company Architects + Builders.

Recommendation:

In reference to BOA1856369, The Planning Department recommends APPROVAL WITH PROVISO/S: that plans be submitted to the Planning Department for design review to ensure

the proposed roof additions are consistent with the standards of the NDOD, and that the proposed side yard be increased to at least three feet and that the basement unit has a minimum ceiling height of 7'-6".

Reviewed,



Senior Planner

Case	BOA1872039
ZBA Submitted Date	2026-07-13
ZBA Hearing Date	2026-11-10
Address	1 to 5 Savin Hill LN Dorchester 02125
Parcel ID	1302333002
Zoning District & Subdistrict	Dorchester Neighborhood 1F-7000
Zoning Article	65
Project Description	Demolish the existing single unit residential building to construct a two story, four unit residential building with 12 parking spaces.
Relief Type	Variance,Overlay District
Violations	GPOD Applicability CFROD Applicability Parking or Loading Insufficient FAR Excessive Lot Frontage Insufficient Rear Yard Insufficient Forbidden Use Rear Yard of Through Lot

Planning Context:

The proposed project is a three story, four unit residential building with a sloped roof and 12 parking spaces in the Savin Hill Neighborhood. The project site is located on Savin Hill Lane which is a narrow (10' wide) side street off of residential street, Savin Hill Avenue. This is a fully residential neighborhood with Morrissey Boulevard state highway running north to south along the western edge (rear yard). The site has direct access to Savin Hill Park and is located 0.6 miles (less than a 15-minute walk) to the Savin Hill MBTA Red Line Station. Because the project sits in a Greenbelt Protection Overlay District, it will require GPOD review from the Parks Department.

The Neighborhood Housing Zoning Initiative will codify appropriate requirements that will legalize and encourage the development of small multi-unit buildings on uncontextually large

lots in residential neighborhoods. This promotes housing production through residential infill, which is consistent with goals outlined in multiple plans, including the Boston Housing Strategy 2025.

The proposed unit count triggers requirements for accessibility and fire safety according to state building code. An approved design will need to have fully accessible first floor dwelling units, main entrance, and any common areas due to the total unit count (4) as per ADA regulations. In the proposed design, all units contain internal stairwells and are not accessible. The design of the ground floor units is not in compliance with state regulations because external elevators do not create in-unit accessibility. The proposed project will need to comply with accessibility regulations, fire safety regulations, and design guidelines.

Zoning Analysis:

The proposed project violates zoning requirements for use, parking, and dimensions. The project is also subject to design review due to its location in a Neighborhood Design Overlay District (NDOD). The proposed multi-family building is not an allowed use in the One-Family subdistrict. This violation is recommended for relief because the use is appropriate for the large lot.

The project's 17,290 square foot gross floor area triggers a requirement for a loading bay. This violation is recommended for relief as the residential buildings in the surrounding context do not contain loading bays and the proposed project using square footage for a loading bay rather than more housing does not align with planning goals.

The proposed project violates dimensional requirements for minimum required lot frontage and maximum allowed FAR. The maximum allowed FAR is 0.4, and the proposed FAR is 0.7. The minimum required lot frontage is 70 feet, and the proposed lot frontage after the lots are combined through companion case (ALT1684006) is 87.92 feet. The proposed FAR and lot frontage do not fall out if context with surrounding and do not create hazardous conditions. Therefore, the violations are recommended for relief.

Based on the existing plans and the site’s location in the FEMA Special Flood Hazard Area and the Coastal Flood Resilience Overlay District, attention must be given to flood resilient design strategies and building code compliance. Approved plans must map the extents of the flood districts and include finished floor elevations clearly labeled in Boston City Base or NAVD88.

The proposed design must demonstrate that no residential uses or critical infrastructure are proposed to be constructed below the design flood elevation within the floodplain.

There are two violations related to the proposed rear yard. The rear yard facing Morrissey Boulevard is 36.8 feet in depth and the required minimum depth is 50 feet. According to Article 65, Section 42.10., the requirements for Front Yards apply to Rear Yards that abut a street line if the street is more than 20 feet in width. The rear yard of this project abuts Morrissey Blvd, therefore parking is not allowed there. The proposed driveway and parking cut through the buffer along Morrissey Boulevard which is state-owned land. Zoning relief nor an access easement should be granted here because of the proximity to a high-speed state highway and elimination of a natural buffer in the Greenbelt Protection Overlay District. Relief would be recommended for locating parking in the front of the lot, accessed by Savin Hill Lane. Savin Hill Lane is an appropriate width (10') for a drive aisle, but the mouth of the drive aisle should be widened to increase visibility for two-way traffic and parking lot access on the property. Relief would also be recommended for a reduction in parking for the project if that is necessary in order to reconfigure the site plan.

A multi-family building in this area will need to be reviewed for compliance with safety and ADA regulations. Site plan review would also be recommended to optimize the site configuration and ensure consistency with the NDOD. In order to be recommended for relief, the design will need to relocate the parking from the basement and the driveway access from the rear yard to a location that is safe for use. Also, the first floor units, main entrance, and any common areas must be fully accessible. This may trigger additional zoning violations or worsen existing violations, but it is necessary to optimize the square footage on the site and comply with accessibility standards.

Recommendation:

In reference to BOA1872039, The Planning Department recommends DENIAL WITHOUT PREJUDICE.

Reviewed,



Senior Planner

Planning Department

CITY of BOSTON

Case	BOA1903128
ZBA Submitted Date	2026-09-22
ZBA Hearing Date	2026-11-10
Address	41 Bicknell ST Dorchester 02121
Parcel ID	1402668000
Zoning District & Subdistrict	Greater Mattapan Neighborhood 3F-5000
Zoning Article	60
Project Description	The proponents are seeking to change the official occupancy of a building from four units to five units.
Relief Type	Variance, Conditional use
Violations	Usable Open Space Insufficient Additional Lot Area Insufficient Change in Nonconforming Use

Planning Context:

The proponents are seeking to change the legal occupancy of a former four-unit building to five-units with a building management office. These uses have been the uses within this building for years and there will be no new construction or changes done. The surrounding area is made up mostly of residential with a variety of unit counts including multi-unit homes. Most of the surrounding home structures are about the same massing. The building subject to the use change is on a slightly larger lot than the surrounding homes.

Zoning Analysis:

The changing of occupancy would have three zoning violations. The change in noncorming use from four to five units requires a conditional use permit. There is insufficient open space per unit at 120 sq ft per unit when the required is 400 sq ft per unit. Lastly there would be insufficient additional lot area per dwelling unit. The lot area overall is 6,670 sq ft, while zoning would require the lot to be 12,500 sq ft.

All of the mentioned zoning violations are existing violations that have not encumbered the neighborhood and surrounding context. All of the aforementioned violations are also commonplace in the shared zoning subdistrict and should be considered for zoning reform.

“BUILDING RESTORATION -WATER / FIRE DAMAGE 41 BICKNELL ST” drawn by D21 Architects dated October 16, 2025

Recommendation:

In reference to BOA1903128, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Case	BOA1835131
ZBA Submitted Date	2026-04-01
ZBA Hearing Date	2026-11-10
Address	7 Helen ST Dorchester 02124
Parcel ID	1402215000
Zoning District & Subdistrict	Greater Mattapan Neighborhood 3F-5000
Zoning Article	60
Project Description	Construct a new four story, four unit building with two parking spaces on an existing vacant lot.
Relief Type	Variance
Violations	Usable Open Space Insufficient Parking or Loading Insufficient Side Yard Insufficient Lot Area Insufficient Additional Lot Area Insufficient FAR Excessive Height Excessive (stories) Height Excessive (ft) Forbidden Use

Planning Context:

The proposed project site is located in the Codman Square neighborhood of Dorchester with direct access to Harambe Park. The site has transportation access to buses on Talbot Ave and Blue Hill Ave as well as the Talbot Ave MBTA Commuter Rail Station less than a 5-minute walk away. There are predominantly small-scale multi-unit residential buildings in this area with limited parking and small yards. On Talbot Ave, there is a slight mix of uses including larger multi-unit buildings with no off-street parking or yards.

The proposed project is new construction of a four story, four unit building with two parking spaces in the rear yard. This is a common proposal for vacant residential lots in this neighborhood. There are multiple plans and city initiatives that encourage additional housing

density, especially near rail stations. These are Housing a Changing City, Go Boston 2030, Imagine Boston 2030, and the Fairmount/Indigo Planning Initiative.

While the proposed project's choice of site, location, and design are suitable for the area, the proposed project needs to comply with accessibility and fire safety regulations. The entire first floor dwelling unit, any common areas, and the main entrance will need to be fully accessible due to the total unit count (4) as per ADA regulations and the building must be fully sprinklered. Design review is recommended to ensure these standards are met.

Zoning Analysis:
The proposed project violates nine Article 60 zoning standards for dimensions, use, and parking.

The proposed project is in a 3F-5000 residential subdistrict regulated by Article 60 Greater Mattapan Neighborhood zoning. Multi-family residential uses are not allowed in Three-Family subdistricts. The proposed project is a four unit building, which is not allowed in this area but does not fall out of context with what exists in the surrounding area. The minimum allowed lot area in this subdistrict is 5,000 square feet. The proposed project site is a 3,752 square foot lot. Similarly, because of the number of units proposed, an additional lot area of 10,000 square feet is required. Lot area is a pre-existing condition which cannot and will not be changed by the project proposed. Deep, narrow lots containing three to four residential units are common in this area. Therefore, the use and lot size violations are recommended for relief.

The proposed project violates dimensional standards for minimum required side yard width and usable open space. The proposed side yard is five feet wide, and the minimum required side yard is 10 feet. Lots in this area with larger side yards are usually accommodating a driveway or a vacant lot. Small side yards like the one proposed are typical for this area. The minimum required open space per dwelling unit is 400 square feet (approximately 43% of the existing lot), and the proposed open space is 253 square feet total (approximately 7% of the lot). The proposed parking ratio is 0.5, and the minimum required parking ratio is 0.75 or three spaces. The two proposed parking spaces create site conditions where there is minimal usable open space. Provision of three parking spaces on this lot is not possible without demolition of the proposed structure. The provision of both the required open space and parking are not feasible for this lot. Therefore, these dimensional and parking violations are recommended for relief. The Planning Department would be willing to recommend relief of a further reduction in parking to accommodate more open space in the rear yard.

The maximum allowed heights are 35 feet and 3 stories. The proposed height is about 38 feet and 4 stories with a sloped roof. The Neighborhood Housing Zoning Initiative Residential Decker-6 Subdistrict will allow for new construction up to 4 stories as proposed here. Residential Decker-4 would allow for renovations of existing properties up to 4 stories. Therefore, this height is within the limits of future small scale residential zoning, and the modest height violations of the proposed project are recommended for relief.

The maximum allowed FAR is 0.8 and the proposed FAR is 1.4. The maximum allowed FAR is not consistent with FARs in the surrounding area. Because the height and yard sizes are representative of the surrounding context, the proposed building's bulk is appropriate. Therefore, the FAR violation is recommended for relief.

Plans reviewed are titled "7 Helen Street", prepared by McDougal Architects, and dated 12/22/25.

Recommendation:

In reference to BOA1835131, The Planning Department recommends APPROVAL WITH PROVISO/S: that plans be submitted to the Planning Department for design review to reconfigure the site plan where possible to optimize the lot area for increased usable open space or permeable area.

Reviewed,



Senior Planner

Case	BOA1855919
ZBA Submitted Date	2026-05-29
ZBA Hearing Date	2026-11-10
Address	6 Almont ST Mattapan 02126
Parcel ID	1802131000
Zoning District & Subdistrict	Greater Mattapan Neighborhood R1
Zoning Article	60
Project Description	The proposal is to demolish an existing two family house and construct a new four story fourteen unit apartment building.
Relief Type	Variance
Violations	Height Excessive (ft) Height Excessive (stories) Parking or Loading Insufficient Forbidden Use

Planning Context:

The proposed project was denied without prejudice at the October 7, 2025 ZBA hearing. The project has made adjustments since no longer exceed the maximum building lot coverage, to provide an adequate amount of permeable area and to have a sufficient rear yard. The proposed project is to take down an existing two-unit three-story household to build a new fourteen-unit, four-story residential building. The surrounding context is made up of one to three family, three-story homes on similarly-sized lots. This site and neighboring context are in the geography of PLAN: Mattapan, a planning process that was undertaken with the surrounding community's input to protect the current residents while improving the quality of life with a thriving environment. Along with guidelines for development in the neighborhood, new zoning regulations based on PLAN: Mattapan were adopted by the Zoning Commission on February 7, 2024. This lot was zoned R1, a smaller scale residential district.

Zoning Analysis:

The proposed project has four citations. The maximum height is three-stories and 35 ft while the proposed height would be four-stories and exceed 35 ft at 39.5 ft. The maximum allowed units are two and the proposed would exceed that at fourteen units. Lastly the proposed project has insufficient parking at zero whereas the required would be eleven off-street parking spaces.

While the proposal's current design would be appropriate in adjacent S zoning districts, Planning Department staff do not recommend zoning relief for citations triggered by the requirements of the R1 zoning district.

"Off the Ave Residence" Drawn by Composite Design Studio Dated March 9. 2026

Recommendation:

In reference to BOA1855919, The Planning Department recommends DENIAL.

Reviewed,



Senior Planner

Case	BOA1838291
ZBA Submitted Date	2026-04-10
ZBA Hearing Date	2026-11-10
Address	500 to 510 Truman PW Hyde Park 02136
Parcel ID	1811069000
Zoning District & Subdistrict	Hyde Park Neighborhood 1F-9000
Zoning Article	69
Project Description	Combine three vacant parcels to erect a new three-story, six-unit, multi-family dwelling that also contains a two-car garage for each unit.
Relief Type	Variance,Conditional Use
Violations	Height Excessive (stories) Rear Yard Insufficient Usable Open Space Insufficient GPOD Applicability FAR Excessive Forbidden Use: Multifamily

Planning Context:

The proposed project currently sits in a 1F-9000 subdistrict, which allows for a maximum of one dwelling unit. The surrounding context to this project is low-density, two to two and half story buildings. The project is asking to create six new units that all have a two-car garage. All six-units will have three bedrooms. The newly combined lot is uncharacteristically large for the area, measuring at 21,713 sqft of lot area, 122.9ft and 10.2ft in side setbacks, 25ft in the front setback, and 11ft in the rear setback.

The parcels also sit in the Greenbelt Protection Overlay district and the Neighborhood Design Overlay District. The Neponset River Reservoir abuts the proposed project and the new construction exceeds the minimum 5,000 gross floor area and the 2,000 sqft of impervious surface meaning the project must comply with Ordinance 7.4-11 and be reviewed by the Parks and Recreation Department.

Zoning Analysis:

The refusal letters states six violations of the Zoning Code: Greenbelt Protection Overlay District Applicability (Article 29, Section 4), Excessive FAR (Article 69, Section 9), Maximum allowed number of stories (Article 69, Section 9), Insufficient rear setback (Article 69, Section 9), Insufficient usable open space per unit (Article 69, Section 9), and Forbidden use (Article 69, Section 8).

The proposed project triggers review under Section 29-4 of the Greenbelt Protection Overlay District due to new construction increasing the total gross floor area by more than 5,000sqft and the impervious surface by 2,000sqft. A review by the Parks Department is recommended.

The maximum FAR for this lot is 0.3 and the proposed FAR is 0.54. There are several examples of homes that exceed the maximum FAR requirement in the immediate vicinity, such as 33-35 Vose Ave (0.4), 34 Vose Ave (0.42), and 31 Vose Ave (0.44). The height (stories) maximum allowed for this subdistrict is 2.5 but the proposed height for this project is 3 stories. Despite this violation, plans show that the building's façade and outward characteristics are consistent with the appearance of nearby homes that are 2.5 stories. The project is cited for an insufficient rear setback as the rear yard only has a setback to 10.9ft. While the rear yard does not meet the 40ft setback requirements, zoning relief is warranted due to the unique configuration of the newly combined lot. The building is placed more centrally due to the need to have adequate maneuverability for parking. Multi-unit housing is a forbidden use in a 1F-9000 subdistrict. However, due to the access to the Truman Parkway and the other multi-unit buildings slightly further down the street, the project with buffering from the other single-unit homes aligns with the area. Since the proposed project is in a Neighborhood Design Overlay district, Planning Department Design Review is required to ensure the project is matching the characteristics of the neighborhood and creates screening and buffering from the surrounding single-unit structures.

Furthermore, this subdistrict requires at least 1,800 sq ft of usable open space per unit and this project provides 1,275 sq ft per unit. The proposed project already has a two-car garage for each unit, meaning the guest space six guest spaces are not necessary and can be used to create more usable open space per unit. Planning Department Design review is recommended to see if these guest parking can be placed elsewhere.

The plans reviewed are titled ERT1821931 Z.R. decision letter with BOA appeals hearing plan set attached 4.7.2026 and was reviewed on 4/7/26. The plans were prepared by Choo & Company.

Recommendation:

In reference to BOA1838291, The Planning Department recommends APPROVAL WITH PROVISO/S: that plans be submitted to the Planning Department for design review with a focus on aligning with the Hyde Park NDOD, creating more usable open space, and making sure there is adequate screening and buffering between the single-units and the proposed project; that plans shall be submitted to the Department of Parks and Recreation for review due to GPOD applicability.

Reviewed,



Senior Planner

Case	BOA1845418
ZBA Submitted Date	2026-05-04
ZBA Hearing Date	2026-11-10
Address	606 American Legion HW Roslindale 02131
Parcel ID	1806561000, 1806560000, 1806559000, 1806558000
Zoning District & Subdistrict	Roslindale Neighborhood CC-1, 1F-6000
Zoning Article	67
Project Description	Legalize an existing modular container structure for storage and accessory office space to a supermarket.
Relief Type	Variance
Violations	Rear Yard Insufficient Side Yard Insufficient Interior Landscaping Screening of Disposal Areas and Certain Equipment Use: Forbidden (Local Retail Business)

Planning Context:

The site includes an existing supermarket located on American Legion Highway in Roslindale, near Mount Hope Cemetery, and adjacent to bus stops for the MBTA 14 bus. The proponent seeks to legalize an existing modular container structure consisting of five trailers, connected to the primary supermarket building, and used for storage and as an accessory office space. Given that there are no proposed changes to the already-existing structures and that the trailers serve an essential purpose for operating a grocery store, this is appropriate for the location.

Zoning Analysis:

The site spans four lots: two in a CC-1 subdistrict and two in a 1F-6000 subdistrict. The primary building is largely located within the CC-1 subdistrict, but partially within the 1F-6000 subdistrict. The modular trailers and parking area are located entirely within the 1F-6000 subdistrict.

Given the partial location within a 1F-6000 subdistrict, the use for a local retail business is forbidden. However, given that it is currently operating as a grocery store, it is appropriate to continue the use.

The project is also cited for insufficient rear and side yards. The minimum rear yard within the CC-1 subdistrict is 10', the minimum rear yard within the 1F-6000 subdistrict is 40', and the minimum side yard within the 1F-6000 subdistrict is 10'. The existing and proposed side and rear yards for the primary building and modular structures is 0', making this an existing nonconformity.

Finally, the project is also cited for two screening and buffering violations. Section 67-30.3 states that interior landscaping of the parking area is required and Section 67-30.4 states that the dumpster must be screened from the neighboring residential property. The plans do not indicate whether there is a screening fence, but satellite imagery shows a fence is in place to screen the dumpster.

Plans reviewed are titled "Site Plan of Land Located at 606 American Legion Highway Roslindale, MA", dated March 31, 2026, and prepared by Boston Survey, INC.

Recommendation:

In reference to BOA1845418, The Planning Department recommends APPROVAL WITH PROVISO/S: that plans be submitted to the Planning Department for design review with attention to adding landscaping within the parking area.

Reviewed,



Senior Planner

Case	BOA1895560
ZBA Submitted Date	2026-08-28
ZBA Hearing Date	2026-11-10
Address	29 Willet ST West Roxbury 02132
Parcel ID	2002940010
Zoning District & Subdistrict	West Roxbury Neighborhood 1F-6000
Zoning Article	56
Project Description	The proposal is for the new construction of a single-family residence with a gross floor area (GFA) of 2,208 square feet on the existing 6,150-square-foot Lot Q. The project includes one off-street parking space.
Relief Type	Variance
Violations	Side Yard Insufficient Front Yard Insufficient

Planning Context:

The property is located in the West Roxbury Neighborhood zoning district, within the 1F-6000 subdistrict, which is designated for one-family residential use. The site is part of the Willet Street Extension development, an approved residential project consisting of approximately twenty-nine single-family homes on a 7.75-acre parcel, with a new street and associated infrastructure. The larger project was approved by the BPDA Board in June 2018 and includes off-street parking, sidewalks, landscaping, and pedestrian connections. The proposed development of a single-family residence is consistent with the residential character and intended development of the larger project.

Zoning Analysis:

The proposal requires zoning relief for an insufficient side yard setback and an insufficient front yard setback.

The first violation concerns side yard setback.

Under Article 56, Section 8, a minimum side yard setback of 10.0 feet is required in the 1F-6000 subdistrict. As shown on the site plan, the proposed single-family residence provides a left side yard setback of 7'-5" (7.5 feet), which does not meet the minimum requirement, necessitating zoning relief. Requested relief is appropriate because the proposed right side yard measures 22.0 feet, more than double the 10-foot statutory minimum, providing an aggregate side yard buffer of 29'-5" across the 61.50-foot wide parcel. Siting the structure 7'-5" from the left boundary accommodates the driveway and off-street parking layout along the right side, works with the parcel's existing grades, and preserves ample light, air, and privacy separation from adjacent Lot P.

The second violation involves front yard setback and building alignment.

Pursuant to Article 56, Section 8 and Section 56-40(1), proposed construction must conform to the existing building alignment along the street frontage. The proposed dwelling provides a front yard setback of 12.0 feet from the Willet Street property line, whereas the adjacent property (Lot P / 27 Willet Street) features a 20.05-foot setback, requiring zoning relief for insufficient front yard setback. Relief is appropriate because Lot Q is part of the newly developed Willet Street Extension subdivision rather than an established, uniform street wall. The 12.0-foot setback responds directly to the curve, grading, and infrastructure of the extended Willet Street right-of-way, establishing a coherent streetscape while maintaining functional open space and stormwater management systems to the rear.

This analysis is based on architectural and site plans prepared by Antonino Donato AIA, LEED AP, AD Architect, Inc. (7 Glendale Way, Canton, MA 02021) titled "PROPOSED SINGLE-FAMILY DWELLING at: 29 WILLET STREET (LOT Q), West Roxbury, MA".

Recommendation:

In reference to BOA1895560, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Case	BOA1890417
ZBA Submitted Date	2026-08-20
ZBA Hearing Date	2026-11-10
Address	12 Snow ST Brighton 02135
Parcel ID	2205339020
Zoning District & Subdistrict	Allston/Brighton Neighborhood 2F-5000 (A)
Zoning Article	51
Project Description	Erect a new three-story multifamily residential building containing four dwelling units on a vacant lot. The proposed building includes a common roof deck and open parking at grade.
Relief Type	Variance
Violations	Conformity with Existing Building Alignment Parking or Loading Insufficient Additional Lot Area Insufficient FAR Excessive Usable Open Space Insufficient Rear Yard Insufficient Use: Forbidden

Planning Context:

The property is a vacant lot located on Snow Street in Brighton, within an established residential neighborhood that includes a mix of one-, two-, and multifamily residential buildings.

The proposal is to construct a new three-story residential building containing four dwelling units. The project would develop a currently vacant parcel and includes parking at grade beneath the building and a common roof deck.

The site is located in a transit-rich area with access to nearby public transportation and neighborhood amenities. The addition of four residential units would introduce new housing on an undeveloped lot within an established residential area where multifamily housing is already present.

Zoning Analysis:

The proposed project constructs a new three-story, four-unit multifamily residential building on a vacant lot at 12 Snow Street. The property is located in the 2F-5000(A) Residential Subdistrict. The building is approximately 32 feet 2 inches in height and includes a common roof deck and seven parking spaces.

Article 51, Section 8, Use: A four-unit multifamily dwelling is forbidden in the 2F-5000(A) Subdistrict, which permits a maximum of two dwelling units per building. Zoning relief is required for the proposed use.

Article 51, Section 9, Additional Lot Area: The proposal requires 4,500 square feet of additional lot area for the three additional dwelling units. The project has been cited for insufficient additional lot area.

Article 51, Section 9, Floor Area Ratio: A maximum FAR of 0.8 is permitted, while the proposal has an FAR of 0.9. Zoning relief is required.

Article 51, Section 9, Usable Open Space: The four units require 3,200 square feet of usable open space. Approximately 1,820 square feet is provided, requiring zoning relief.

Article 51, Section 9, Rear Yard: A 40-foot rear yard is required, while approximately 10.3 feet is proposed. Zoning relief is required.

Article 51, Section 50.2, Building Alignment: The project has been cited for conformity with existing building alignment. The plans show a front-yard depth of approximately 10.1 feet and reference Section 51-50.2.

Article 51, Section 56, Off-Street Parking: The refusal letter cites insufficient parking; however, the plans show seven spaces, meeting the stated requirement of seven spaces.

Plans titled “New Multifamily Residence, 12 Snow Street, Brighton, MA 02135,” prepared by Stefanov Architects and dated July 8, 2026, were reviewed in support of this recommendation.

Recommendation:

In reference to BOA1890417, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Case	BOA1871184
ZBA Submitted Date	2026-07-10
ZBA Hearing Date	2026-11-10
Address	95 Bennett ST Brighton 02135
Parcel ID	2204387000
Zoning District & Subdistrict	Allston/Brighton Neighborhood 2F-5000
Zoning Article	51
Project Description	Change of occupancy from a two-unit residential building to a four-unit residential building through an addition and interior renovations. The proposal also includes four off-street parking spaces.
Relief Type	Variance
Violations	Usable Open Space Insufficient Lot Area Insufficient Additional Lot Area Insufficient FAR Excessive Rear Yard Insufficient Side Yard Insufficient Use: Forbidden

Planning Context:

The property contains an existing two-family residential building on a corner lot within an established residential area of Brighton.

The proposal is to convert the existing two-unit residential building into a four-unit residential building through an addition and interior renovations. The project also proposes four off-street parking spaces served by an expanded driveway and new curb cut.

The surrounding area is primarily residential, with a mix of housing types and building scales. The proposal maintains the site's residential use while adding two dwelling units to the existing property. As a corner lot, the site's relationship to both street frontages, particularly the

proposed parking area and new curb cut, is an important consideration in evaluating how the project relates to the surrounding residential context.

Zoning Analysis:

The proposed project converts an existing two-unit residential building into a four-unit residential building through an addition and interior renovations. The proposal also includes four off-street parking spaces.

Article 51, Section 19, Use: The proposal increases the property from two to four dwelling units. A four-unit residential use is not permitted within the 2F-5000 Subdistrict, and zoning relief is therefore required.

Article 51, Section 9, Lot Area and Additional Lot Area: The property contains approximately 5,500 square feet of lot area. The refusal letter identifies insufficient lot area and additional lot area; however, Table D establishes a 5,000-square-foot minimum for Other Uses and does not identify an additional lot area requirement. There is no violation.

Article 51, Section 9, Floor Area Ratio (FAR): The proposal increases the building from approximately 3,089 square feet to approximately 7,030 square feet of gross floor area. With a 5,500-square-foot lot, the proposal results in an FAR of approximately 1.28, exceeding the maximum permitted FAR of 0.6. The proposed addition therefore represents a substantial increase in building mass and intensity.

Article 51, Section 9, Usable Open Space: The refusal letter identifies insufficient usable open space; however, Table D does not establish a minimum usable open space requirement for Other Uses within the 2F-5000 Subdistrict. There is no violation.

Article 51, Section 9, Side Yard: A minimum side yard setback of 10 feet is required. The western side yard is approximately 5 feet; however, this is an existing condition, and the proposed addition maintains the existing building alignment without further reducing the setback. The refusal also identifies a rear yard violation along the northern lot line. Due to the property's corner-lot configuration, the northern lot line should instead be treated as a side lot line and subject to the 10-foot side yard requirement. The rear yard violation should therefore be clarified as part of the zoning review.

Overall, the proposal adds two dwelling units while maintaining the property's existing residential use. While the project requires zoning relief related to the increased density and building mass, the proposed addition generally follows the existing building alignment and does not further reduce the existing western side yard setback. Given the property's corner-lot configuration, the northern lot line should be evaluated as a side lot line rather than a rear lot line, and the identified lot area, usable open space, and rear yard violations should be clarified as part of the zoning review.

Plans titled “4 Units – Residential Design, 95 Bennett Street, Brighton, MA,” prepared by Spruhan Engineering P.C. and dated April 30, 2026, were reviewed in support of this recommendation.

Recommendation:

In reference to BOA1871184, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Planning Department

CITY of BOSTON

Case	BOA1783948
ZBA Submitted Date	2025-09-29
ZBA Hearing Date	2026-11-10
Address	1117 to 1125 Blue Hill AV Dorchester 02124
Parcel ID	1404550000
Zoning District & Subdistrict	Greater Mattapan Neighborhood Neighborhood Shopping
Zoning Article	60
Project Description	The application requests that a variance for change of occupancy to include a bar with live entertainment at an existing function hall be granted to a new petitioner.
Relief Type	Conditional use
Violations	Change in proviso for operator

Planning Context:

The subject property is located on Blue Hill Avenue in Dorchester which is a primarily commercial corridor with neighboring residential uses on connecting side streets. The subject property is an existing, commercial use that seeks to transfer a previously granted variance for a bar with live entertainment to a new operator. No physical changes to the property are proposed.

Zoning Analysis:

A bar with live entertainment is a forbidden use in the subject neighborhood shopping zoning subdistrict. A variance for the proposed use was previously granted, and the applicant seeks to continue operating the existing use. Allowing the continuation of an existing commercial use under a new operator is appropriate and helps to support small businesses in the city.

Recommendation:

In reference to BOA1783948, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

Case	BOA1782691
ZBA Submitted Date	2025-09-25
ZBA Hearing Date	2026-11-10
Address	121R River ST Mattapan 02126
Parcel ID	1703854000
Zoning District & Subdistrict	Dorchester Neighborhood 2F-6000
Zoning Article	65
Project Description	The proposed would be the conversion of an existing unattached garage into an ADU.
Relief Type	Variance
Violations	FAR Excessive Rear Yard Insufficient Side Yard Insufficient Lot Area Insufficient Two or More Dwelling Same Lot

Planning Context:

The proposed project was originally scheduled for the August 11th hearing but was deferred with the addition of a new parking space. The planning recommendation remains the same. The proposal would be the conversion of an unattached garage in the rear yard of a two and a half story, two-unit dwelling into a Accessory Dwelling Unit (ADU). The ADU conversion will not expand the footprint of the garage and will only expand the second floor of it with newly constructed dormers. The property is on the corner lot of River St and Idaho St with the existing residence facing River St and the garage having a direct driveway from Idaho St with existing outdoor surface off-street parking. The surrounding area is mostly residential with a mixture of all scales from one-unit to multi-units. The site is within the Lower Mills West Neighborhood Design Overlay District established to protect the historic character, existing scale and quality of the local environment.

Zoning Analysis:

The proponents are seeking relief for five zoning violations. Two violations of insufficient side yard and rear yard are existing and will not be worsened by the proposed work as the ADU conversion will not expand the footprint of the existing garage. The lot area is insufficient at 5,212 SF due to the minimum required being 6,000 SF, however this is another existing zoning violation that will not be worsened. Due to the new occupiable space developed in the ADU the proposed floor area ratio is excessive at 0.56 due to the maximum being 0.4. Lastly due to the new ADU, there will be a violation of two or more dwellings on the same lot.

While most of the design of the proposed ADU is in line with the Boston ADU guidebook for conversion of an existing garage, the proposed off street parking is not in line with design recommendations. Two of the parking spaces were included in the original plot plan and would be from existing paved area, however one new parking space has been proposed since the project was deferred to be developed from added gravel. It is recommended that the proponent removes the new proposed space. The remainder of the proposal is following the design recommendations and necessary building code upgrades provided by the guidebook. In other zoning districts with updated regulations more reflective of present city and state policy for ADUs this ADU design would be zoning compliant. Zoning reform should be considered in this district to accommodate ADUs in line with City and State recommendations.

“ADU” Drawn by Rosa Design Construction LLC Dated January 27th, 2027

Recommendation:

In reference to BOA1782691, The Planning Department recommends APPROVAL WITH PROVISO/S: that plans be submitted to the Planning Department for design review with specific attention to the proposed meeting the design recommendations of the Neighborhood Design Overlay District and the removal of the additional parking space.

Reviewed,



Senior Planner

Case	BOA1836965
ZBA Submitted Date	2026-04-07
ZBA Hearing Date	2026-11-10
Address	25A Alabama ST Mattapan 02126
Parcel ID	1803336000
Zoning District & Subdistrict	Greater Mattapan Neighborhood R1
Zoning Article	60
Project Description	The project proposes to build a new, two-unit residential structure with two parking spaces
Relief Type	Variance
Violations	Building Lot Coverage Excessive Permeable Area of Lot Insufficient

Planning Context:

The proposed project is located on Alabama Street in Mattapan, a primarily residential area in the neighborhood. The surrounding properties mostly have one- and two-unit residential structures that are 2 to 2.5 stories tall. Most have small front and rear yards, narrow side yards, and a parking spot.

The proposed project will build a new, two-unit residential structure on a open lot. The structure will be 2.5 stories tall with parking in the rear of the lot.

The subject lot is within the PLAN: Mattapan plan area which was adopted in May of 2023. The PLAN seeks to allow infill development what reflects the existing built form of Mattapan's neighborhoods. The proposed project is generally consistent with the goals in PLAN: Mattapan, however, it must comply with the dimensional requirements in the underlying zoning.

Zoning Analysis:

The project is cited for two violations for exceeding allowable building lot coverage and failing to meet the minimum requirement for permeable lot area.

The maximum building lot coverage in the R1 zoning subdistrict is 40% for lots smaller than 5,000 square feet. The plans reviewed do not specifically report the proposed lot coverage, nor do they show the size of the proposed building floorplate. A rough calculation shows that the floorplate is approximately 1,274 square feet which would equal a lot coverage of 37 percent given the approximate 3,400 square foot lot. While this is below the maximum lot coverage of 40 percent, the applicant should provide the additional information needed to determine if the building lot coverage is below the maximum of 40 percent.

The provided plans do not show the necessary level of detail to determine if the project meets the requirement of providing at least 25 percent permeable area on the lot. The plans need to show the full extent of proposed impervious area and provide a calculation of remaining permeable area to determine if the project complies with this requirement. It appears that the project can meet the minimum requirement, however, additional detail is needed with special attention to the proposed driveway, parking, and vehicle circulation area.

The proponent should refile plans that demonstrate compliance with the building lot coverage and permeable lot area requirements.

Recommendation:

In reference to BOA1836965, The Planning Department recommends DENIAL WITHOUT PREJUDICE for submission of adequate plans.

Reviewed,



Senior Planner

Case	BOA1871370
ZBA Submitted Date	2026-07-10
ZBA Hearing Date	2026-11-10
Address	4012 Washington ST Roslindale 02131
Parcel ID	1903410000
Zoning District & Subdistrict	Roslindale Neighborhood S2
Zoning Article	26
Project Description	Vertical and rear addition on existing 6-family residential building and adding 7 additional residential dwelling units.
Relief Type	Conditional Use
Violations	Dimensional Regulations Applicable in Squares + Street

Planning Context:

This project was recently rezoned as part of the Roslindale Square Small Area Plan. The Plan was adopted by the BPDA Board February 13, 2025 and the accompanying zoning was adopted on May 21, 2025.

This Plan is part of the Squares + Streets initiative, which is a planning and zoning initiative focused on adding, supporting, and improving housing, public space, small businesses, and arts and culture in transit-accessible neighborhood centers and along main streets. This area was included in Squares + Streets initiative in part because of its rich transit resources and ability to benefit from transit-oriented development. In particular, the location of this proposed project is next to a bus stop which is serviced by ten bus lines and is a fifteen minutes walk from the Roslindale Village MBTA Commuter Rail Station. This project therefore aligns with city-wide planning goals of increasing housing in transit-rich areas.

Zoning Analysis:

This project is in the S2 Main Street Mixed Use district, which allows small- to medium-scale mixed-use buildings as-of-right. In order to encourage additional activity and protect existing commercial uses, the S2 district requires a conditional use permit for dwelling units on the ground floor along the primary lot frontage (Article 26 Table A). Because the existing building

and many other buildings in this area are fully residential, continuing the ground floor residential use is appropriate.

Recommendation:

In reference to BOA1871370, The Planning Department recommends APPROVAL.

Reviewed,



Senior Planner

MEMORANDUM **BOARD APPROVED** **MAY 11, 2017**

TO: **BOSTON REDEVELOPMENT AUTHORITY**
D/B/A THE BOSTON PLANNING & DEVELOPMENT AGENCY
AND BRIAN P. GOLDEN, DIRECTOR

FROM: JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT REVIEW/GOVERNMENT AFFAIRS
PHIL COHEN, PROJECT MANAGER

SUBJECT: 5205 WASHINGTON STREET, WEST ROXBURY

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency (the "BPDA")* authorize the Director to: (1) issue a Certification of Approval for the proposed development located at 5205 Washington Street in the West Roxbury neighborhood (the "Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code (the "Code"); and (2) take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

PROJECT SITE

The Proposed Project will be located on approximately 12,061 square feet of land at 5205 Washington Street at the intersection of Washington Street and Grove Street in West Roxbury. Presently, the parcel has a one-story building housing an automotive use, specifically Lee Myles Transmissions, along with an adjacent parking lot (the "Project Site").

---

* Effective October 20, 2016, the BRA commenced doing business as BPDA.

DEVELOPMENT TEAM

The development team consists of:

Owner:	Keon Realty Trust Paul Keon
Applicant:	HUB Development LLC Tony Ferrara
Architect:	McKay Architects Michael McKay
Attorney:	Pulgini and Norton LLP John Pulgini

DESCRIPTION AND PROGRAM

HUB Development LLC (the "Proponent") proposes a four-story, 34'9" foot tall, 21,800 gross square foot residential rental building containing seventeen (17) dwelling units and twenty-six (26) parking spaces (the "Proposed Project"). The Proponent estimates that the total development cost to be approximately $3,000,000.

ARTICLE 80 REVIEW PROCESS

On March 17, 2017, the Proponent filed an Application for Small Project Review with the BPDA. On March 29, 2017, the BPDA sponsored a public meeting. The public meeting was advertised in the local paper, posted on the BPDA website, and was distributed to the BPDA West Roxbury email list.

The public comment period concluded on April 16, 2017.

ZONING

Preliminary analysis indicates the Proposed Project requires no zoning variances from the Code.

INCLUSIONARY DEVELOPMENT COMMITMENT

As the Proposed Project is not seeking zoning variances, the project is not subject to the Inclusionary Development Policy, dated December 10, 2015.

RECOMMENDATIONS

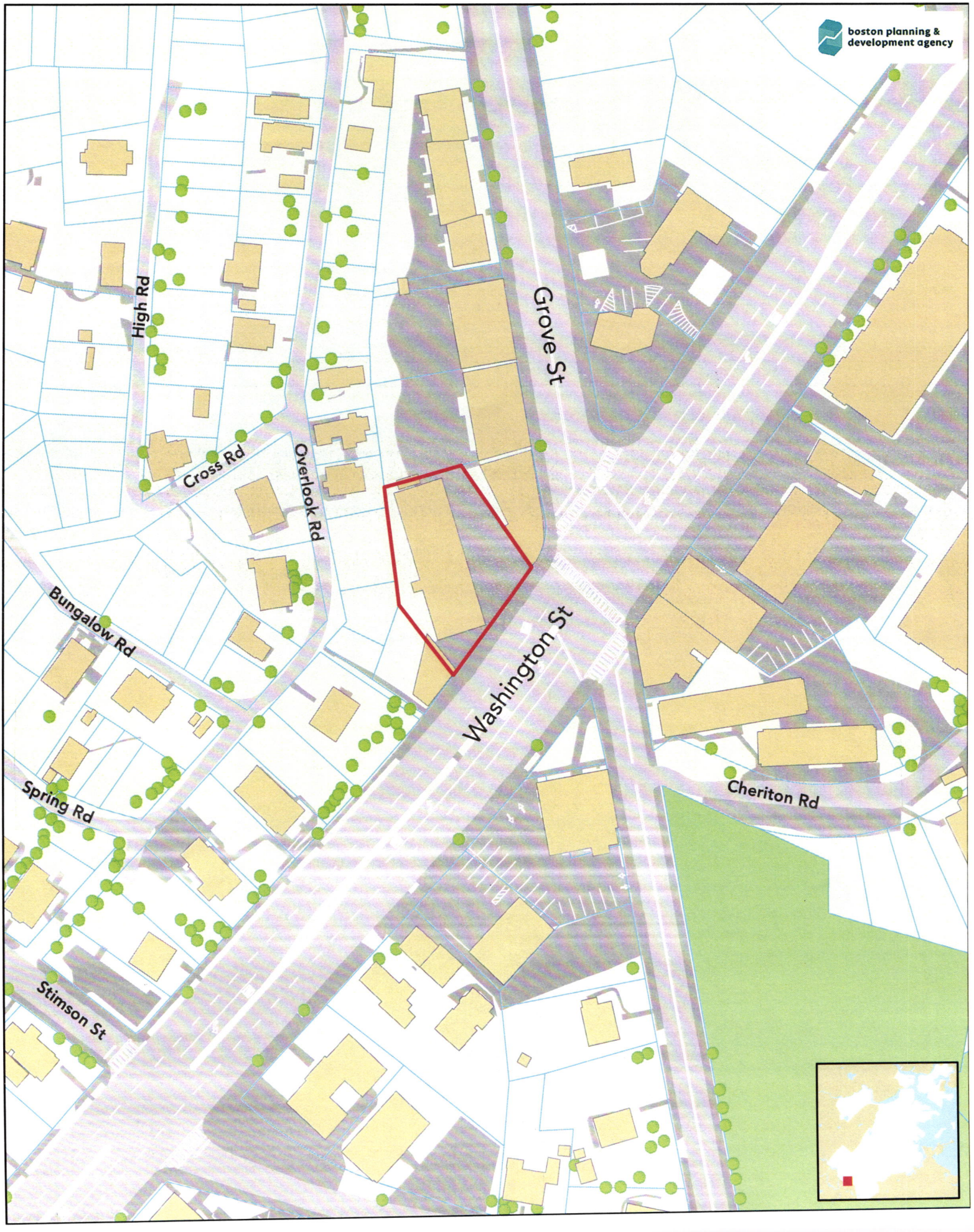
The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, staff recommends that the Director be authorized to: (1) issue a Certification of Approval for the Proposed Project, in accordance with Article 80E, Small Project Review of the Code; and (2) take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Appropriate votes follow:

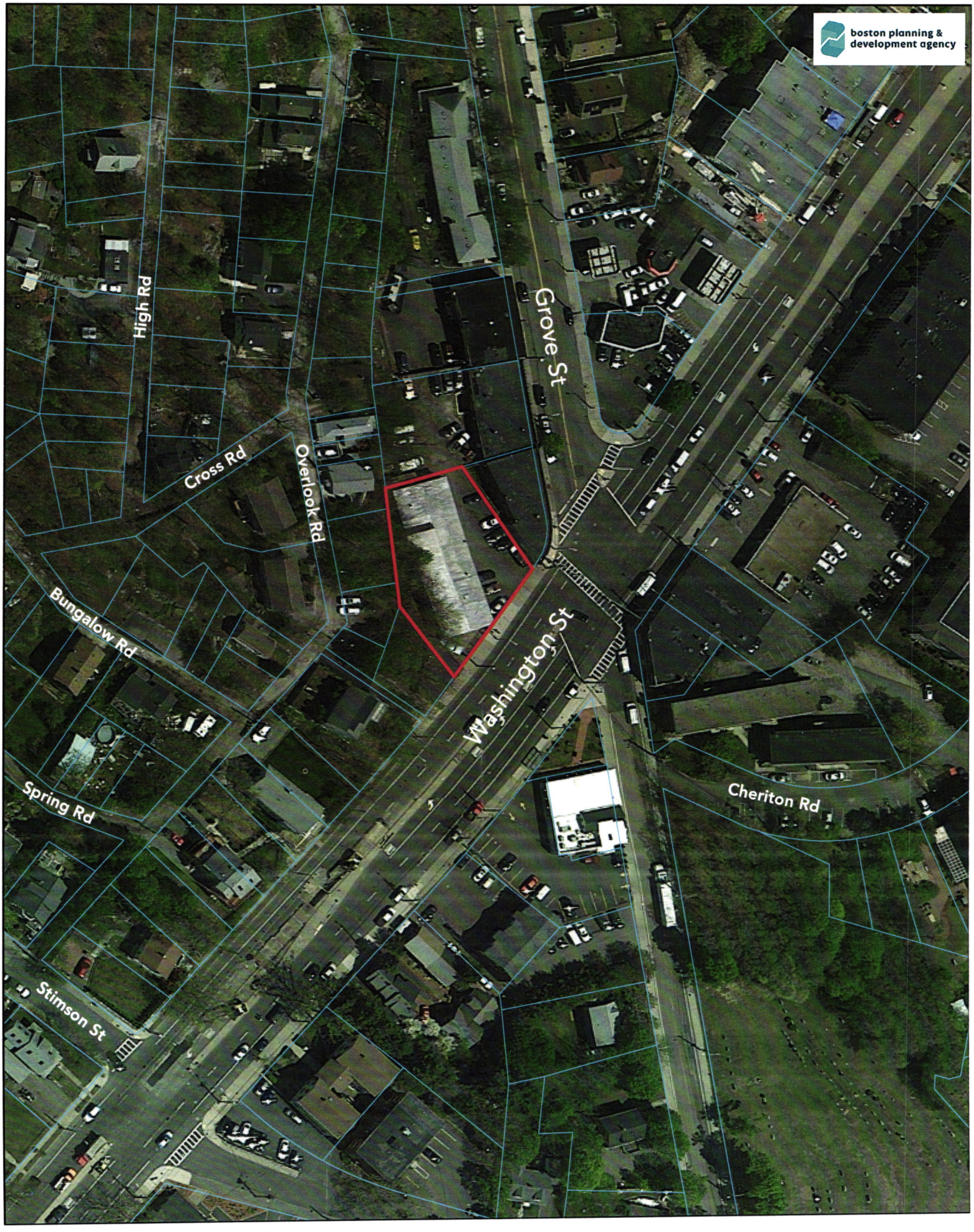
VOTED: That the Director of the Boston Redevelopment Authority (the "BRA") be, and hereby is, authorized to issue a Certification of Approval, approving the development at 5205 Washington Street (the "Proposed Project") by HUB Development LLC (the "Proponent") in accordance with the requirements of Small Project Review, Article 80E, of the Boston Zoning Code, subject to continuing design review by the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

5205 Washington St, West Roxbury



5205 Washington St, West Roxbury



Form inserted	Document Name	First Name	Last Name	Email	Zip	Comments
3/22/2017 11:57:39 AM	5205 Washington	Diane	Broderick	takemeaway007@gmai	02132	This intersection is already overcrowded, congested and unmanaged. Adding such a large development will be a DISASTER! We have all just tolerated the endless construction of the Pipeline - and now this?

MEMORANDUM **APRIL 10, 2025**

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

FROM: CASEY HINES, SENIOR DEPUTY DIRECTOR OF DEVELOPMENT REVIEW
NUPOOR MONANI, SENIOR DEPUTY DIRECTOR OF DEVELOPMENT REVIEW
DANIEL POLANCO, PROJECT MANAGER

SUBJECT: SMALL PROJECT CHANGE – 231-245 GROVE STREET, WEST ROXBURY

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director of the BPDA (the "Director") to: (1) issue a Certification of Approval for 231-145 Grove Street in West Roxbury (as further described below, the "Proposed NPC Project"), in accordance with Article 80E, Small Project Review, of the Boston Zoning Code (the "Code"); and (2) take any other actions and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed NPC Project.

PROJECT SITE

The project site is located on two parcels, 231-239 Grove Street (approximately 3,470 square feet) and 241-245 Grove Street (approximately 10,016 square feet), that will be combined to create an approximately 13,486 square foot parcel of land in the West Roxbury neighborhood of Boston (the "Project Site"). The Project Site is currently occupied by one (1) story commercial buildings. The West Roxbury MBTA Commuter Rail Station is approximately 1.5 miles from the Project Site.

DEVELOPMENT TEAM

The Development Team for the Proposed Project consists of:

Proponent/Applicant:	S & F Development LLC Derrick Fitzgerald
Architect:	McKay Architects Mike McKay
Legal Counsel:	Pulgini and Norton LLP John Pulgini

PROPOSED PROJECT AND NPC

The project was originally approved by the BPDA Board on August 15, 2024, and included approximately 44,426 gsf of new construction, thirty (30) homeownership residential units, including five (5) IDP units, and approximately 3,723 square feet of ground floor retail. Parking is internal to the building and is accessed from Washington Street; through an existing building the Proponent recently purchased at 5205 Washington Street. The affordability of the Proposed Project is not changing under the Small Project Change.

On January 9, 2025, the Proponent filed the NPC. The Proposed Notice of Project Change seeks to increase the number of parking spaces from eleven (11) spaces to thirty (30) spaces, to be accessed through the existing garage entry at 5205 Washington Street. No other changes will be made as part of the Small Project Change. All public realm commitments in the August 15th approval will also be maintained.

The filing of the NPC initiated a public comment period that concluded on March 7, 2025. The NPC was sent to the City's public agencies/departments and elected officials pursuant to Section 80A-2 of the Code. A public meeting was on February 26, 2025. BPDA staff supports the increase parking spaces from eleven (11) spaces to thirty (30) spaces, given the Proposed Project's lack of access to alternative modes of transportation.

PLANNING AND ZONING CONTEXT

The Proposed Project at 231-245 Grove Street is located in the West Roxbury Neighborhood Zoning District's Neighborhood Shopping (NS) Subdistrict, which is governed by Article 56 of the Zoning Code. This portion of West Roxbury transitions from residential to commercial as Grove Street intersects with Washington Street. Accordingly, the proposed use mix of active ground floor uses and residential, aligns well with the built environment of this intersection. Staff review was guided by the local context of neighborhood amenities and citywide planning goals. During staff review of the project, the rear yard setback was increased to align better with the built environment and integrate with the abutting development project at 5205 Washington Street which is currently under construction. The rear yard setback was increased in consideration of the abutting single-family residential properties. Public realm improvements such as constructing sidewalks that meet Complete Street guidelines and ensuring that it is ADA compliant were also made. While the proposed density of the site exceeds the maximum height and FAR per Article 56, zoning relief is appropriate given the Proposal's consistency with the local context as well as citywide goals for public realm improvements, and the creation of appropriately scaled new commercial and residential spaces.

MITIGATION AND COMMUNITY BENEFITS

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

- In compliance with Boston's Complete Streets Policy, the Proponent will make much-needed sidewalk and streetscape improvements to Grove Street and Washington Street within the bounds of their property within the public way. PIC approvals for proposed improvements shall be completed before building permit issuance for the Proposed Project. The physical mitigation improvements must be completed upon Certificate of Occupancy. These proposed improvements are subject to design review and approval by the Boston Transportation Department (BTD), Public Works Department (PWD), Public Improvement Commission (PIC), and the Planning Department.
    - o Grove Street will maintain a minimum of 10 foot sidewalks including a minimum 6.5 foot clear accessible path of travel absent vertical elements. Washington Street will maintain a minimum of 12.5 foot sidewalks including a minimum 5.5 foot clear accessible path of travel absent vertical elements. All sidewalk improvements are subject to design review. Where applicable, all sidewalk setbacks are subject to

design review and will require approval for a Pedestrian Easement with the Public Improvement Commission (PIC).

o The proposed project will upgrade ramps on three corners to meet ADA compliance including providing directional ramps at the northwest and southwest corners of the Grove Street/Washington Street intersection and at the median island on Grove Street between the northwest and northeast corners of the intersection. As part of this work, minor adjustments to the location of painted crosswalks may be required.

o The proponent will install four new street trees around the project site.

o The proposed project will reinstate the temporarily-relocated bus stop on Washington Street (Stop ID 616). Subject to BTD engineering review, the proponent will install a painted bus box on Washington Street to clarify the location of the bus stop. All vertical elements within the streetscape along Washington Street (trees, bike racks, etc.) will be located outside of the accessible landing pads for both front and rear doors of the bus.

● The proponent will provide a commitment of $10,521.80 to the Boston Transportation Department ("BTD") upon issuance of Certificate of Occupancy for the Proposed Project to support the bikeshare system.

● Prior to receiving a building permit, the Proponent will submit a Transportation Demand Management ("TDM") plan following BTD's Transportation Demand Management Points System. In accordance with the TDM policy, the project will achieve 70 points. The TDM plan will be included in the project's Community Benefits Agreement.

● In support of the City's green building and carbon neutral goals, the Proposed Project will be designed to meet LEED Silver standards;

● The Proposed Project will create approximately 65 temporary construction related jobs.

The community benefits described above will be set forth in the Community Benefits Agreement for the Proposed Project. The community benefit contribution payments shall be made to the BPDA or respective City of Boston department before issuance of the initial building permit by the City of Boston Inspectional Services Department ("ISD") and will be distributed as

outlined above. The Proposed Project and public realm improvements are subject to BPDA Design Review.

RECOMMENDATION

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, BPDA staff recommend that the Director be authorized to: (1) issue a Certification of Approval for the Proposed NPC Project; and (2) take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Appropriate votes follow:

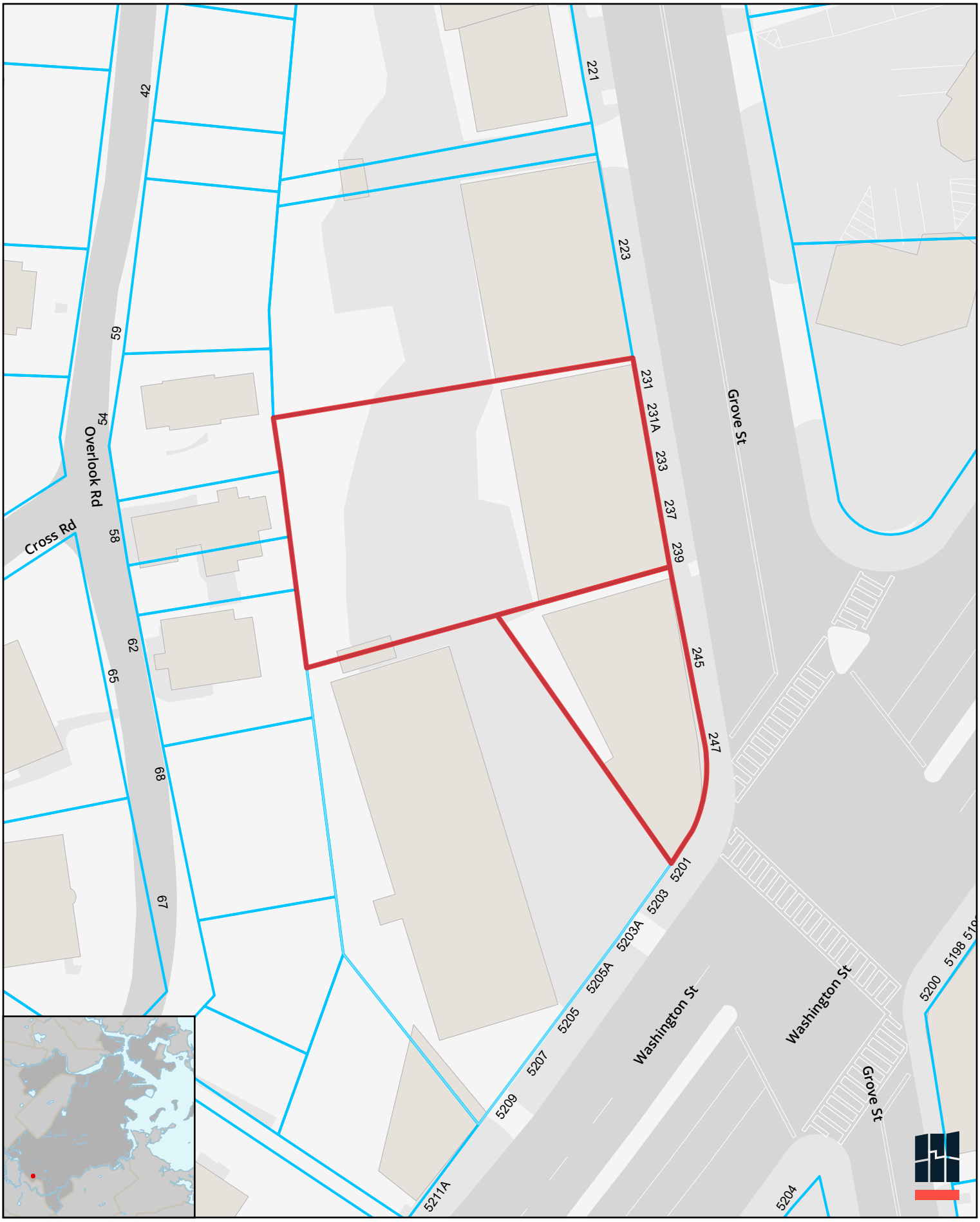
VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), in connection with the Notice of Project Change submitted by S & F Development LLC (the "Proponent") on January 9, 2025, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed NPC Project at 231-245 Grove Street in West Roxbury.

231-245 Grove Street

1:500



231-245 Grove Street

1:500

