

# ZBA Report

Biannual 2025

Tharika Lecamwasam, Planning Assistant



Planning Department

CITY of **BOSTON**

# Planning Department Recommendations + ZBA Decisions

<i>Decision</i>	<i>April – September Planning Department Recommendations (6 Months)</i>	<i>April – September ZBA Decisions (6 Months)</i>	<i>2024 ZBA Decisions (12 Months)</i>
Withdrawn	N/A	2	9
Approved	144	187	313
Approved with Proviso	101	68	221
Denied	6	2	11
Denied without Prejudice	16	9	41
<b>Total</b>	<b>267</b>	<b>268</b>	<b>586</b>

\*Exclusion of A80 projects

\*\*Exclusion of two deferred recommendation and one reconsideration decision

# Differences and Similarities in Recommendation + Decision

70% agreement between the Planning Department and the ZBA.

Planning Department Recommendations	ZBA Decisions	Count
Approved	<b>Approved</b>	<b>134</b>
	Approved with Proviso	6
	Denied without Prejudice	1
	Denied	0
	Reconsideration	11
	Deferred	1
	Withdrawn	2
Approved with Proviso	Approved	45
	<b>Approved with Proviso</b>	<b>51</b>
	Denied without Prejudice	4
	Denied	1
	Deferred	18
	Withdrawn	0
Denied without Prejudice	Approved	4
	Approved with Proviso	10
	<b>Denied without Prejudice</b>	<b>2</b>
	Denied	0
	<b>Deferred</b>	<b>18</b>
	Withdrawn	0
Denied	Approved	3
	Approved with Proviso	0
	Denied without Prejudice	2
	<b>Denied</b>	<b>1</b>
	<b>Deferred</b>	<b>12</b>
	Withdrawn	0
Deferred	Approved	1
	Approved with Proviso	1
	Denied without Prejudice	0
	Denied	0
	<b>Deferred</b>	<b>1</b>

# Zoning District Cases for April to September 2025

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<i>Zoning Districts</i>	<i>Conditional Uses Permit Only</i>	<i>Permits that Include Variance Permit</i>	<i>Total Cases without Deferrals</i>
Allston/Brighton	1	14	16
Boston Proper	2	18	21
Bulfinch Triangle	1	2	3
Charlestown	2	10	12
Chinatown	-	2	2
Dorchester	6	22	32
East Boston	3	8	14
Fenway	1	1	2
Greater Mattapan	1	12	14
Hyde Park	2	20	23
Jamaica Plain	3	16	19
North End	1	3	4
Roslindale	1	17	19
Roxbury	2	17	22
South Boston	5	19	25
South End	3	12	16
West Roxbury	3	18	23



# Mattapan Rezoning

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# By-Right Projects in Mattapan

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Purpose	By-Right	In ZBA Process
Extension of Living Space / Additional Footprint	3	1
Additional Dwelling Unit (ADU)	7	-
Retaining Wall	1	-
Handicap Accessibility	2	-
Combining Parcels	1	-
Rehabilitation	1	-
Exterior Renovation	2	-
Structural Renovation	3	-
New Construction	-	1

*\*Does not include zoning exempt projects such as fire alarms, and solar panels*

# Case Study: By-Right Project

## Existing



EXISTING FRONT VIEW,  
GOODALE ROAD



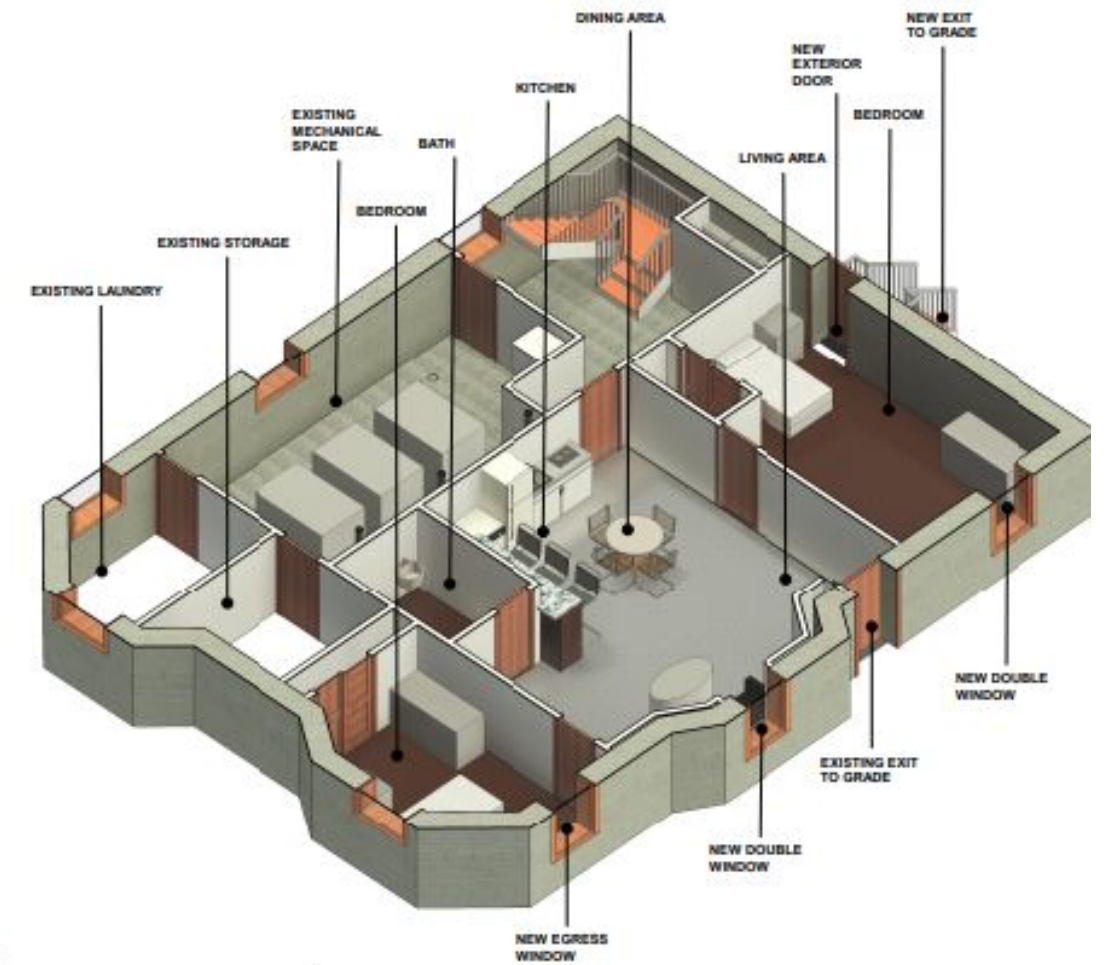
EXISTING FRONT / EAST  
VIEW



EXISTING REAR / EAST VIEW

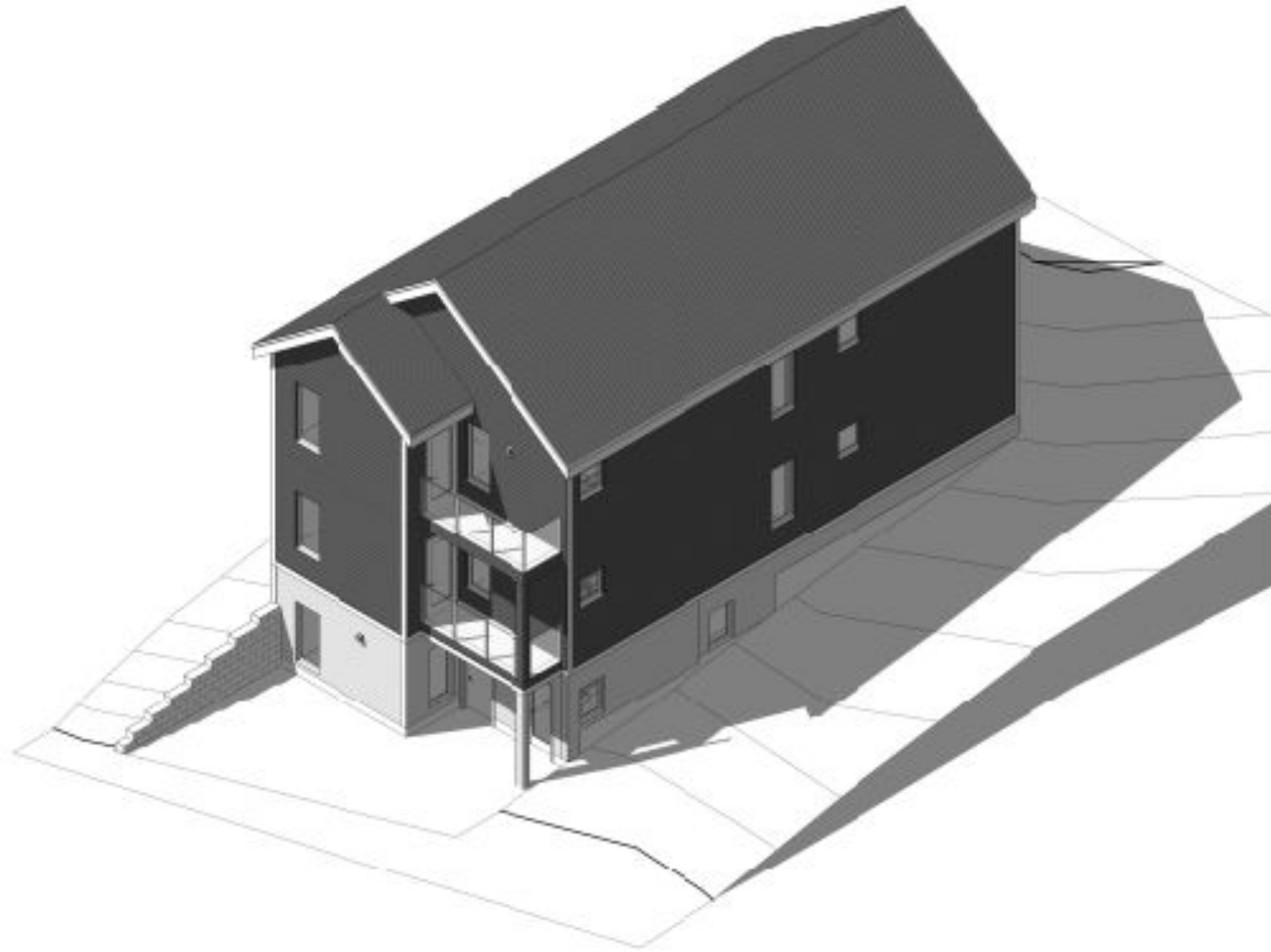


## New



# Case Study: Non-By-Right Project

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**9 RICHMERE**

9 RICHMERE RD  
BOSTON, MA 02126

# Conclusion

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- Continue to implement zoning reform to reflect current built conditions of Boston allowing more projects to become by-right
- Future reports will continue to feature preliminary data from the zoning reform initiatives

**THANK YOU**

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Planning Department

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