Urban Renewal Minor Modification
R-11D-2a : Cook Street/Kelley Court
BPDA’s Covid-19 Response

• The BPDA paused the public review process for all development projects and planning initiatives in March as a result of the Covid-19 public health crisis.

• The BPDA resumed public meetings virtually for Article 80 development projects on a pilot-basis at the end of June, using the Zoom platform.

• For more information on the BPDA’s Covid-19 Response, please visit the following link: https://bit.ly/BPDACovid-19
Here are some tips on using Zoom for first-time users. **Your controls should be available at the bottom of the screen.** Clicking on these symbols activates different features:

- **Mute/unmute**
  - you will remain muted until a host gives you access
  - *If you dialed in from your phone, dial *6 to mute/unmute yourself

- **Turn video on/off**
  - your video will remain off until a host gives you access

- **Raise Hand**
  - ask for audio/video permission at the end of presentation
  - *If you dialed in from your phone, dial *9 to raise your hand
The BPDA will be recording this meeting and posting it on BPDA’s webpage for those who are unable to attend the Zoom meeting live. Please note, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please ensure that your microphone and camera are off.
Meeting Format

During the BPDA’s presentation, all microphones will be muted.

After the presentation is over, please raise your hand and we will take your questions orally in the order that hands were raised.

Raise Hand
ask for audio/video permission at the end of presentation
If you dialed in from your phone,
dial *9 to raise your hand
Virtual Meeting Etiquette

• Please be respectful of one another.
• Participants will be muted during the presentation to avoid background noise.
• We ask that participants limit their questions and comments to two minutes so that all may participate in the discussion.
• During Q & A session, please wait until all attendees have had the opportunity to ask a question before asking a second question/comment.
Minor Modification Agenda

1. Introduction
2. History of Parcel
3. Modification Regarding R-11D-2a
4. Question and Answer
Design Review

Restrictions

(Charlestown Urban Renewal Area)

Charlestown / A Residential Neighborhood

Boston Planning & Development Agency
Building and Land Use

6. Floor Area Ratio
The ratio which the gross floor area of all structures on a lot exclusive of floor area required to meet off-street parking requirements bears to the area of the lot.

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Permitted Uses</th>
<th>Max. Building Height (feet)</th>
<th>Max. Floor Area Ratio</th>
<th>Max. Density</th>
<th>Min. Parking Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1-R3</td>
<td>Residential</td>
<td>45</td>
<td>Min. 0.5 Max. 1.0</td>
<td>Min. 20 Max. 40</td>
<td>1</td>
</tr>
<tr>
<td>R4-R18</td>
<td>Residential</td>
<td>45</td>
<td>1</td>
<td>35</td>
<td>1*</td>
</tr>
<tr>
<td>R19-R54</td>
<td>Residential</td>
<td>25</td>
<td>1</td>
<td>25</td>
<td>1*</td>
</tr>
<tr>
<td>R55-R67</td>
<td>Residential</td>
<td>25</td>
<td>*</td>
<td>*</td>
<td>0.2</td>
</tr>
<tr>
<td>R68-R85</td>
<td>Residential</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>C1</td>
<td>Commercial</td>
<td>*</td>
<td>Min. 0.5 Max. 1.5</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>C2-C10</td>
<td>Commercial</td>
<td>17</td>
<td>1</td>
<td>NA</td>
<td>*</td>
</tr>
<tr>
<td>P1-P8</td>
<td>Public</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>P9-P14</td>
<td>Public</td>
<td>0</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>P15-P16</td>
<td>Public</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>P-16</td>
<td>Institutional</td>
<td>*</td>
<td>*</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>I-1</td>
<td>Institutional</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>X1-X44</td>
<td>Alternates</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
<tr>
<td>All Other Areas</td>
<td></td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
</tr>
</tbody>
</table>
02

History of Parcel
DEED

BOSTON REDEVELOPMENT AUTHORITY, a public body politic and corporate, organized and existing pursuant to Massachusetts General Laws Chapter 121B, (the "Grantor"), in consideration of One Thousand Seven Hundred Fifty Dollars ($1,750.00) paid and in consideration of the covenants contained herein, and further contained in the Land Disposition Agreement recorded herewith (the "Agreement"), grants to Kenneth Tibbetts and Helen Tibbetts, husband and wife as joint tenants and not as Tenants in Common, (the "Grantee"), with Quitclaim Covenants, that certain parcel of vacant land in the Charlestown Urban Renewal Area, known as a portion of Parcel R-11D-2, and bounded and described as set forth in EXHIBIT A attached hereto and made a part hereof (the "Property"), and being a portion of the premises acquired by the Grantor by an Order of Taking, dated June 11, 1981, recorded at Suffolk County Registry of Deeds in Book 9802, page 384.

The Grantee covenants for the Grantee, its successors and assigns, and every successor in interest to the Property, or any part thereof, as follows:

1. The Grantee shall use the Property in conformity with the land use restrictions.
February 23, 2021
DATE

Timothy Sheehan

to vary the terms of the Boston Zoning Code, under Statute 1956, Chapter 665, as amended, Section 8,
at premises: 6 Kelley Court, Ward 02

For the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

<table>
<thead>
<tr>
<th>Violation</th>
<th>Violation Description</th>
<th>Violation Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Article 62, Section 8</td>
<td>Lot Area Insufficient</td>
<td></td>
</tr>
<tr>
<td>Article 62, Section 8</td>
<td>Usable Open Space Insufficient</td>
<td></td>
</tr>
<tr>
<td>Article 62, Section 8</td>
<td>Rear Yard Insufficient</td>
<td></td>
</tr>
<tr>
<td>Article 62, Section 8</td>
<td>Lot Frontage Insufficient</td>
<td></td>
</tr>
<tr>
<td>Article 62, Section 30.12</td>
<td>Two or More Dwelling Same Lot</td>
<td>A Dwelling shall not be built to the rear of another Dwelling</td>
</tr>
</tbody>
</table>

Purpose: Erect a single family dwelling in the rear of 46 Cook Street in newly subdivided lot.
Subdivided lot filed under ALT1058785.

In his formal appeal, the Appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner, as set forth in papers on file numbered BOA-1067117 and made a part of this record.

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

THE BOSTON HERALD on Tuesday, November 10, 2020

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

The Boston Planning & Development Agency was sent notice of the appeal by the Building Department and the legal required period of time was allotted to enable the BPDA to render a recommendation to the Board, as prescribed in the Code.
3.

New Proposal: Minor Modification and New LDA
4. Question and Answer
NEW SINGLE FAMILY
6 KELLEY COURT
CHARLESTOWN, MA.

GENERAL NOTES
1. GENERAL REQUIREMENTS
   a. General requirements for the new construction project.
   b. Compliance with local building codes and regulations.
   c. Vehicular access and parking requirements.
   d. Environmental considerations and sustainable practices.

2. STRUCTURAL NOTES
   a. Structural integrity and load-bearing requirements.
   b. Foundation and substructure details.
   c. Connection details for structural components.

3. MECHANICAL NOTES
   a. HVAC system design and specifications.
   b. Plumbing system design and materials.
   c. Electrical system design and wiring practices.

4. GENERAL NOTES
   a. General project overview and scope.
   b. Project timeline and milestones.
   c. Coordinate with all relevant parties and stakeholders.

CLARIFICATIONS
5. GENERAL
   a. Applicable general clarifications and notes.
   b. Any special considerations for the project.

REQUIREMENTS, SYSTEMS, NOTES, AND SPECIFICATIONS
6. GENERAL
   a. General requirements and specifications.
   b. Systematic review of the project.
   c. Critical details and specifications.

7. GENERAL NOTES
   a. Project updates and changes.
   b. Revised project details and specifications.
   c. Compliance with current standards and regulations.

8. CLARIFICATIONS
   a. Clarifications for general notes.
   b. Additional notes for better understanding.
   c. Finalized project details.

CIRCULATIONS
9. GENERAL
   a. General circulations and movements.
   b. Project layouts and floor plans.
   c. Access points and exits.

10. GENERAL NOTES
    a. Notes related to general circulations.
    b. Guidelines for project circulations.
    c. Finalized project circulations.

11. GENERAL NOTES
    a. Notes related to general circulations.
    b. Guidelines for project circulations.
    c. Finalized project circulations.

PERMIT SET 7-11-21