

Text Amendment Application No.
Boston Redevelopment Authority d/b/a/
Boston Planning and Development Agency
South Boston Neighborhood District
Article 68

TO THE ZONING COMMISSION OF THE CITY OF BOSTON:

The Boston Redevelopment Authority d/b/a/ the Boston Planning and Development Agency, hereby petitions the City of Boston Zoning Commission to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956, as amended, as follows:

By amending **Article 68 (South Boston Neighborhood District)** as follows:

1. In Section 68-8, Dimensional Regulations Applicable in Residential Subdistricts:

- a. After Paragraph number 3 of said Section 68-8, insert the following notation and text:
 4. Residential Use Extensions in Rear Yard. Notwithstanding any provision of the Article or Code, and Proposed Project that otherwise meets the applicable use and dimensional requirements of this Article shall be conditional if such Proposed Project involves the extension of a Residential Use into a rear yard, where such extension increases the gross floor area of such Residential Use by one thousand (1,000) or more square feet.

2. In Section 68-29, Roof Structure Restrictions:

- a. After the last paragraph of said Section 68-29, insert the following paragraph:

The height of any building existing on July 17, 2019, shall determine that allowed building height on that lot subsequent to total or partial demolition of such building. Any proposed construction on the lot that would exceed the prior height shall require Board of Appeal approval, and

shall be subject to the roof structure and building height restrictions of this Section 68-29 and the height limits applicable to the Subdistrict in which the lot is located. In making its decision, the Board of Appeal shall consider whether such roof structure has the potential for significantly restricting light and/or air flow to adjacent structures and/or restricting views from roofs, windows, doors, or balconies. Notwithstanding anything in Article 2A respecting the definition of the term "grade," if a building abuts more than one street, "grade" is the average elevation of the street with the lowest elevation.

3. In Table D, South Boston Neighborhood District, Residential Subdistricts
Dimensional Regulations:

- a. In each row entitled "MFR" and "MFR/LS," under the columns entitled "Lot Area Minimum (Sq. Ft.)" and "Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq. Ft.)," delete the following:

none	N/A
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none	N/A
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and insert the following numbers and punctuation in their place:

2,000	1,000
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5,000	1,000
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Petitioner: Boston Redevelopment Authority

By: Brian P. Golden, Director

Address: City Hall/9th Floor

Boston, MA 02201-1007

Tel. No.: (617) 722-4300, ext. 4308

Date: As authorized by the BRA Board at its meeting on
July 11, 2019.