



Planning Department

MEMORANDUM

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

FROM: Joanne Marques
Regulatory Planning & Zoning

DATE: May 8, 2025

RE: Planning Department Recommendations

Please find attached, for your information, Planning Department recommendations for the May 15, 2025 Board of Appeal's Hearing.

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



Case	BOA1705409
ZBA Submitted Date	2025-04-02
ZBA Hearing Date	2025-05-15
Address	8 Concord ST Charlestown 02129
Parcel ID	0203070000
Zoning District & Subdistrict	Charlestown Neighborhood 3F-2000
Zoning Article	62
Project Description	Add a dormer to the front of the third floor of an existing building and replace windows.
Relief Type	Conditional Use
Violations	Roof Structure Restrictions

Planning Context:

The Proposed Project replaces existing windows on an existing three-story building and adds a dormer to the third story of the front elevation of the building. PLAN: Charlestown supports the addition of dormers to existing structures, provided they meet the following guidelines: where there are multiple dormers, align the dormers that are on the same story and size them consistently; gable dormers at front elevations are strongly preferred over other dormer types; existing (historic) dormers should be retained rather than replaced; hold dormer edges back from the sides of the roof and down from the roof ridge line; shed dormers should have a minimum roof slope of 3.5-to-12 wherever possible.

Zoning Analysis:

The Proposed Project contains a single citation with respect to roof structure restrictions in Charlestown. Given the planning context, approval of the proposal is recommended with the addition of Design Review to ensure that the dormer aligns with the design guidelines set forth by PLAN: Charlestown.

Recommendation:

In reference to BOA1705409, The Planning Department recommends APPROVAL WITH PROVISIO/S: that plans be submitted to the Planning Department for design review, for alignment with the regulations of the Neighborhood Design Overlay District (NDOD).



Planning Department

CITY of BOSTON

Reviewed,

Kathleen Onuf

Deputy Director of Zoning



Case	BOA1693892
ZBA Submitted Date	2025-02-24
ZBA Hearing Date	2025-05-15
Address	280A Shawmut AV Roxbury 02118
Parcel ID	0305997000
Zoning District & Subdistrict	South End Neighborhood MFR/LS
Zoning Article	64
Project Description	Change in use from a yoga studio to a restaurant use with associated internal renovations including the addition of kitchen and seating areas.
Relief Type	Conditional Use
Violations	Use: Conditional (Restaurant)

Planning Context:

This proponent seeks to change the use of a former yoga studio to a restaurant use in an existing four-story attached, mixed-use building in the South End. The proposed change of use includes interior renovations for kitchen and seating areas on the basement level and ground floor. There are no proposed use changes or interior renovations for the upper stories of this building.

The block of Shawmut Avenue where this property is located has several mixed-use buildings with ground floor commercial uses. This property directly abuts and is attached to a mixed-use property along its eastern side lot line that has a ground floor restaurant use. It is also across the street from a mixed-use property with the same ground floor restaurant use condition. These are both precedents of ground floor restaurant uses in the area, making this proposed restaurant use in keeping with the surrounding land use conditions.

Zoning Analysis:

This proposal has received one citation for use regulations (Art. 64, Sec. 8) specific to the proposed restaurant use being a conditional use within the South End Neighborhood District (Art. 64). As stated in the Planning Context, this proposed change of occupancy to a restaurant use is in keeping broadly with the presence of ground floor commercial uses on this block and



specifically with the abutting and nearby ground floor restaurant uses. As such, this proposed use meets the criteria of Art. 6, Sec. 6-3 (Conditions Required for Approval) and should be granted zoning relief due to its alignment with its surrounding land use conditions.

This violation indicates a need for zoning reform in this zoning subdistrict (the MFR/LS subdistrict) to make common commercial land uses such as restaurant uses fully allowed uses to reduce the need for zoning relief when one common commercial use is being replaced by another one.

Site plans completed by Olde Stone Plot Plan Service, LLC. on December 29, 2022. Project plans completed by Paul R. Lessard, Architect on October 16, 2024 and stamped by the Inspectional Services Department on February 18, 2025.

Recommendation:

In reference to BOA1693892, The Planning Department recommends APPROVAL.

Reviewed,

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Deputy Director of Zoning



Case	BOA1699132
ZBA Submitted Date	2025-03-14
ZBA Hearing Date	2025-05-15
Address	150 Huntington AV Boston 02115
Parcel ID	0400864000
Zoning District & Subdistrict	Huntington Avenue/Prudential Center Mixed-Use
Zoning Article	41
Project Description	The proponent is seeking to remove a takeout proviso limited to the previous petitioner.
Relief Type	Conditional Use
Violations	Use: conditional - remove takeout proviso 36A ("Other Protectional Provisions")

Planning Context:

150 Huntington Avenue is a mixed-use (commercial and residential) apartment building facing Huntington Avenue and extending between Cumberland Street and West Newton Street. There are several other small businesses located within the building, including a nail salon, a dry cleaning establishment, and a restaurant serving breakfast and lunch. The proponent is seeking to remove the proviso that grants the takeout restaurant use to the former petitioner only. No plans were provided with the application, and no work is being done.

Zoning Analysis:

Section 41-17 identifies takeout uses as conditional in this district. This project represents a case for zoning reform because the project would extend a preexisting takeout restaurant use. As described in the “Reforming the Boston Zoning Code” report, the City has an inherent interest in legalizing existing uses as it seeks to simplify and modernize the Code (Bronin, 2023). Future reform efforts could address this issue by allowing these provisos to be removed without ZBA intervention or by allowing takeout as a component of restaurant uses in this location (as they are in Squares + Streets districts). Either change would save time and money—critical resources for Boston’s small business owners.

Recommendation:



In reference to BOA1699132, The Planning Department recommends APPROVAL.

Reviewed,

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Deputy Director of Zoning



Case	BOA1704531
ZBA Submitted Date	2025-03-31
ZBA Hearing Date	2025-05-15
Address	76 to 84 Boylston ST Boston 02116
Parcel ID	0500001001
Zoning District & Subdistrict	Midtown Cultural Boston Common and Public Garden Protection Area
Zoning Article	8, 38
Project Description	The applicant proposes a tenant fit-out for a future restaurant, "Burg & Shaw," located within the Midtown Cultural District and the Boston Common and Public Garden Protection Area. The proposed use includes takeout service, which is designated as a conditional use under Midtown Cultural 38-18.
Relief Type	Conditional Use
Violations	Conditional Uses - Takeout

Planning Context:

The subject property is located on Boylston Street within the Midtown Cultural District, an area characterized by a mix of commercial, institutional, and entertainment uses. This stretch of Boylston is particularly active, with a high volume of pedestrian traffic and a concentration of restaurants, theaters, and retail establishments serving both residents and visitors. The proposed restaurant use is consistent with the prevailing character of the area, where food service establishments, including those offering takeout, are common. Under Article 38, Section 18 (Table D: Use Regulations) of the Boston Zoning Code, takeout restaurant service is classified as a conditional use in the Midtown Cultural District. This means the use is allowed only with Zoning Board of Appeal approval. It is worth noting that under the proposed zoning in PLAN: Downtown is currently out for public comment and takeout service would be considered an accessory to restaurant use and would not require separate conditional use approval. This change reflects a shift toward modernizing land use categories to support walkable, mixed-use districts like Midtown. The proposal represents a reasonable addition to the neighborhood's active ground-floor commercial environment.

Zoning Analysis:



The proposal to establish a new takeout restaurant use at 76–84 Boylston Street has been reviewed in detail against the requirements of Article 8, Section 7 (Table A) for properties located in the Midtown Cultural District, revealing the following zoning considerations:

Use Regulations (Takeout Use): Under Midtown Article 38, takeout restaurant service is classified as a conditional use in the Midtown Cultural District. This designation requires approval of a Conditional Use Permit from the Zoning Board of Appeal. While the Boston Zoning Code mandates this review, it is important to note that takeout establishments are commonly found throughout this area and contribute to the pedestrian-oriented nature of the district. The proposed use is consistent with the active ground-floor character of the surrounding commercial environment.

Design Overlay Considerations: The site lies within the Boston Common and Public Garden Protection Area, which may require separate review by the Boston Planning & Development Agency and/or Boston Landmarks Commission for any future signage or exterior changes. However, the current scope is limited to interior work and change of use.

The plans, titled “Tenant Buildout for Future Restaurant ‘Burg & Shaw’”, were prepared by BKA Architects Inc. and dated January 31, 2025. The proposal involves the interior renovation of a commercial space for restaurant use, including takeout service. As takeout is a conditional use under Article 8 in this zoning subdistrict, the project requires relief from the Zoning Board of Appeal. Given the compatibility of the proposed use with the existing commercial context and the minor nature of the zoning violation, zoning relief is appropriate. This is a routine instance where zoning mechanisms ensure review while reinforcing the mixed-use, walkable character of the downtown core.

Recommendation:

In reference to BOA1704531, The Planning Department recommends APPROVAL.

Reviewed,

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

Deputy Director of Zoning



Case	BOA1695221
ZBA Submitted Date	2025-02-27
ZBA Hearing Date	2025-05-15
Address	43 Preble ST South Boston 02127
Parcel ID	0700742000
Zoning District & Subdistrict	South Boston L-0.5
Zoning Article	Underlying Zoning
Project Description	Request for outdoor display of new or used motor vehicles.
Relief Type	Variance
Violations	Use: Forbidden

Planning Context:

The subject property is located in a largely residential and mixed-use area with structures that are two and a half to four stories. It is located within walking distance to the Andrew MBTA Red Line Station, Veterans Park, and Moakley Park. The property is also within the PLAN: South Boston Dorchester Avenue plan area which promotes a new, urban, mixed-use district in Boston including a network of new streets, open spaces, and significant new housing at a variety of price points. It also seeks to create zoning that allows for new models of commercial and industrial development.

The City is currently reviewing a Article 80 Small Project for the property consisting of 31 new residential units and approximately 759 square feet of ground floor commercial space. It is unclear if the request for zoning relief has any relationship to the proposed Article 80 project, and may represent an interim use.

Zoning Analysis:

The subject property is located in an L-0.5 Business district in the Underlying Zoning where outdoor sale or display of new or used motor vehicles is forbidden. It is also within a Restricted Parking zoning overlay district where off-street parking facilities including parking accessory to non-residential uses are conditional uses. The applicant has not provided a plan showing the location, extent, or type of motor vehicle display proposed on the site. It is unlikely that the outdoor sale or display of new or used motor vehicles would be an appropriate use in this



zoning district because the surrounding area is largely residential. An application submitted for this request should include plans and a description of the proposed use. It should also demonstrate why the proposed use would be appropriate.

Recommendation:

In reference to BOA1695221, The Planning Department recommends DEFERRAL: adequate plans must be submitted for review.

Reviewed,

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Deputy Director of Zoning



Case	BOA1689389
ZBA Submitted Date	2025-02-04
ZBA Hearing Date	2025-05-15
Address	8 Greenley PL Jamaica Plain 02130
Parcel ID	1102270000
Zoning District & Subdistrict	Jamaica Plain Neighborhood 3F-4000
Zoning Article	55
Project Description	Demolish old deck, and construct a new deck with roof and screens, along with carport with rubber roof deck. Replace window with door on second floor, and additional work on basement entrance wall.
Relief Type	Variance
Violations	Side Yard Insufficient

Planning Context:

The lot contains an existing two-family dwelling in Jamaica Plain approximately two blocks east of the Green Street MBTA Orange Line stop. Greenley Place is a short dead-end side street off Green Street, and the lot is the southernmost residential property on that side of the street. The parcel is in a 3F-4000 subdistrict, and has multiple additional residential dwellings to the north in the same subdistrict. Directly to the south and west are multiple non-residential properties in a Local Industrial subdistrict, with a small motor repair shop directly to the south.

Proponent seeks to demolish an old deck, and replace and enclose a new one, alongside some small additional repairs to the property. The old deck is open and on the first floor only. The new deck would include an additional enclosed portion on the first floor as well as an additional open deck on the second floor, improving amenity space for both units on the property. The property sits within the existing PLAN: JP/Rox study area. The plan regularly notes the importance of rental housing and existing residential neighborhoods in and around this area, suggesting that maintenance of existing properties is a priority. This kind of small renovation is the type of upkeep envisioned by the ongoing Neighborhood Housing zoning initiative, initiated in November of 2024.

Zoning Analysis:



One zoning violation is cited in the refusal letter, for side yard violation. Per Article 55, Table F, the minimum side yard required in a 2F-4000 is 10 feet. On the north side of the parcel, the new side yard violation from the first floor deck would be 6.4 feet, which would extend that portion of the side yard violation further to the rear. Many neighboring properties have side yards even smaller than this, and so this zoning requirement does not even reflect existing conditions as a baseline, and relief is appropriate. Similarly, on the south side of the building, the second floor deck would extend further toward the abutting industrial parcel, creating a new potential violation as the side yard shrinks from a current 19.3' to 7.5'. Again, many side yards are even smaller, and the neighboring property's parking use on that side of the building will not be adversely affected by this proposed deck. Relief is appropriate. Future zoning reform, such as through Neighborhood Housing, should consider adjusting yard requirements to at a minimum better reflect existing conditions in residential areas.

Recommendation:

In reference to BOA1689389, The Planning Department recommends APPROVAL.

Reviewed,

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Deputy Director of Zoning



Case	BOA1564124
ZBA Submitted Date	2024-01-21
ZBA Hearing Date	2025-05-15
Address	21 Waterloo ST Hyde Park 02136
Parcel ID	1812686000
Zoning District & Subdistrict	Hyde Park Neighborhood 2F-5000
Zoning Article	69
Project Description	Change use from one unit to two units.
Relief Type	Variance
Violations	Usable Open Space Insufficient Additional Lot Area Insufficient Parking or Loading Insufficient

Planning Context:

The applicant proposes to change the use from one unit to two units. The building previously functioned as a two-unit residence and is currently equipped with separate utilities for each unit. The applicant resides in the first-floor unit. Scope of work includes interior renovations to reestablish a second kitchen, construct a new bathroom, remove an existing bathroom, install new entry doors, and upgrade the electrical system with new panels and meters. No exterior additions or changes to the footprint are proposed at this time.

The area is characterized by a suburban residential fabric, with detached and semi-detached structures, modest building heights, and generous setbacks that contribute to a relatively open neighborhood character. The property is also located within the Greenbelt Protection Overlay District, which seeks to preserve natural features, mitigate flood risks, and ensure development aligns with environmental stewardship goals.

Zoning Analysis:

A two-family dwelling is an allowed use in the 2F-5000 subdistrict according to Article 69, Table A. Proposed alterations to the building and the exterior site do not trigger Greenbelt Protection Overlay review, per Article 29-4. (However, any future exterior work would require further review per Article 29, including potential environmental and stormwater management plans.)



Zoning relief for insufficient parking is appropriate due to the configuration of the parcel and existing dwelling. In order to conform with the required four off-street parking spaces, the existing driveway would reduce usable open space, which is already cited as insufficient. Further, to comply with this ratio, the parking area would have to be expanded into the front yard in a manner that conflicts with the parking design guidelines of Section 69-29.a which note, "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.."

Zoning relief for usable open space and additional lot area are appropriate because both attributes are commonly found in this context. The lot contains approximately 3,060 square feet. Total usable open space is an existing typical condition on this block that would not be worsened by the proposal. While the addition of a unit reduces the lot area and open space per unit, these proposed metrics would still be consistent with the typical conditions found in this two-family district.

Recommendation:

In reference to BOA1564124, The Planning Department recommends APPROVAL.

Reviewed,

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Deputy Director of Zoning



Case	BOA1612451
ZBA Submitted Date	2024-06-06
ZBA Hearing Date	2025-05-15
Address	1251 to 1269 River ST Hyde Park 02136
Parcel ID	1809074000
Zoning District & Subdistrict	Hyde Park Neighborhood NS-2
Zoning Article	69
Project Description	Remove previous proviso limiting take out to this petitioner only for existing commercial building at 1251-1269 River Street.
Relief Type	Conditional Use
Violations	Other Protectional Conditions: Remove proviso "takeout to petitioner only"

Planning Context:

The proposed project seeks to remove the previous Proviso limiting takeout to petitioner only for the existing commercial building at 1251-1269 River Street in Hyde Park. 1251-1269 River Street is a one-story commercial building that currently has seven commercial spaces that include a mix of restaurants and retail stores. No changes to the structure are proposed with this change. This portion of River Street contains primarily one-story commercial buildings. River Street is also within the study area of the ongoing Cleary Square Squares and Streets Planning Initiative. While no plans have been submitted with this proposal, removing this Proviso would allow a new restaurant with takeout to open along a key commercial hub in Hyde Park.

Zoning Analysis:

The refusal letter states one violation: other protectional conditions. Within this subdistrict, restaurants with takeout are a conditional use. The proposed project was previously issued a Conditional Use Permit by the Zoning Board of Appeal in December 2017 with the Proviso "takeout use granted to this petitioner only for this use only". The Board granted a conditional use under Section 6-3 of the Zoning Code as a restaurant with takeout use as it met the following conditions: a) specific site is an appropriate location for such use, b) use will not adversely affect the neighborhood, c) there will be no serious hazard to vehicles or pedestrians from the use, d) no nuisances will be created and e) adequate and appropriate facilities will be



provided for the proper operation of the use. As this location has met these criteria and has had several restaurants with takeout open in the area, zoning relief should be granted for the previous Proviso to be removed.

While no plans have been submitted, the supporting documentation is titled ALT1581358 Z.R. decision letter with BOA hearing plan set attached 5.7.24.

Recommendation:

In reference to BOA1612451, The Planning Department recommends APPROVAL.

Reviewed,

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Deputy Director of Zoning



Case	BOA1669983
ZBA Submitted Date	2024-11-08
ZBA Hearing Date	2025-05-15
Address	109 Bateman ST Hyde Park 02131
Parcel ID	1808587000
Zoning District & Subdistrict	Hyde Park Neighborhood 1F-6000
Zoning Article	69
Project Description	Construct an addition of half second story by renovating attic living space
Relief Type	Variance
Violations	FAR Excessive Height Excessive (stories) Side Yard Insufficient Front Yard Insufficient Lot Width Insufficient Other Protectional Conditions

Planning Context:

109 Bateman Street is located in the Hyde Park neighborhood district in an area with predominantly single family homes. There are two single family homes immediately adjacent to the parcel. The proponent seeks to complete the second story, as well as add an attic to the existing 1.5 story dwelling unit. Many of the surrounding homes have limited sideyard allotments, as well as the majority of them are generally small single story buildings similar in size to the existing dwelling unit. The lot at 109 Bateman Street is pretty much identical in size to the lots surrounding it as well as the ones across the street.

Zoning Analysis:

The maximum FAR for the zoning district is 0.5, the existing FAR is 0.22- similar to buildings surrounding it, and the plans proposes a FAR of 0.49; or at the maximum . The north side yard setback is 6 feet and 5 inches; this is an existing non-conformity, as the zoning district requires side yards of 10 feet and will not be worsened by the proposed plans. The front yard setback is 50 feet and 1 inch while the district requires 60 feet; this is similarly an existing non-conformity that will not be worsened by the plans. The allowed number of stories in the subdistrict is 2.5 and the proponent is proposing 3 stories with the addition of the attic. The third story is not



dimensionally that much different than a 2.5 story dwelling with a dormer. The minimum lot width for the district is 60 ft which is not changing (existing lot width is 50 feet and 38 inches), making it another existing nonconformity. The project is largely contextual to its surroundings.

Recommendation:

In reference to BOA1669983, The Planning Department recommends APPROVAL.

Reviewed,

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Deputy Director of Zoning



Case	BOA1655919
ZBA Submitted Date	2024-09-26
ZBA Hearing Date	2025-05-15
Address	4014 Washington ST Roslindale 02131
Parcel ID	1903409000
Zoning District & Subdistrict	Roslindale Neighborhood LC
Zoning Article	67
Project Description	Front addition to existing restaurant. The addition would be ten feet deep and seventeen feet wide and contain take-out use.
Relief Type	Variance, Conditional Use
Violations	Front Yard Insufficient Other Conditions Necessary as Protection

Planning Context:

This project is just outside of the main study area for the Roslindale Square Small Area Plan, which was adopted by the BPDA Board February 13, 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 the Squares + Streets initiative because of its rich transit resources and existing small businesses.

Although this project is outside of the main study area circle for the Roslindale Square Squares + Streets Small Area Plan, this area is discussed in the Land Use and Design Framework section of the adopted plan. In this area, the Plan identifies “An opportunity to affirm the existing pattern of multifamily housing while encouraging mixed-use activity that can enable a small commercial cluster to form closest to Archdale Road.” This project therefore aligns with the land use goals of strengthening the commercial activity in this area.

Zoning Analysis:

On April 10, 2025, the BPDA Board approved zoning updates for the Roslindale Square area. These zoning updates would implement the recommendation in the Roslindale Square Small Area Plan to map Squares + Streets districts “throughout mixed-use areas of the Square, at key



gateways to the Square, and to provide transitions to smaller-scale residential areas.” This new zoning map is scheduled to be heard at the Boston Zoning Commission on May 21, 2025. In the new proposed zoning map, 4014 Washington Street is mapped in the S2 Main Street Mixed Use district. This district is a small- to medium-scale mixed-use district that allows more active and many commercial uses, especially on the ground floor. Because the new proposed zoning has not yet been adopted by the Boston Zoning Commission, this project has been reviewed under the current Article 67 zoning.

This project includes take-out within the proposed addition, which is conditional in the current zoning. This conditional use is appropriate, as the Roslindale Square Small Area Plan supports commercial activity in this area.

The project does not comply with the current front yard zoning requirement. The zoning requires that the front yard aligns with Existing Building Alignment, which is approximately eight feet. The existing building has a bump-out with a zero foot front yard. The new proposed addition will also protrude into the required eight foot front yard, however the site plan does not show the exact dimensions of the front yard for the proposed addition.

In the S2 district (in which this parcel is proposed to be rezoned), the required front yard is two feet. This two foot set back is important for creating adequate space for ADA compliant sidewalks, and the project should therefore comply with this new front yard requirement. Because the site plan does not show the dimensions of the front yard for the proposed addition, it is not clear whether it complies with the two foot front yard requirement.

Plans reviewed: “GUIRA Y TAMBORA” prepared by “M&T Construction + Design” and dated “06/28/2024.”

Recommendation:

In reference to BOA1655919, The Planning Department recommends APPROVAL WITH PROVISIO/S: that the proposed addition be set back at least two feet from the front lot line and that plans be submitted to the Planning Department for design review.

Reviewed,

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Planning Department

CITY of BOSTON

Deputy Director of Zoning



Case	BOA1682527
ZBA Submitted Date	2025-01-08
ZBA Hearing Date	2025-05-15
Address	56 Willow ST West Roxbury 02132
Parcel ID	2006275000
Zoning District & Subdistrict	West Roxbury Neighborhood 1F-6000
Zoning Article	56
Project Description	Conduct interior renovations including renovating an attic to include two bedrooms, an office, full bathroom, and common living space by adding two new dormers to the existing roof.
Relief Type	Variance
Violations	FAR Excessive Side Yard Insufficient Extension of Non-Conforming Use Use Forbidden

Planning Context:

The proposed project is located at the meeting point of two distinct land use contexts, a low-scale primarily one- to two-unit residential fabric to the north and the neighborhood-serving commercial center along Centre Street less than one block to the south. Many services and amenities are located along Centre Street, including several cafes and restaurants, pharmacies and medical offices, and a full-service grocery store. The Highland Station on the MBTA Needham Commuter Rail is also located just south of Centre Street, approximately 0.3 miles from the project location.

This kind of improvement is an example of the kinds of renovations and changes the Planning Department seeks to streamline via the new Neighborhood Housing Zoning initiative, announced in November 2024, where a clear goal is the eventual citywide allowance of maintenance and upgrades to existing structures without the need for zoning relief. West Roxbury is among several neighborhoods with large lots and low-density housing that will be part of phase 1 of this initiative.



This project exemplifies how home improvements in Boston's lower-density residential neighborhoods can be done in a way to maintain the existing residential scale and form.

Zoning Analysis:

The violation for insufficient side yard is due to an existing side yard nonconformity, which at its narrowest is 2.9 feet. This condition is not being extended or otherwise altered in the proposed scope of work. Similarly narrow side yards are a common condition along this block, which provides adequate space between abutting residential structures. Relief is recommended.

The maximum FAR allowed in a 1F-6000 subdistrict is 0.4. This violation is due to the project's proposal to refurbish the unfinished attic to contain livable space, which increases the existing FAR from 0.56 (2,040 sf living area/3,599 sf lot) to 0.83 (2,040 sf living area plus 975 sf finished attic/3,599 sf lot). This is an existing non-conformity that is being increased by finishing the existing attic floorplate to create more living space, which will not affect building massing. Relief from the existing FAR requirements is recommended.

The violations for the extension of a non-conforming use and forbidden use are cited because the structure is an existing two-family that is being renovated/expanded within the interior of the structure. Given that this structure is an existing use that fits within the context of a largely low-density, one- to two-unit residential neighborhood, relief is recommended.

The plans reviewed are titled on the first page of the plan set as 'Existing Conditions Certified Plot Plan Located at 56 Willow Street West Roxbury, MA', prepared by Boston Survey Inc. and are dated July 31, 2024.

Recommendation:

In reference to BOA1682527, The Planning Department recommends APPROVAL.

Reviewed,

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Deputy Director of Zoning