



# Planning Department

## MEMORANDUM

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

FROM: Joanne Marques  
Regulatory Planning & Zoning

DATE: October 16, 2025

RE: Planning Department Recommendations

Please find attached, for your information, Planning Department recommendations for the October 23 Board of Appeal's Hearing.

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



<b>Case</b>	BOA1720663
<b>ZBA Submitted Date</b>	2025-05-13
<b>ZBA Hearing Date</b>	2025-10-23
<b>Address</b>	14 Monument CT Charlestown 02129
<b>Parcel ID</b>	0203309000
<b>Zoning District &amp; Subdistrict</b>	Charlestown Neighborhood 3F-2000
<b>Zoning Article</b>	62
<b>Project Description</b>	Proposed project calls for an extension of the kitchen on the first floor of the property with the creation of a first floor deck with staircase down to the south side yard.
<b>Relief Type</b>	Variance
<b>Violations</b>	Usable Open Space Insufficient Rear Yard Insufficient

#### **Planning Context:**

The proposed project site is located in the Charlestown Neighborhood Zoning District, specifically within a Charlestown Neighborhood Design Overlay District (NDOD) and a 3F-2000 residential subdistrict.

14 Monument Ct is a single-family detached residence located on a relatively square parcel of land with a total lot area of 1,210 sq ft. A majority of immediately adjacent buildings are three-family condominium buildings situated on long, narrow parcels with total areas much closer to the 2000 sq ft. minimum lot area required by the 3F-2000 district. 14 Monument Ct. is one of three properties that have frontage on Monument Ct; the orientation of surrounding parcels and buildings creates both a 1' north side yard and 0' rear yard on this parcel as an existing condition. This lot is incredibly well served by open space, with direct proximity to both Winthrop Park and Monument Square Park; surrounding parcels notably do not have yards, but provide residents open space through roof decks, porches, and patios.

#### **Zoning Analysis:**

The proposed project is flagged for two dimensional violations: Insufficient Usable Open Space and Insufficient Rear Yard. In its current condition, the parcel has 280 sq ft of usable open space which the proposed project reduces to 165 sq ft. Zoning requires 350 sq ft of usable open space per unit, a dimensional requirement that 14 Monument Ct does not meet in its existing



state. This minimal worsening of the dimensional violation still provides the residents with an ample amount of open space on their parcel, especially considering how well served by parks this parcel is. A majority of surrounding lots aim to meet this requirement through paved patios and roof decks; this proposed project both provides a first-story deck and maintains a majority of the side yard area currently used as patio space.

The Insufficient Rear Yard violation here is an existing condition of 14 Monument Ct, the 3F-2000 residential subdistrict requires 20' rear yard setback and this property contains a 0' rear yard setback. The proposed project does not impact the rear yard at all, maintaining this existing non-conformity but not worsening it. A 0' rear yard setback here is the product of this parcel's orientation relative to the long and narrow surrounding lots and is more than compensated for by the 12.1' south side yard that this lot will have with the proposed project. The Charlestown NDOD requires Planning Department Design Review for all proposed additions over 300 sq ft; the proposed project in total adds 135 sq ft, set back and unseen from the public right of way. This proposed project does not meet any thresholds to trigger the Design Review requirement of the Charlestown NDOD. This proposed project is highly contextual with the surrounding buildings on a lot incredibly well served by open space while maintaining ample open space on the parcel, because of this the City of Boston Planning Department recommends approval.

**Recommendation:**

In reference to BOA1720663, The Planning Department recommends APPROVAL.

Reviewed,

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

Deputy Director of Zoning



<b>Case</b>	BOA1763426
<b>ZBA Submitted Date</b>	2025-08-13
<b>ZBA Hearing Date</b>	2025-10-23
<b>Address</b>	200 State ST Boston 02109
<b>Parcel ID</b>	0303790000
<b>Zoning District &amp; Subdistrict</b>	Government Center/Markets Markets Protection Area
<b>Zoning Article</b>	45-14
<b>Project Description</b>	The project seeks a change of use to allow for recreational indoor amusement with more than four gaming/arcade machines.
<b>Relief Type</b>	Conditional Use
<b>Violations</b>	Conditional Use

#### **Planning Context:**

The existing property is an exempt property that sits at the corner of State Street and John F Fitzgerald Surface Road. The building is a multi-level complex that houses a parking garage, small offices, and commercial retail like souvenir stores, IT'SUGAR candy store, and the Museum of Illusions. The rear of the property faces Commercial and South Market Streets and is part of the Faneuil Hall district, sitting in the Markets Protection Area. Across the plaza, there are additional restaurants and bars within Quincy Market. This is a highly-trafficked area, and a popular tourist destination that welcomes over 18 million visitors annually.

#### **Zoning Analysis:**

The project proposes a conditional use within Article 45-14 of the zoning code, which details gaming/arcade machines as an accessory use subject to the limitations and restrictions of Section 8-2.5 (Accessory Uses). Per Article 45-14 of the zoning, the maintenance and operation of amusement games machines in any commercial establishment is a conditional use, and limited to four (4) such machines. The proponent project is seeking to install 35 new gaming machines within the existing structure and makes no changes to the building envelope.

"Gatcha" and claw machine arcades are growing in popularity, particularly with younger age groups. The proposed project's proximity to other businesses of touristic interest make it appropriately situated for this conditional use. Article 6-3 of the zoning code, Conditions



Required for Approval, states that the Board of Appeal shall issue a Conditional Use permit granted that the specific site is appropriate, the use will not adversely affect the neighborhood, harm pedestrians or interfere with vehicular traffic, and that the use does not constitute or create a nuisance.

This case represents a case for zoning reform, as this use case is considered both conditional and accessory. By limiting the number of machines, the zoning code ensures that arcades remain a secondary use for business like convenience stores, bars, or restaurants - whereas this change would designate "arcade" as the primary use of the space. Restricting arcades as a primary business use was a practice that developed in the early 80s. During this era, arcades (known at the time as "automatic amusement machines") were officially designated as public nuisances because they were thought to encourage truancy. Today, The City can allow for arcades by-right, as a way to diversify its entertainment offerings and appeal to a broader demographic; one of the stated goals of PLAN: Downtown. Zoning reform is warranted to better reflect the evolving nature of commercial retail.

Plans prepared by CONTEXT: a Collaborative Design Workshop on June 13, 2025.

**Recommendation:**

In reference to BOA1763426, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, reading "Kathleen O'Neil".

Deputy Director of Zoning



<b>Case</b>	BOA1762978
<b>ZBA Submitted Date</b>	2025-08-13
<b>ZBA Hearing Date</b>	2025-10-23
<b>Address</b>	152 Canal ST Boston 02114
<b>Parcel ID</b>	0301603000, 0301596000
<b>Zoning District &amp; Subdistrict</b>	Bulfinch Triangle General Area
<b>Zoning Article</b>	6-4
<b>Project Description</b>	The project seeks the continued use of the premise as a commercial parking lot for up to 35 vehicles, and requests the removal of a sunset proviso.
<b>Relief Type</b>	Conditional Use
<b>Violations</b>	Other Condition Necessary as Protection

**Planning Context:**

The proposed is located at 152 Canal Street containing 35 parking spaces and sits within the General Area subdistrict of the Bulfinch Triangle district. Due to its location within a Restricted Parking District, an open-air parking lot is a conditional use. A number of similar open-air parking lots exist in the immediate vicinity of the proposed, and nearby North Station provides a substantial amount of structured off-street parking.

The premises has been used as a surface parking lot, with space for up to 35 vehicles since 1967 - a use that predates the adoption of the Bulfinch Triangle zoning code amendments, and the development of City policy and planning efforts like Go Boston 2030 and Climate Ready Boston, that seek to strike a balance between the highest-and-best use of a property, and climate resiliency measures.

Satellite views show the inclusion of screening/buffering through trees at both entrances to the lot, as do the current plans submitted. Applicant should continue to maintain this green space. The original application for this use case was filed in December of 1967. Since then, the site has been granted a total of nine (9) conditional use permit extensions, with the last one being in 2019, for three (3) years.

**Zoning Analysis:**



The refusal letter cites the project as being in violation of Article 6, Section 4 of the Boston zoning code. This article, "Other Conditions Necessary as Protection", states that the Board of Appeal may attach conditions and safeguards as it deems necessary to assure harmony with the general purposes and intent of the code as it is written. Though the lot sits within a FEMA Flood Hazard Area 2025, a Restricted Parking District, and a Parking Free Zone, the proposed has been granted extensions on its conditional use on the basis that the parking lot (1) predates the most recent code provisions, (2) contributes to the overall promotion of commercial, retail, and services uses, (3) proximity to the arena facilities, and (4) serves a traffic demand not adequately provided for by public transportation.

Given the substantial amount of available parking in the area, particularly structure parking in and around North Station and the ongoing and expanding capacity of public transit lines through North Station (Green and Orange Lines), use of the facility alone does not constitute means for continued conditional use relief. Future conditional requests for off-street parking in this area should consider providing additional mitigation to assist with reduction of congestion, and improvement to the public realm.

As mentioned, the lot is located within a FEMA Flood Hazard Area as well as a Coastal Flood Area District. Though the existing lot is in conflict with the City's larger climate resiliency goals (Climate Ready Boston), and as such, the proponent should also consider resiliency measures for the lot, addressing permeability and potential run-off.

**Recommendation:**

In reference to BOA1762978, The Planning Department recommends APPROVAL WITH PROVISIO/S: conditional use relief granted and set to expire in four (4) years, and the REMOVAL OF PROVISIO that requires BPDA design review for screening/buffering.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen O'Neil".

Deputy Director of Zoning



*Planning Department*

**CITY of BOSTON**





<b>Case</b>	BOA1773004
<b>ZBA Submitted Date</b>	2025-09-08
<b>ZBA Hearing Date</b>	2025-10-23
<b>Address</b>	113 to 129 Seaport BL Boston 02210
<b>Parcel ID</b>	0602643040
<b>Zoning District &amp; Subdistrict</b>	Harborpark: Fort Point Waterfront General Area
<b>Zoning Article</b>	Article 42A
<b>Project Description</b>	Change use occupancy new restaurant Nowon add Live entertainment DJ to existing No construction required Fire alarm is already designed automatically shut down music if FA system alarms Existing Business Offices Retail Commercial w F1 assembly recently opened
<b>Relief Type</b>	Variance
<b>Violations</b>	Use Forbidden - Live Entertainment

**Planning Context:**

Seaport Square PDA #078

**Zoning Analysis:**

The Proposed Project falls within Planned Development Area ("PDA") No. 078 as established by Map Amendment No. 636 effective 12/13/17. This use is allowed under the approved Development Plan.

**Recommendation:**

In reference to BOA1773004, The Planning Department recommends APPROVAL. Revised site plans be submitted to the Planning Department for issuance of Certificate of Consistency.

Reviewed,

Deputy Director of Zoning



<b>Case</b>	BOA1759625
<b>ZBA Submitted Date</b>	2025-08-06
<b>ZBA Hearing Date</b>	2025-10-23
<b>Address</b>	604 E Third ST South Boston 02127
<b>Parcel ID</b>	0603472002
<b>Zoning District &amp; Subdistrict</b>	South Boston Neighborhood MFR
<b>Zoning Article</b>	68
<b>Project Description</b>	Change use from one-unit residential use to two-unit residential use through internal renovations.
<b>Relief Type</b>	Variance
<b>Violations</b>	Additional Lot Area Insufficient Parking or Loading Insufficient

#### **Planning Context:**

The proposed project sits in an established residential area just north of South Boston's East Broadway corridor. Its surrounding context consists of two- to five-story structures that predominately house multi-family residential uses. Several ground floor commercial establishments as well as smaller-scale residential uses (one, two, and three-unit structures) can also be found surrounding the property. Additionally, the site sits within a short walk (quarter-mile) of South Boston's Medal of Honor Park and several MBTA bus stops (which service the 7, 9, 10, and 11 routes).

The project site is currently occupied by an existing two-story semi-attached single-unit residential structure. The site features no existing off-street parking spaces. The proposed project seeks to renovate the existing one-unit structure by: (1) subdividing its existing first and second story living space to accommodate an independently accessed second dwelling unit at the second story; and (2) converting its existing basement storage space into livable area to extend the livable area of the structure's ground floor unit. This renovation is proposed as entirely internal to the structure, with no changes slated for its exterior or site plan. This project scope aligns with the stated goals of South Boston's residential zoning: to maintain, enhance, and promote the character of the residential neighborhoods in terms of density, housing type, and design; to provide for medium-density single, two, and three family and multifamily housing



appropriate to the existing built environment; and to encourage appropriate development which enhances the Residential Subdistricts while preventing overdevelopment (Section 68-6, 2014). It also is supported by Boston's citywide housing goals, found in "Housing a Changing City, Boston 2030" (2018), which encourage projects that increase the occupancy of and make improvements to the City's existing housing stock.

Of note, the proposed project sits outside of Boston's Coastal Flood Resilience Overlay District (CFROD) and is not categorized as having any significant flood risk. Additionally, its drawings show the appropriate ceiling height (7'6") and egress measures (multiple above-grade egress windows) to accommodate basement living space. Because of these factors, the project's proposed expansion of the living area into the basement is deemed safe and appropriate for the site.

**Zoning Analysis:**

The proposed project's insufficient parking and lot area violations are both existing conditions on the property, not proposed to be changed by the project. Of note, the existing site - which was originally parceled in 1890 - is exceptionally small and narrow (1,062 square feet of area, under twenty feet wide). These dimensions make accommodating any off-street parking impossible without demolishing the existing structure. They also mirror the lot dimensions of the property's abutting lot, which houses the other half of the semi-attached residential structure to which this project relates, and already has an existing two-unit residential land use (with a basement dwelling unit). Because of these factors, as well as the commonality of these small lot dimensions and zero-parking conditions across the surrounding area, the project is deemed appropriate for the context.

**Recommendation:**

In reference to BOA1759625, The Planning Department recommends APPROVAL.

Reviewed,

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Deputy Director of Zoning



<b>Case</b>	BOA1746157
<b>ZBA Submitted Date</b>	2025-07-09
<b>ZBA Hearing Date</b>	2025-10-23
<b>Address</b>	70 Charles ST Boston 02114
<b>Parcel ID</b>	0502406000
<b>Zoning District &amp; Subdistrict</b>	Boston Proper L-2-65
<b>Zoning Article</b>	6-6
<b>Project Description</b>	The project seeks a change of use, absorbing two existing retail spaces within the lot, and adding them to an existing Tatte Bakery. The proposed change would expand the square footage of the Tatte Bakery from 1,320 sq. feet to 3,415 sq. feet - a 159% increase in Floor Area.
<b>Relief Type</b>	Conditional Use
<b>Violations</b>	Conditional Use

**Planning Context:**

The proposed project sits in the Historic Beacon Hill District and is within the Boston African American National Historic site; a set of 15 pre-Civil War structures relating to the history of Boston's 19th-century African-American community, connected by the Black Heritage Trail. The parcel is an exempt property type and was constructed in 1899. The location sits on the corner of Charles and Mount Vernon Streets, in Beacon Hill's primary commercial retail district, where other restaurants like A Sanctuary Cafe, The Sevens Ale House, and Kured Sandwich Shop, are in close proximity. The interior work will consist of new interior non-load bearing partitions, finishes, and new MEP. Exterior work will include replacement of the existing tenant signage (which is being submitted and reviewed separately).

**Zoning Analysis:**

The proposed is cited as being in violation of Article 6 - Section 6 of the underlying zoning code, which states that any lawful use existing on the effect date of the amendment of the zoning code, shall be deemed to have been authorized as a conditional use subject to maintaining the character and extent of operations and structure existing on the effective date of this code. Any application or a change in use or an increase in the area devoted to such use shall be subject



to the provisions of Article 6, which refers to Section 8-3, and states Use Regulations for Use Items No. 37: Lunch room, restaurant, cafeteria or other place for the service of sale of food or drink for on-premises consumption...in subdistricts L-2-65, such as this, the use is Conditional.

Given the surrounding context of the proposed site, and the existing operations of the business there, zoning relief is warranted. Because of its location within the Boston National African American Historic site, the signage for this proposal will be subject to Landmarks review.

**Recommendation:**

In reference to BOA1746157, The Planning Department recommends APPROVAL.

Reviewed,

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Deputy Director of Zoning



<b>Case</b>	BOA1747232
<b>ZBA Submitted Date</b>	2025-07-11
<b>ZBA Hearing Date</b>	2025-10-23
<b>Address</b>	10 Marmion ST Jamaica Plain 02130
<b>Parcel ID</b>	1102099000
<b>Zoning District &amp; Subdistrict</b>	Jamaica Plain Neighborhood 3F-4000
<b>Zoning Article</b>	55
<b>Project Description</b>	Adding two dormers to an existing two and a half story, single unit residential structure and enclosing the existing rear porch.
<b>Relief Type</b>	Variance Conditional use
<b>Violations</b>	FAR Excessive Height Excessive (stories) Front Yard Insufficient Side Yard Insufficient Extension of non-conforming use

#### Planning Context:

The existing structure is a 2.5 story, single unit residential structure. It is located on a residential street where many structures are similar in size with heights ranging from 2.5 to 3 stories.

The project proposes to add shed dormers to an existing finished attic to expand the amount of usable floor area. It also proposes to enclose a porch in the rear of the structure while maintaining the original footprint. These types of renovations are an example of the kinds of renovations the Planning Department seeks to streamline via the new Neighborhood Housing Zoning initiative, announced in November 2024, where the goal is the eventual citywide allowance of maintenance and upgrades to existing structures without the need for zoning relief via variances.

#### Zoning Analysis:

The maximum floor area ratio (FAR) in the subject district is 0.7. The existing FAR is 0.66 and the proposed is 0.77. There are several examples of residential structures in the area with an FAR higher than 0.7.



The existing height of the structure is 2.5 stories; the proposed dormers will increase the height to three stories tall. The maximum height in the subject district is three stories. No violation for height is found.

The front and south side yards are existing non-conformities. The required front yard is fifteen feet and the existing is 9.7 feet. The required side yard is seven feet, and the existing south side yard is 1.1 feet. The proposed dormers are within the existing side yard but do not encroach on the required front yard. The Planning Department supports the request for variance with respect to the required side yard because the proposed dormer is within the owners right to improve their property. However, design review is recommended for the proposed dormers to ensure that they meet design guidelines which will also contribute to maintaining adequate light and air between the project and the property to the south.

The proposed dormers also constitute an extension of a non-conforming structure. As detailed above, a conditional use with design review can meet design guidelines while respecting the owner's right to improve their property.

**Recommendation:**

In reference to BOA1747232, The Planning Department recommends APPROVAL WITH PROVISIO/S: that plans be submitted to the Planning Department for design review with respect to the dimensions of the proposed dormers, especially on the southern side of the structure.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen O'Neil".

Deputy Director of Zoning



<b>Case</b>	BOA1757199
<b>ZBA Submitted Date</b>	2025-07-31
<b>ZBA Hearing Date</b>	2025-10-23
<b>Address</b>	8 Sylvester RD Dorchester 02122
<b>Parcel ID</b>	1604164000
<b>Zoning District &amp; Subdistrict</b>	Dorchester Neighborhood 1F-5000
<b>Zoning Article</b>	65
<b>Project Description</b>	Erect two dormers to extend living area to the existing third floor attic.
<b>Relief Type</b>	Variance
<b>Violations</b>	Side Yard Insufficient Front Yard Insufficient Height Excessive (stories)

#### **Planning Context:**

The proposed project would add two dormers to an existing one-family residential building. This will include an addition to the rear, one story portion of the building to bring its height in line with the front half of the building structure at two and a half stories. While this proposed space contains two new bedrooms, there will be no change to the one-family use currently present on the property. The proposed project is well in line with the neighborhood's character and its immediate surroundings. Of the buildings located along this block of Sylvester Road, 10 of the 12 existing buildings have dormers of a similar style and scale to the proposed project. This reflects a disconnect between the zoning code and the existing built environment of the neighborhood, which signals the potential need for zoning reform in the area.

#### **Zoning Analysis:**

The proposed project triggers three zoning violations. The first two violations are regarding side yard and front yard setbacks. However, there are no changes being made to these existing dimensional violations with the proposed renovation. The proposed vertical extension of existing setback non-conformities increase building footprint.

The final violation is in regards to the height of the building in stories. However, this is again an already existing nonconformity for the previously constructed building. The existing building is two and a half stories, with the proposed dormers protruding from the existing roof. The dormers





will convert this building into a full three stories, as the zoning code states "The ceiling area or plane, measured at a height of seven and one-third ( $7\frac{1}{3}$ ) feet above the floor, is a minimum of one-third ( $\frac{1}{3}$ ) the area of the floor" in order to be considered a half story. As the proposed project is below that threshold, it is counted as a full story. However, there will be no increase to the overall height of the building, as the existing roof extends higher than the top of the proposed dormers. In addition, the existing building and its proposed addition are in scale with the nearby neighborhood. Triple-deckers are common in this area, which are traditionally three-story buildings. This discrepancy again reflects a disconnect between the zoning code and the built reality of the neighborhood, and points to the need for potential zoning reform.

**Recommendation:**

In reference to BOA1757199, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, reading "Kathleen Onuf".

Deputy Director of Zoning

Zoning



<b>Case</b>	BOA1756052
<b>ZBA Submitted Date</b>	2025-07-29
<b>ZBA Hearing Date</b>	2025-10-23
<b>Address</b>	83 to 85 Cornell ST Roslindale 02131
<b>Parcel ID</b>	1805429000
<b>Zoning District &amp; Subdistrict</b>	Roslindale Neighborhood 2F-5000
<b>Zoning Article</b>	67
<b>Project Description</b>	This project will enlarge an existing dormer in the rear to widen the bathroom and closet space.
<b>Relief Type</b>	Variance
<b>Violations</b>	Rear Yard Insufficient

**Planning Context:**

83 to 85 Cornell St is a two-unit condo located in a primarily residential area of Roslindale. The houses in this area of Roslindale are predominantly one- and two-unit, detached residences with generous rear yards. The existing building is located towards the rear of the property line, possibly to preserve a tree that takes up the middle of the lot. The proponent plans to extend an existing dormer on the residence at 82 Cornell St to create more space for the bathrooms and closets.

**Zoning Analysis:**

The proposed project has one violation with regards to rear yard insufficient.

In this district, a minimum of 40 ft of rear yard is required. This is an existing nonconformity, as the current building has a rear yard of 14 ft. Any alteration to this property would trigger a rear yard violation. Because this is not worsening the violation and preserves the existing rear yard depth, relief is recommended.

Plans reviewed are titled "Plan of Land at 83 Cornell St", are prepared by J Webby Consulting LLC, and dated May 23, 2022.

**Recommendation:**

In reference to BOA1756052, The Planning Department recommends APPROVAL.



Planning Department

**CITY of BOSTON**

Reviewed,

*Kathleen Onuf*

Deputy Director of Zoning



<b>Case</b>	BOA1769103
<b>ZBA Submitted Date</b>	2025-08-26
<b>ZBA Hearing Date</b>	2025-10-23
<b>Address</b>	26 Windom ST Allston 02134
<b>Parcel ID</b>	2200080000
<b>Zoning District &amp; Subdistrict</b>	Allston/Brighton Neighborhood 1F-4000
<b>Zoning Article</b>	51
<b>Project Description</b>	The applicant proposes to construct a two-story rear addition to the existing one-unit dwelling.
<b>Relief Type</b>	Variance
<b>Violations</b>	FAR Excessive Side Yard Insufficient Rear Yard Insufficient

#### **Planning Context:**

26 Windom Street is located in the 1F-4000 Residential Subdistrict of Allston-Brighton. The block is lined with small detached homes, several of which have been expanded with rear or side additions of similar scale. The existing two-and-a-half-story house sits on a 3,400 square foot lot. The proposal is to construct a two-story rear addition; the scale and form of the addition are consistent with patterns of expansion already present in the neighborhood. The site is directly adjacent to the Enterprise Research Campus (ERC) and the emerging greenway corridor, where larger-scale mixed-use and affordable housing projects are being planned. While this broader context reflects significant change at the district scale, the proposed addition at 26 Windom remains in character with the surrounding residential block.

#### **Zoning Analysis:**

The property is located within the 1F-4000 Residential Subdistrict of the Allston-Brighton Neighborhood District. A review of the proposal against Article 51 of the Boston Zoning Code has identified the following zoning issues:

**Floor Area Ratio (FAR):** Article 51, Section 9, and Table D establish a maximum FAR of 0.5 in the 1F-4000 subdistrict. On a 3,400 square foot lot, this allows for 1,700 square feet of gross floor area. The existing home is approximately 1,178 square feet (FAR 0.30). With the proposed



two-story rear addition, the total would rise to about 2,244 square feet (FAR 0.66), exceeding the maximum and requiring relief.

Side Yard: A 10-foot side yard is required. The project would maintain a setback of 4'-9", matching the existing structure along the property line. Relief is needed to continue this nonconforming condition.

Rear Yard: A 30-foot rear yard is required. The addition would reduce this setback to 3 feet from the rear property line. Although this is a substantial shortfall, similar conditions are common in the neighborhood, where many older homes and additions do not meet current rear yard requirements.

Given the small lot, the modest scale of the addition, and the citywide goals of housing diversification, the ZBA should consider granting relief. The project reflects the way many Allston-Brighton homes have been adapted over time and underscores the need for zoning updates that better match the built fabric of Boston's neighborhoods.

Plans reviewed: "26 Windom: Rear Addition Permit Set," prepared by Anderson Porter Design and dated May 15, 2025.

**Recommendation:**

In reference to BOA1769103, The Planning Department recommends APPROVAL.

Reviewed,

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Deputy Director of Zoning