



Planning Department

CITY of BOSTON

MEMORANDUM

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

FROM: Joanne Marques
Planning Department

DATE: May 6, 2026

RE: Planning Department Recommendations

Please find attached, for your information, Planning Department recommendations for the May 14, 2026 Board of Appeals Hearing.

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



Case	BOA1797694
ZBA Submitted Date	2025-11-12
ZBA Hearing Date	2026-05-14
Address	43 Wachusett ST Hyde Park 02136
Parcel ID	1801383000
Zoning District & Subdistrict	Hyde Park Neighborhood 1F-6000
Zoning Article	9, 69
Project Description	Project seeks to add a cover to the front steps of the building.
Relief Type	Variance, Conditional Use
Violations	Lot Frontage Insufficient Lot Area Insufficient Lot Width Insufficient Front Yard Insufficient Extension of Non Conforming Use

Planning Context:

43 Wachusett Street sits in a residential area of the Hyde Park neighborhood near the borders of the Mattapan neighborhood and Milton. The building is surrounded by similar one- to three-story houses, many of which feature porches, porticos, and overhangs. The proposed project seeks to add a porch cover to the existing front stairwell and landing that protrudes approximately three feet from the house and does not extend the length of the building.

Zoning Analysis:

The first violation is an extension of a non-conforming use. The existing building is a non-conforming two-unit building within the 1F-6000 subdistrict within the Hyde Park Neighborhood district. The maximum number of units allowed in the 1F-6000 subdistrict is one. The extension through the creation of a porch cover triggers Article 9-1. However, the addition of the porch cover does not exceed more than twenty-five percent of the volume or the area of the building and is allowed pursuant of Article 9-1.

The second violation is lot area insufficiency (Article 69). The minimum lot area required for this lot is 6000 square feet for one dwelling unit. The current lot is 5047.5 square feet for two units.



The lot area of this parcel is congruent with surrounding lots that contain buildings of similar massing. Additionally, there are similarly sized two- to three-unit buildings in the area.

The third violation is lot width insufficiency (Article 69). The minimum lot width requirement in the 1F-6000 subdistrict is 60 feet. The width of the current lot is 50 feet. Again, this lot width is congruent with abutting lots that have similarly sized buildings.

The fourth violation is lot frontage insufficiency (Article 69). The lot frontage minimum feet for this parcel is 60 feet. The frontage of this parcel is 50 feet, contextually congruent with surrounding parcels.

The fifth and final violation is front yard insufficiency (Article 69). The minimum front yard depth required for this parcel is 25 feet. The current front yard depth is approximately 10 feet, similar to surrounding buildings.

Relief is recommended for this project as the addition of the porch cover aligns with the surrounding neighborhood character and does not significantly worsen existing dimensional nonconformities.

Plans reviewed are titled "Front Porch Renovation" and were reviewed on 11/05/25.

Recommendation:

In reference to BOA1797694, The Planning Department recommends APPROVAL.

Reviewed,

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

Deputy Director of Zoning



Case	BOA1813812
ZBA Submitted Date	2026-01-21
ZBA Hearing Date	2026-05-14
Address	59 Bellevue Hill RD West Roxbury 02132
Parcel ID	2001927000
Zoning District & Subdistrict	West Roxbury Neighborhood 1F-6000
Zoning Article	56
Project Description	The project aims to reframe the roof to add new dormers on the third floor, finish the basement, add an addition to the second floor, and create a rear deck on the flat roof of the first floor.
Relief Type	Variance
Violations	Side Yard Insufficient

Planning Context:

The proposed project currently supports four (4) bedrooms and two stories, conforming to the surrounding neighborhood context. The surrounding structures are one- to two and a half stories, meaning the addition of the proposed dormer to 59 Bellevue Hill Road would maintain the character of its surroundings. Furthermore, multiple structures have rear roof decks and dormers which the proposed project is intending to add. The lots in this neighborhood can be contextualized as long and narrow.

The surrounding neighborhood of West Roxbury is characterized by low-density residential buildings, religious institutions, and commercial and mixed-use buildings between the MBTA's Commuter Rail West Roxbury and Highland Stations.

Zoning Analysis:

The refusal letter states one (1) violation of the Zoning Code: Side Yard Insufficient (Article 56 Section 8). The side yard setback violation is an existing nonconformity and the proposed project is not worsening said non-conformity. Article 56 requires a minimum width of a side yard to be 10 ft, however, the proposed project only has 8 ft to the East and 4.6 ft to the West. The side yards are not equal, likely due to the narrow shape of the lot and the position of the existing structure.



This proposed project provides an example of an issue the City is working to fix through our Neighborhood Housing Initiative to better align dimensional requirements with existing building and yard patterns.

The plans reviewed are titled ALT1804412 ISD Refusal Stamped Drawings - 01.16.2026 and were reviewed 11/26/2025. They were prepared by Bond Worthington Architecture.

Recommendation:

In reference to BOA1813812, The Planning Department recommends APPROVAL.

Reviewed,

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

Deputy Director of Zoning



Case	BOA1823043
ZBA Submitted Date	2026-02-23
ZBA Hearing Date	2026-05-14
Address	15 Rickerhill RD West Roxbury 02132
Parcel ID	2004160000
Zoning District & Subdistrict	West Roxbury Neighborhood 1F-6000
Zoning Article	56
Project Description	Convert the shed into a chicken coop, housing 5 hens.
Relief Type	Conditional Use
Violations	Usable Open Space Insufficient Use: Forbidden (Accessory Keeping of Animals)

Planning Context:

This plan was previously denied without prejudice at the August 8, 2025 ZBA hearing. The proponent resubmitted plans on January 17, 2026, with a refusal letter issued on March 4, 2026. The submitted plans have not changed, and thus the Planning Department's recommendation has remained the same.

This project proposes the renovation of an existing rear yard shed into a coop for five hens. The lot, located in the residential district of West Roxbury, abuts the Hynes Field to its northeast, two properties to its west, and one property to its south roughly a 100 feet away from the proposed coop. The context of its location suggests that this property is ideal for the proposed project.

Zoning Analysis:

This project is located on a 9,025 sq ft lot in the 1F-6000 subdistrict of the West Roxbury Neighborhood and regulated by Article 56 of the zoning code, which outlines the forbidden Accessory Keeping of Animals. Notwithstanding Article 56, Article 89 - Urban Agriculture, allocates the requirements necessary to satisfy the accessory keeping of hens. Moreover, the plans should seek to satisfy both Article 6 and Article 89-9 in order to be granted conditional permits for approval.

The drawings resubmitted on January 17, 2026 did not satisfy the requirements pursuant of the Articles above. In order for this project to move forward and be granted relief, design review is



needed to confirm the following: the maximum height for the coop and any runs (eight feet), minimum and maximum square footage for the coop and any runs, materials and screening, and required setbacks. Specific to setbacks, the proposed coop needs to be located at least 100 feet from the nearest neighboring structure (15-foot minimum required), be located in the rear yard (not allowed to be in the front or side), and be 3.1' from the nearest property line (five-foot minimum, unless there is an opaque barrier).

Plans reviewed are titled "Certified Plot Plan Located at 15 Rickerhill Road West Roxbury, MA", prepared by Boston Survey, Inc." and dated August 3, 2021.

Recommendation:

In reference to BOA1823043, The Planning Department recommends APPROVAL WITH PROVISIO/S: that plans be submitted to the Planning Department for review with attention to materials, screening, and overall height and size of the proposed coop.

Reviewed,

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

Deputy Director of Zoning



Case	BOA1721164
ZBA Submitted Date	2025-05-14
ZBA Hearing Date	2026-05-14
Address	2 to 20 Fairmount AV Hyde Park 02136
Parcel ID	1809009000
Zoning District & Subdistrict	Hyde Park Neighborhood NS-2
Zoning Article	69
Project Description	Proposed change of use to add takeout service to an existing restaurant, with no physical alterations to the premises.
Relief Type	Conditional Use
Violations	Conditional Uses - Takeout

Planning Context:

The surrounding area is characterized by a mix of neighborhood-serving commercial uses along Fairmount Avenue, including restaurants, retail shops, and service-oriented businesses, with residential uses located on nearby side streets.

Fairmount Avenue functions as a local commercial corridor serving the neighborhood, with pedestrian activity and access to public transit in the vicinity. The existing restaurant use is consistent with the intent of the NS-2 subdistrict, which supports small-scale, neighborhood-oriented commercial activity.

Zoning Analysis:

Under the Hyde Park Neighborhood District regulations, the addition of takeout service to an existing restaurant is classified as a conditional use within the NS-2 (Neighborhood Shopping) subdistrict. As such, the proposal requires approval from the Zoning Board of Appeal. While conditional use approval is required, takeout service is a common component of neighborhood-serving restaurants and is generally consistent with the intent of the NS-2 subdistrict, which supports small-scale commercial uses that serve the surrounding community. The subject property is located along Fairmount Avenue, a local commercial corridor characterized by active ground-floor uses, including restaurants, retail, and service establishments.



The proposed addition of takeout service does not involve any physical alterations to the building and does not expand the existing footprint or intensity of use in a way that would significantly alter the character of the surrounding area. As such, the use remains compatible with the established commercial context and contributes to the vitality and convenience of the neighborhood shopping district.

Recommendation:

In reference to BOA1721164, The Planning Department recommends APPROVAL.

Reviewed,

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

Deputy Director of Zoning