



# Boston Inspectional Services Department Planning and Zoning Division

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Michelle Wu  
Mayor

## ZONING CODE REFUSAL

Marc A. Joseph  
Inspector of Buildings

THOMAS HELMS  
16 DEVONS ROAD  
NORTH READING, MA 01864

May 20, 2022

**Location:** 67-71 W CEDAR ST BOSTON MA 02114  
**Ward:** 05  
**Zoning District:** Boston Proper  
**Zoning Subdistrict:** H-2-65  
**Appl. #:** ALT1308370  
**Date Filed:** March 16, 2022  
**Purpose:** Combine occupancy to a MFR (12 units from 3 buildings 67,69 and 71) and then change to a 7 unit structure per plans submitted. Lots combined under 1) ALT1311454, 2) ALT1311465, 3) ALT1311457 Full gut renovation of the building: new kitchens, baths, electrical, plumbing, HVAC, etc

**eplan -- BOA**

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 13 Sec. 13-1	Dimensional Regulations	Rear yard extension: roof deck on top of existing 2 story structure and new rear balconies on 2nd and 4th floors.
Article 13, Section 1 **	Floor Area Ratio Excessive	Max. allowed: 2 Existing: 3.03 Proposed: 3.61
Article 13, Section 1 *** *	Side Yard Insufficient	
Article 13, Section 3	Nonconformity to Dimen Req	

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485. For more information visit [boston.gov/zba-appeal](http://boston.gov/zba-appeal).

Jordi Segales-Perez  
(617)961-3280  
for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.