



**Boston Inspectional Services Department**  
**Planning and Zoning Division**

BOA1020204

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh  
Mayor

**ZONING CODE REFUSAL**

Sean Lydon  
Inspector of Buildings

ALESSANDRO GONCALVES  
27 MONMOUTH AVE  
MEDFORD, MA 02155

November 05, 2019

**Location:** 112 MYRTLE ST BOSTON, MA 02114  
**Ward:** 05  
**Zoning District:** Boston Proper  
**Zoning Subdistrict:** H-2-65  
**Appl. #:** ALT950256  
**Date Filed:** May 13, 2019  
**Purpose:** Confirm Occupancy as Ten (10) Residential Apartments. Full gut interior renovation of entire Building. Replace all plumbing, electrical and mechanical; Installation of a new Fire Alarm and Sprinkler system with a dedicated water line; Build a new Roof Deck; Replace all windows; Repoint and restore exterior brick and thin metal facade. No Change of Occupancy. plans in O/C bin

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>
Article 15 Section 1	Floor Area Ratio	Floor Area Ratio Excessive

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.

Thomas J White  
(617)961-3275  
for the Commissioner

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.



## APPEAL

under Boston Zoning Code

Boston, Massachusetts

December 11, 2019

To the Board of Appeal in the Inspection Services Department of the City of Boston:

The undersigned, being Alpine Advisory Services, Agent for Owner, 112 Myrtle Street Partners, LP  
The Owner(s) or authorized agent

of the lot at 112 Myrtle Street 05 Boston Proper-Beacon Hill  
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by Inspectional Services Commissioner as outlined in the attached refusal letter.

### DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

Appellant seeks relief from Article 15, Section 1 Floor Area Ratio - Excessive.

Locus is within H-2-65 subdistrict of Boston Proper Zoning District.

Inspectional Services Department's Committee on Occupancy upon investigation and inspection determined occupancy to be ten (10) residential apartments and confirmed occupancy as ten (10) residential apartments

### STATE REASONS FOR THIS PROPOSAL

Appellant seeks a permit to fully gut the interior of building and replace and install new mechanicals in reconfigure units which increases the floor area ratio; install new fire alarm and sprinkler systems; build new roof deck, install new windows, repoint and restore exterior brick and metal facade.

The sole relief sought is a variance for excessive floor area ratio in a non-conforming building.

### PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

Among the goals and objectives of the Code is to promote the health, safety, and convenience of the inhabitants of the City; to encourage the most appropriate use of land throughout the City; to conserve the value of land and buildings; and to preserve and increase the amenities of the City. This appeal seeks relief to preserve, enhance and create an enhanced living environment in this existing ten (10) residential apartments

COMMENTS Appellant reserves to file additional exhibits documents and testimony at the hearing to support this appeal.

Alpine Advisory Services, AUTHORIZED

AGENT By:

  
John M. Moran, Esq.

Alpine Way

Boston Ma 02125