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APPEAL

under Boston Zoning Code
Boston, Massachusetts

May 23, 2022

To the Board of Appeal in the Inspection Services Department of the City of Boston:
The undersigned, being Alpine advisory Services, Agent for Owner, of the lot at

67-71
number

West Cedar Street
street

05
ward

Beacon Hill
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 13, Section 3: Non-Conformity with Dimensional Requirements – Existing non-conforming structures do not conform to applicable dimensional requirements. Article 13, Section 1 Dimensional Regulations – FAR: Allowed 2.00, Existing 3.03 and Proposed 3.61. Article 13, Section 1 Dimensional Regulations – Roof deck on top of existing 2 story structure and new rear balconies on 2nd and 4th floors. Article 13, Section 1 Dimensional Regulations - Side Yard cited as a violation; Under Article 13, Section 19 -4 No side yard is required in a H district along any of a lot line on which a building on the adjoining lot abuts.

Locus is within H-2-65, Subdistrict District- Boston Proper. Appellant seeks variances for dimensional non-conformities.

STATE REASONS FOR THIS PROPOSAL

Appellant has combined three building: 67, 69 and 71 West Cedar and reduced occupancy to 7 dwelling units with complete gut renovation. The existing building buildings are pre-existing non-conforming structures. There is no existing rear yard setback from the existing two story structure in the rear. The proposed decks do not increase the dimensional non-conformity and enhance the living environment. There is no side yard violation.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

This appeal seeks relief to enhance the building living space by constructing roof and rear decks similar to many granted in the neighborhood. Dimensional non-conformity will not increased.

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

Alpine Advisory Services, AUTHORIZED

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