



Boston Inspectional Services Department Planning and Zoning Division

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

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

JOHN GORMAN
43 CHARLES STREET #4
BOSTON, MA 02114

February 11, 2021

Location: 144-162 CHARLES ST BOSTON MA 02114
Ward: 05
Zoning District: Boston Proper
Zoning Subdistrict: L-2-65
Appl. #: ALT1145538
Date Filed: December 10, 2020
Purpose: Change occupancy. Add office use (and related renovations) on the upper (2,3,4) floors in the place of a portion of existing parking - all within the existing building envelope. Add **common main roof deck and a roof deck on the third story and create new bicycle storage on ground floor.** Request nominal fee.

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. 32 Sec. 32-4	Groundwater Conservation Overlay District, Applicability	Substantial rehab
Notes		Subject to ZBA zoning variance and historic dept. approvals, the applicant shall require further building code relief from 780 CMR CH 7 Opening Protective for the newly proposed openings.

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.

Francesco D'Amato

Francesco D'Amato
(617)961-3265
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.