



Michelle Wu
Mayor

Boston Inspectional Services Department

Planning and Zoning Division

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

ZONING CODE REFUSAL

Marc A. Joseph
Inspector of Buildings

JOSEPH HOLLAND
519 ALBANY STREET
BOSTON, MA 02119

August 03, 2023

Location: 88 CHESTNUT ST BOSTON, MA 02108
Ward: 05
Zoning District: Boston Proper
Zoning Subdistrict: H-2-65
Appl. #: ALT1492302
Date Filed: July 05, 2023
Purpose: Full gut remodel, replacing roof deck in kind with existing.

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. 15 Sec. 01	Floor Area Ratio excessive	Existing FAR already exceeds allowed ratio. Adding new living space to the basement will further exceed the allowed 2.0 ratio.
Notes		** Note ** Due to the level of renovation a fire protection system will be required to be installed.

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.

James M Kennedy
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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.