



## Inspectional Services Department

Martin J. Walsh, Mayor

November 1, 2016

Dennis Garofalo  
279 W 3<sup>rd</sup> St #3  
South Boston, MA 02127

**Re: Application No. ALT647028 Filed: 10/20/16 Location: 28R Phillips St**  
**Purpose: Allow for modification to IBC, Sections 705.5; 705.8; 903.2.8.**

Your application is hereby refused, as same would be in violation of Chapter 802, Acts of 1972, as amended, to wit:

**705.5 Fire-resistance ratings.**

Exterior walls shall be fire-resistance rated in accordance with Tables 601 and 602 and this section. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet (3048 mm) shall be rated for exposure to fire from the inside. The required fire-resistance rating of exterior walls with a fire separation distance of less than or equal to 10 feet (3048 mm) shall be rated for exposure to fire from both sides.

**705.8 Openings.**

Openings in exterior walls shall comply with Sections 705.8.1 through 705.8.6.

**705.8.1 Allowable area of openings.**

The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in Table 705.8.

**903.1 General.**

Automatic sprinkler systems shall comply with this section.

**903.2 Where required.**

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

**903.2.8 Group R.**

An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area .

Very truly yours,

Luis A. Santana  
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.  
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**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**

Gary P. Moccia  
Inspector of Buildings

DENNIS GAROFALO  
279 W 3RD STREET #3  
SOUTH BOSTON, MA 02127

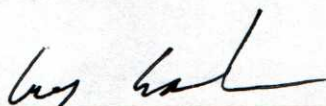
November 01, 2016

**Location:** 28R PHILLIPS ST BOSTON, MA 02114  
**Ward:** 05  
**Zoning District:** Boston Proper  
**Zoning Subdistrict:** H-2-65  
**Appl. # :** ALT647028  
**Date Filed:** October 20, 2016  
**Purpose:** Contractor to remodel existing partially finished living space into master suite. Contractor will open roof line on front and rear of property to gain additional ceiling height. All work will be done to code and reflecting stamped architectural plans. Property is not visible from any public way (front or rear). Demo existing Gable Roof and constructing new 4th Level onto building

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. 15-1	Floor Area Ratio Excessive	
Art. 20 Sec. 01	Rear Yard Insufficient	

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.

  
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Luis Santana  
(617)961-3286  
for the Commissioner

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