



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

DAVID MCMAHON
535 ALBANY STREET
BOSTON, MA 02118

June 01, 2022

Location: 46 W CEDAR ST BOSTON, MA 02114
Ward: 05
Zoning District: Boston Proper
Zoning Subdistrict: H-2-65
Appl. #: ALT1203718
Date Filed: June 01, 2021
Purpose: DEMOLITION OF AN EXISTING SINGLE STORY BRICK "L" AND THE ILLEGAL ROOF DECK ABOVE. NEW CONSTRUCTION INCLUDES A NEW ADDITION TO THE FULL REAR OF THE EXISTING HOUSE. THE PROPOSED ADDITION WILL BE ONE STORY WITH A NEW ROOF DECK ABOVE. THIS WILL BE AN EXTENSION OF THE EXISTING LIVING SPACE. [ePlan]

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. 13 Sec. 13-1	Dimensional Regulations	Existing and proposed FAR is excessive.
Art. 32 Sec. 32-4	Groundwater Conservation Overlay District, Applicability	

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
(617)961-3278
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.