

72 Burbank Street
Boston, Massachusetts

APPLICATION FOR SMALL PROJECT REVIEW
Article 80E of the Boston Zoning Code

Submitted to the Boston Planning and Development Agency



Forest Properties Management, Inc.
625 Mount Auburn Street
Suite 201
Cambridge, MA 02138

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Project Summary

1.1 Project Team

Developer and Applicant

Forest Properties Management, Inc.

625 Mount Auburn Street
Suite 210
Cambridge, MA 02138

Anderson Libert
Chief Operating Officer

Architect

Embarc Studio, LLC

60 K Street
South Boston, MA 02127

Dartagnan Brown
Principal

Legal Counsel

Marc LaCasse

LaCasse Law, LLC

75 Arlington Street
Suite 500
Boston, MA 02116

1.2 Proposed Development Project

Forest Properties Management Inc. ["Forest"] is proud to present 72 Burbank Street. The development proposal calls for the construction of a new building, on a vacant parcel of land, containing 36 Compact Living residential rental units including 5 on-site affordable units in accordance with the Inclusionary Development Policy. The project site, an existing 3,575 square foot vacant surface parking lot, will become a 6-story, 20,834 square foot building upon completion. The building will adhere to LEED Certified standards.

Since its inception in 1988, Forest has owned and managed property in the Fenway & Back Bay neighborhoods. Throughout this period, Forest has invested in the neighborhoods by constantly improving its buildings to match the demands of modern renters. 72 Burbank Street is a unique opportunity to continue this trend.

Purchased in 1991, 72 Burbank Street has served as a parking lot to the abutting property 91 Westland Avenue, which is also owned by Forest. Since the purchase of this lot, the City of Boston has grown by approximately 100,000 residents. From a zoning perspective, the lot is certainly not being used to its highest and best use. Thus, Forest is proposing to build a highly efficient building from both a livability and systems perspective.

Speaking to the livability perspective, 72 Burbank Street is located in one of the most public transit accessible neighborhoods. The existing parking spaces in the surface lot are not being replaced. Thus, Forest is lessening the carbon footprint of the new residents while also reducing congestion. The building will have access to a bicycle room, a common amenity space and share other common amenities with the abutting property 91 Westland Avenue.

As for the systems perspective, Forest intends to build a highly energy efficient building to lessen its environmental impact. The goal is to achieve LEED certified status. To adhere to LEED standards, Forest will install highly efficient heating and cooling systems to reduce energy costs. Low flow water fixtures and energy efficient light fixtures are also planned as energy savings measures.

A key feature of this project is the smaller unit sizes. There are several components that Forest believes warrant this construction. First, the intent is to rent the market-rate units at a lower cost than other newly constructed buildings in the neighborhood. Forest's marketing plan is to rent to smaller households/families making combined annual incomes between \$85,000 - \$120,000. Although somewhat above the area median income of \$72,400 (2017) for a single person, newly constructed apartments in downtown Boston with this level of affordability are virtually non-existent.

Second, there has been a dearth of workforce housing built within the neighborhood due to the scarcity of infill lots. With the construction of this project, Forest is adding new affordable units to an extremely tight housing stock. Third, the new urban population demographic desires less space and prefers to spend less on housing costs. Large appliances are being replaced with slimmer, smaller ones. Furniture for smaller units is compact, multi-functional and less bulky. Many people are more interested in utilizing their resources to enjoy the urban lifestyle experience than consuming large quantities of living space they do not necessarily need. Compact Unit living is a conscious choice for many.

Compact Living Units

The new building has been designed with the understanding that the City of Boston Housing Innovation Lab [iLab] is developing Design Quality Standards for Compact Living Units. This project seeks to comply with the anticipated new guidelines and meet the aspirational goals for Compact Living Units: (1) affordability; (2) community; and (3) creativity.

The new building will consist of 17 studio units with an average size of 358 square feet; 14 one-bedroom units with an average size of 407 square feet; and 5 two-bedroom units with an average size of 673 square feet. In the basement, there will be a bicycle storage area of 356 square feet.

Consistent with the standards for Compact Living Units, the ground floor of the building will feature a resident lounge area of 600 square feet in the front of the building with large windows facing Burbank Street and immediately accessible from the main lobby of the building. This space is designed to facilitate common use by residents and incorporate programming that encourages residents to connect.

A key feature of buildings with Compact Living Units is the common shared space. These spaces are designed to facilitate social interaction and contribute to building a sense of community within the building.

1.3 Community Benefits

- 36 units of new housing on vacant parcel of land
- Bicycle storage for all residents
- Tax revenue to City of Boston
- Construction jobs during project
- 5 affordable IDP units

Detailed Project Description

2.1 Proposed Project Program, Data & Dimensions

Lot size	3,575 [City of Boston Parcel ID: 0401475000]
Gross Square Footage	20,834
Units	36 Total
	17 studios
	14 one bedrooms
	5 two bedrooms

IDP Units	5
Building Height	69' 10'
Parking	None
Bicycle Storage	36+ spaces

2.2 Urban Design Approach – Context, Massing, Material & Design

The project’s massing mediates disparities between immediately adjacent buildings, completes existing spatial conditions of the street, and provides space for the alley passageway along its border. The facade carries the 4-story height and light brick complexion of its shorter neighbor through the site. The surface folds out and back along its site line to transition between the difference in front lot lines of each neighbor. The manipulation smoothly transitions the wider, room-like condition of the street interior to the narrower end condition. Framed windows emerge from the surface, extruded out along the surface plane. Their suggested stable movement mitigates the differences in floor heights between buildings. The faceted facade lends a contemporary approach to traditional coursed facades.

A reveal between the brick facade and the metal-paneled massing behind suggests that the facade peels off from the rear extrusion. This allows the 5th and 6th floors to sit setback from the street edge. The setback appeals to the scale of the street interior while the additional two stories mitigates the difference between the 4 and 8 story neighbors. Patinated metal panels carry around portions visible from the street. These serve as allusions to the metal detailing of neighboring building. The decorative panels transition to a quieter metal within the alley and behind the building. The building is narrowed below the third floor to provide additional clearance for the alley passageway.

2.3 Transportation

Consistent with the project’s location in a dense urban neighborhood with access to public transportation and walkability, no on site parking is being provided. Together with the smaller unit sizes, the goal of this building is to minimize its residents’ impact on the environment and on the surrounding neighborhood. Instead, all residents will have secure bicycle storage in the lower level of the building with easy access to the street level.

72 Burbank Street is located within a short distance to major public transportation options: (1) the Symphony and Northeastern University stations of the E line; (2) the Hynes Convention Center station of the Green Line; (3) the Ruggles and Massachusetts Avenue stations of the Orange Line; and (4) Bus lines

Nos. 1, 9, 39, 55, 57, 170, and CT1 in addition to 13 other bus line connections at the Ruggles station and the Ruggles Commuter Rail stop. This broad range of public transportation access is of course complimented by the project location's walkability. Located in the Fenway neighborhood, it is immediately adjacent to the South End and the Back Bay on foot. All of these transportation options are consistent with the project's provision of no on-site parking.

There is typically less demand for parking for developments located within walking distance of public transportation. Compact Living Units also tend to attract households with different transportation needs and priorities than other more traditional housing types. Typical residents of Compact Units include graduate students, young professionals and those who seek to downsize their space consumption such as empty nesters and retirees.

2.4 Anticipated Permits and Approvals

Boston Planning and Development Agency

Article 80E Small Project Review
Affordable Rental Housing Agreement and Restriction
Neighborhood Design Overlay District under Article 66-32
Certification of Approval

Boston Landmarks Commission

Neighborhood Design Overlay District review under Article 66-33

Board of Appeal

Under Article 66 of the Fenway Neighborhood District Code, variances for: (1) Floor Area Ratio [FAR], (2) Usable Open Space, (3) Rear Yard, and (4) Off-Street Parking; and

Under Article 32 of the Groundwater Conservation Overlay District, a conditional use permit for a groundwater recharge system.

The long form building permit application was filed with ISD on February 7, 2018 and the Zoning Code Refusal Letter is attached hereto as Exhibit 7.

Boston Water & Sewer Commission

Local water & sewer tie-in and site plan approval
Article 32 Groundwater recharge system approval

Inspectional Services Department

Building Permits
Certificate of Occupancy

Boston Zoning Code Data

3.1 Applicable Code Provisions

The proposed project lies within the Fenway Neighborhood District governed by Article 66 of the Boston Zoning Code. It is further located in the Multifamily Residential [MFR-2] sub-district.

The stated purpose of Article 66 is “to establish zoning regulations for the Fenway Neighborhood District. The objectives of this Article are to provide adequate density controls that protect established residential areas and direct growth to areas where it can be accommodated; to encourage the presence of families of all types in the neighborhood; to retain and develop a range of housing options, including home ownership and affordable opportunities, compatible with adjacent areas; to promote a viable neighborhood economy; to preserve, maintain, and create open space; to protect the environment and improve the quality of life; to promote the most appropriate use of land; and to promote the public safety, health, and welfare of the people of Fenway.”

The multifamily residential sub-districts are established by Article 66-7(1) which provides: “The Multifamily Residential (“MFR”) Subdistricts are established to encourage medium-density multifamily areas with a variety of allowed housing types, including one-, two- and three-family Dwellings, Row Houses, Town Houses, and Multifamily Dwellings. The MFR Subdistricts are further subdivided into MFR-1 and MFR-2 Subdistricts, the latter of which allows for moderately greater height and FAR.”

The property is subject to two overlay districts¹: (1) Neighborhood Design Overlay District [“NDOD”]; and (2) Groundwater Conservation Overlay District [“GCOD”]. Those two districts are discussed below at sections 3.4 and 3.5.

3.2 Use Regulations

In the MFR-2 sub-district, the Uses which are allowed, conditional or forbidden are set forth in Article 66-8 and Table A. In the MFR sub-districts, multifamily dwellings are allowed. Accordingly, the proposed use is allowed by Article 66.

¹ The property is located in an area governed by the Restricted Parking Overlay District, however, since there is no parking being provided and no non-residential use in the property, this provision is inapplicable.

3.3 Dimensional Regulations/Off-Street Parking

The dimensional regulations applicable in the MFR sub-districts are set forth in Article 66-9 and Table C.

Lot area minimum	None
Additional lot area for DU	None
Lot width minimum	None
Lot frontage minimum	None
Floor area ratio	4.0
Building height maximum	75'
Usable open space per DU	100 square feet
Front yard minimum	Article 66-43.2, Conformity with Existing Building Alignment
Side yard minimum width	None
Rear yard minimum depth	20'
Rear yard max occupancy by accessory building	25%

The Off-Street Parking Requirements are established by Article 66-42 and Table F. Residential uses are required to have a minimum of .75 parking spaces per dwelling unit.

As set forth above in the anticipated permits and approvals section, the proposed project will require dimensional variances as follows:

FAR	4.0 allowed	6.11 proposed
Open Space	100 SF per unit	None provided
Rear yard	20' required	4' provided
Parking	.75 per unit	None provided

3.4 Groundwater Conservation Overlay District

The GCOD is established by Article 32 and requires the installation of a groundwater recharge system that meets the standards of Article 32-6 which provides:

- (a) provision that any Proposed Project promote infiltration of rainwater into the ground by capturing within a suitably-designed system a volume of rainfall on the lot equivalent to no less than 1.0 inches across that portion of the surface area of the lot to be occupied by the Proposed Project (or, in the case of a Proposed Project for a Substantial Rehabilitation, the lot area occupied by the structure to be Substantially Rehabilitated), which requirement may be reduced by the Board of Appeal only if, and to the extent that, the

Applicant demonstrates this ratio cannot feasibly be achieved using techniques and materials appropriate to the Proposed Project and the lot upon which it is located, and additionally provides appropriate alternate mitigation; and

- (b) provision that any Proposed Project result in no negative impact on groundwater levels within the lot in question or adjacent lots, subject to the terms of any (i) dewatering permit or (ii) cooperation agreement entered into by the Proponent and the Boston Redevelopment Authority, to the extent that such agreement provides standards for groundwater protection during construction.

The Applicant shall demonstrate that the Proposed Project meets the requirements of this section by certification from a Massachusetts registered engineer or other expert or authoritative body recognized by the Board of Appeal. With respect to a Proposed Project for a one, two, or three-family residence, the Applicant may demonstrate to the Board of Appeal presumptive compliance with the rainwater capture requirements of Subsection (a) of this Section 32-6 by designing and constructing such system pursuant to pertinent specifications approved by the Commissioner of Inspectional Services.

A conditional use permit will be required from the Board of Appeal to satisfy the requirements of Article 32, together with approval of such system by the Boston Water & Sewer Commission and the Boston Groundwater Trust.

3.5 Neighborhood Design Overlay District

Article 66-32 establishes the NDOD and provides:

“This Section 66-32 establishes Neighborhood Design Overlay Districts as overlays to all or portions of certain subdistricts within the Fenway Neighborhood District. The Neighborhood Design Overlay Districts are established to protect the historic character, existing scale, and quality of the pedestrian environment of these neighborhoods, which give the Fenway area its unique architectural character. Whether through new construction or rehabilitation, development of housing within these Neighborhood Design Overlay Districts that preserves and complements the character of the existing housing stock and enhances the historic quality of these neighborhoods is encouraged.

The following Neighborhood Design Overlay Districts are established: 1. East Fenway Neighborhood Design Overlay District; and 2. West Fenway Neighborhood Design Overlay District.

For applicability of the Design Component of Small Project Review to Proposed Projects in Neighborhood Design Overlay Districts, see Article 80E. All use, dimensional, and other provisions of this Article applicable to the underlying subdistricts are applicable within the Neighborhood Design Overlay Districts.”

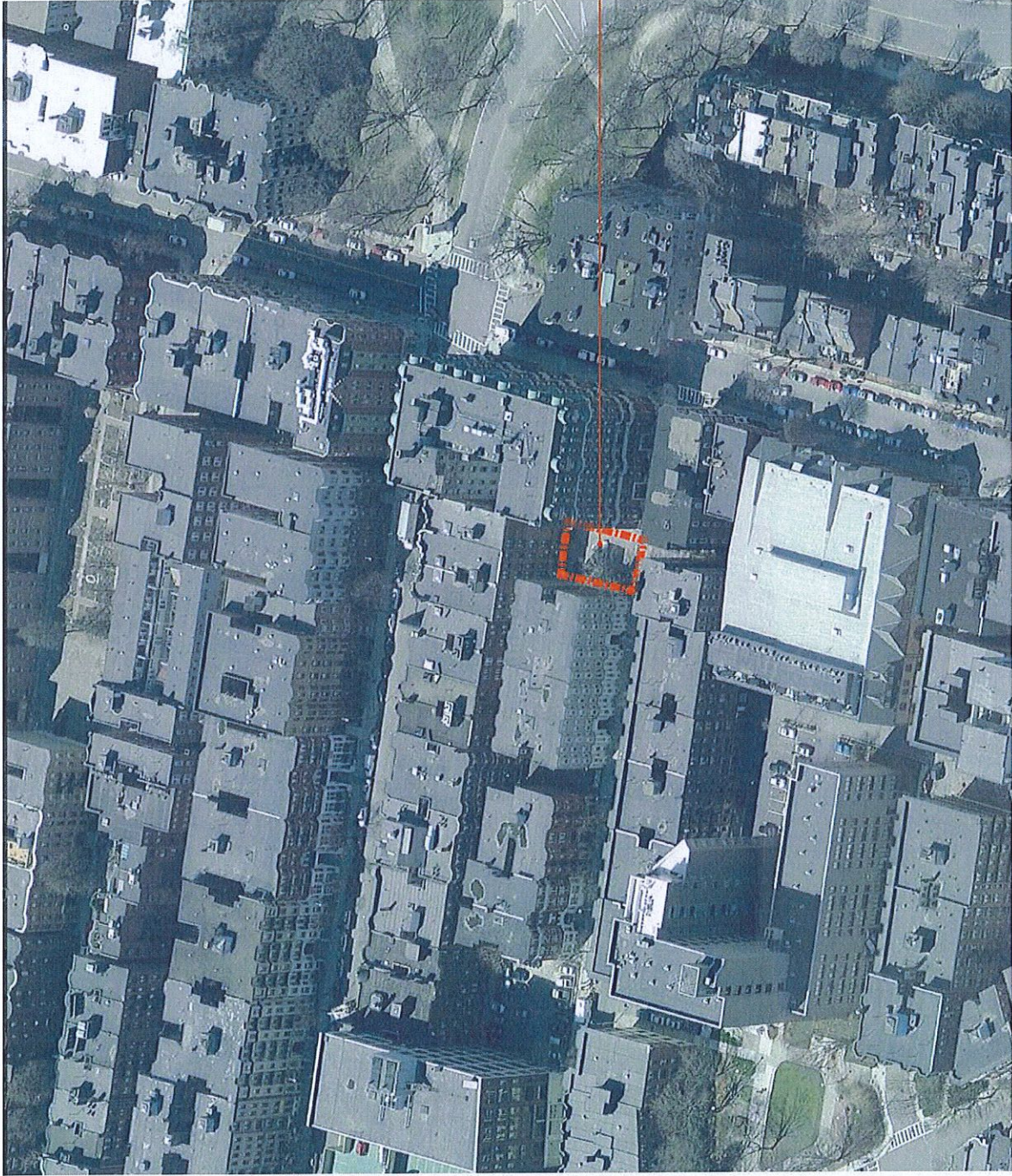
Article 66-33 provides that any proposed project located within the Neighborhood Design Overlay District is subject to review by the Boston Landmarks Commission, as follows: “Within five (5) days of its receipt of the application, the Boston Redevelopment Authority shall transmit a copy of the application to the Boston Landmarks Commission for its review. The Boston Landmarks Commission may, within thirty (30) days after its receipt of the application, file with the Boston Redevelopment Authority a report with recommendations, together with maps, plans, and other materials to aid the Boston Redevelopment Authority in determining consistency with the design guidelines set forth in Section 66-37.2 of this article. The Boston Redevelopment Authority shall not transmit its findings to the Inspectional Services Department until the Boston Redevelopment Authority has received and considered the Boston Landmarks Commission report with recommendations, provided that if the Boston Redevelopment Authority has not received such report within thirty (30) days, it may transmit the Director's certification to the Inspectional Services Department without such report.”

Design review will be required by both BPDA staff under Article 80E and the Boston Landmarks Commission to satisfy the NDOD requirements.

5. Urban Design Submission: Site Context and Project Plans

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EXHIBIT 1



PROJECT SITE

EXHIBIT 2











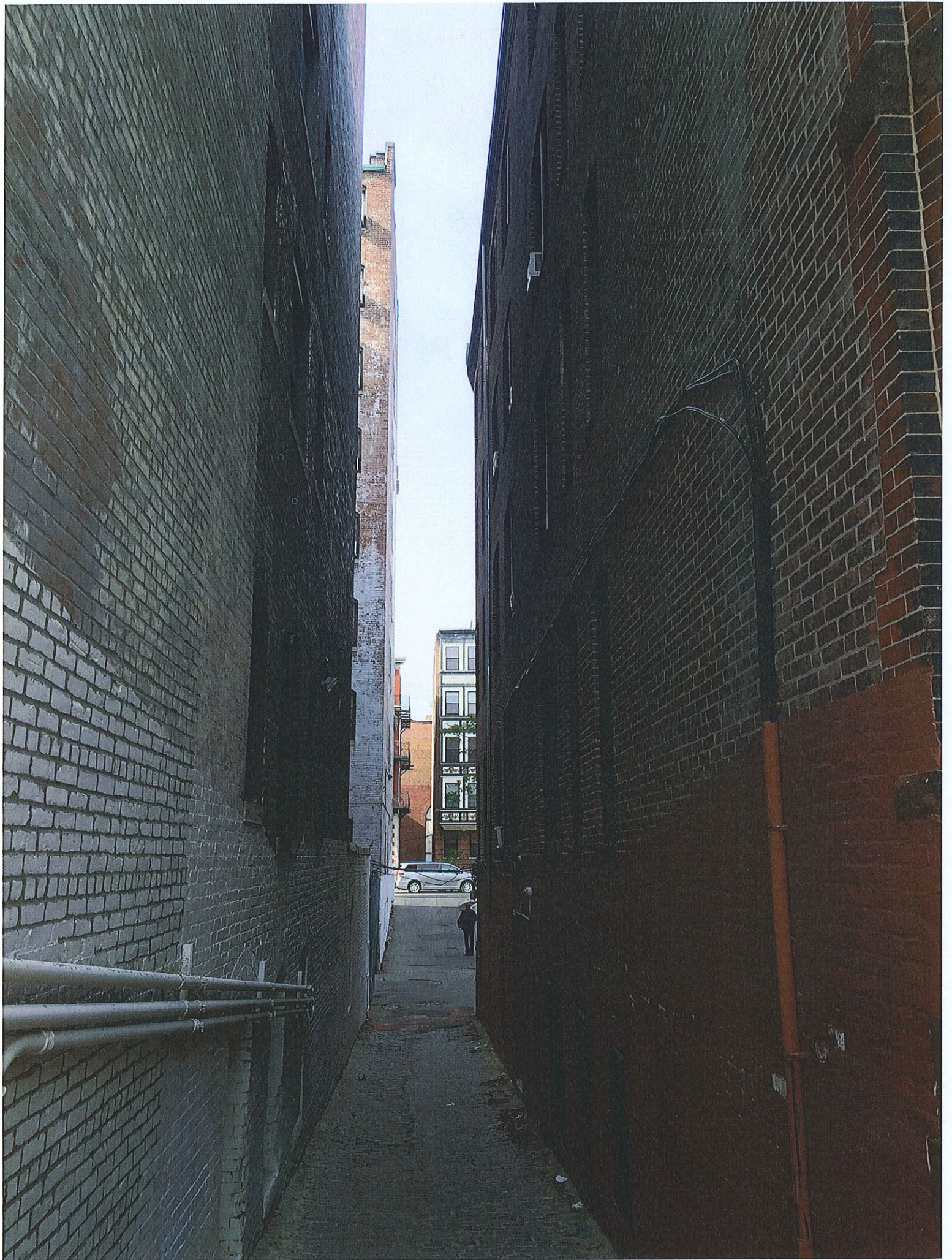
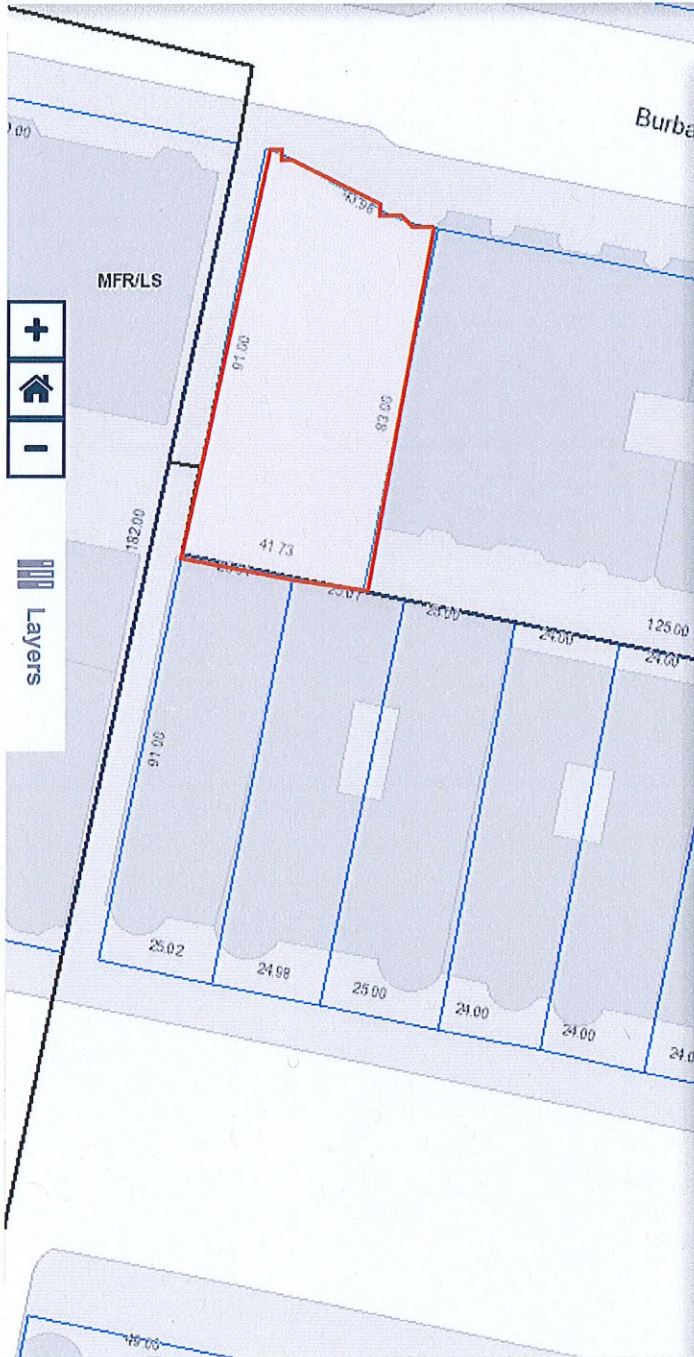


EXHIBIT 3



Zoning



0401475000



Regulations may apply!

Please see sections below for more information or use the Questions button for specific inquiries.

Assessing

Parcel ID : 0401475000

Address : BURBANK ST, 02115

Owner : PARKSIDE TOWER LLC

More Info : [Assessor's Report](#)

See Also : [Property Viewer](#)

Zoning

Zoning District : Fenway Neighborhood

Zoning Subdistrict : MFR-2

Subdistrict Type : [Multifamily Residential](#)

Overlays : [NDOD](#), [Groundwater Conservation](#), [Restricted Parking](#),

Map No. : [1Q](#)

Article : [66 \(Table\)](#)

Urban Renewal Regulations

Questions/Comments

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0401475000
Address:	BURBANK ST BOSTON MA 02115
Property Type:	Residential Land
Classification Code:	130 (Other Residential / RESIDENTIAL LAND)
Lot Size:	3,558 sq ft
Living Area:	0 sq ft
Owner on Sunday, January 1, 2017:	PARKSIDE TOWER LLC
Owner's Mailing Address:	625 MT AUBURN ST STE 210 CAMBRIDGE MA 02138
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Sunday, January 1, 2017, statutory lien date.

FY2018 Building value:	\$2,779,210.00
FY2018 Land Value:	\$887,154.00
FY2018 Total Assessed Value:	\$3,666,364.00

FY2018 Tax Rates (per thousand):	
- Residential:	\$10.48
- Commercial:	\$25.20

FY2018 Gross Tax:	\$38,423.49
+ Community Preservation:	\$373.75
- Residential Exemption:	\$0.00
- Personal Exemption:	\$0.00
FY2018 Net Tax:	\$38,797.24

Abatements/Exemptions

The deadline for filing an Abatement application for FY2018 was 2/1/2018. Applications for FY2019 will become available for download beginning 1/1/2019.

This type of parcel is not eligible for a residential or personal exemption.

Current Owners

- 1 PARKSIDE TOWER LLC
- 2 DELAWARE LLC
- 3 CORPORATION SERVICE COMPANY

Owner information may not reflect any changes submitted to City of Boston Assessing after December 26, 2017.

Value History

Fiscal Year	Property Type	Assessed Value *
2018	Residential Land	\$3,666,364.00
2017	Residential Land	\$3,583,704.00
2016	Residential Land	\$3,248,796.00
2015	Residential Land	\$2,853,453.00
2014	Residential Land	\$2,624,933.00
2013	Residential Land	\$2,421,805.00
2012	Residential Land	\$2,237,423.00
2011	Residential Land	\$2,189,251.00
2010	Residential Land	\$2,096,862.00
2009	Residential Land	\$2,353,541.00
2008	Residential Land	\$2,353,542.00
2007	Residential Land	\$2,325,382.00
2006	Residential Land	\$1,875,461.00
2003	Residential Land	\$1,495,781.00
2002	Residential Land	\$1,495,781.00
2001	Residential Land	\$190,100.00
2000	Residential Land	\$126,600.00
1999	Commercial Land	\$152,500.00
1998	Commercial Land	\$152,500.00
1997	Commercial Land	\$123,000.00
1996	Commercial Land	\$122,500.00
1995	Commercial Land	\$122,500.00
1994	Commercial Land	\$123,000.00
1993	Commercial Land	\$123,000.00
1992	Commercial Land	\$132,500.00
1991	Commercial Land	\$163,000.00
1990	Commercial Land	\$163,000.00
1989	Commercial Land	\$163,000.00
1988	Commercial Land	\$128,000.00
1987	Commercial Land	\$114,500.00
1986	Commercial Land	\$95,500.00
1985	Commercial Land	\$54,800.00

* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2017 and FY2018.

Visit [My Neighborhood](#) for information on city services related to this parcel.

Questions? For CURRENT fiscal year tax bill Questions, contact the [Taxpayer Referral & Assistance Center](#). For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.



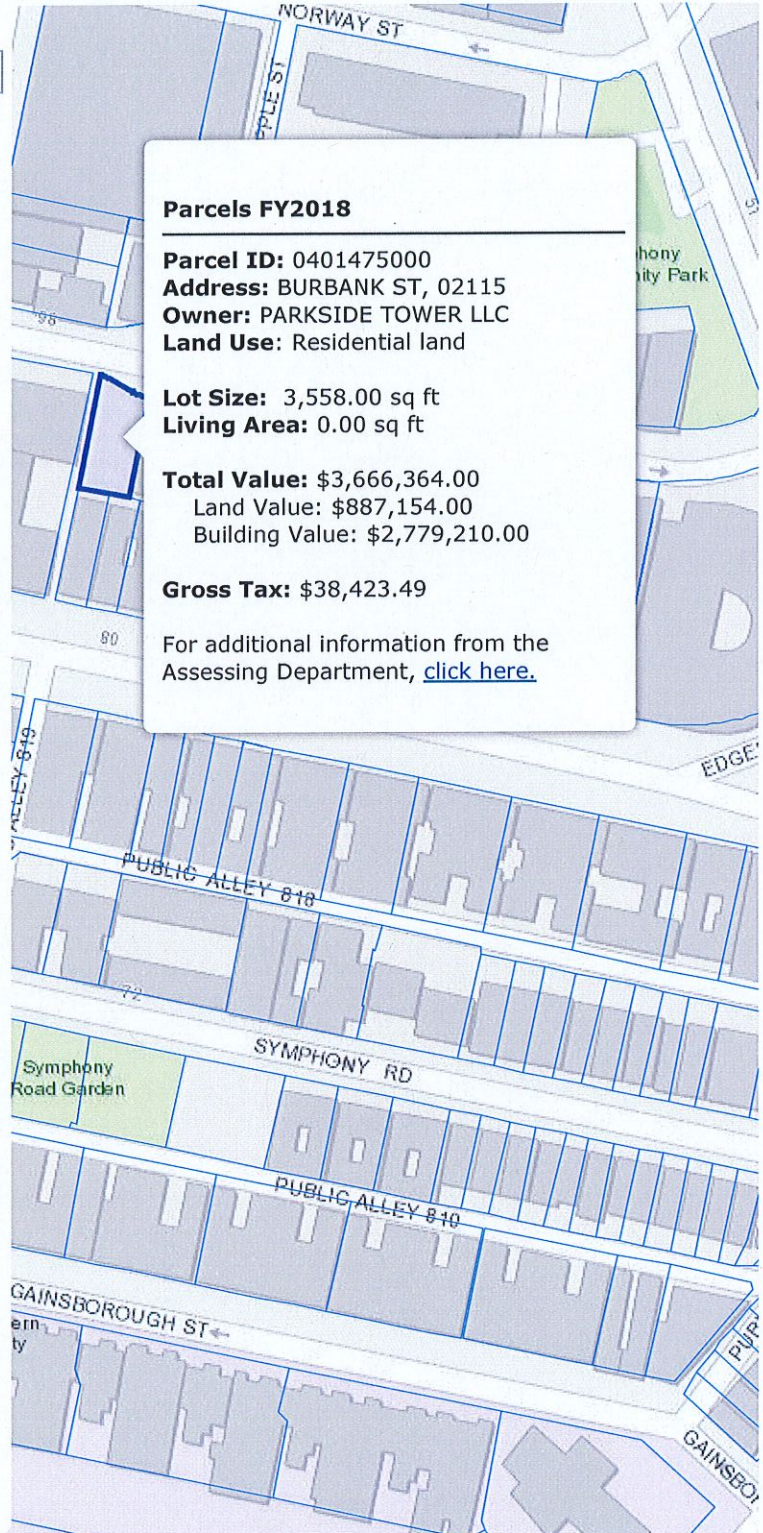
Boston Tax Parcel Viewer



Find

0401475000

0401475000



Parcels FY2018

Parcel ID: 0401475000
Address: BURBANK ST, 02115
Owner: PARKSIDE TOWER LLC
Land Use: Residential land

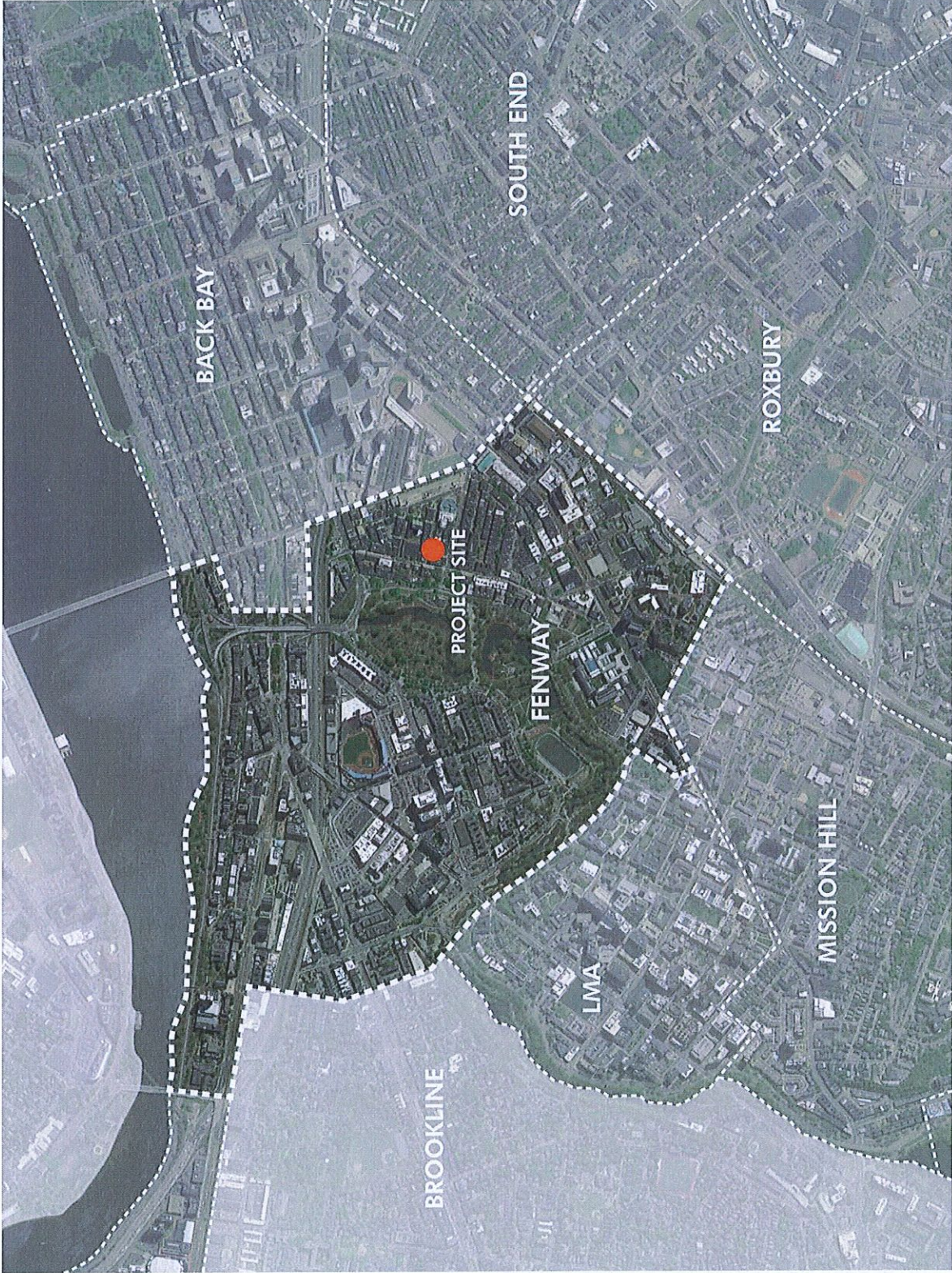
Lot Size: 3,558.00 sq ft
Living Area: 0.00 sq ft

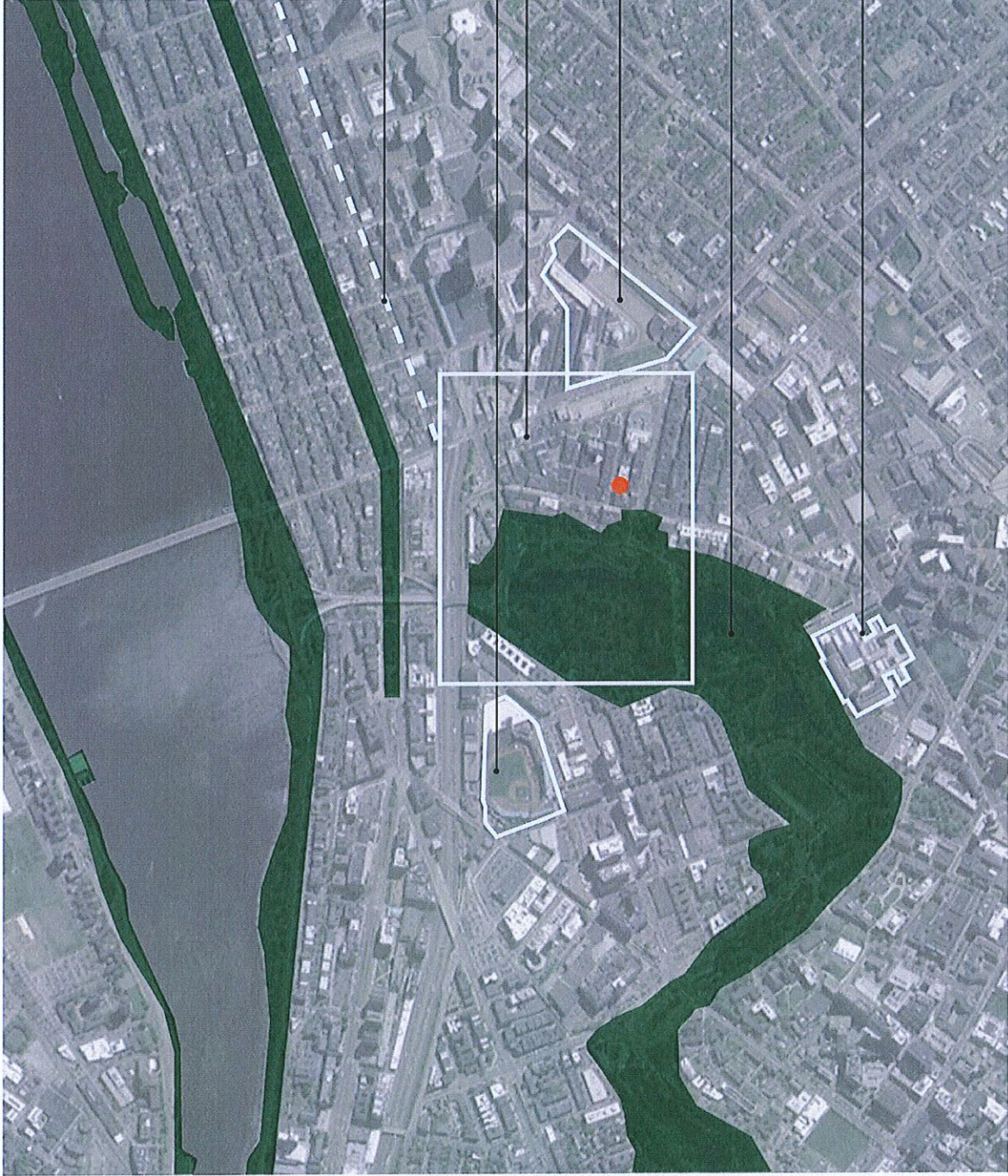
Total Value: \$3,666,364.00
Land Value: \$887,154.00
Building Value: \$2,779,210.00

Gross Tax: \$38,423.49

For additional information from the Assessing Department, [click here.](#)

EXHIBIT 4





NEWBURY STREET

FENWAY PARK

BERKLEE COLLEGE OF MUSIC

CHRISTIAN SCIENCE CENTER

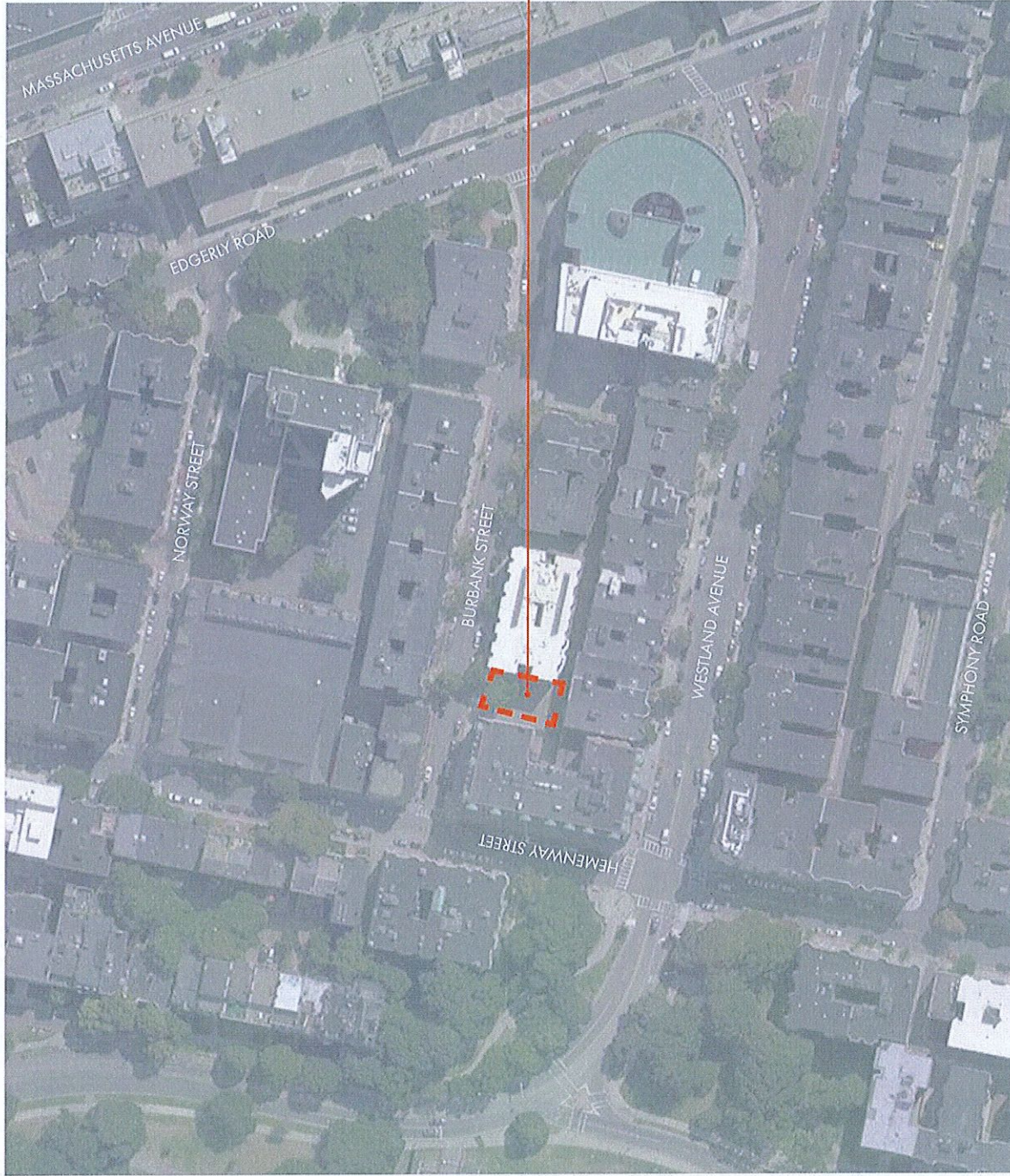
EMERALD NECKLACE

MFA



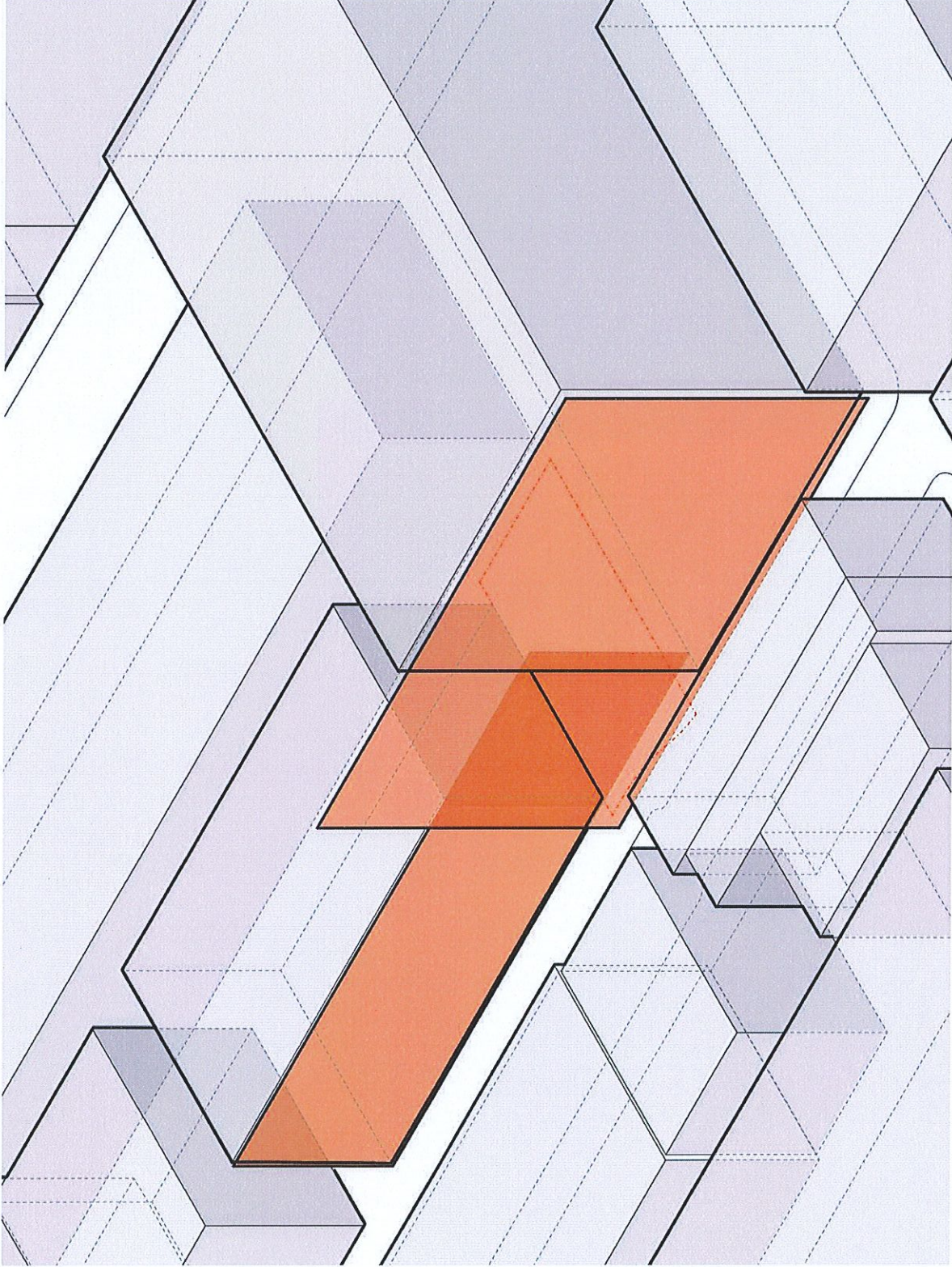
URBAN CONTEXT

EMBARC
ARCHITECTURE + DESIGN



PROJECT SITE



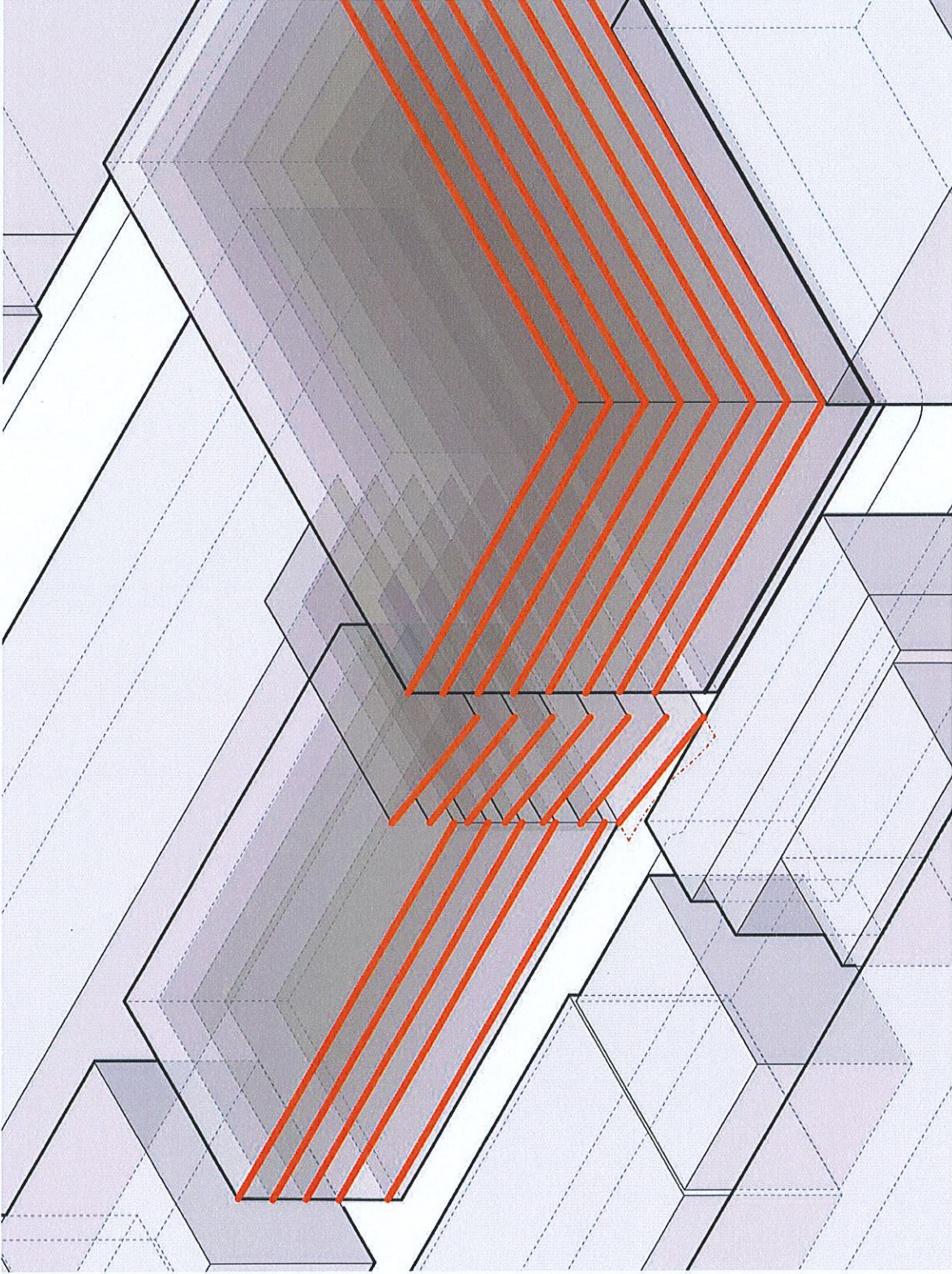


CHALLENGE 1

The buildings directly adjacent to the site are not aligned

STREET FACES NOT ALIGNED

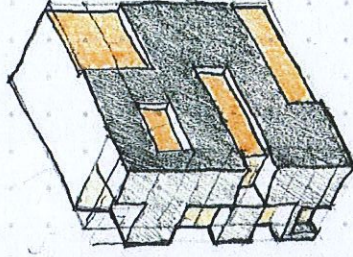
EMBARC
ARCHITECTURE + DESIGN



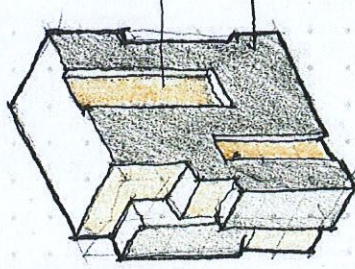
CHALLENGE 2

Floor to floor heights and banding do not align

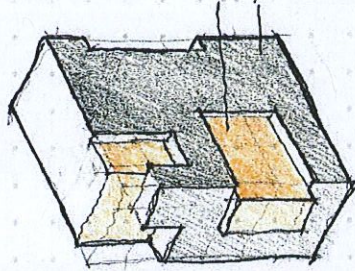
Is the building a solid object that is shaped by the street facades?



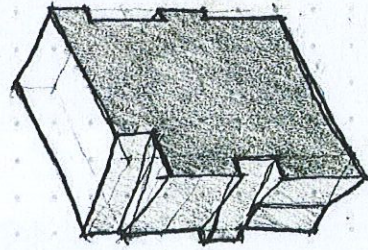
INTERLACE



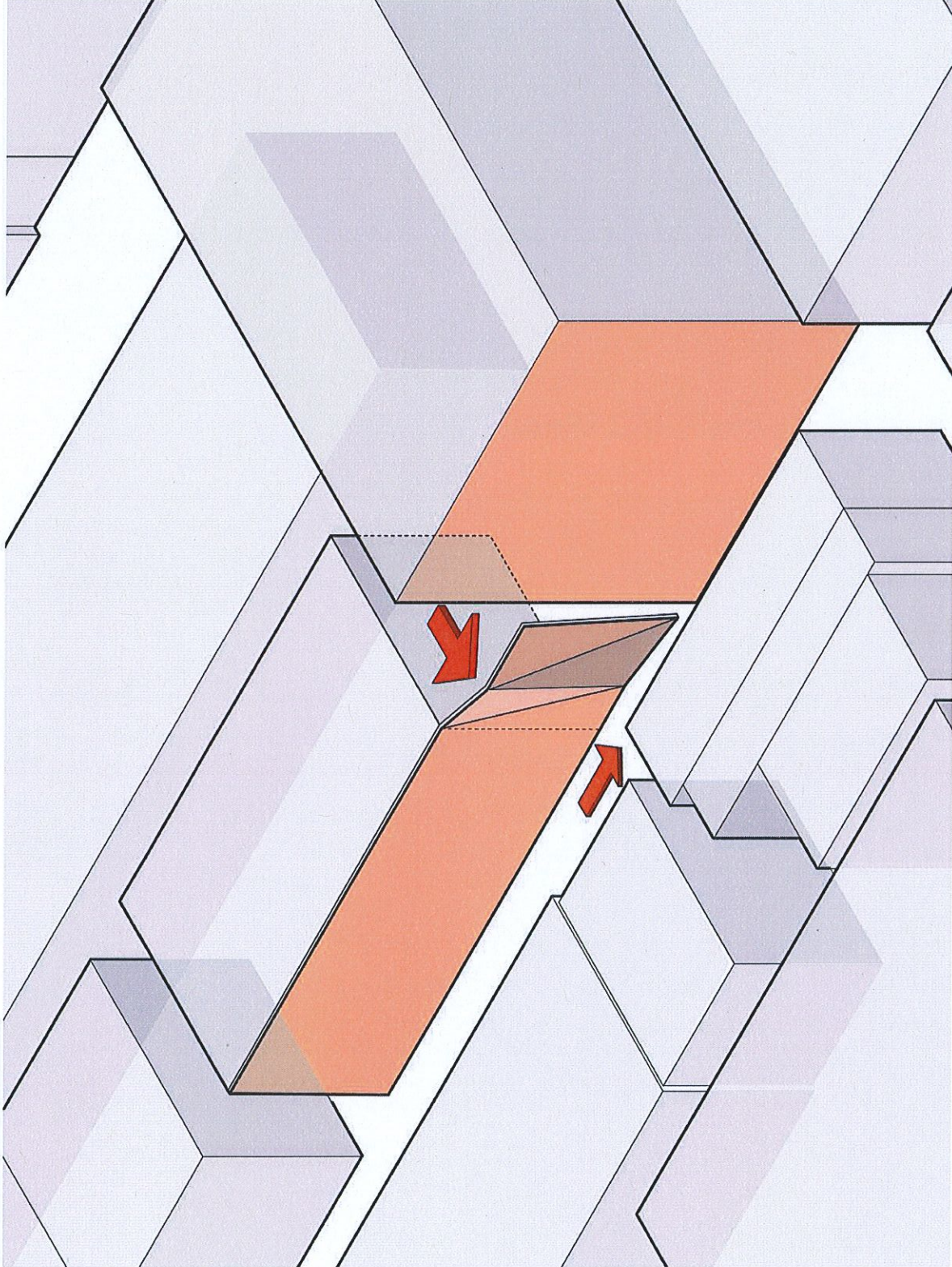
GEOMETRY



EMBEDDED OBJECTS



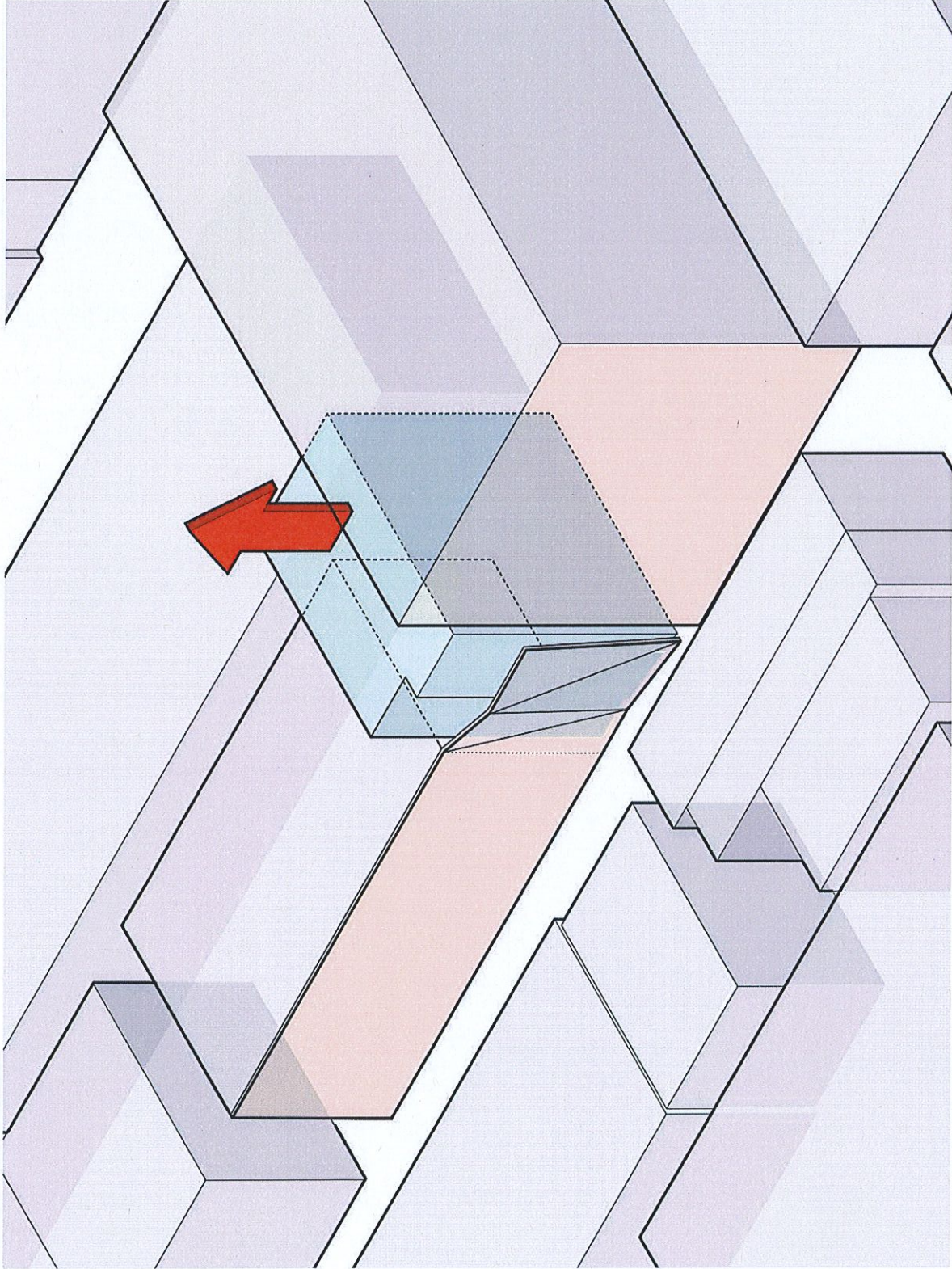
SLOPING PLANES



STRETCH + BEND STREET FACE

EMBARC
ARCHITECTURE + DESIGN

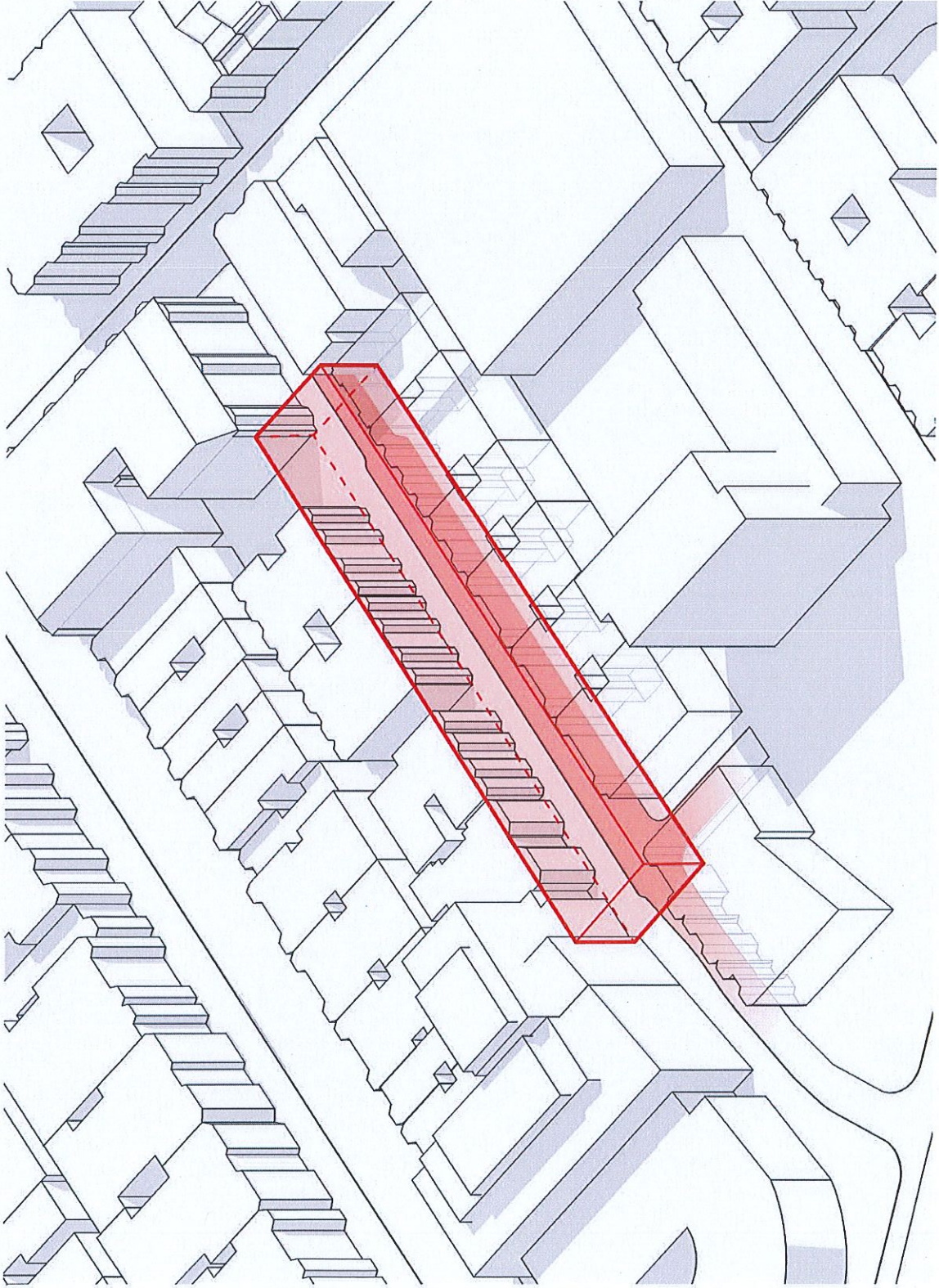
A10



VOLUME EXTRUDED BEHIND MASONRY

EMBARC
ARCHITECTURE DESIGN

A11



STREET ROOM

EMBARC
ARCHITECTURE

A12

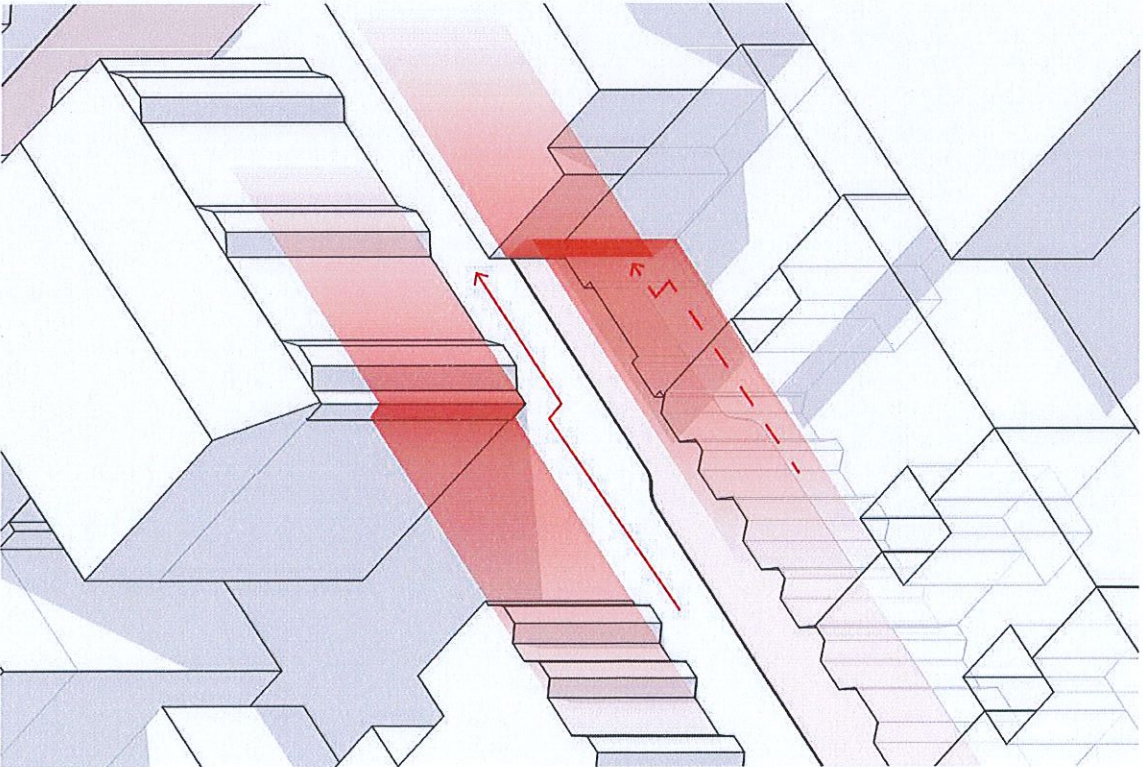
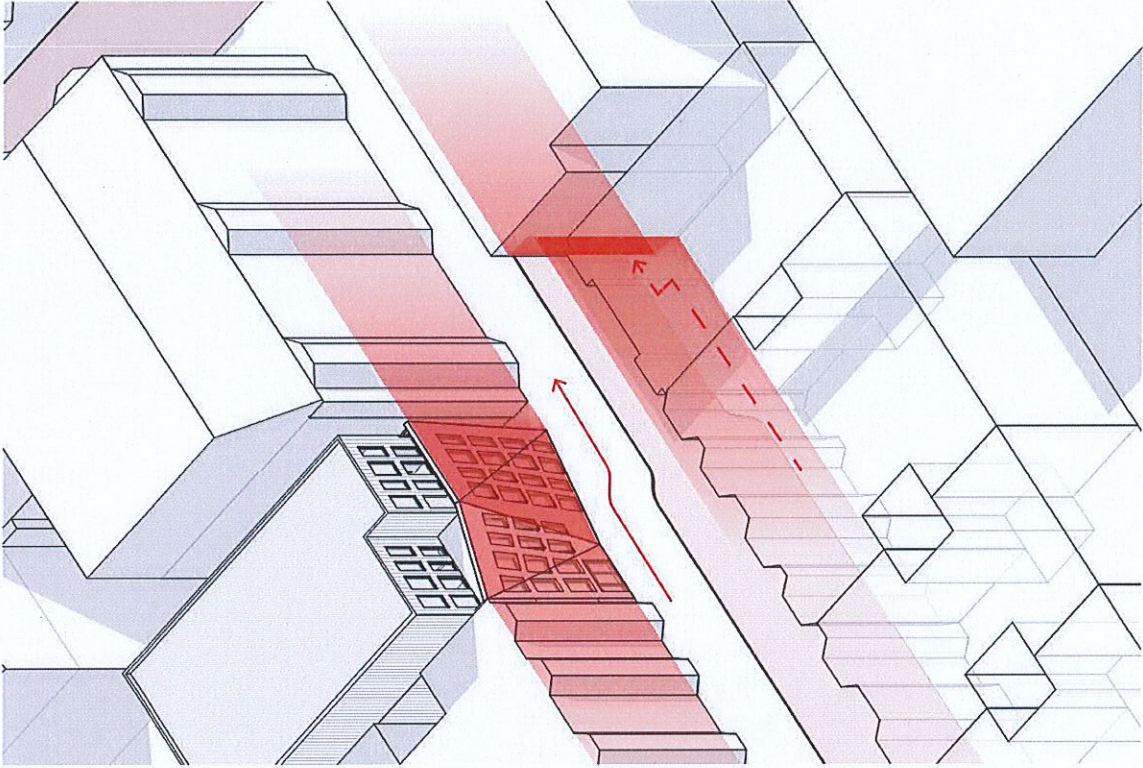
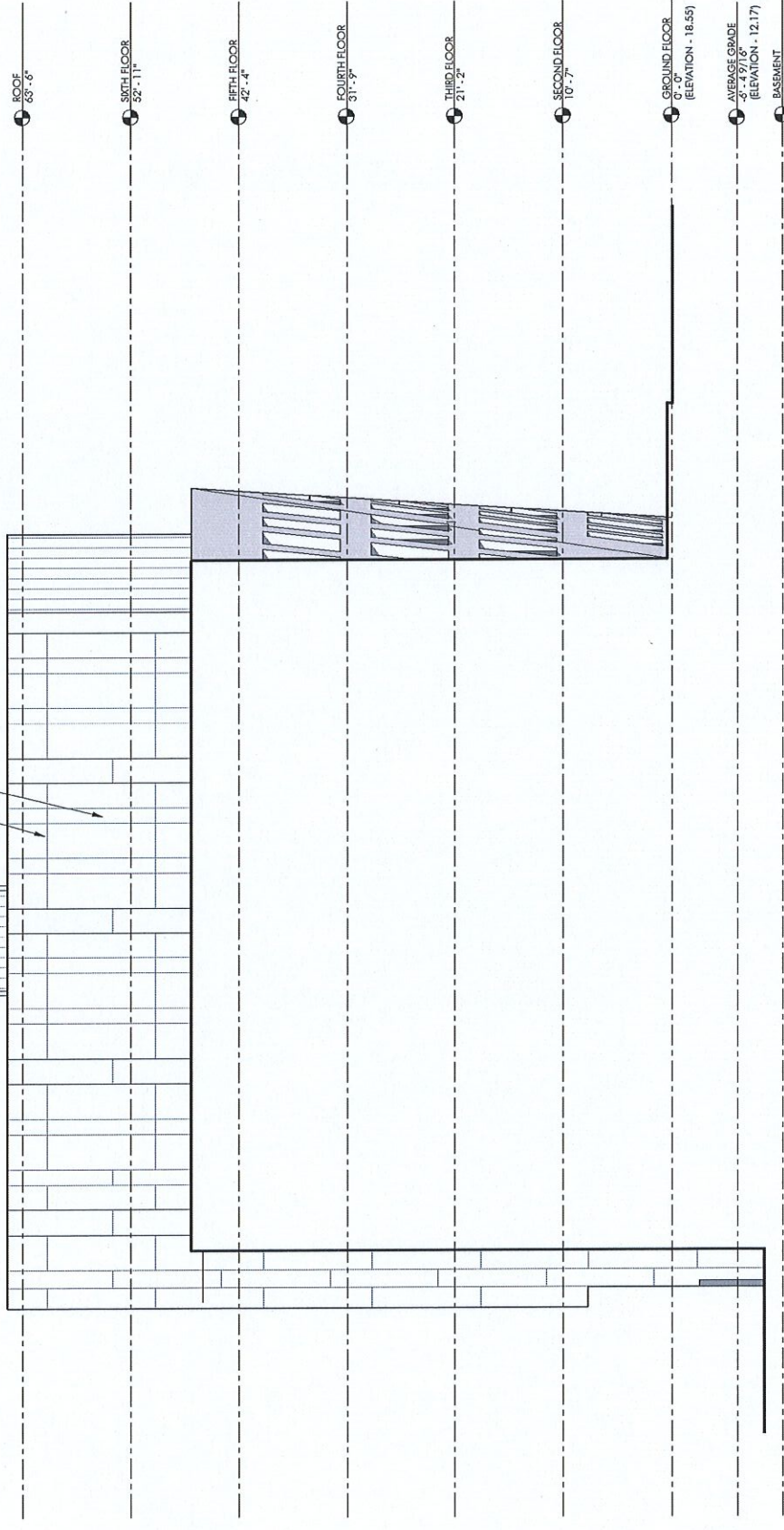
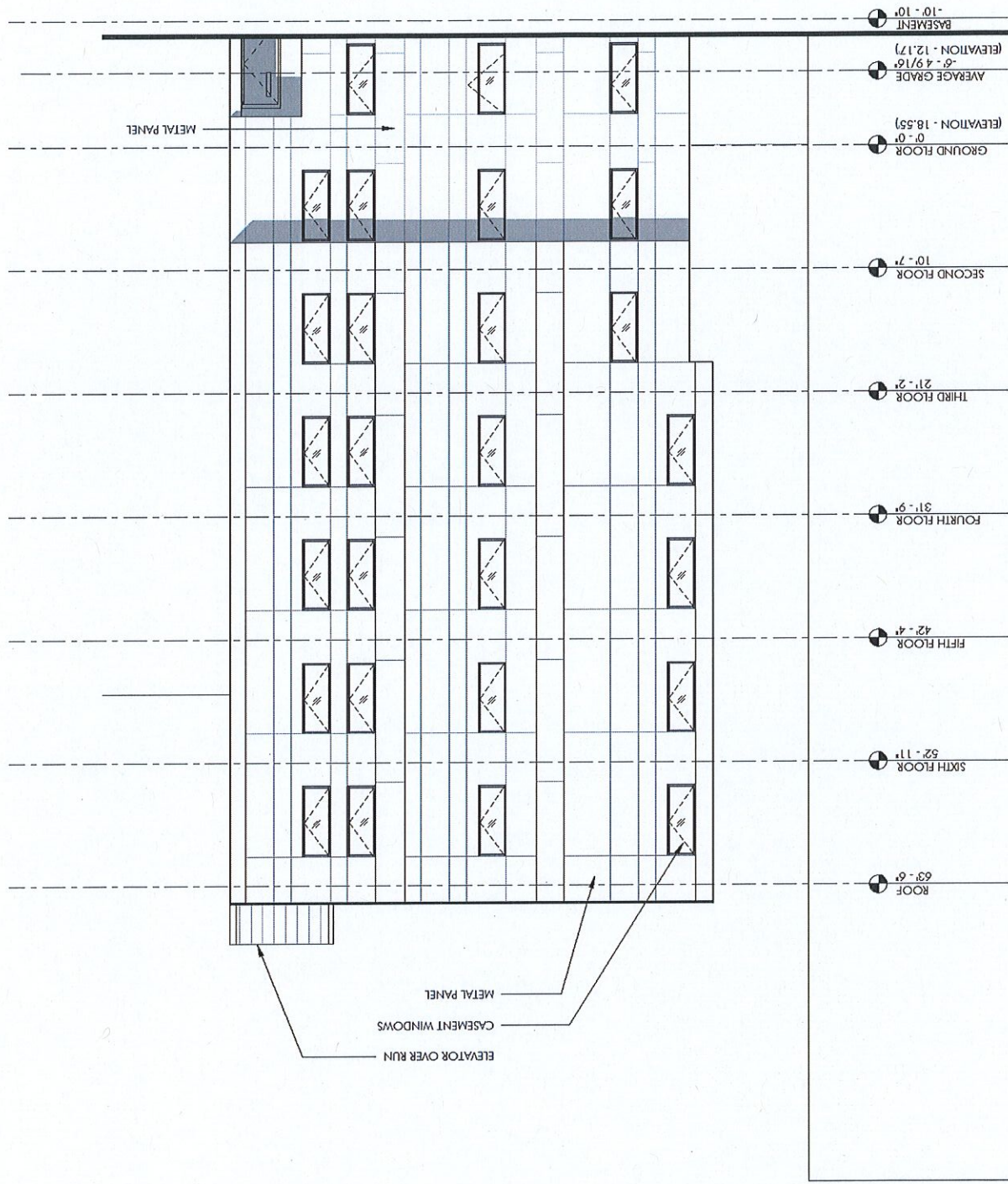


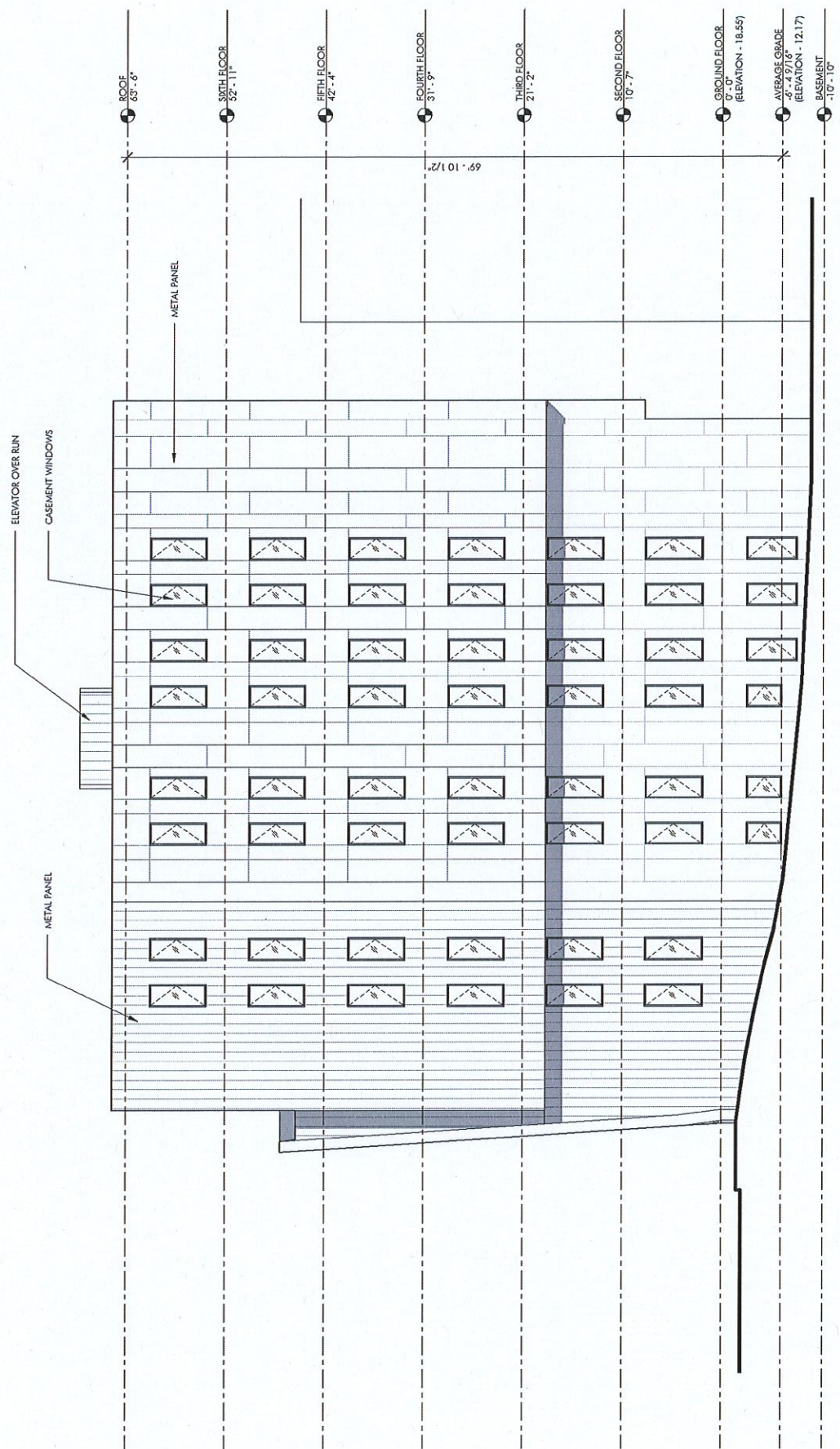
EXHIBIT 5

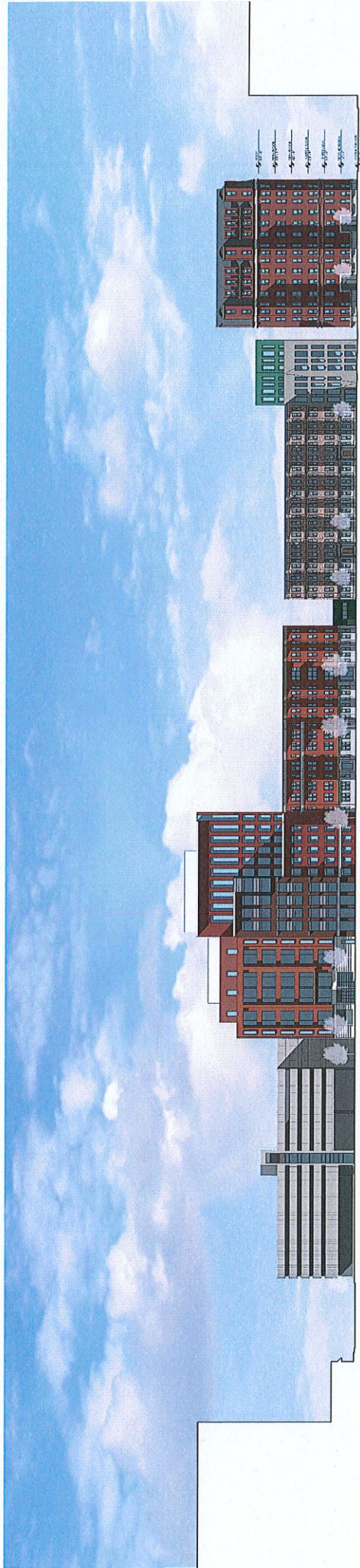
ELEVATOR OVER RUN
METAL PANEL
2 HR RATED WALL



- ROOF 63'-6"
- SIXTH FLOOR 52'-11"
- FIFTH FLOOR 42'-4"
- FOURTH FLOOR 31'-7"
- THIRD FLOOR 21'-2"
- SECOND FLOOR 10'-7"
- GROUND FLOOR 0'-0" (ELEVATION - 18.55)
- AVERAGE GRADE 5'-4 9/16" (ELEVATION - 12.17)
- BASEMENT -10'-10"







Architectural drawing showing a multi-story building facade with various window patterns and structural details. The drawing includes a legend or key at the top right, listing architectural elements and their corresponding symbols or colors used in the elevation.

EXHIBIT 6



LEGEND

①	CONCRETE MANHOLE
②	BRICK MANHOLE
③	ELECTRIC MANHOLE
④	TELEPHONE MANHOLE
⑤	SEWER MANHOLE
⑥	GAS SHUT OFF/FAUCET GATE
⑦	SKIN
⑧	CATCH BASIN
⑨	4" CURB
⑩	6" CURB
⑪	8" CURB
⑫	12" CURB
⑬	DECEADUOUS TREE
⑭	UTILITY POLE
⑮	WOOD POLE
⑯	BLACK LIGHT
⑰	ELECTRIC MANHOLE
⑱	SEWER MANHOLE
⑲	CONCRETE MANHOLE
⑳	BRICK MANHOLE
㉑	BACK
㉒	CONCRETE
㉓	CONCRETE
㉔	CONCRETE
㉕	CONCRETE
㉖	CONCRETE
㉗	CONCRETE
㉘	CONCRETE
㉙	CONCRETE
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㊽	CONCRETE
㊾	CONCRETE
㊿	CONCRETE

PLAN SHOWING PROPOSED BUILDING
74-78 BURBANK STREET
BOSTON, MASS.

FELDMAN LAND SURVEYORS
 152 HAMPSHIRE STREET
 BOSTON, MASS. 02119
 www.feldmansurveyors.com

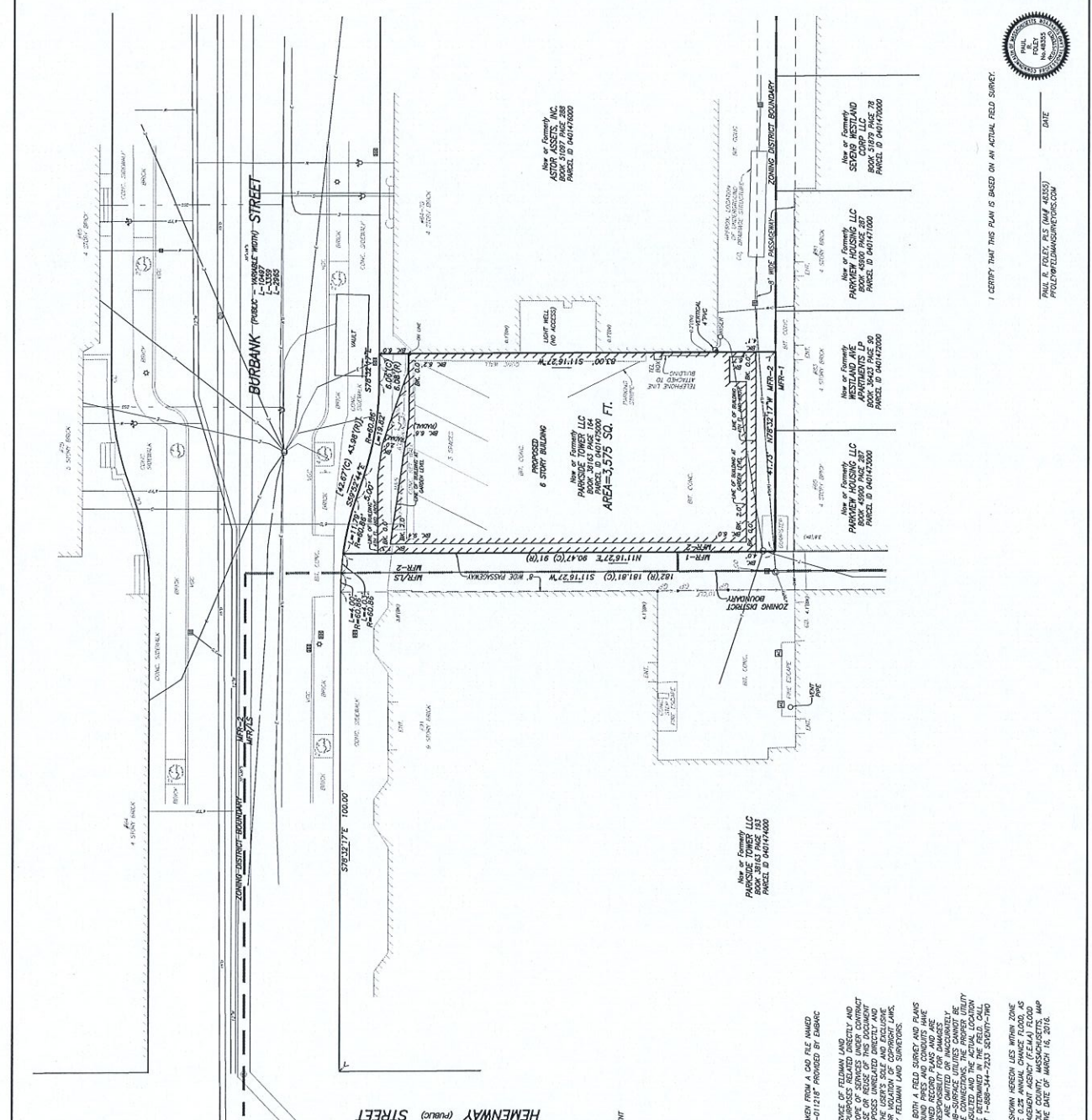
JANUARY 17, 2018
 PHONE: (617)357-8740

FELDMAN
 LAND SURVEYORS

SCALE: 1" = 10'

10 0 5 10 20 40

FOOTING AT FIELD CHECK MEASUREMENTS
 COULD AT FIELD CHECKED
 DATE: SHEET NO. 1 OF 1
 JOB NO. 12349



PLAN REFERENCES

SUFFOLK COUNTY REGISTRY OF DEEDS
 PLAN IN BOOK 1487, PAGE 113
 PLAN IN BOOK 1522, PAGE 237

CITY OF BOSTON ENGINEERING DEPARTMENT
 L-2965
 L-10487
 FIELD BOOK 334 PAGE 38

- NOTES:**
- 1) PROPOSED FOUNDATION DESIGN SYSTEMS SHALL BE PROVIDED BY ENGINEER AND SHALL BE SUBJECT TO APPROVAL BY THE CITY OF BOSTON.
 - 2) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS, INC. TO OUR CLIENT FOR PURPOSES RELATED HERETO AND SHALL BE USED ONLY FOR THE PROJECT AND SITE DESCRIBED HEREIN. ANY USE OF THIS DOCUMENT FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF FELDMAN LAND SURVEYORS, INC. IS STRICTLY PROHIBITED. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR PROVIDING ALL NECESSARY INFORMATION TO THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR PROVIDING ALL NECESSARY INFORMATION TO THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR PROVIDING ALL NECESSARY INFORMATION TO THE CLIENT.
 - 3) THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR PROVIDING ALL NECESSARY INFORMATION TO THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR PROVIDING ALL NECESSARY INFORMATION TO THE CLIENT.
 - 4) BY DRAWING PLACING THIS PLAN, THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR PROVIDING ALL NECESSARY INFORMATION TO THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR PROVIDING ALL NECESSARY INFORMATION TO THE CLIENT.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY.

PAUL B. FELDMAN, P.E. (MASS. LICENSED PROFESSIONAL ENGINEER)
 DATE: _____

NO.	DESCRIPTION	DATE

DRAWING INFORMATION
 DATE: 08/11/2016
 PROJECT # 13327
 SCALE: 1/8" = 1'-0"

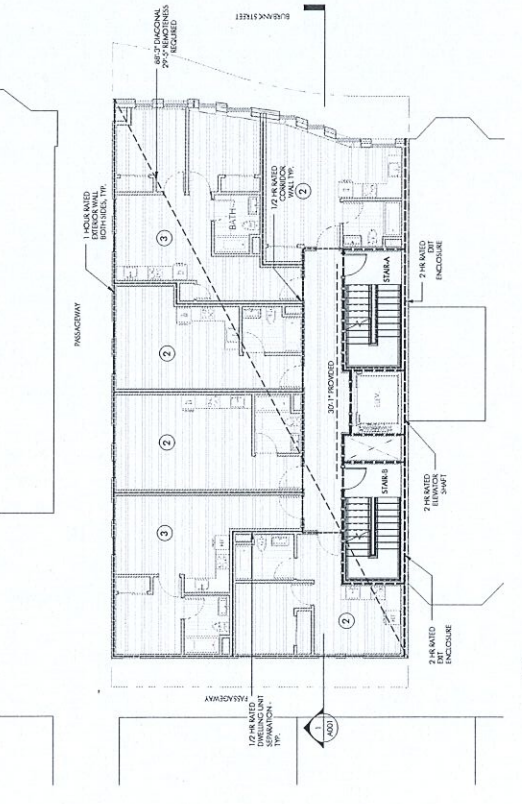
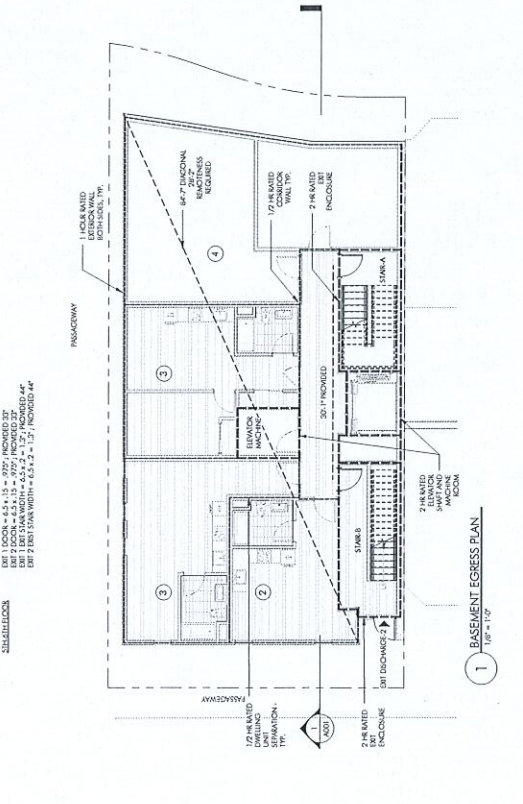
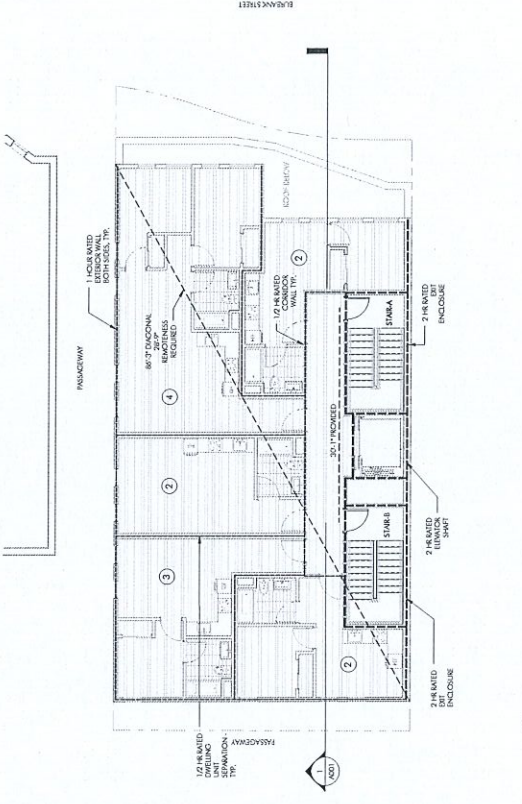
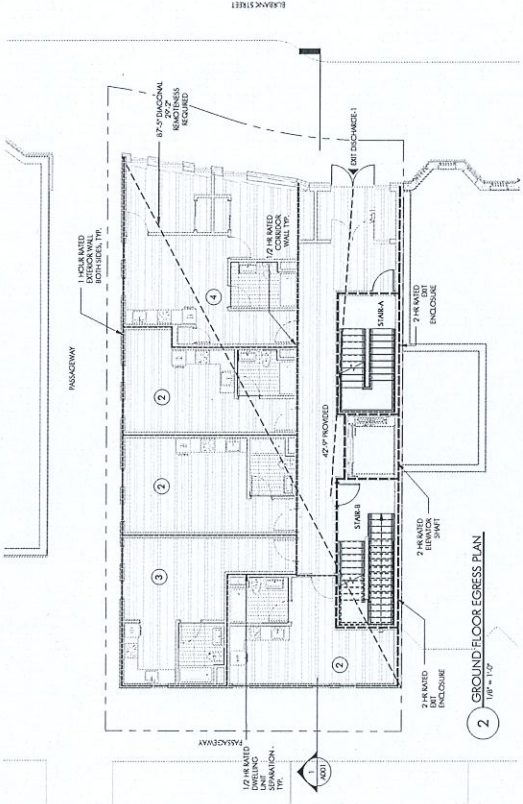
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EGRESS PLANS

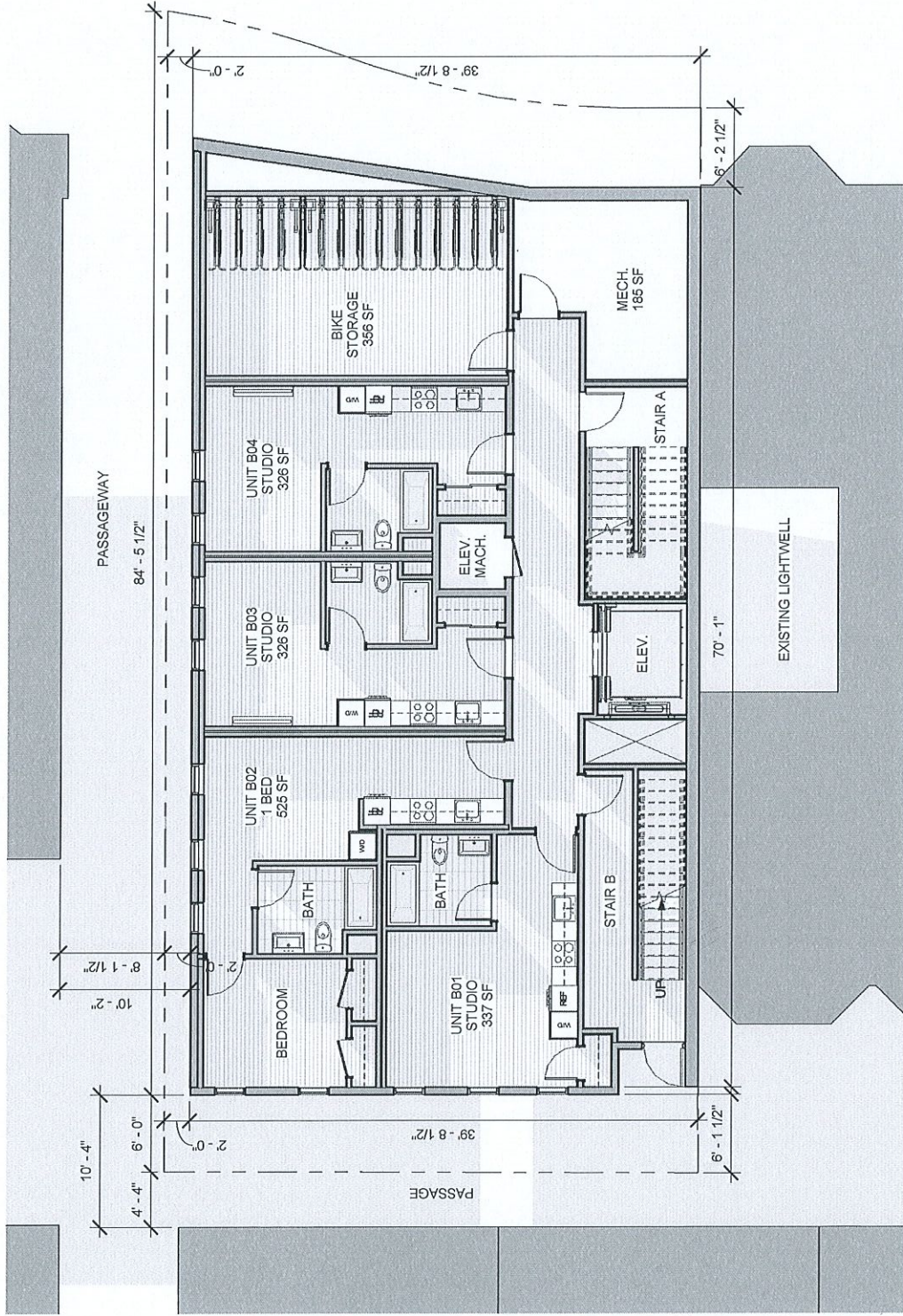
DRAWING NUMBER
A002

COURTESY: MARRAS STUDIO LLC

DOOR CALCULATIONS

DOOR	WIDTH	HEIGHT	AREA	TYPE
BRT 1 DOOR	7'-10"	7'-10"	55.7	1 1/2" RATED GLAZED
BRT 2 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 3 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 4 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 5 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 6 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 7 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 8 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 9 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 10 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 11 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 12 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 13 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 14 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 15 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 16 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 17 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 18 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 19 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 20 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 21 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 22 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 23 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 24 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 25 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 26 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 27 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 28 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 29 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 30 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 31 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 32 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 33 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 34 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 35 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 36 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 37 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 38 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 39 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 40 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 41 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 42 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 43 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 44 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 45 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 46 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 47 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 48 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 49 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED
BRT 50 DOOR	4'-2 1/2"	7'-10"	29.7	1 1/2" RATED GLAZED





1/8" = 1'-0"

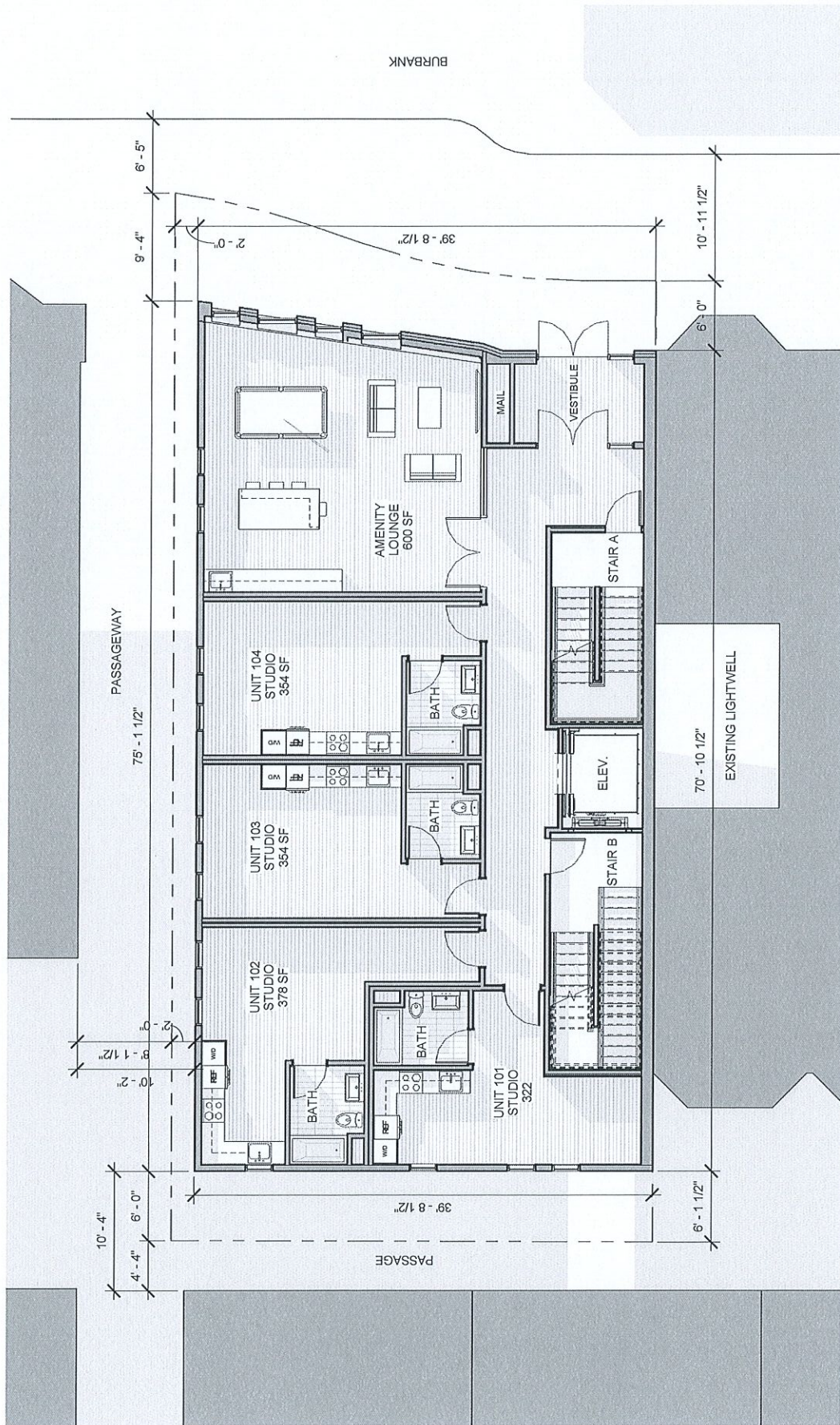
GARDEN LEVEL PLAN
 72 BURBANK ST
 BOSTON, MA 02115

03

MAY 3, 2018 | Author

EMBARC
 ARCHITECTURE + DESIGN

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BURBANK

1/8" = 1'-0"

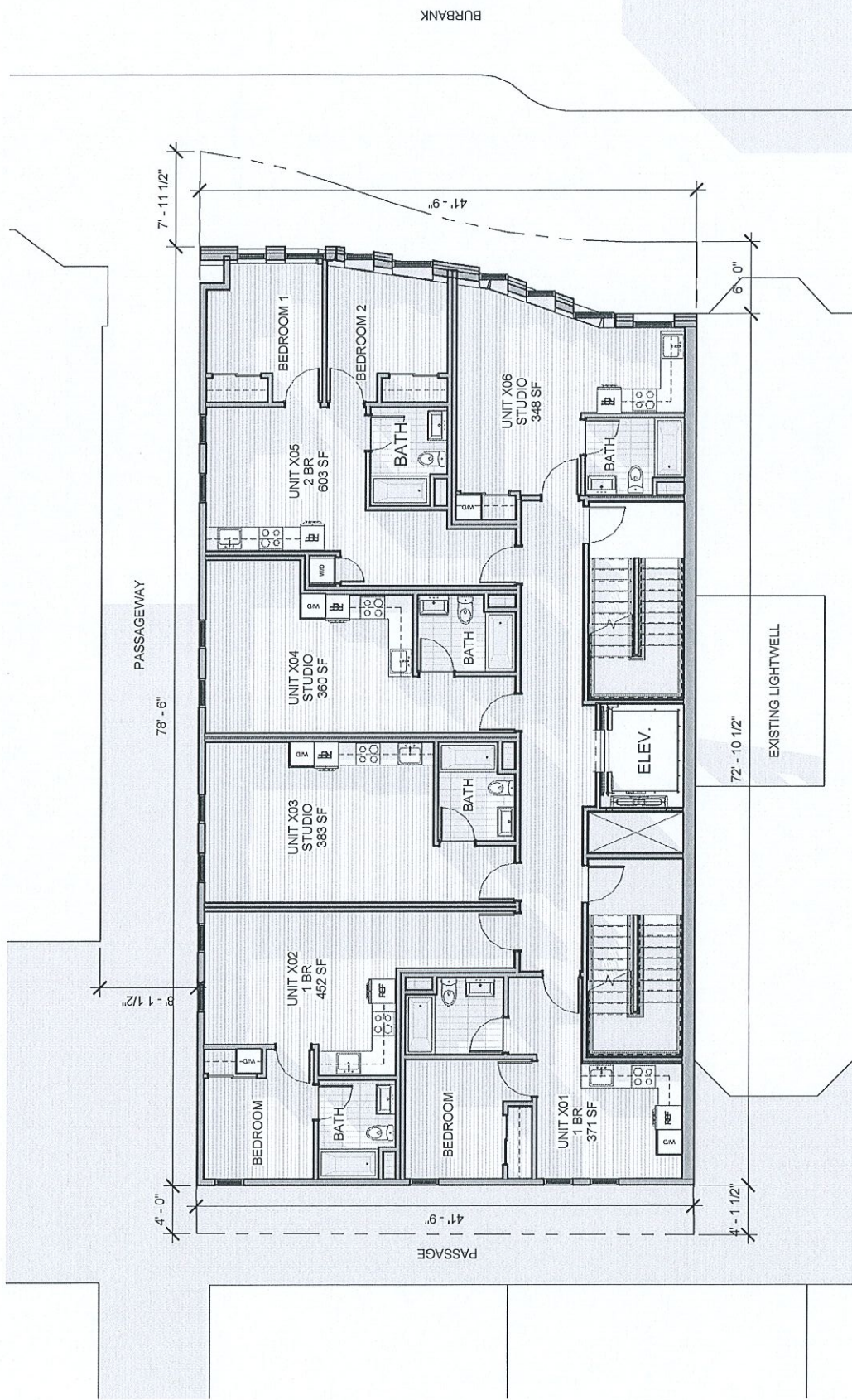
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GROUND FLOOR PLAN
72 BURBANK ST
BOSTON, MA 02115

MAY 3, 2018 | EMBARC

EMBARC
STUDIO
ARCHITECTURE + DESIGN

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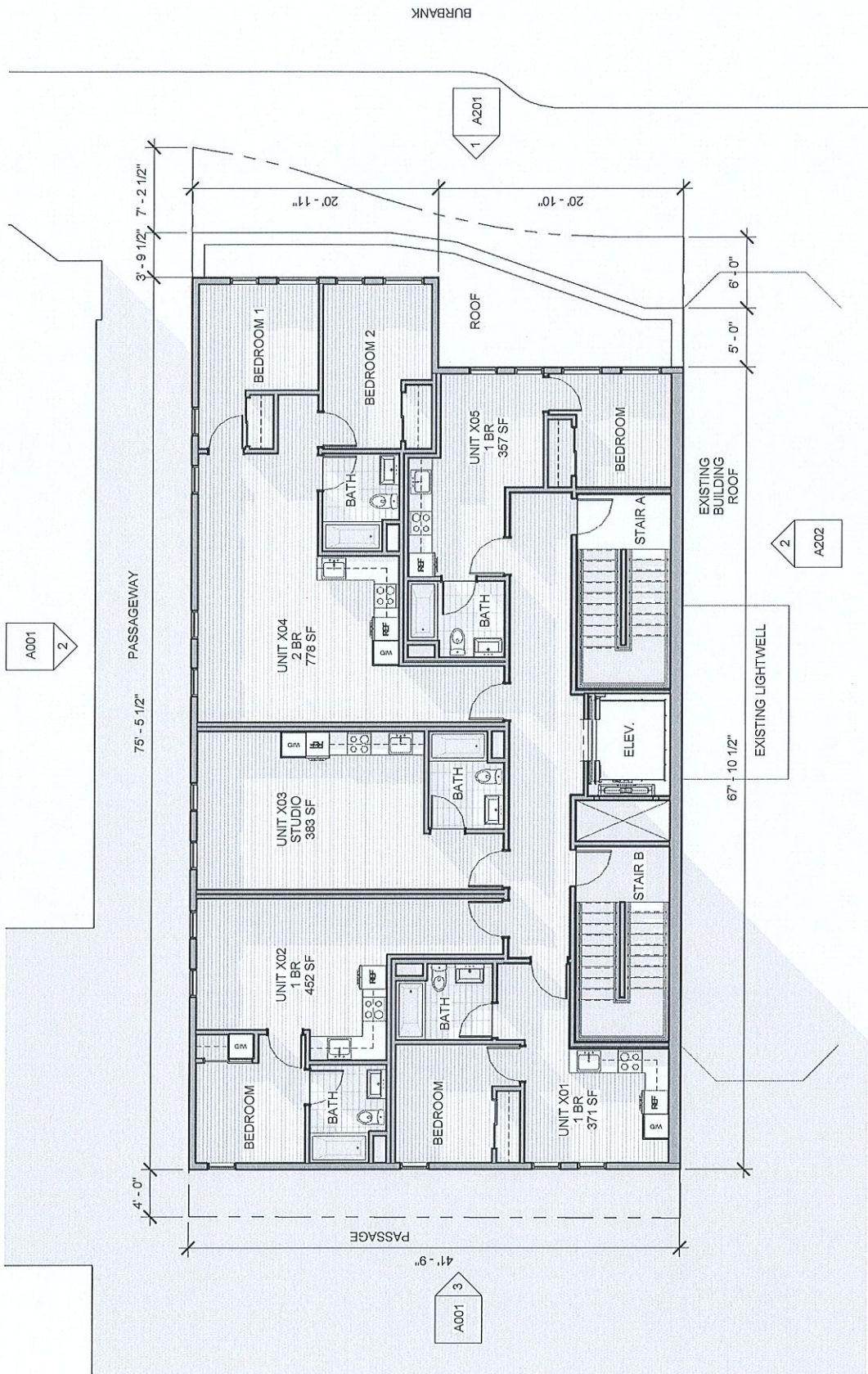
BURBANK

1/8" = 1'-0"

05

SECOND FLOOR PLAN
72 BURBANK ST
 BOSTON, MA 02115

MAY 3, 2018 | EMBARC



BURBANK

1/8" = 1'-0"

06

FIFTH/SIXTH FLOOR PLAN
 72 BURBANK ST
 BOSTON, MA 02115

MAY 3, 2018 | Author

EMBARC
 ARCHITECTURE + DESIGN
 STUDIO

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ARCHITECT
EMBARC
 60 CAMEL ROAD
 BOSTON, MA 02115
 TEL: 617.766.6331
 WWW.EMBARCMA.COM

OWNER
FOURTH PROPERTIES
 400 STATE STREET
 SUITE 210
 CAMBRIDGE, MA 02138

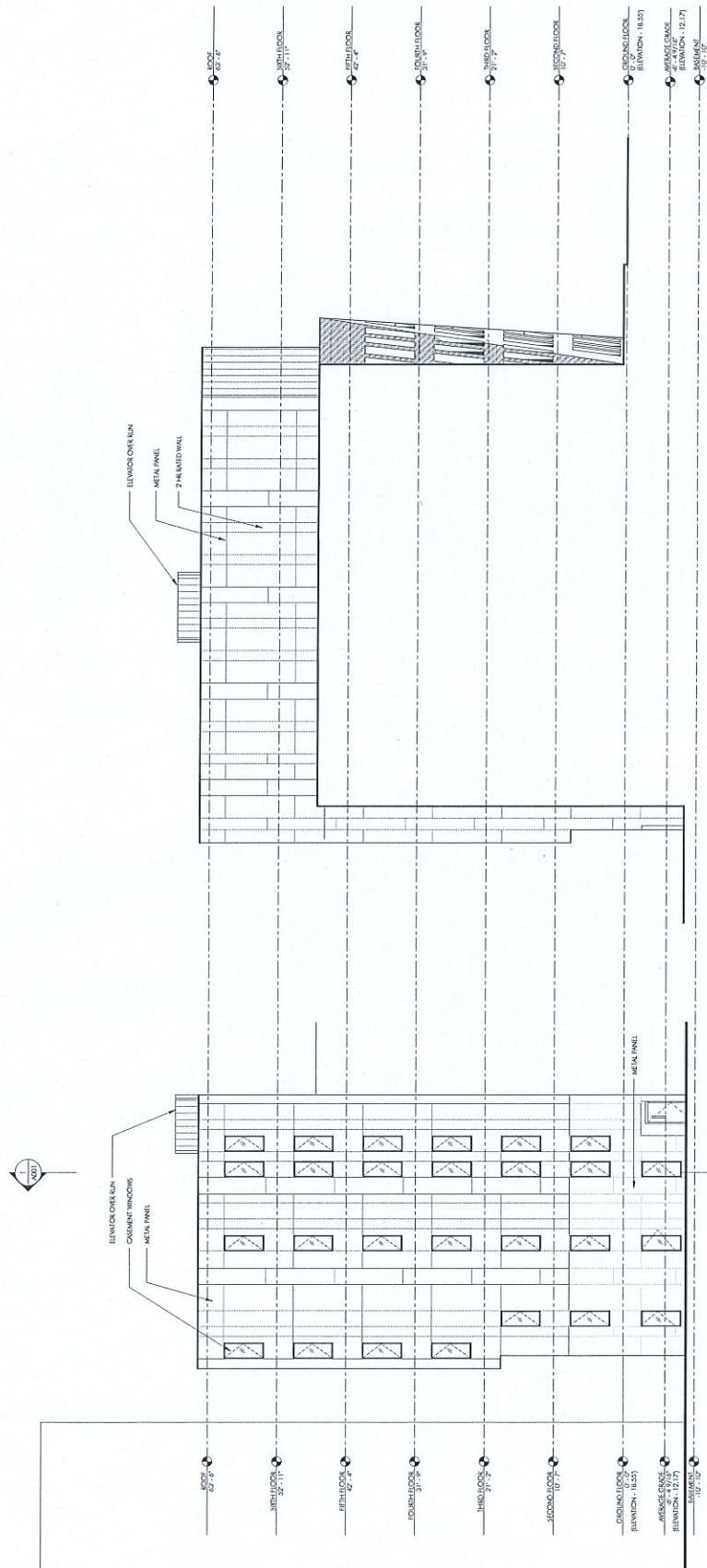
SURVEYOR
ELDMANLAND SURVEYORS
 125 HAMPDEN STREET
 BOSTON, MA 02118
 617.251.9740

ISSUED FOR CONSTRUCTION
 BOSTON, MA 02115
 72 BURBANK ST

REVISIONS

DRAWING INFORMATION
 TITLE: 72 BURBANK ST
 PROJECT # 1201
 SCALE: 1/8" = 1'-0"
 DRAWING DATE: 10/17/17

DRAWING NUMBER
A202
 © 2017 EMBARC ARCHITECTS, P.C.



2 PARTY WALL (SOUTH) ELEVATION
 1/8" = 1'-0"

1 PASSAGEWAY (WEST) ELEVATION
 1/8" = 1'-0"

EXHIBIT 7



**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

MARC LACASSE
75 ARLINGTON STREET
SUITE 500
BOSTON, MA 02116


March 28, 2018

Location: 72 BURBANK ST BOSTON, MA 02115
Ward: 04
Zoning District: Fenway N.D
Zoning Subdistrict: MFR - 2
Appl. # : ERT800037
Date Filed: February 07, 2018
Purpose: Construct a new 6 story, 36 Unit Residential 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>
Article 32 Section 6	GCOD Conditional Use	Groundwater Conservation Overlay District Applicability
Article 66, Section 42	Off-Street Parking & Loading Req	Off-Street Parking Insufficient
Article 66, Section 9	Dimensional Regulations	Floor Area Ratio Excessive
Article 66, Section 9	Dimensional Regulations	Usable Open Space Insufficient
Article 66, Section 9	Dimensional Regulations	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.



Thomas White
(617)961-3275
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.