

81 Chestnut Hill Avenue

Brighton, Massachusetts



Application for Article 80 Small Project Review
Boston Planning & Development Agency
August 18, 2017

Owner/Developer: **81 Chestnut Hill Avenue Development, LLC**
Architect: **Choo & Company, Inc.**
Legal Counsel: **McDermott, Quilty & Miller, LLP**

81 Chestnut Hill Avenue

Brighton, Massachusetts

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McDERMOTT
QUILTY &
MILLER LLP

28 STATE STREET, SUITE 802
BOSTON, MA 02109

30 ROWES WHARF, SUITE 600
BOSTON, MA 02110

August 18, 2017

VIA HAND DELIVERY

Brian P. Golden, Director
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, Massachusetts 02201

**Re: Article 80 Small Project Review Application
81 Chestnut Hill Avenue, Brighton, Massachusetts**

Dear Director Golden:

As counsel to 81 Chestnut Hill Avenue Development, LLC, the owner-developer of the above referenced property (“Proponent”), I am pleased to submit the enclosed application for Article 80 Small Project Review.

Situated on 15,881 square feet of land at 81 Chestnut Hill Avenue, in Boston’s Brighton Neighborhood, the proposed project contemplates a new 4-story, 15-unit residential building on three (3) levels above a ground-level parking, with on-site parking for 17 vehicles. Two (2) of the residential units will be affordable. The proposed project replaces a vacant and distressed multi-family apartment building with much needed site upgrades, and a high-quality residential program at this existing non-conforming property site in the Allston/Brighton 1F-500 zoning sub-district.

Prior to submitting this application, the Proponent conducted extensive preliminary outreach with nearby and abutting property owners, area residents, local elected and appointed officials and the staff of your agency to seek and integrate neighborhood input into its development program, at two (2) separate community meetings before the Brighton Allston Improvement Association (“BAIA”), three (3) organized abutter meetings and an on-site walk-through. As a result of the input received, the Proponent has reduced the unit count and made changes to the original scope, design, parking, landscaping and vehicular and pedestrian access to the site, and it is now pleased to submit the enclosed application for Article 80 Small Project Review.

Thank you for your consideration of this application, and I look forward to working with you towards a successful outcome.

Very truly yours,



Joseph P. Hanley, Partner

81 Chestnut Hill Avenue

Brighton, Massachusetts

Project Team

Owner-Developer:

81 Chestnut Hill Avenue Development, LLC
31 Montrose Street
Newton, MA 02458

Legal Counsel:

McDermott, Quilty & Miller LLP
28 State Street, Suite 802
Boston, MA 02109
Joseph Hanley, Esq.
617-946-4600; email jhanley@mqmlp.com

Architect:

Choo & Company, Inc.
One Billings Road
Quincy MA 02171
Elida Alba
617-786-7727; email elida@choo-design.com

Civil Engineer/Surveyor:

Boston Survey
4 Shipway Place,
Charlestown, MA 02129
George Collins
(617) 242-1313; email GCOLLINS@BOSTONSURVEYINC.COM

Landscape Architect:

Marc Mazzarelli Associates, LLC
284 Concord Avenue
Cambridge, MA 02138 USA
617-227-2312; email mazzarelli@verizon.net

81 Chestnut Hill Avenue

Brighton, Massachusetts

Project Description

Located at 81 Chestnut Hill Avenue in Boston's Allston/Brighton neighborhood, the proposed project seeks to upgrade and improve a distressed property site, by replacing an existing multi-family structure with a new 4-story, 15-unit residential building of approximately 25,573 gross square feet with three (3) main residential levels above a ground-level parking garage for 17 vehicles. Two (2) of the residential units will be designated as affordable.

The building will be architecturally designed to compliment the neighborhood's architectural character, landscape, and site, with vehicular and pedestrian access improvements to assure proper public safety and contextual appropriateness.

As shown on the attached plans, 12 of the 15 units will be two (2) bedroom units, and 3 of the 15 units will be three (3) bedroom units. The units vary in size from 1,289 square feet to 1,425 square feet. Laundry accommodations, individual hot water heater and individual HVAC units will be provided for each unit. Individual gas meters will be located on the lower level along with an electrical room as the main point of entry for electric and telecommunication utilities. There is also a utility room provided for additional services. Trash and receiving will occur in the garage facility, which will also include ample bicycle parking.

Project Site

Located on the westerly side of Brighton's Chestnut Hill Avenue at the corner of William Jackson Avenue, the project site consists of 15,881 square feet of land with direct vehicular and pedestrian access from a City of Boston right of way at the eastern side of the site. The property site is adjacent to another existing non-conforming multi-family residential apartment building, with a land area larger than that of the underlying 1F-5000 zoning sub-district at this location. Immediately across the intersection of William Jackson Avenue along this section of Chestnut Hill Avenue is a 47-unit residential condominium building (former Greenery Nursing Home). The project site also includes certain unique characteristics to help justify and mitigate the proposed new building height and related potential visual impacts on the surrounding neighborhood, including a significant change in grade leading up to the residential section of William Jackson Avenue (above it). In this regard, by setting the new building into the grade and stepping back and away from the rear lot line at the site, the proposed project has been carefully designed to respond to and utilize the unique aspects of the land.

81 Chestnut Hill Avenue

Brighton, Massachusetts

Erected in 1969, the existing non-conforming structure was originally constructed as a two-family dwelling. In or around 1972, it was then converted to include additional dwelling units, a five-unit dwelling codified by a variance granted in 1977. As such, the current use and occupancy of the property is as a five-family dwelling (ISD Long Form #799/1977).

Neighborhood Context

Surrounded by numerous apartment buildings and homes dating back to the extension of the street car lines and resulting residential growth of the 1800's, the immediate neighborhood at this location on Chestnut Hill Avenue in Brighton is primarily residential, with a small mix of neighborhood retail, commercial and educational uses. Over the past several years, the neighborhood has experienced further residential growth and development, including the addition of certain residential housing developments along Chestnut Hill Avenue, and other surrounding locations similar in size and scope to the proposed project. Located within a short walk to the Massachusetts Bay Transportation Authority Green Line subway stops and along its bus lines, the immediate neighborhood is also convenient to public transportation while offering immediate access to the various neighborhood amenities of the area.

Public Benefits: Affordable Housing and Job Creation

The proposed project will upgrade and improve the under-utilized site by creating an appropriately-designed 15-unit residential building with 17 on-site parking spaces, and improvements in landscaping and vehicular and pedestrian access. In particular, the project will remove a potential nuisance presented by the existing conditions and provide much-needed residential housing in a manner that is consistent with and complimentary to the surrounding neighborhood, and the City's planning and policy objectives.

The upgrade of this under-utilized and distressed property site will also deliver new, high-quality market rate and on-site affordable housing options for the rapidly expanding population of neighborhood and City residents. As such, the proposed project will continue to build upon Mayor Walsh's Boston 2030 Housing Plan for the future.

In addition to the creation of housing and designation of certain affordable units, the proposed project will create construction jobs (full-time equivalent) over an eighteen (18) month period.

81 Chestnut Hill Avenue

Brighton, Massachusetts

Traffic, Parking and Vehicular and Pedestrian Access

As part of the proposed project, the new 15-unit residential building will include on-site parking for 17 vehicles in order to mitigate potential parking and traffic issues associated with the project. The parking will be directly accessible from an improved curb-cut entrance

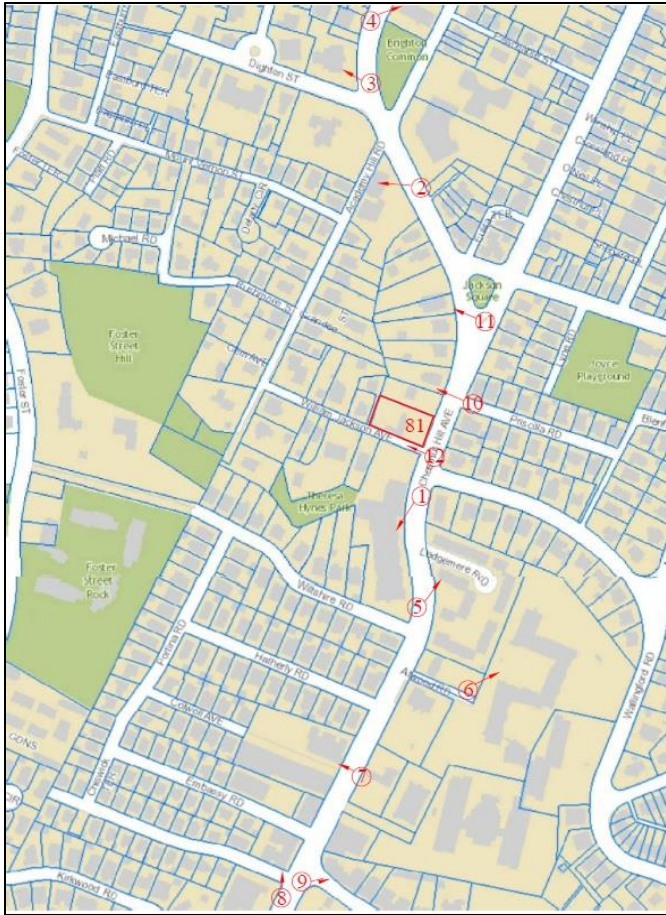
located at the corner of Chestnut Hill Avenue and William Jackson Avenue, and the project site itself will be redeveloped with improvements in vehicular and pedestrian access to assure proper public safety and appropriate design.

Additionally, the project's close proximity to public transportation, including the Massachusetts Bay Transportation Authority's ("MBTA") stations and along its bus line, help to further alleviate any potential negative impact on parking and traffic. In particular, the project site is within one-half mile from the Green Line branches of the MBTA and along its Bus Routes providing service options to Brookline, Cambridge and points in downtown Boston.

81 Chestnut Hill Avenue

Brighton, Massachusetts

Neighborhood Site Map



81 Chestnut Hill Avenue

Brighton, Massachusetts

Neighborhood Photographs



1. View of 99 Chestnut Hill Ave (south).



2. View of 45 Chestnut Hill Ave (north).



3. View of 29 Chestnut Hill Ave, Shaloh House.



4. View of 20 Chestnut Hill Ave, Senior Center.



5. View of the apartments at the corner of Chestnut Hill Ave and Ledgemere Road.



6. View of 150 Chestnut Hill Ave apartments.



7. View of 163 Chestnut Hill Ave.



8. View of 191 Chestnut Hill Ave.



9. View of the corner building at Chestnut Hill Ave and Chiswick Road.



10. View of adjacent buildings (north).



11. View of Lehman, Reen & McNamara funeral home.



12. View from corner of Chestnut Hill Ave and W. Jackson Ave.

81 Chestnut Hill Avenue

Brighton, Massachusetts

Zoning Analysis

District:	1F-5000
Setbacks Required:	Front Yard....20 Feet Side Yard.....12 Feet Rear Yard.....40 Feet
Setbacks Provided:	Front Yard....6 Feet Side Yard.....6 Feet Rear Yard.....46 Feet (exceeds requirements)
FAR Allowed:	0.5
FAR Provided:	1.61 (Exceeds the 0.5 FAR requirement by 1.11)
Site Area:	15,881 square feet
Total Gross Building Area Allowed:	7,906 (4,115± existing)
Total Gross Building Area Provided:	First Floor (Garage) = 7,596 square feet Second-Fourth Floors (Residential) = 25,573 square feet Total = 33,169 square feet
Height Allowed:	35 Feet
Height Provided:	40 Feet (40 Feet at front, stepping down to 31 Feet at rear)
Stories Allowed:	2.5
Stories Provided:	4 (4 Stories at front, stepping down to 3 Stories at rear)
Parking spaces Required:	2 spaces/dwelling unit for 10+ units required.
Parking spaces Provided:	Average parking spaces provided for is 1.13 spaces/dwelling unit (17 parking spaces for 15 units)
Open Space Required:	None.

81 Chestnut Hill Avenue

Brighton, Massachusetts

Anticipated Permits and Further Public Review

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo further public comment and community process. Prior to submitting this Article 80 Application, however, the project team conducted extensive preliminary outreach with local elected and appointed officials and also made several presentations to the Brighton Allston Improvement Association (“BAIA”) at three (3) organized abutter meetings and a special neighborhood site walk-through. This application includes the input received in the preliminary outreach process with interested parties.

The table below lists the public permits and approvals that are anticipated to be required for the project. (See Appendix B hereto for related exhibits).

Anticipated Permits and Approvals

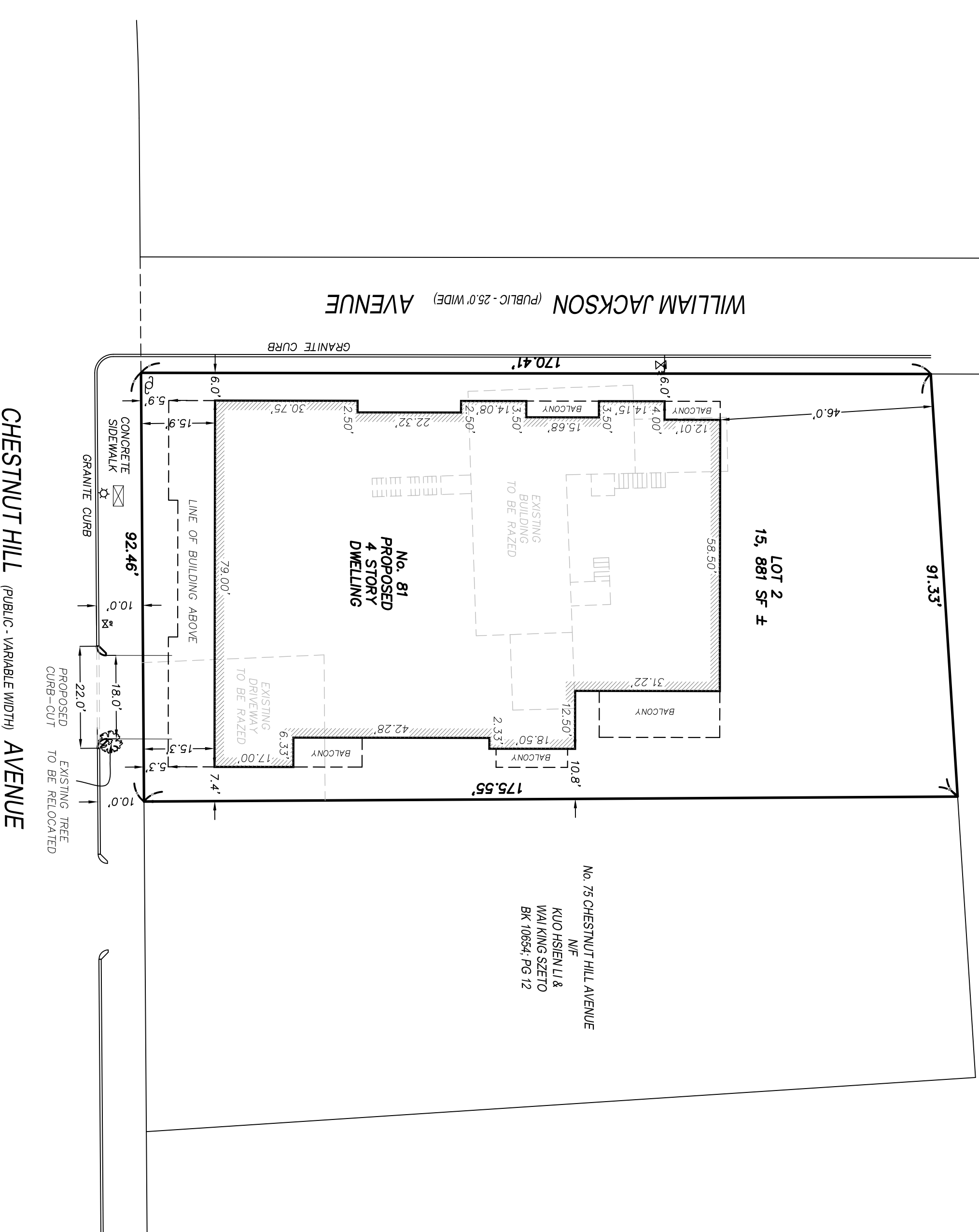
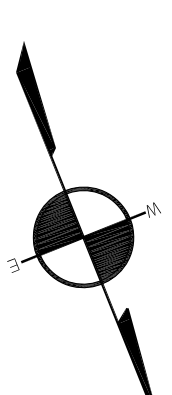
AGENCY		APPROVAL	
City	Boston Planning & Development Agency	◆	Article 80 Small Project Review Application
	Boston Public Works Department	◆	Curb cut improvements
	Boston Transportation Department	◆	Construction Management Plan (if required)
	Boston Water and Sewer Commission	◆	Site Plan approval for water and sewer connections
	Public Improvement Commission	◆	Specific repair plan approval
	Zoning Board of Appeals	◆	Variances

Appendix A: Architectural Plans and Elevations

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF APRIL 12, 2017 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

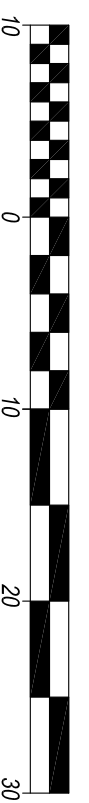
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
 COMMUNITY-PANEL # 25025C0057G
 EFFECTIVE DATE: SEPTEMBER 25, 2009

No. 15 WILLIAM JACKSON AVENUE
 N/F
 JIN P. & SIM YOUNG
 BK 27942 PG 287



- LEGEND:**
- ⊗ ELECTRIC HANDHOLE
 - ⊠ GAS GATE
 - ⊙ LIGHT POLE
 - ⊚ UTILITY POLE
 - ⊛ WATER GATE

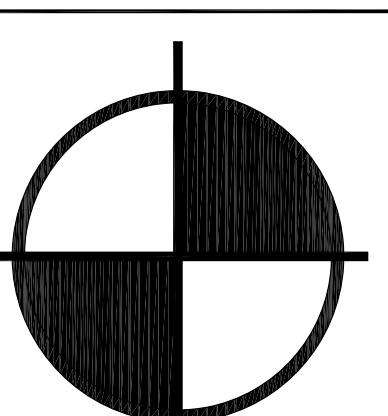
DATE: JULY 19, 2017



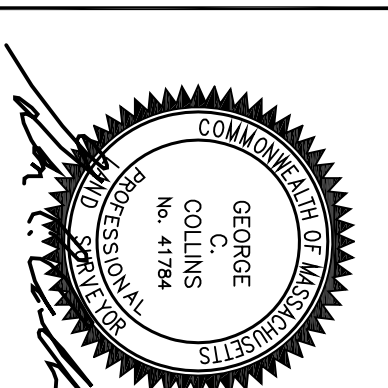
REFERENCES:
 DEED: BK 8998; PG 69
 PLAN: PL BK 5375; PG 584
 L-4911

PLAN OF LAND
 SHOWING PROPOSED CONDITIONS LOCATED AT
 81 CHESTNUT HILL AVENUE
 BRIGHTON, MA

PREPARED FOR:
 MADERMOTT, QUILTY, & MILLER, LLP
 28 STATE STREET, SUITE 802
 BOSTON, MA, 02109



BOSTON SURVEY INC.
 UNIT C-4 SHIPWAY'S PLACE
 CHARLESTOWN, MA, 02129
 (617) 242-4313
 www.bostonsurveyinc.com



JOB # 16-00431

FILE # 16-00431 - CPP - R3.DWG



Plant List

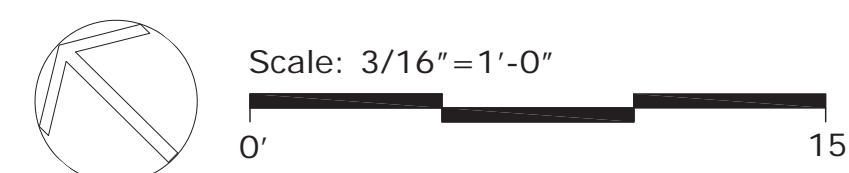
Trees

Quantity	Botanical Name	Common Name	Size	Notes
1	<i>Cornus mas</i>	Cornelian Cherry	7'-8" HT.	B&B, Multi-stemmed
1	<i>Cornus kousa</i>	Kousa Dogwood	10'-12" HT.	B&B, Single Stem
10	<i>Juniperus x 'Hetzii Columnaris'</i>	Columnar Cedars	4'-5" HT.	B&B
1	<i>Magnolia stellata</i>	Star Magnolia	8'-10" HT.	B&B, Multi-stemmed
3	<i>Malus x 'Purple Prince'</i>	Purple Price Crab Apple	2"-2 1/2" Caliper	B&B
1	<i>Prunus x 'Okame'</i>	Okame Cherry	2 1/2"-3" Caliper	B&B
1	<i>Pyrus calleryana 'Cleveland Select'</i>	Flowering Pear Tree	2 1/2"-3" Caliper	B&B
8	<i>Picea glauca</i>	White Spruce	10'-12" HT.	B&B
15	<i>Thuja x 'Green Giant'</i>	Green Giant Arborvitae	8'-10" HT.	B&B

Shrubs

Quantity	Botanical Name	Common Name	Size	Notes
6	<i>Chamaecyparis pisifera 'Golden Mop'</i>	Japanese False Cypress	30" Spread	
27	<i>Cornus alba 'Ivory Halo'</i>	Variiegated Red Twig Dogwood	3'-4' HT. #7 Container	
14	<i>Juniperus x 'Compact Andorra'</i>	Compact Andorra Juniper	3 Gallon	NO substitutions allowed
11	<i>Physocarpus opulifolius 'Monlo'</i>	Diablo Ninebark Shrub	#7 Containers - 48" HT.	
21	<i>Spiraea x 'Anthony Waterer'</i>	Anthony Waterer Spiraea	#7 Container	
9	<i>Taxus x media 'Hicksii'</i>	Hicks Upright Yew	4'-5' Height	B&B
6	<i>Viburnum plicatum 'Mariesii'</i>	Mariesii Doublefile Viburnum	36"-42" HT.	B&B

Quantity	Botanical Name	Common Name	Size
3	<i>Calamagrostis x 'Karl Foerster'</i>	Feather Reed Grass	3 Gallon
18	<i>Hakonechloa macra 'Aureola'</i>	Hakone Grass	2 Quart
5	<i>Miscanthus x 'Morning Light'</i>	Morning Light Miscanthus	3 Gallon
9	<i>Pennisetum x 'Hameln'</i>	Dwarf Fountain Grass	3 Gallon



Proposed New Residential Building | 81 Chestnut Hill Avenue
Boston, Massachusetts

PLANTING PLAN

August 17, 2017

PROPOSED NEW RESIDENTIAL BUILDING

81 CHESTNUT HILL AVE
BOSTON, MA



PROPOSED RESIDENTIAL
15 UNIT BUILDING
81 CHESTNUT HILL AVE
BOSTON, MA

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-788-7727 fax 617-788-7715

No.	Revision Date
	10-25-16
	02-22-17

Project No: 15278
Scale: AS NOTED
Date: 11-06-15
Drawn By: E.A

Drawing Name
COVER SHEET

Sheet No.
A-0

ZONING SUMMARY 1F- 5,000

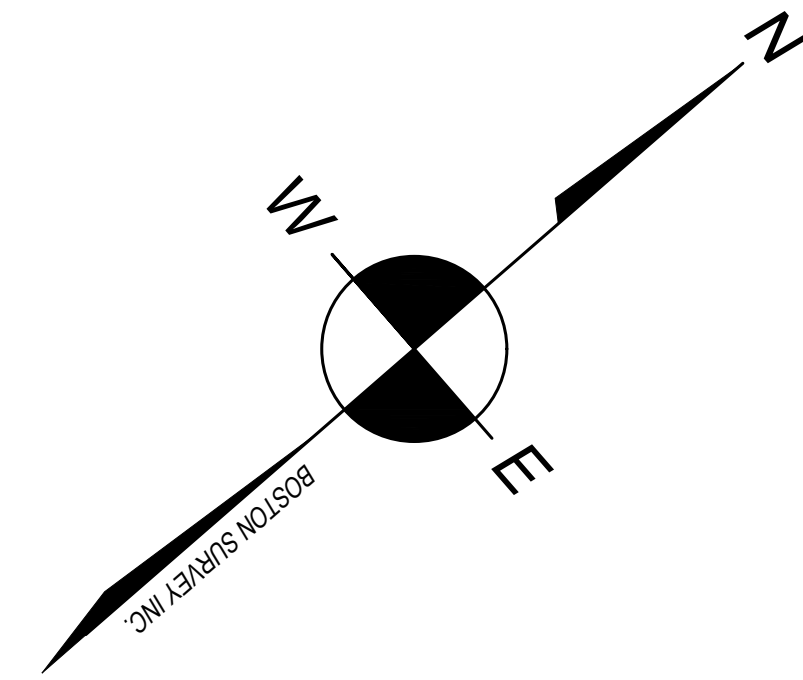
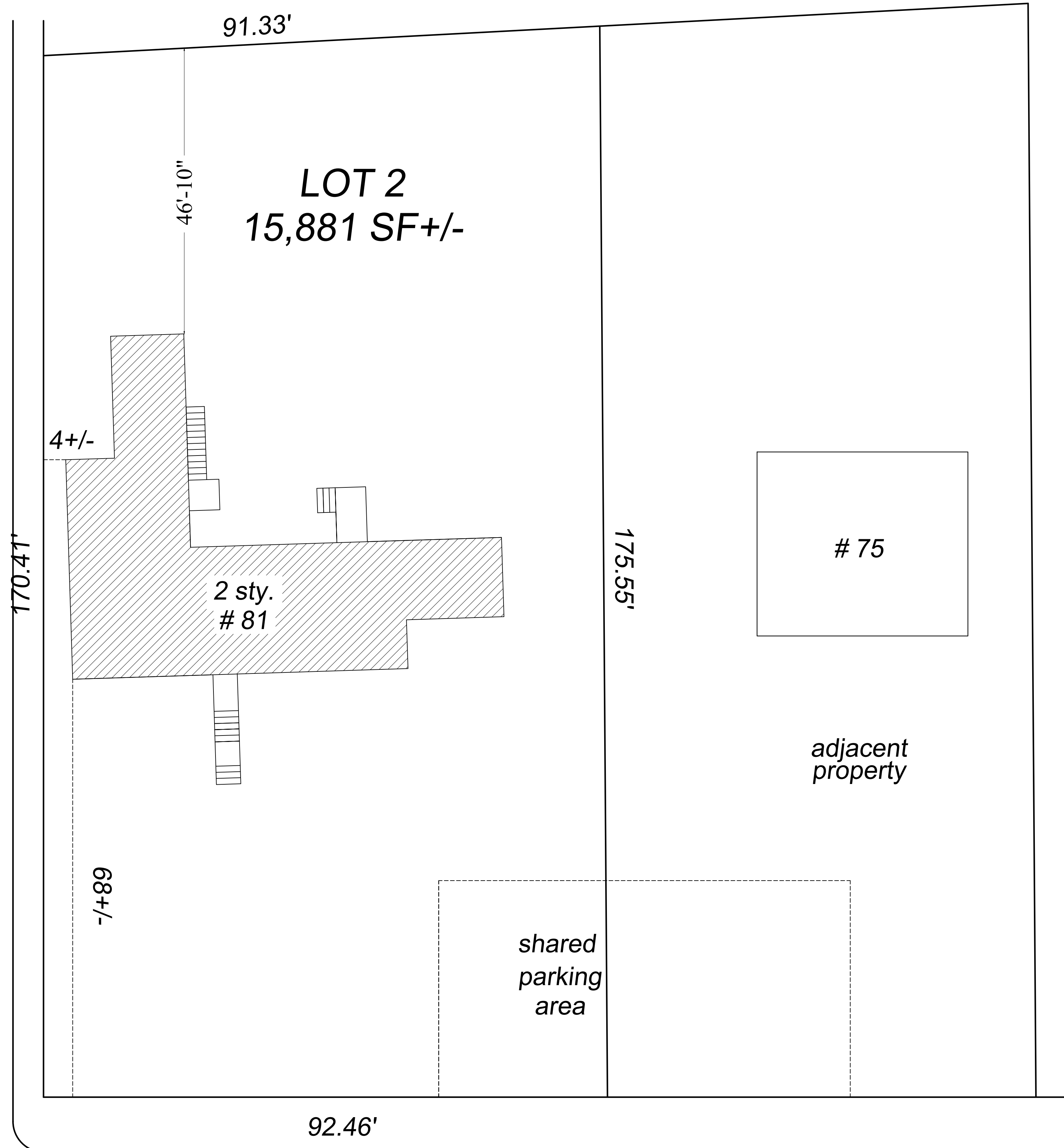
	MIN. LOT SIZE	LOT WIDTH	LOT FRONTAGE	FAR	BLDG. HEIGHT	OPEN SPACE PER UNIT	SETBACK FRONT	SETBACK EACH SIDE	SETBACK REAR
REQUIRED BY ZONING	5,000	50'	50'	0.5	2 1/2 ST. 35'	NONE	20'	12'	40'
PROPOSED	15,881 S.F.	92'	92'	1.61	4 ST. 40'	-	6'	6'	46'

PROPOSED BUILDING SUMMARY:

3 RESIDENTIAL FLOORS WITH GROUND FLOOR PARKING GARAGE
TOTAL 15 UNITS
5 UNITS PER FLOOR
12 UNITS ARE 2-BEDROOM UNITS & 3 UNITS ARE 3-BEDROOM
UNIT AREAS VARY FROM 1,289 TO 1,425 sf±.
BUILDING FOOTPRINT: 8,325 sf.
BUILDING TOTAL LIVING AREA SQUARE-FOOTAGE: 25,573 sf ±
GARAGE AREA: 7,596 sf.
17 PARKING SPACES

PARKING:
REQUIRED: 2 SPACE PER UNIT = 30 SPACES
PROVIDED: 17 SPACES

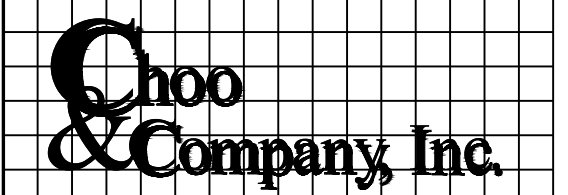
WM. JACKOSON AVENUE



CHESTNUT HILL AVENUE

Location

PROPOSED RESIDENTIAL
15 UNIT BUILDING
81 CHESTNUT HILL AVE
BOSTON, MA



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	10-25-16

Project No: 15278
Scale: AS NOTED
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Drawn By: E.A.

Drawing Name

EXISTING
SITE PLAN

Sheet No.

A-1.0



LINE OF BUILDING AS PER PREVIOUS DESIGN

PROPOSED 1ST FLOOR GARAGE PLAN
1/8"=1'-0"

RELOCATED ENTRANCE ORIGINALLY LOCATED ON WM. JACKSON AVE

Location
**PROPOSED RESIDENTIAL
15 UNIT BUILDING
81 CHESTNUT HILL AVE
BOSTON, MA**

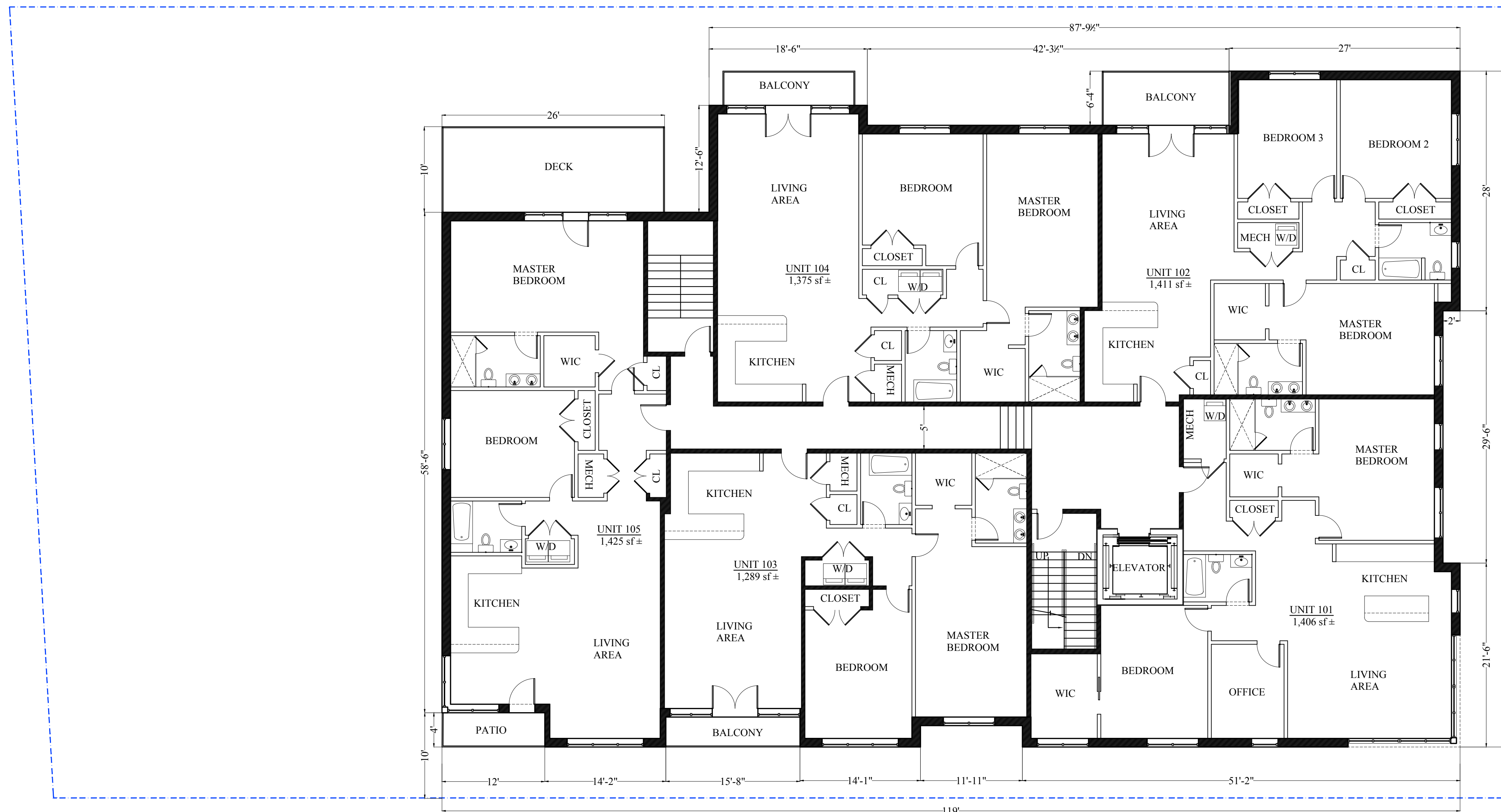
Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	10-25-16
	11-21-16
	02-22-17

Project No: 15278
Scale: AS NOTED
Date: 11-06-15
Drawn By: E.A.

Drawing Name
FLOOR PLAN

Sheet No.
A-1.1

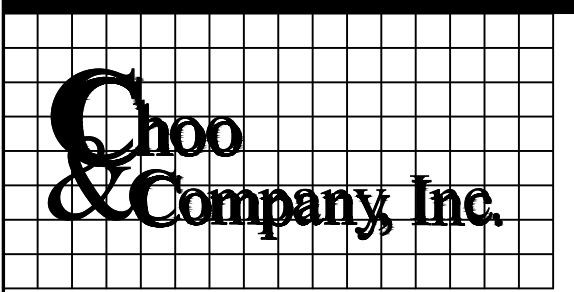


W. JACKSON AVE

PROPOSED 2ND FLOOR PLAN
1/8"=1'-0"

CHESTNUT HILL AVE

PROPOSED RESIDENTIAL
15 UNIT BUILDING
81 CHESTNUT HILL AVE
BOSTON, MA



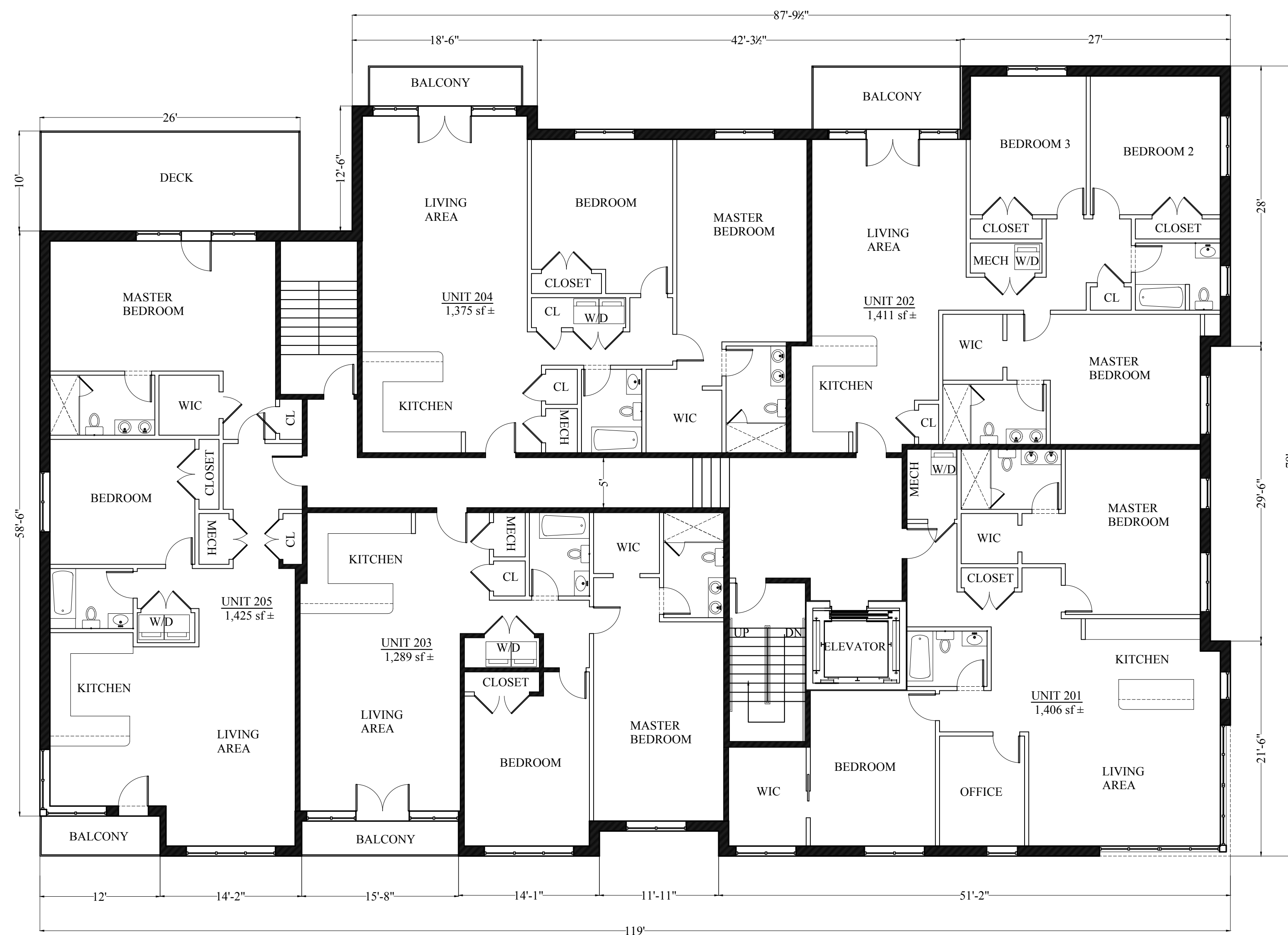
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	10-25-16
	02-22-17

Project No: 15278
Scale: AS NOTED
Date: 11-06-15
Drawn By: E.A.

Drawing Name
FLOOR PLAN

Sheet No.
A-1.2



W. JACKSON AVE

CHESTNUT HILL AVE

PROPOSED 3RD FLOOR PLAN
1/8"=1'-0"

Location

PROPOSED RESIDENTIAL
15 UNIT BUILDING
81 CHESTNUT HILL AVE
BOSTON, MA

Choo
& Company, Inc.

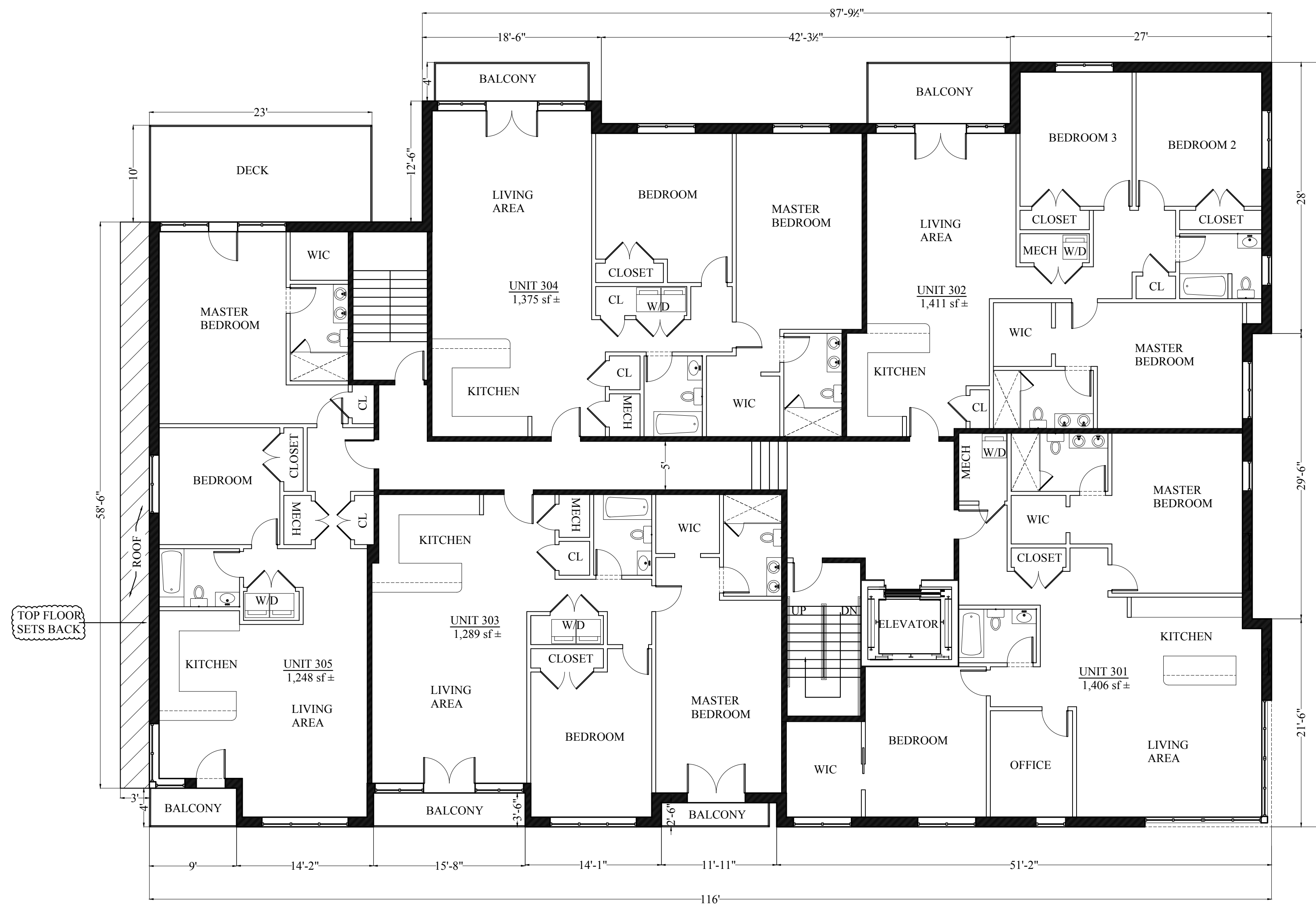
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	10-25-16
	02-22-17

Project No: 15278
Scale: AS NOTED
Date: 11-06-15
Drawn By: E.A.

Drawing Name
FLOOR PLAN

Sheet No.
A-1.3



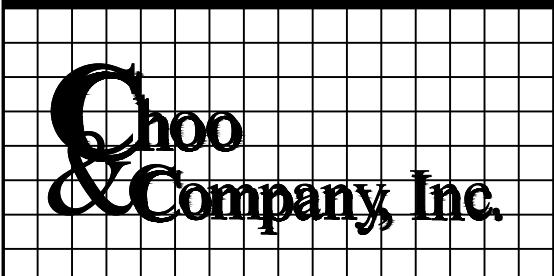
W. JACKSON AVE

CHESTNUT HILL AVE

PROPOSED 4TH FLOOR PLAN
1/8"=1'-0"

Location

PROPOSED RESIDENTIAL
15 UNIT BUILDING
81 CHESTNUT HILL AVE
BOSTON, MA



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	10-25-16
	02-22-17

Project No: 15278
Scale: AS NOTED
Date: 11-06-15
Drawn By: E.A.

Drawing Name
FLOOR PLAN

Sheet No.
A-1.4

Location

PROPOSED RESIDENTIAL
15 UNIT BUILDING
81 CHESTNUT HILL AVE
BOSTON, MA

Choo & Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	10-25-16
	02-22-17

Project No: 15278
Scale: AS NOTED
Date: 11-06-15
Drawn By: E.A.

Drawing Name

ELEVATIONS

Sheet No.

A-2.1



W. JACKSON AVE ELEVATION
1/8"=1'-0"



CHESTNUT HILL AVE ELEVATION
1/8"=1'-0"

BUILDING MATERIALS

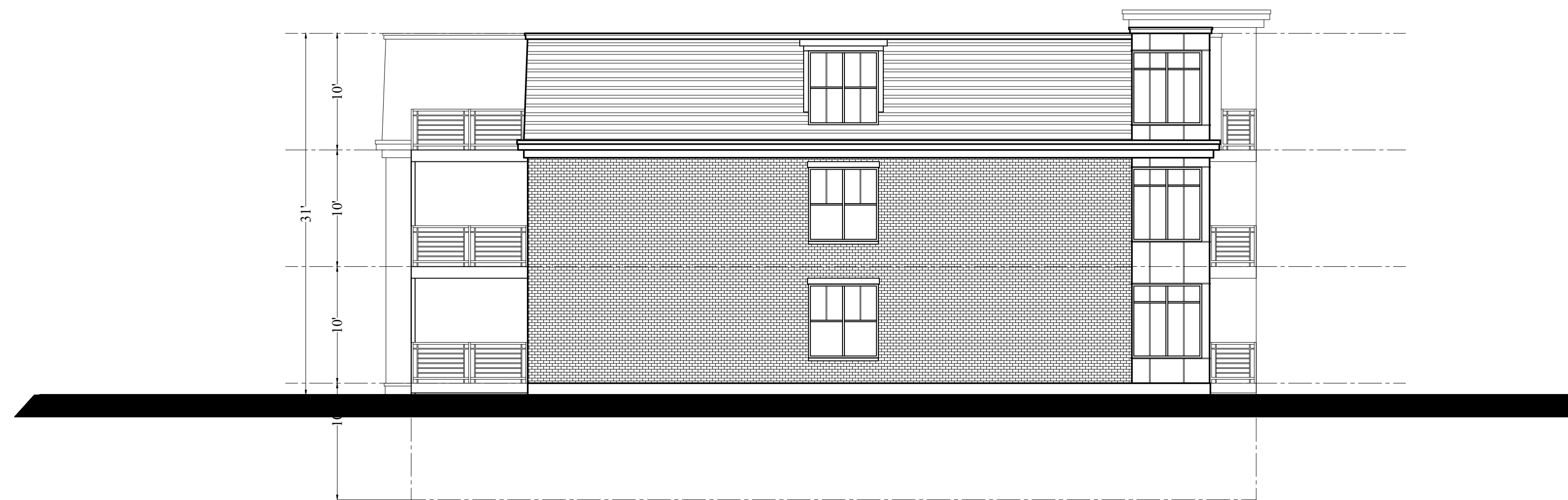
- TERRACLAD**
- BOSTON VALLEY TERRA COTTA
 - CERAMIC RAINSCREEN CLADDING SYSTEM
 - REVEAL PANELS
 - COLOR - CHARCOAL

- FIBER CEMENT BOARD FCB-1**
- AMERICAN FIBER CEMENT CORPORATION
 - CEMBRIT CEMBONIT BOARD
 - COLOR - GRANITE

- FIBER CEMENT BOARD FCB-2**
- AMERICAN FIBER CEMENT CORPORATION
 - CEMBRIT CEMBONIT BOARD
 - COLOR - FLINT



RIGHT SIDE ELEVATION
1/8"=1'-0"



REAR ELEVATION
1/8"=1'-0"

Location
PROPOSED RESIDENTIAL
15 UNIT BUILDING
81 CHESTNUT HILL AVE
BOSTON, MA

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 Drawn By: E.A

Drawing Name
ELEVATIONS

Sheet No.
A-2.2

Appendix B: Permitting Applications and Appeals

Summary	
Permit Type:	Erect/New Construction
Permit Number:	ERT705290
Site Location:	81 Chestnut Hill Av 21 Apt 2 Brighton MA 02135
Primary Applicant:	Deborah O'Rourke
Issue Date:	
Fees:	\$350.00
Declared Value:	\$4,000,000.00
Legal Occupancy:	1 to 4 Family residential
Description of Work:	Erect a new 15 unit residential building with parking below as per plans. Permit set to be submitted upon ZBA approval.
Milestone:	BOA Pending



Martina J. Walsh
Mayor

**Boston Inspectional Services Department
Planning and Zoning Division**

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

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

DEBORAH O'ROURKE
102 ELM STREET
WALPOLE, MA 02081

May 18, 2017

Location: 81 CHESTNUT HILL AV BRIGHTON, MA 02135
Ward: 21
Zoning District: Allston/Brighton Neighborhood
Zoning Subdistrict: 1F-5000
Appl # : ERT705290
Date Filed: May 04, 2017
Purpose: Erect a new 15 unit residential building with parking below as per plans. Permit set to be submitted upon ZBA approval.

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.51 Sec. 08	Use Regulations	Multi-family dwelling (Forbidden)
Art.51 Sec. 09	Dimensional Regulations	Floor Area Ratio excessive
Art.51 Sec. 09	Dimensional Regulations	Height excessive
Art.51 Sec. 09	Dimensional Regulations	Front Yard (51-57.2 EBA) insufficient
Art.51 Sec. 09	Dimensional Regulations	Front Yard (other street) (51-57.2 EBA) insufficient
Art.51 Sec. 09	Dimensional Regulations	Side Yard insufficient
Article 51, Section 56 **	Off-Street Parking Insufficient	
Article 51, Section 57	Application of Dim's Regs	51-57.3 Traffic Visibility Across Corner

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

Luis Santana
(617)961-3286
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.

This form must be completed and signed by the owner of record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.



APPEAL
under Boston Zoning Code

BOA 720063

Boston, Massachusetts June 13, 20 17

To the Board of Appeal in the Inspection Services Department of the City of Boston:

The undersigned, being Patrick J. Callaghan 2001 Family Trust (Owner)
The Owner(s) or authorized agent

of the lot at 81 Chestnut Hill Avenue 21 Allston/Brighton Neighborhood
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by Inspectional Services Commissioner as outlined in the attached refusal letter.

DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

This appeal seeks permission to raze existing non-conforming multi-family structure and construct new 15-unit residential building, with on-site parking, open space and related site and landscape improvements, per plans.

STATE REASONS FOR THIS PROPOSAL

The allowance of the within appeal will allow the Appellant to reasonably upgrade and improve an oversized lot in the 1F-5000 zoning sub-district, by removing and replacing an existing dilapidated and non-conforming structure with a new multi-family development that better conforms to the property site's unique conditions and that of the surrounding neighborhood.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

The Board should grant the requested relief, as to do so will create no detrimental effect on the surrounding neighborhood but, rather, allow the Appellant to upgrade and improve this under-utilized property site with much-needed residential housing in a manner which is both consistent with and complimentary to the surrounding neighborhood and the required Variance findings of the Boston Zoning Code.

COMMENTS

For these and other reasons more precisely enumerated at the public hearing before the Board, the Appellant respectfully requests the allowance of the within appeal.

OWNER Patrick J. Callaghan 2001 Family Trust
AUTHORIZED AGENT
Joseph Hanley, Esq. (Attorney for Owner)
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