

# ZBA REPORT

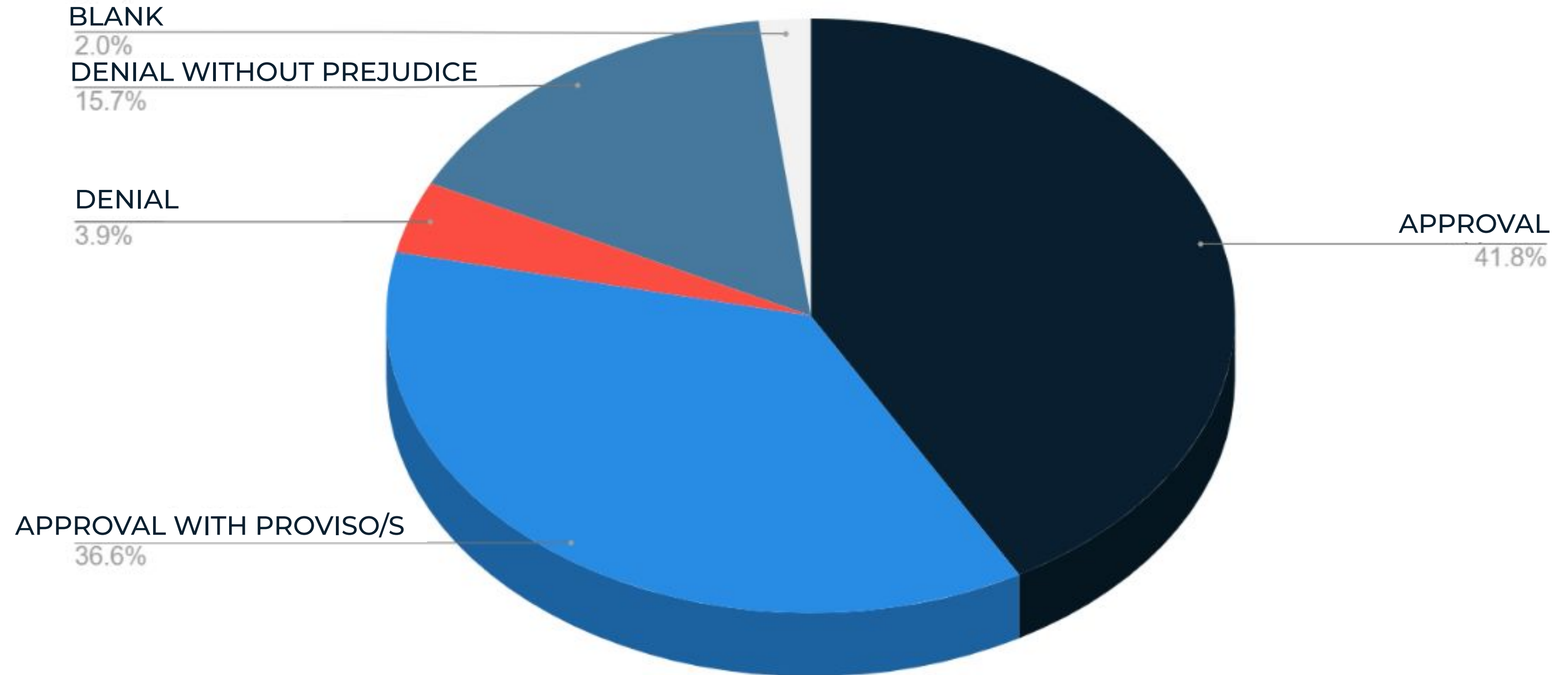
FQ2 2024



Planning Department

CITY of BOSTON

# PLANNING DEPARTMENT RECOMMENDATIONS

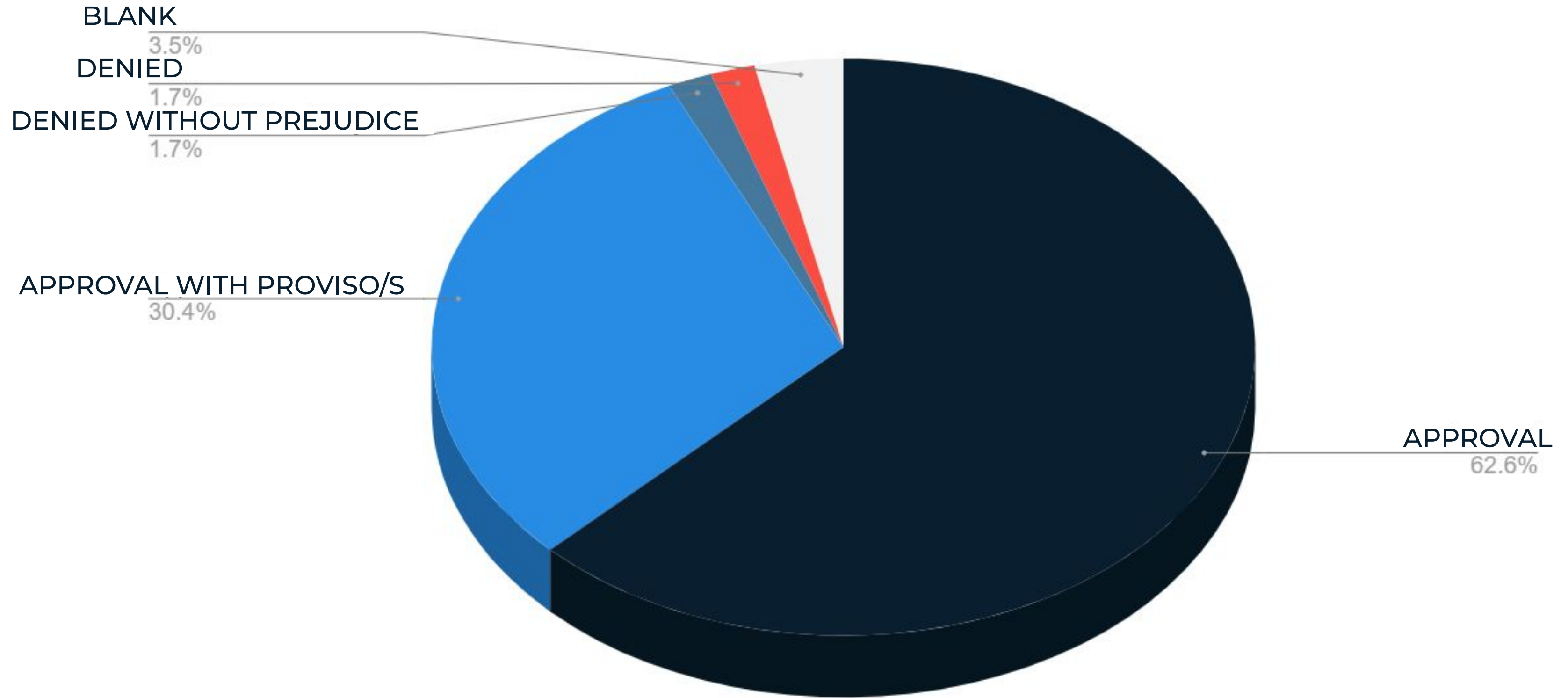


\*Does not include Article 80 developments



# ZBA HEARING RESULTS

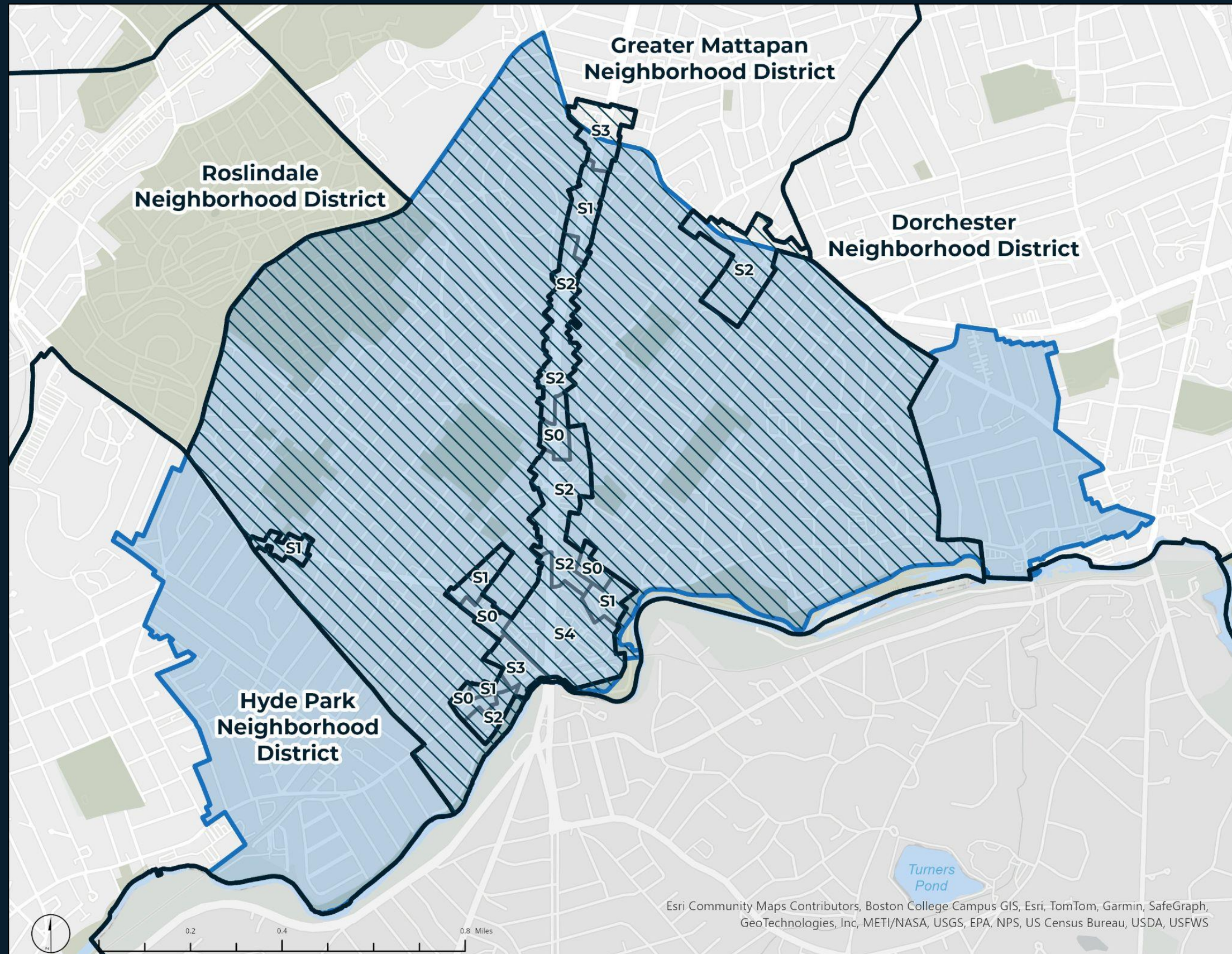
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\*Does not include deferred cases



# PLAN: MATTAPAN



## NEW ZONING



- **Land use & dimensional table updates**, consolidation of residential subdistricts
- **ADUs allowed** without special approval if requirements in Article 2 & 60 are met
- **Squares + Streets** zoning that consolidated & updated allowed land uses along Blue Hill Ave. Corridor, Mattapan Square, Cummins Highway & River Street





## ZONING REFORM IMPACT TRACKER

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### ORGANIZATION

## ZONING REFORM IMPACT TRACKER

***TO VIEW A FULL LIST OF THE DATA AND DEFINITIONS CLICK HERE***

### WHAT IS THIS TRACKER FOR?

The Zoning Reform Impact Tracker (ZRIT) is intended to help assess the impact of changes to the Zoning Code and to identify trends in permitting and requests for zoning relief. This pilot version of the Tracker is for the [PLAN: Mattapan area](#). After five years of community meetings and feedback, PLAN: Mattapan recommended updated zoning for existing mixed-use and commercial centers. To best implement those recommendations, these areas later became [Squares + Streets](#) districts.

This dataset provides the City's first-ever measures of:

- By-right development (projects that do not require zoning relief) as a proportion of total development
- Incomplete or abandoned projects, in order to better understand challenges in the zoning and development process
- Proposed and permitted accessory dwelling units (ADUs)
- The most common dimensional zoning violations by permit
- The time that projects take to go through the Zoning Board of Appeal, a regulatory body that grants or denies zoning relief
- The time between applying for a building permit and when the building permit is issued
- Note: Building permits are issued by the Inspectional Services Department, but timelines to issuance are impacted by varied and complex development requirements, including additional reviews by the Parks Department, the Landmarks Commission, and the Planning Department, among other entities.

Each Tracker record represents an application for a type of building permit submitted on or after January 1, 2018, including: substantial changes



# FIRSTS TO CELEBRATE

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- Proposed and permitted ADUs
- Abandoned or “dropout” permit applications
- Times to permitting on a project-by-project basis
- Measure of by-right development as a proportion of total development



1

**Fewer people seeking a permit are having to go through the zoning relief process.** Since new zoning passed, preliminary figures show that by-right permit applications have increased by 30%.

2

**The new zoning is doing a better job at matching existing buildings and land uses.** Variance-only zoning refusals per month are down by 2/3rds on average since rezoning.



3

**In the area where new Squares + Streets districts apply, new zoning has meant less time waiting for a building permit.** Preliminary data shows that median time from permit application to permit issuance has dropped by 18 days for applications filed after S+S zoning became effective.



# IN REAL LIFE

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# CURRENT LIMITATIONS

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Working to resolve known issues before Citywide data release this summer:

- Undercounting internal ADUs
- Some missing data for time to permitting and days at the ZBA caused by issue with related query





**THANK YOU**

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