



Boston Inspectional Services Department Planning and Zoning Division

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Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Gary P. Moccia
Inspector of Buildings

MAI PHUNG
NO ADDRESS ON FILE
BOSTON, MA 11111

BOA 585221

April 28, 2016

Location: 11 LAFIELD ST DORCHESTER, MA 02122
Ward: 16
Zoning District: Dorchester Neighborhood
Zoning Subdistrict: 3F-5000
Appl. # : ALT580061
Date Filed: April 13, 2016
Purpose: Proposed to renovate an existing basement and convert into additional living space for unit # 1. And external rear stair case from second floor to ground level as new second mean of egress for unit # 2 & # 3 (as per plans).ref to alt558870

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. 65 Sec. 9	Residential Dimensional Reg.s	Excessive Floor Area Ratio
Art. 65 Sec. 9	Residential Dimensional Reg.s	Insufficient Side Yard
Art. 65 Sec. 9	Residential Dimensional Reg.s	Insufficient Useable Open Space (because the existing driveway and garage have reduced useable open space below minimum required by zoning, the additional space used by the stairs and porch trigger a zoning violation).

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.

MB-copy
Patrick Mahoney

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.