



Martin 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

TUAN NGUYEN
1248 RANDOLPH AVENUE
MILTON, MA MA

June 21, 2017

Location: 411 ADAMS ST DORCHESTER, MA 02122
Ward: 16
Zoning District: Dorchester Neighborhood
Zoning Subdistrict: 2F-6000
Appl. # : ALT713528
Date Filed: May 25, 2017
Purpose: Proposed rear 3 story addition and two story vertical expansion on existing. Change of use from office and store to include a 2 family residential unit. This building will be equipped with sprinkler and fire alarm system

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:

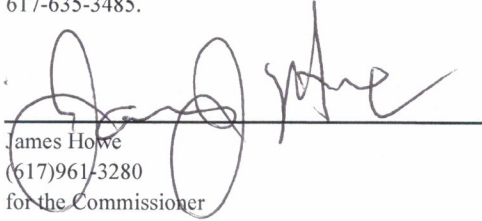
<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 09 Sec. 01	Reconstruction/Extension of Nonconforming Bldg.	The proposed addition and partial change of occupancy is an extension of an existing non-conforming use.
Art. 65 Sec. 9	Residential Dimensional Reg.s	Location of Main Entrance - In a 2F-6000 subdistrict, the entrance to the dwelling must face the front lot line.
Art. 65 Sec. 9	Residential Dimensional Reg.s	Excessive F.A.R.
Art. 65 Sec. 9	Residential Dimensional Reg.s	Excessive number of stories.
Art. 65 Sec. 9	Residential Dimensional Reg.s	Insufficient Front Yard Setback.
Art. 65 Sec. 9	Residential Dimensional Reg.s	Insufficient Side Yard Setback.
Art. 65 Sec. 9	Residential Dimensional Reg.s	Insufficient Rear Yard Setback.
Notes		Please be advised that the exterior stairway/egress does not provide proper access off of the lot. The access to the street/sidewalk is obstructed by the stairway itself.

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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.


James Howe
(617)961-3280
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.