



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

BOA 790727

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Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

JAMES MCCABE
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ROSLINDALE, MA 02131

December 22, 2017

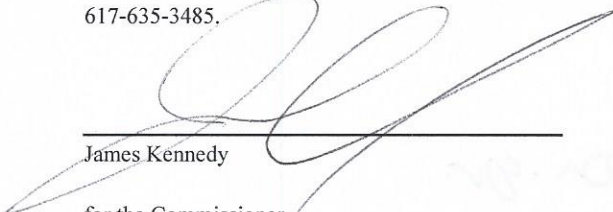
Location: 59 LONSDALE ST DORCHESTER, MA 02124
Ward: 16
Zoning District: Dorchester Neighborhood
Zoning Subdistrict: 3F-5000
Appl. # : ALT769416
Date Filed: November 15, 2017
Purpose:

Full renovation to three family dwelling that was damaged due to fire on the third floor. This renovation includes a dormer on the third floor. Renovation also includes updates to plumbing, electrical, HVAC, windows walls, floors, bathroom and kitchen on all three floors. A half bath, Laundry and HVAC closet will be added to each floor. A sprinkler system will be added to the building to accommodate all three floors Some non-load bearing walls will be removed to create an open floor plan and enlarge closets in Bedrooms.

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 65, Section 9 **	Floor Area Ratio Excessive	
Article 65, Section 9 ** *	Building Height Excessive (Stories)	Adding dormers creates new 3rd full story
Article 65, Section 9 *** *	Side 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.


James Kennedy

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.