

CITY OF BOSTON



ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201
617-722-4300 Extension 4308

RECEIVED
CITY CLERK'S OFFICE
2011 DEC -2 A 11:03
BOSTON, MA

AGENDA

December 14, 2011

PUBLIC HEARINGS

- 9:00 AM Map Amendment Application No. 602
45 Stuart Street U* Designation POSTPONED
Map 1A, Midtown Cultural District
- 9:30 AM Text Amendment Application No. 422
Map Amendment Application No. 603
Planned Development Area No. 81, 1282 Boylston Street
Article 66/Map 1Q, Fenway Neighborhood District
- 10:00 AM First Amended and Restated Development Plan for 319 A Street
Rear within Planned Development Area No. 69, the 100 Acres
South Boston
- 10:30 AM Map Amendment Application No. 604
Planned Development Area No. 84
Copley Place Expansion
Map 1D, Huntington Avenue/Prudential Center District

BUSINESS MEETING (Open to the public)

Discussion of Public Hearings

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on December 14, 2011, at 10:00 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with a petition for approval of the First Amended and Restated Development Plan for 319 A Street Rear within Planned Development Area No. 69, The 100 Acres, Boston, filed by the Boston Redevelopment Authority on behalf of 319 ASR LLC.

The Amended and Restated Development Plan would allow for the construction of a new building in place of the existing with approximately 201,110 square feet of residential uses and amenities including approximately 202 dwelling units and approximately 56,000 square feet of accessory parking with approximately 96 spaces.

A copy of the petition, the Amended and Restated Development Plan and a map of the area involved may be viewed at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on December 14, 2011, at 9:30 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Text Amendment Application No. 422, Map Amendment Application No. 603 and a petition for approval of the Development Plan for Planned Development Area No. 81, 1282 Boylston Street ("PDA Plan"), filed by the Boston Redevelopment Authority on behalf of The Abbey Group.

Text Amendment Application No. 422 would amend Article 66, Fenway Neighborhood District, with respect to the Neighborhood Shopping Subdistrict regulations and Planned Development Area regulations. Map Amendment Application No. 603 would amend Map 1Q, Fenway Neighborhood District, by 1) changing the existing zoning of several parcels of land from "NS-1", indicating a Neighborhood Shopping Subdistrict, to "NS-3," indicating a Neighborhood Shopping Subdistrict; and 2) adding the designation "D", indicating a Planned Development Area overlay district to approximately 1.1 acres of land bounded generally by Jersey Street to the west, a public alley to the north, Boylston Street to the south and existing buildings to the east in the Fenway section of Boston. Said PDA Plan consists of the construction of up to 337,000 square feet mixed-use building containing approximately 210 residential units, approximately 88,000 square feet of office space, approximately 15,000 gross square feet of ground floor retail space and underground parking for approximately 295 vehicles.

Copies of the petition, the PDA Plan and a map of the area involved may be obtained at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on December 14, 2011, at 10:30 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Map Amendment Application No. 604 and a petition for approval of the Development Plan for Planned Development Area No. 84, Copley Place and Copley Place Residential Addition and Retail Expansion Project ("PDA Plan"), filed by the Boston Redevelopment Authority on behalf of Simon Property Group, LLC.

Map Amendment Application No. 604 would amend Map 1D, Huntington Avenue/Prudential Center District, by adding the designation "D", indicating a Planned Development Area overlay district to approximately 6.07 acres of land in Boston Proper. Said PDA Plan calls for approximately 115,000 square feet of new retail and restaurant space and approximately 670,000 square feet of new residential space including a Sky Lobby with residential amenities and associated support areas for approximately 318 residential units.

Copies of the petition, the PDA Plan and a map of the area involved may be obtained at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, Secretary