

CITY OF BOSTON



ZONING COMMISSION

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

AGENDA

September 11, 2013

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BOSTON, MA

PUBLIC HEARINGS

- 9:00 AM Map Amendment Application No. 634
Boston University "IMP" Overlay
Map 1, Boston Proper
- 9:05 AM Text Amendment Application No. 445
Map Amendment Application No. 636
South Boston IPOD Extension of Time
- 9:10 AM Text Amendment Application No. 444
Map Amendment Application No. 635
Article 45; Map 1H, Government Center/Markets District
- 9:15 AM Map Amendment Application No. 630
Planned Development Area No. 92, Boston East
Map 3A/3B, East Boston Neighborhood 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 September 11, 2013, at 9:00 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Map Amendment Application No. 634, filed by the Boston Redevelopment Authority.

Said map amendment would amend Map 1, Boston Proper, by adding the designation "IMP", indicating an Institutional Master Plan overly area overlay district to 11 Bay State Road, 53 Bay State Road, 512 Beacon Street, 517 Beacon Street, 519 Beacon Street, 521 Beacon Street, 531 Beacon Street, 481 Commonwealth Avenue, 483 Commonwealth Avenue, Former Babbitt Street, Former Blandford Street, Former Cunningham Street, Former Hinsdale Street, all owned by Boston University.

A copy of the petition 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
Executive 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 September 11, 2013, at 9:05 AM, in Room 900, Boston City Hall, in connection with Text Amendment Application No. 445 and Map Amendment Application No. 636 filed by the Boston Redevelopment Authority.

Said applications would extend the period of time that the South Boston Waterfront Interim Planning Overlay District (IPOD), and Article 27F governing the remaining areas of said district, remain in effect to September 22, 2014, or, for any given area of said district, to the date of first notice of hearing by the Zoning Commission on the final zoning for that area, whichever date is earlier.

Copies of the petitions 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
Executive 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 September 11, 2013, at 9:10 AM, in Room 900, Boston City Hall, in connection with Text Amendment Application No. 444 and Map Amendment Application No. 635 filed by the Boston Redevelopment Authority.

The proposed text amendment to Article 45 establishes the "Wharf Street Restricted Growth Area" as Area 11A and sets forth in said Area that the maximum building height will be one hundred (100) feet and a maximum Floor Area Ratio ("FAR") of eight (8) will be allowed; provided that any Proposed Project shall be allowed a maximum building height of one hundred and thirty (130) feet and a maximum FAR of thirteen (13) if such Proposed Project is subject to or has elected to comply with Large Project Review and receives a Certification of Consistency pursuant to Section 80B-6 of the Boston Zoning Code. The proposed map amendment to Map 1H identifies the Wharf Street sites as Area 11A and the Map Key will show the "Wharf Street Restricted Growth Area" as Area 11A and set forth the above referenced maximum heights and FARs.

Copies of the petitions 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
Executive 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 September 11, 2013, at 9:15 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Map Amendment Application No. 630 and a petition for approval of the Development Plan for Planned Development Area No. 92, Boston East, filed by the Boston Redevelopment Authority.

Said map amendment would amend Map 3A/3B, East Boston Neighborhood District, by adding the designation "D", indicating a Planned Development Area overlay district to approximately 84,214 square feet of land and 227,214 square feet of water for a total parcel size of 311,428 square feet (approximately 7.15 acres). The Development Plan allows for the new construction of a residential building with up to 200 housing units, facilities of public accommodation, including a community gallery. The building will also allow for parking for up to 150 vehicles within a half level, below grade garage. Public open space will include a Harborwalk along the waterfront and landscaped areas.

A copy of the petition, map of the area involved and the Development Plan 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
Executive Secretary