



CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR
MARTIN J. WALSH

Dear Neighborhood Resident:

Enclosed please find information as part of the Mayor's Office of Neighborhood Service's Zoning Board of Appeal Notifications (ZBA).

If you have any questions regarding the enclosed, or if you need assistance in any other matters. Please call the Back Bay/Beacon Hill Neighborhood Liaison Yissel Guerrero at 617-635-2679

Sincerely,

Yissel Guerrero
Back Bay/Beacon Hill Liaison



Boston Inspectional Services Department Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Notice is hereby given that at **9:30 am** on **12/12/2017**

a public hearing will be held by the Board Of Appeal of the City of Boston in Room 801,

City Hall, upon the appeal of **Joseph Holland**

seeking with reference to the premises at **163 Newbury ST, Ward -05**

for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect - GCOD

Article(s): Art. 32 Sec. 04 GCOD Applicability

Purpose: Changing occupancy from one family dwelling, office and one store to two family dwelling and two retail Spaces. Adding fourth floor addition, constructing two story addition at rear elevation, full gut remodel, new Stair at front elevation, new stair at front elevation, scope per plans dated 6-20-17

A full copy & description of variances sought can be obtained in the office of the Board of Appeal, 1010 Massachusetts Avenue, 4th floor, any weekday between the hours of 8:00 a.m. & 4:00 p.m., with the exception of legal holidays

If you wish to express an opinion in regards to the above proposal either in favor or in opposition, please detach the portion of this announcement and mail to:

**Board of Appeals
1010 Massachusetts Avenue, 4th floor
Boston, MA 02118**

Please feel free to call the Board of Appeal at (617) 635-5300 if there is a question or concern you might have regarding this matter.

Board of Appeal

Name

Remarks

Address

RE: **163 Newbury ST, Ward -05**

Permit # **BOA763071**



Boston Inspectional Services Department Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Notice is hereby given that at **9:30 am** on **12/12/2017**

a public hearing will be held by the Board Of Appeal of the City of Boston in Room 801,

City Hall, upon the appeal of **UMNV 205 Newbury LLC**

seeking with reference to the premises at **205-207 Newbury St, Ward -05**

for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect - Conditional Use

Article(s): Art. 08 Sec. 03 Conditional Uses

Purpose: Interior renovation for new restaurant on first floor

A full copy & description of variances sought can be obtained in the office of the Board of Appeal, 1010 Massachusetts Avenue, 4th floor, any weekday between the hours of 8:00 a.m. & 4:00 p.m., with the exception of legal holidays

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Board of Appeal

Name

Remarks

Address

RE: **205-207 Newbury St, Ward -05**

Permit # **BOA761595**



Boston Inspectional Services Department Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Notice is hereby given that at **10:30 am** on **12/19/2017**

a public hearing will be held by the Board Of Appeal of the City of Boston in Room 801,

City Hall, upon the appeal of **Thomas Tryowski**

seeking with reference to the premises at **314 Newbury St, Ward -05**

for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect - Variance, GCOD, Conditional Use & Extension of Non-Conforming Use

Article(s): Article 8 Section 7 Outdoor seating is forbidden use

Article 13, Section 1 **** Rear Yard Insufficient

Article 8 Section 7 Restaurant is conditional use

Article 32, Section 4. GCOD, Applicability

Article 9 Section 1 Extension of Nonconforming Use

Article 13, Section 1 ** Floor Area Ratio Excessive

Purpose: Change of occupancy from five (5) residential units, threading spa and take-out restaurant to four (4) residential units and restaurant (garden level and first floor). Construct two-story rear addition with roof deck. Construct new front patio with twelve (12) outdoor seating.

A full copy & description of variances sought can be obtained in the office of the Board of Appeal, 1010 Massachusetts Avenue, 4th floor, any weekday between the hours of 8:00 a.m. & 4:00 p.m., with the exception of legal holidays

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Board of Appeal Name

Remarks Address

RE: **314 Newbury St, Ward -05**

Permit # **BOA769668**



Boston Inspectional Services Department Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Notice is hereby given that at **10:30 am** on **12/19/2017**

a public hearing will be held by the Board Of Appeal of the City of Boston in Room 801,

City Hall, upon the appeal of The Church Realty Trust

seeking with reference to the premises at **383 Commonwealth Ave, Ward -05**

for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect - Variance

Article(s): Art. 15 Sec. 01 Floor Area Ratio excessive

Article 2, Section 2-1 Definitions

Purpose: Change occupancy from a 5 unit building to a 6 unit building .Build out the new unit in the basement as per plan. Building code review has been deferred at this time.

A full copy & description of variances sought can be obtained in the office of the Board of Appeal, 1010 Massachusetts Avenue, 4th floor, any weekday between the hours of 8:00 a.m. & 4:00 p.m., with the exception of legal holidays

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Board of Appeal Name

Remarks Address

RE: **383 Commonwealth Ave, Ward -05**

Permit # **BOA735866**



Boston Inspectional Services Department Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Notice is hereby given that at **10:30 am** on **12/19/2017**

a public hearing will be held by the Board Of Appeal of the City of Boston in Room 801,

City Hall, upon the appeal of **OBS Reit, LLC**

seeking with reference to the premises at **1 Beacon St, Ward -03**

for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect - Conditional Use, Extension of Non-Conforming Use & Variance

Article(s): Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg.

Art.45 Sec.05Dimensional

Art 45 Sec.14Use:Conditional

Purpose: Application to erect two single story additions for lobby space and one additional floor infill for future tenant shell only for a Restaurant use, to an existing, 1,017,992 square foot legally existing non-conforming structure; the additions total approximately 8,850 square feet Revised 9.22.17.

A full copy & description of variances sought can be obtained in the office of the Board of Appeal, 1010 Massachusetts Avenue, 4th floor, any weekday between the hours of 8:00 a.m. & 4:00 p.m., with the exception of legal holidays

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Board of Appeal Name

Remarks Address

RE: **1 Beacon St, Ward -03**

Permit # **BOA761283**