

This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.

Appeal Must Be Typed



Thomas M. Menino
Mayor

APPEAL
under Boston Zoning Code

900

2248

Boston, Massachusetts..... August 30....., 20 05...

To the Board of Appeal in the Inspectional Services Department of the City of Boston:

The undersigned, being The Owner
The Owner(s) or authorized agent

of the lot at 533 Cambridge Street 21 1F-3000 Allston-Brighton
number street ward district

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by the Inspectional Services Commissioner as outlined in the attached refusal letter.

DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

This appeal seeks permission to construct forty-four (44) residential units with 71 off street parking spaces (interior garage parking for 61 and exterior parking for 10 vehicles) and demolish existing structure.

STATE REASONS FOR THIS PROPOSAL

The allowance of the within appeal will enable the property owner to replace a dilapidated and blighted structure with an appropriately-designed residential building with off-street parking and improvements in landscaping.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

Appellant also submits that the Board should grant the requested relief, as to do so will create no detrimental effect on the surrounding neighborhood, but rather provide much-needed residential housing in a manner that is complimentary to the character of the Allston-Brighton area.

COMMENTS

For these and other reasons more precisely enumerated at the public hearing before the Board, the appellant respectfully requests the allowance of the within appeal.

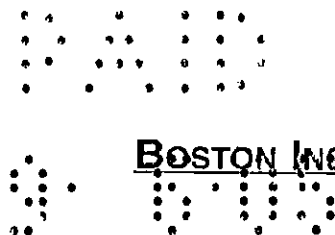
OWNER Union Realty Trust
AUTHORIZED AGENT Dennis A. Quilty, Esq.
McDermott, Quilty & Miller, LLP
ADDRESS 21 Custom House St., Suite 300
Boston, MA 02110

TELEPHONE 617-946-4600

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THOMAS M. MENINO
Mayor



BOSTON INSPECTIONAL SERVICES DEPARTMENT

August 29, 2005 Rev #1 revised plan submitted
September 2, 2003

Micheal McKay
75 Newbury Street
Boston MA 02116

LOCATION: 533 Cambridge Street
WARD: 21
ZONE: 1F-3000 All-Bri

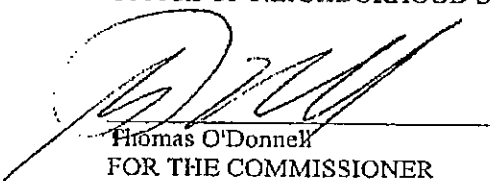
APPLICATION #: 04-0026
DATE FILED: July 1, 2003
PURPOSE: construct forty four residential units. . Inside underground garage parking for 61 vehicles and outside 10 vehicles - total of 71 off street parking. Demolish existing structure unders separate permit

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:

Article 51, Section 08	Multi Family (F)
Article 51, Section 09	FAR Excessive
Article 51, Section 09	Height excessive
Article 51, Section 09	Front Yard insufficient
Article 51, Section 09	Side Yard insufficient
Article 51, Section 09	Rear yard insufficient

No building code review was conducted as zoning refusal was requested with design documents .Conformance with 521 CMR Architectural accessibility will be required for all entrances and other features .

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 1-617-635-3485.


Thomas O'Donnell
FOR THE COMMISSIONER
617 961-3285

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