



Michelle Wu
Mayor

Boston Inspectional Services Department Planning and Zoning Division

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ZONING CODE REFUSAL

Marc A. Joseph
Inspector of Buildings

ROBERT BURK
11 WALNUT HILL ROAD
CHESTNUT HILL, MA 02467

07/31/2025

Location: 5 REDLANDS RD WEST ROXBURY, MA 02132
Ward: 20
Zoning District: West Roxbury Neighborhood
Zoning Subdistrict: NS
Appl. #: ALT1748839
Date Filed: July 15, 2025
Purpose: Change of Occupancy from Nursing Home to Congregate Facility on Floors 2-3 and Accessory Uses (Accessory: Offices/Services) on Floor 1. Purpose of this applications review is for Zoning approval only. No construction work being done on this 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:

<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 56 Sec. 37	Screening & Buffering	None proposed on plans
Art. 56 Sec. 39 *	Off street parking requirements	5. Design: Width of an unobstructed 10' driveway and clear maneuvering areas
Article 56, Section 39	Off-Street Parking & Loading Req	Insufficient parking and 1 loading bay required
Article 9, Section 9-3	Effect of non-use of Nonconforming use	Legal Occupancy and land use abandoned for a period greater than two years

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. For more information visit boston.gov/zba-appeal.

Francesco D'Amato
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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.