



Michelle Wu
Mayor

Boston Inspectional Services Department Planning and Zoning Division

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

ZONING CODE REFUSAL

Marc A. Joseph
Inspector of Buildings

ERIC ROBINSON
535 ALBANY STREET
405
BOSTON, MA 02118

02/06/2025

Location: 155-159 CHARLES ST BOSTON MA 02114
Ward: 05
Zoning District: Boston Proper
Zoning Subdistrict: H-2-65
Appl. #: ERT1671096
Date Filed: November 13, 2024
Purpose: Construct a new six (6) story mixed-use building consisting of one (1) commercial level proposed as a restaurant space of approximately 878 square feet and a local retail space of approximately 943 square feet, and with five (5) residential levels above consisting of 13 residential units

***12/4/24 Application assigned to FD by dept head Paul Williams on 12/27/24**

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. 15 Sec. 15-1	Floor Area Ratio Excessive	
Art. 17 Sec. 17-1	Open Space Insufficient	
Art. 18 Sec. 01	Front Yard Insufficient	
Art. 19 Sec. 01	Side yard insufficient	
Art. 23 Sec. 01	Off street parking requirements	Insufficient parking for residential use.-10 spaces required in an H districts 2.0 f.a.r. zone and exemption noted in Art 23-6 (b)does not apply (i.e.Commerical uses are exempt in a restricted parking district)
Article 16, Section 1	Bldg Height Excessive (Stories)	
Article 20 Section 1	Rear Yard	
Article 32 Section 6	GCOD Conditional Use	Conditional
Article 8, Section 3	Forbidden Use	Retail business No 34-Forbidden
Article 8, Section 3	Forbidden Use	Restaurant USE No 36A - Forbidden
Article 8, Section 3	Forbidden Use	Restaurant Use No.37 - Forbidden

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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
Frank.DAmato@Boston.Gov / (617)961-3265
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.



Zoning Review Decision
"DENIED"
BOA HEARING PLAN SET
Francesco D'Amato
Francesco D'Amato
Associate Inspection Engineer
City of Boston



ARCHITECT
RODE

535 Albany Street | 405
Boston, Massachusetts 02118
617.422.0090 | T
rodearchitects.com

TEAM

LANDSCAPE
Michael D'Angelo Landscape Architecture
840 Summer Street, Suite #201A
Boston, MA 02127

HISTORIC PRESERVATION
William S Young
762 Belmont Street
Watertown, MA 02472

APPLICANT / DEVELOPER

Egeria Group
171 Newbury Street
Boston, MA 02116
Info@egeriagroup.com | E

ZONING REVIEW SET

155-157 Charles St
Boston, MA 02114





Zoning Review Decision

"DENIED"

BOA HEARING PLAN SET

Francesco D'Amato

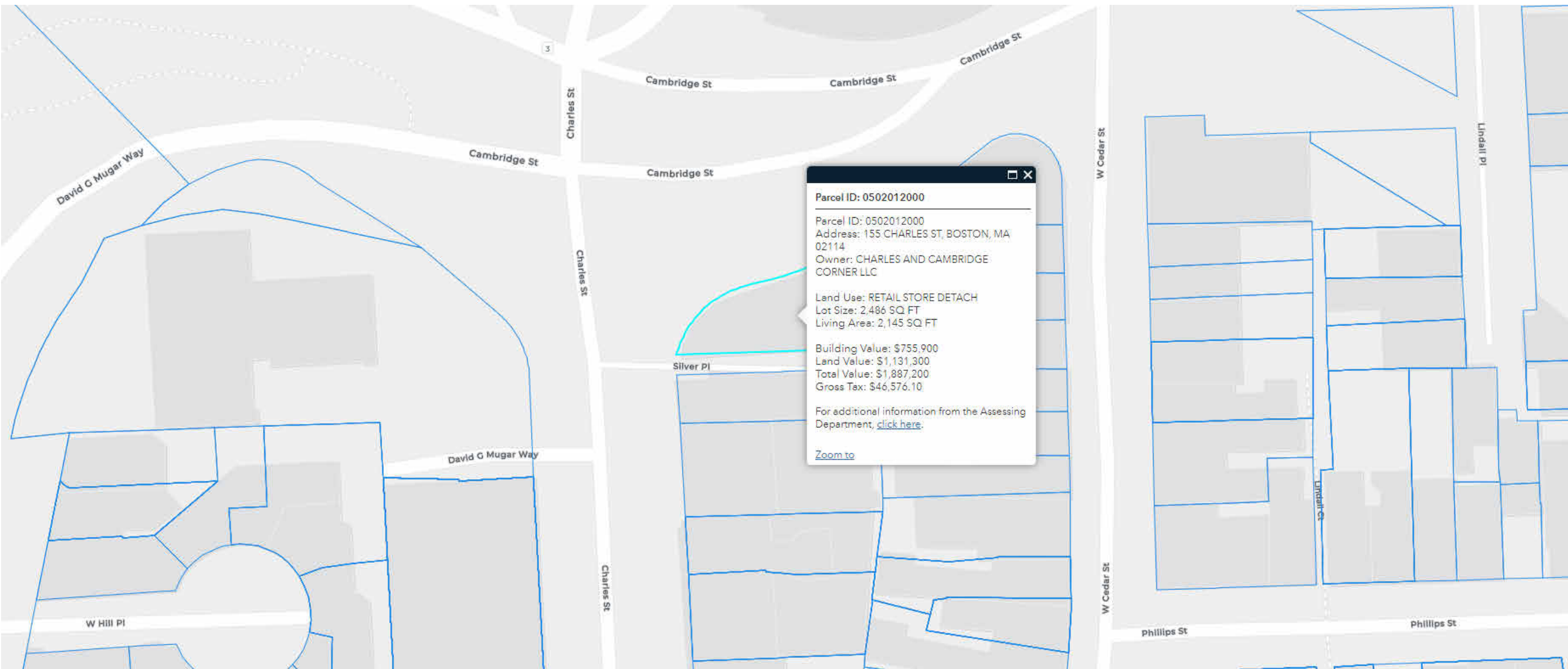
Francesco D'Amato

Associate Inspection Engineer

City of Boston

ZONING DISTRICT: BOSTON PROPER (ZONING SUBDISTRICT: H-2-65) ¹											
ACTION	MIN. LOT SIZE (sf)	MIN. LOT WIDTH (ft)	MIN. FRONTAGE (ft)	MAX. FLOOR AREA RATIO	MAX. BUILDING HEIGHT (ft)	MIN. FRONT YARD (ft)	MIN. REAR YARD (ft)	MIN. SIDE YARD (ft)	PARKING REQUIREMENT	USABLE OPEN SPACE PER DWELLING (sf/unit)	PROPOSED USE
REQUIRED	NONE	NONE	NONE	2.0	65'	20'-0"	20'-0"	10'-0"	N/A	150 SF / DWELLING UNIT	COMMERCIAL - B (RETAIL - USE ITEM NO. 34) FORBIDDEN (RESTAURANT - USE ITEM NO. 36A & NO. 37) FORBIDDEN
PROPOSED	2,488 SF	47' 10"	84' 3"	6.4	69' 11"	0'-0" ³	0'-0" ²	0'-0" ²	0	50 SF / DWELLING UNIT	RESIDENTIAL - R
ZONING RELIEF REQUIRED	NO	NO	NO	YES	YES	YES	YES	YES	NO	YES	YES

1. District Overlays: Groundwater Conservation Overlay District, Restricted Parking District, Historic Beacon Hill District
2. Corner Lot Provisions Apply Section 19.6. Special provisions for corner lots.
3. Model Front Yard, Section 18.2. Conformity with Existing Building Alignment



SITE ZONING MAP



SITE AREA MAP

PROJECT:
155-157 CHARLES ST
BOSTON, MA 02114

DESCRIPTION:
CONSTRUCTION OF A NEW SIX STORY MIXED-USE BUILDING
CONSISTING OF ONE COMMERCIAL LEVEL AND FIVE RESIDENTIAL
LEVELS (13 UNITS)

APPLICABLE CODES:
INTERNATIONAL BUILDING CODE 2015
780 CMR - MA AMENDMENTS TO IBC, 9TH ADDITION
248 CMR - MA UNIFORM PLUMBING CODE
524 CMR - MA STATE ELEVATOR CODE
527 CMR - MA FIRE PREVENTION REGULATIONS
IMC - 2015 AS AMENDED BY 780 CMR 28.00
IECC 2018 - WITH MA AMENDMENTS

NFPA 10 - 2013 - FIRE EXTINGUISHER PLACEMENT
NFPA 13 - 2013 - FIRE PROTECTION SYSTEM
NFPA 70 - 2020 (NEC)
NFPA 72 - 2014
MAAB - MA ARCHITECTURAL ACCESS BOARD
FAIR HOUSING ACT
2010 AMERICANS WITH DISABILITIES ACT GUIDELINES

PROPOSED USE GROUPS:
RESIDENTIAL (13 UNITS) = R-2
COMMERCIAL / RETAIL = B

CONSTRUCTION TYPE + USE SEPARATIONS:
TYPE - 5 STORIES OF 4B OVER 1 STORY PODIUM 1A
SEPARATIONS PER 'IBC' 608.4:
R-2 / R-2 = 1 HR + STC 50 MIN.
R-2 / B = 1 HR
PODIUM SEPARATION BETWEEN 4B+1A = 3 HR

NUMBER OF EXITS:
GRADE LEVEL = 2
LEVELS 2-6 = 2

FIRE PROTECTION GENERAL REQUIREMENTS:
THE FOLLOWING FIRE PROTECTION SYSTEMS ARE PROVIDED:
1. AUTOMATIC SPRINKLER SYSTEM
2. FIRE ALARM SYSTEM
• MANUAL PULL STATION
• CO2 DETECTOR
• SINGLE/ MULTI STATION SMOKE DETECTORS
• LOW FREQUENCY NOTIFICATION APPLIANCES IN SLEEPING ROOMS
3. FIRE EXTINGUISHERS (1 PER FLOOR)
- ALL ALARM NOTIFICATION COMPONENTS TO BE CONNECTED TO INDICATOR AND TAMPER SWITCHES.
- ALL ALARM AND NOTIFICATION SYSTEM DRAWINGS TO BE DESIGN BUILD AND SUBMITTED VIA SEPARATE PERMIT.
LOCATIONS SHOWN ONLY FOR INFORMATION.

ZONING REVIEW SET

NOT FOR CONSTRUCTION

RODE

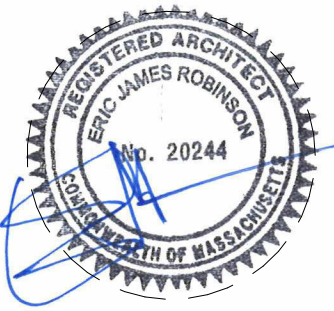
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Design Team

LANDSCAPE
Michael D'Angelo Landscape Architecture
840 Summer Street, Suite #201A
Boston, MA 02127
203.592.4788 | T

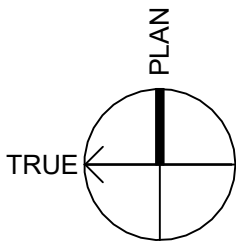
HISTORIC PRESERVATION

William S Young
762 Belmont Street
Watertown, MA 02472
617.875.5270 | T



155-157 Charles St

EGERIA
171 NEWBURY ST
BOSTON, MA 02116



PROJECT: 2221

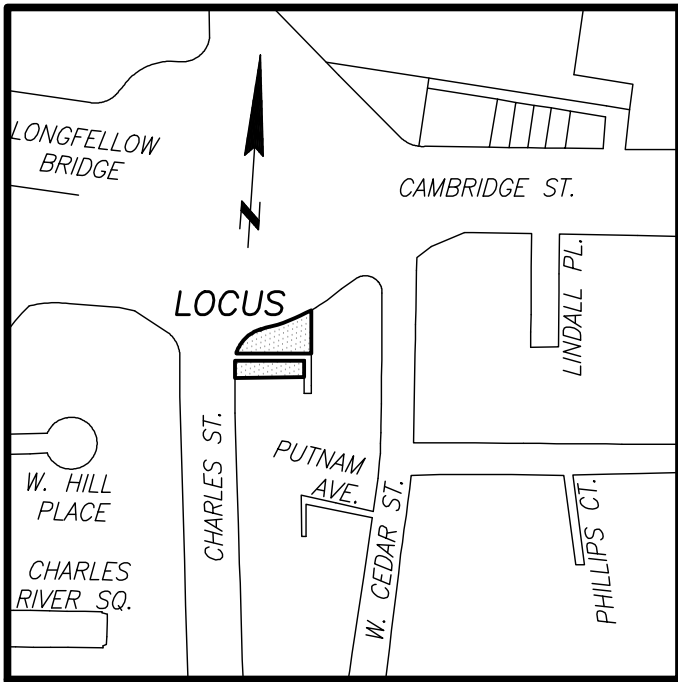
No.	Description	Date

DATE: xx.xx.xxxx

SCALE: As indicated

SITE & ZONING ANALYSIS

G-01



LOCUS MAP - NOT TO SCALE

BOUNDARY DESCRIPTIONS PER COMMITMENT NO. M-18413 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF NOVEMBER 8, 2021.

PARCEL I

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED AND NOW NUMBERED 151 CHARLES STREET IN SAID BOSTON AND BOUNDED AND DESCRIBED AS FOLLOWS:

WESTERLY ON SAID CHARLES STREET, 19 AND 6/12 FEET;

NORTHERLY ON A PASSAGEWAY TEN FEET WIDE, SEVENTY-FIVE FEET;

EASTERLY ON SAID PASSAGEWAY, 19 AND 6/12 FEET;

SOUTHERLY ON LAND FORMERLY OF HERMAN LINCOLN, NOW OR LATE OF HOLMES BY A LINE IN PART THROUGH THE MIDDLE OF A BRICK PARTITION WALL, 75 FEET;

TOGETHER WITH THE RIGHT, TITLE AND INTEREST IN THE FEE, SOIL AND IN THE USE OF SAID PASSAGEWAY, KNOWN AS SILVER PLACE.

PARCEL II

THE FOLLOWING PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED IN BOSTON, SUFFOLK, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHWESTERLY AND NORTHERLY BY THE SOUTHEASTERLY AND SOUTHERLY LINES OF CHARLES STREET, 102.71 FEET;

EASTERLY BY LANDS OF SUNDRY ADJOINING OWNERS AS SHOWN ON THE PLAN HEREINAFTER MENTIONED, 47.89 FEET;

SOUTHERLY BY THE NORTHERLY LINE OF A WAY TEN (10) FEET WIDE AS SHOWN ON SAID PLAN, 16.54 FEET AND BY SAID WAY 67.76 FEET.

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A PLAN DRAWN BY HENRY C. MILDRAH, ENGINEER, DATED OCTOBER 10, 1934, AS MODIFIED AND APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE AS PLAN NO. 15730-A, A COPY OF A PORTION OF WHICH IS FILED WITH CERTIFICATE OF TITLE NO. 33736.

THE ABOVE DESCRIBED LAND IS SUBJECT TO EASEMENTS AS SET FORTH IN A GRANT MADE BY HARRY T. MORTON, ET AL, TO THE CITY OF BOSTON, DATED MARCH 16, 1931, DULY RECORDED IN BOOK 5248, PAGE 509.

SO MUCH AS THE ABOVE DESCRIBED LAND AS BY IMPLICATION OF LAW IS INCLUDED WITHIN THE LIMITS OF SAID WAY TEN (10) FEET WIDE IS SUBJECT TO THE RIGHTS OF ALL PERSONS LAWFULLY ENTITLED THERETO IN AND OVER THE SAME AND THERE IS APPURTENANT TO ALL THE ABOVE DESCRIBED LAND THE RIGHT TO USE SAID WAY IN COMMON WITH OTHERS ENTITLED THERETO FOR ALL USUAL PURPOSES.

EXCEPTIONS FROM COVERAGE (SURVEY RELATED ONLY) SCHEDULE B, SECTION 2, LISTED IN TITLE COMMITMENT NO. M-18413 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF NOVEMBER 8, 2021.

- RIGHTS OF OTHERS IN AND TO A PASSAGEWAY TEN FEET WIDE ALONG THE NORTHERLY BOUNDARY OF THE PROPERTY (AFFECTS 151-153 CHARLES STREET) - (AS SHOWN HEREON)
- EASEMENTS SET FORTH IN A DEED OF HARRY T. MORTON, ET ALS, TO THE CITY OF BOSTON, INCLUDING THE RIGHT TO SLOPE OR BANK THE FILLING WHERE REQUIRED FOR GRADING CHARLES STREET TO THE ESTABLISHED GRADE THEREOF, DATED MARCH 16, 1931, RECORDED IN BOOK 5248, PAGE 409. SEE L-6357 AND L-6357-SP. - (AS SHOWN HEREON)
- RIGHTS OF OTHERS TO USE THE WAY KNOWN AS SILVER PLACE SHOWN ON LAND COURT PLAN NO. 15730-A. (AFFECTS 155-159 CHARLES STREET) - (AS SHOWN HEREON)
- ORDER OF TAKING BY THE METROPOLITAN DISTRICT COMMISSION, DATED MARCH 2, 1960, RECORDED WITH SAID DEEDS IN BOOK 7465, PAGE 217 AND SHOWN ON PLAN RECORDED THEREWITH. - (AS SHOWN HEREON)
- VOTE BY THE CITY OF BOSTON PUBLIC IMPROVEMENT COMMISSION FOR SPECIFIC REPAIRS IN CHARLES STREET AND OTHERS, DATED APRIL 25, 2013, RECORDED IN BOOK 51563, PAGE 343 AND SHOWN ON PLAN 197 OF 2013. - (NOT LOCUS, WITHIN CHARLES STREET. AS SHOWN HEREON)
- LICENSE, MAINTENANCE AND INDEMNIFICATION AGREEMENT BETWEEN THE CITY OF BOSTON PUBLIC IMPROVEMENT COMMISSION AND BEACON HILL CIVIL ASSOCIATION, INC. FOR LIMITED STREET IMPROVEMENTS IN CHARLES STREET AND OTHERS, DATED APRIL 17, 2013, RECORDED IN BOOK 51563, PAGE 344 AND SHOWN ON PLAN 197 OF 2013. - (NOT LOCUS, WITHIN CHARLES STREET. AS SHOWN HEREON)
- AGREEMENT REGARDING PROPOSED PROJECT BETWEEN THE GREATEST BOSTON BAR COMPANY, LLC AND 151-153 CHARLES STREET LIMITED PARTNERSHIP, DATED DECEMBER 29, 2020, RECORDED IN BOOK 64559, PAGE 305. - (NOT PLOTTABLE)
- COMMON LAW PARTY WALL RIGHTS. - (AS SHOWN HEREON)

LIST OF POSSIBLE ENCROACHMENTS

#155-#159 CHARLES STREET

CHARLES STREET
BUILDING CORNER OVER 0.3'
DECORATIVE STONE OVER 0.3"-0.6'
BRICK BAND OVER 0.6'
ROOF CORNICE OVER 0.6'

CAMBRIDGE STREET
(8)LIGHTS OVER 2.1"-2.7"
DECORATIVE STONE 0.4"-0.8'
BUILDING CORNER OVER 0.5'

NOW OR FORMERLY LEELEANE TRUST
VENT OVER 0.4'
CONCRETE WALL OVER

SILVER PLACE
BUILDING CORNER OVER 0.2'

LIST OF POSSIBLE ENCROACHMENTS

#151-#153 CHARLES STREET

SILVER PLACE
BUILDING ON FLOORS 2-4 OVER 3.3'
SECURITY CAMERA OVER 0.3'

10' PASSAGEWAY
VERIZON BOX OVER 0.6'
LIGHT OVER 0.5'
FIRE ESCAPE OVER 4.0'

94 WEST CEDAR STREET CONDOMINIUM
OVERHEAD WIRES SERVING LOCUS ATTACHED TO BUILDING

NOW OR FORMERLY GREATEST BOSTON BAR COMPANY LLC
WIRES SERVING BUILDING ATTACHED TO LOCUS

ELECTRIC BOX OVER 0.5'
SATELLITE DISH OVER 1.0'
ROOF CORNICE OVER 0.3'

CHARLES STREET
ROOF CORNICE OVER 2.1'

ZONING CLASSIFICATION

ZONING DISTRICT: H-2-65/L-2-65

LOCUS PARCEL ALSO FALLS WITHIN THE RESTRICTED PARKING (OVERLAY) DISTRICT AND THE GROUND WATER CONSERVATION OVERLAY DISTRICT.

PARKING SUMMARY

0 STANDARD SPACES
0 HANDICAP SPACES
0 TOTAL SPACES

NOTES:

- THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN TITLE COMMITMENT NUMBER M-18413 ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF NOVEMBER 8, 2021.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO BOTH CHARLES STREET AND CAMBRIDGE STREET, BOTH DEDICATED PUBLIC STREETS.
- BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR SUFFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 25025C0077J, CITY OF BOSTON, HAVING AN EFFECTIVE DATE OF MARCH 16, 2016.
- ZONING INFORMATION AS SHOWN HEREON WAS NOT PROVIDED BY THE TITLE INSURER AS REQUIRED BY ITEM 6 (A OR B) OF TABLE "A" IN THE 2021 ALTA SURVEY REQUIREMENTS.
- BUILDING HEIGHT SHOWN HEREON IS CALCULATED FROM GRADE AND TO HIGHEST VISIBLE POINT ON THE ROOF.
- NO STRIPED SURFACE PARKING SPACES WERE OBSERVED AT THE TIME OF SURVEY.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.
- THERE ARE NO GAPS OR GOES BETWEEN THE PARCELS SHOWN HEREON.

#151-#153 CHARLES STREET BOUNDARY DESCRIPTION (PER SURVEY)

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF BOSTON, COUNTY OF SUFFOLK AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHERLY SIDELINE OF SILVER PLACE AND THE EASTERLY SIDELINE OF CHARLES STREET. THENCE;

RUNNING BY N 86°18'37" E, BY SAID SILVER PLACE, A DISTANCE OF 75.00 FEET TO A POINT AT THE INTERSECTION OF THE WESTERLY SIDELINE OF A 10' WIDE PASSAGEWAY;

THENCE TURNING AND RUNNING S 03°41'23" E, BY SAID PASSAGEWAY, A DISTANCE OF 19.50 FEET TO A POINT;

THENCE TURNING AND RUNNING S 86°18'37" W, BY LAND NOW OR FORMERLY OF GREATEST BOSTON BAR COMPANY LLC AND PARTIALLY THROUGH THE MIDDLE OF A BRICK PARTITION WALL, A DISTANCE OF 75.00 FEET TO A POINT ON SAID CHARLES STREET;

THENCE TURNING AND RUNNING N 03°41'23" W, BY SAID CHARLES STREET, A DISTANCE OF 19.50 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,463 SQUARE FEET.

#155-#159 CHARLES STREET BOUNDARY DESCRIPTION (PER SURVEY)

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF BOSTON, COUNTY OF SUFFOLK AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTHERLY SIDELINE OF SILVER PLACE AND THE EASTERLY SIDELINE OF CHARLES STREET. THENCE;

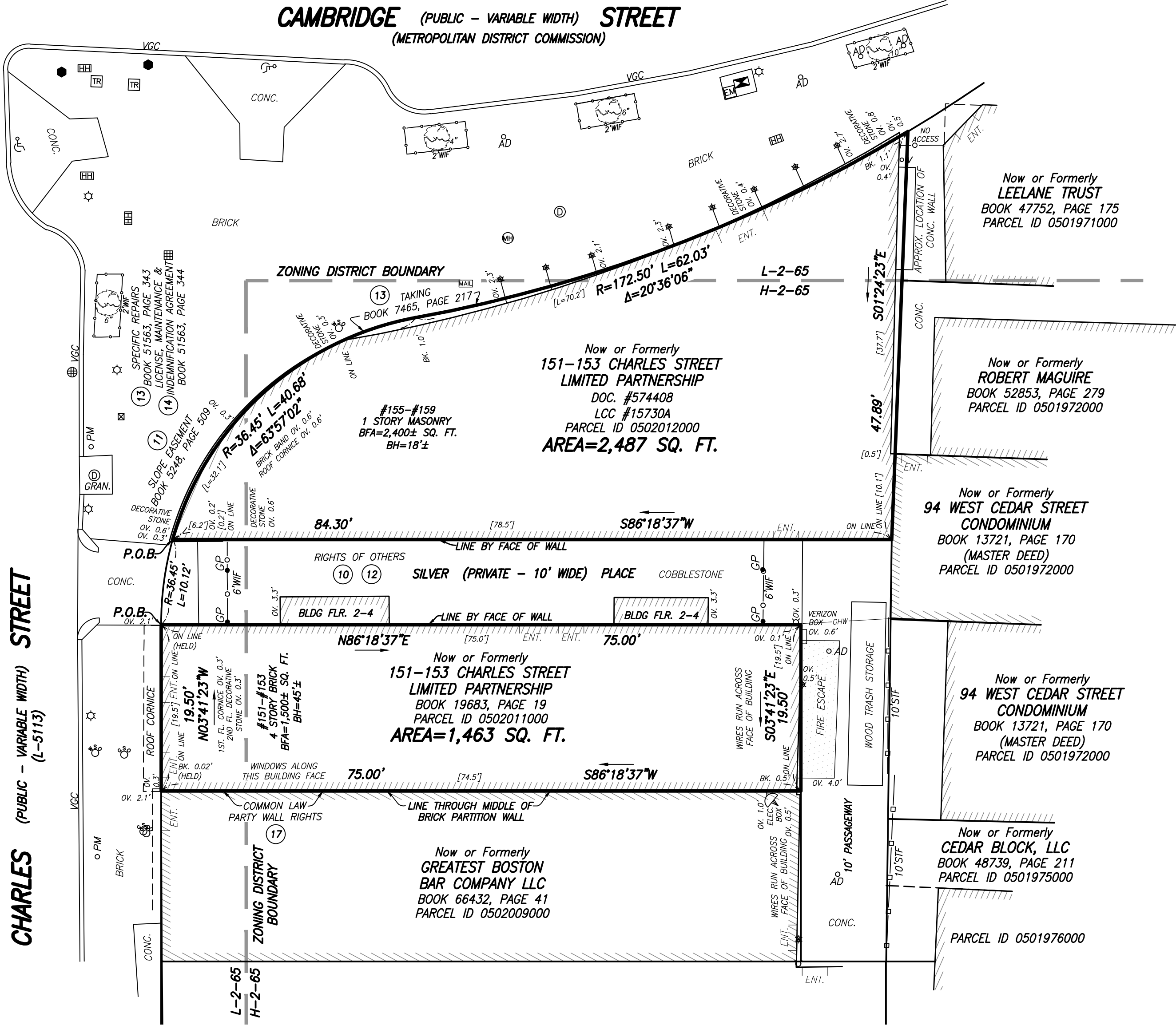
RUNNING BY SAID CHARLES STREET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 36.45 FEET, A DELTA ANGLE OF 63°57'02" AND AN ARC LENGTH OF 40.68 FEET TO A POINT OF COMPOUND CURVATURE AT THE SOUTHERLY SIDELINE OF CAMBRIDGE STREET;

THENCE RUNNING BY SAID CAMBRIDGE STREET, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 172.50 FEET, A DELTA ANGLE OF 20°36'06" AND AN ARC LENGTH OF 62.03 FEET TO A POINT;

THENCE TURNING AND RUNNING S 01°24'23" E, BY LAND NOW OR FORMERLY LEELEANE TRUST, LAND NOR OR FORMERLY OF ROBERT MAGUIRE AND LAND NOW OR FORMERLY OF 94 WEST CEDAR STREET CONDOMINIUM, A DISTANCE OF 47.89 FEET TO A POINT ON SAID SILVER PLACE;

THENCE TURNING AND RUNNING S 86°18'37" W, BY SAID SILVER PLACE, A DISTANCE OF 84.30 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2,487 SQUARE FEET.



LEGEND

- DRAIN MANHOLE
- MANHOLE
- WATER SHUT OFF/WATER GATE
- GAS SHUT OFF/GAS GATE
- ROUND CATCH BASIN
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL
- WALK LIGHT
- ELECTRIC HANDHOLE
- MAIL BOX
- SIGN
- AD AREA DRAIN
- PM PARKING METER
- ELECTRIC METER
- TRASH RECEPTACLE
- HANDICAP RAMP
- SATELLITE DISH
- GP GATE POST
- EXCEPTION NUMBER LISTED IN TITLE COMMITMENT
- [X.X'] BUILDING DIMENSION
- BFA BUILDING FOOTPRINT AREA
- BH BUILDING HEIGHT
- BIT BITUMINOUS
- BACK
- CONC CONCRETE
- Δ= DELTA ANGLE
- ENT ENTRANCE
- L= ARC LENGTH
- LCC LAND COURT CASE
- POB POINT OF BEGINNING
- R= RADIUS
- SQ. FT. SQUARE FEET
- STF STOCKADE FENCE
- VGC VERTICAL GRANITE CURB
- WIF WROUGHT IRON FENCE
- OHW OVERHEAD WIRES

TO COMMONWEALTH LAND TITLE INSURANCE COMPANY, CHARLES AND CAMBRIDGE CORNER LLC, HINGHAM INSTITUTION FOR SAVINGS & GAUGHEN, GAUGHEN, LANE & HERNANDO, LLP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 14, 2021.

FELDMAN GEOSPATIAL

TIMOTHY R. AGURKIS, PLS (MA# 52782)
TAGURKIS@FELDMANGE.O

DECEMBER 20, 2021

DATE

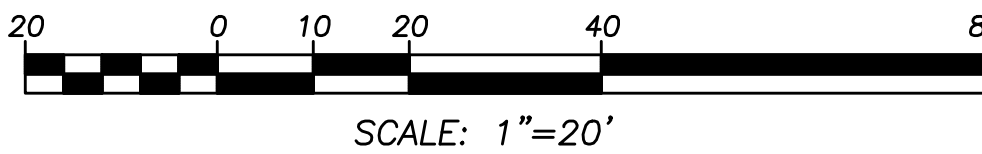


**ALTA/NSPS LAND TITLE SURVEY
#151-#153 & #155-#159 CHARLES STREET
BOSTON, MASS.**

FELDMAN GEOSPATIAL
152 HAMPDEN STREET
BOSTON, MASS. 02119

OCTOBER 14, 2021
PHONE: (617)357-9740
www.feldmangeospatial.com

FELDMAN
GEOSPATIAL



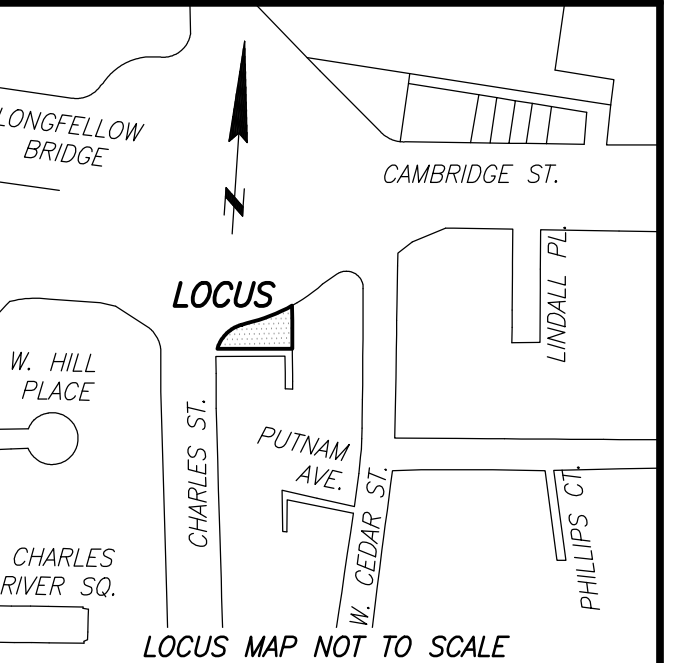
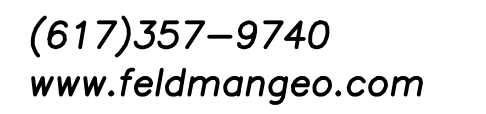
RESEARCH CD	FIELD CHIEF KF	PROJ MGR TRA	APPROVED	SHEET NO. 1 OF 1
CALC TRA	CADD TRA	FIELD CHECKED	CRD FILE 2100557	JOB NO. 2100557
FILENAME: S:\PROJECTS\2021\2100557\DWG\2100557-ALTA.dwg				

 HANDICAP RAMP
 BK BACK
 OV OVER
 Δ = DELTA ANGLE
 L = ARC LENGTH
 R = RADIUS
 VGC VERTICAL GRANITE CURB



1. PROPOSED BUILDING INFORMATION SHOW HEREON PROVIDED BY RODE ARCHITECTS, INC.
2. PROPERTY LINES SHOWN HEREON BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY FELDMAN GEOSPATIAL.
3. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT; ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

SUFFOLK COUNTY REGISTRY OF DEEDS
PLAN IN BOOK 7465, PAGE 217
MASSACHUSETTS LAND COURT
LCC 15730-A



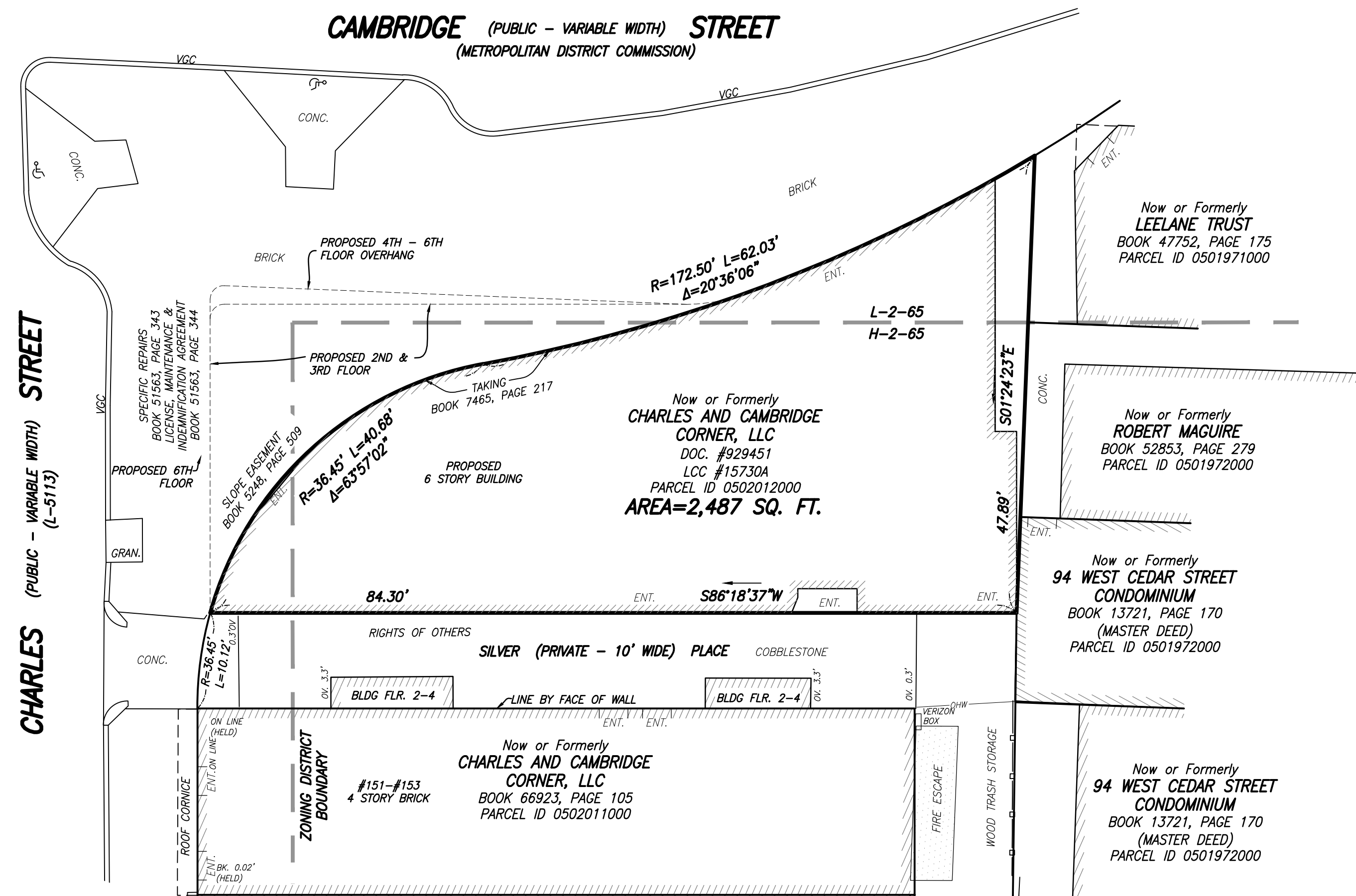
**PLOT PLAN
SHOWING PROPOSED
BUILDING**
155-159 CHARLES STREET
BOSTON, MASS.

REVISIONS:	

10 0 5 10 20

SCALE: 1"=10'

SHEET NO. 1 OF 1



FILENAME: S:\PROJECTS\2024\2401195\DWG\2401195-PP.dwg



Zoning Review Decision

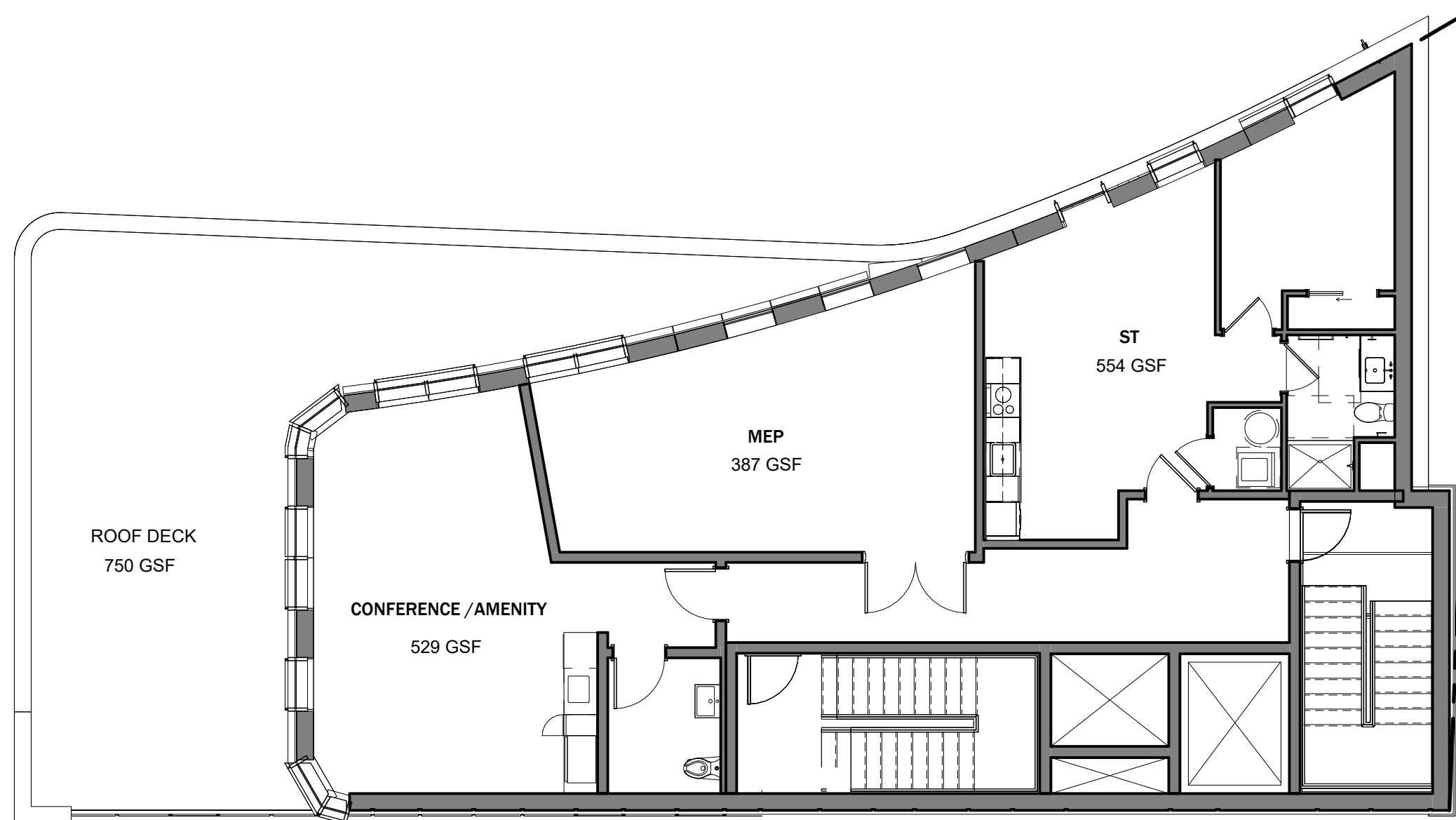
"DENIED"

BOA HEARING PLAN SET

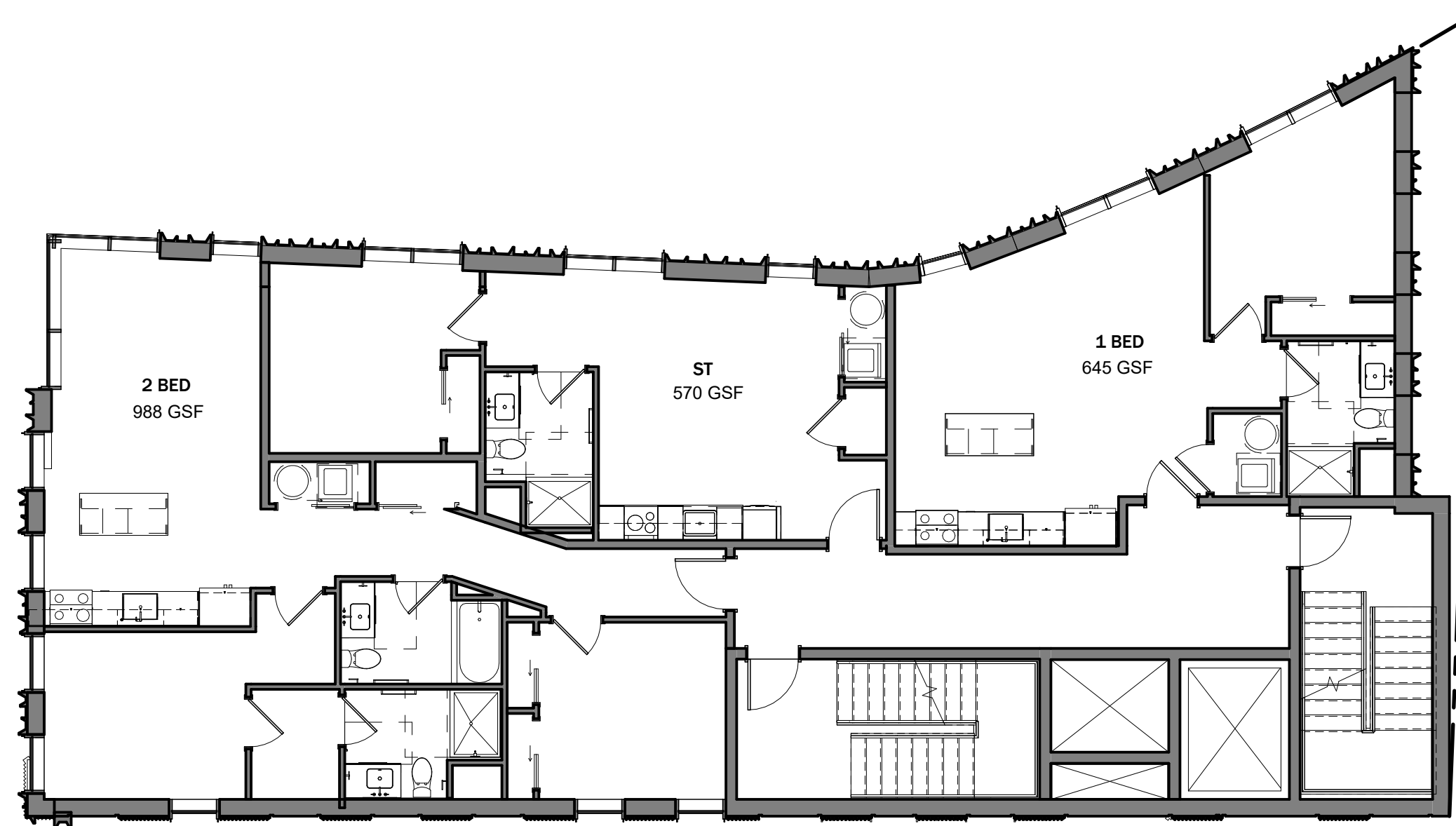
Francesco D'Amato

Associate Inspection Engineer

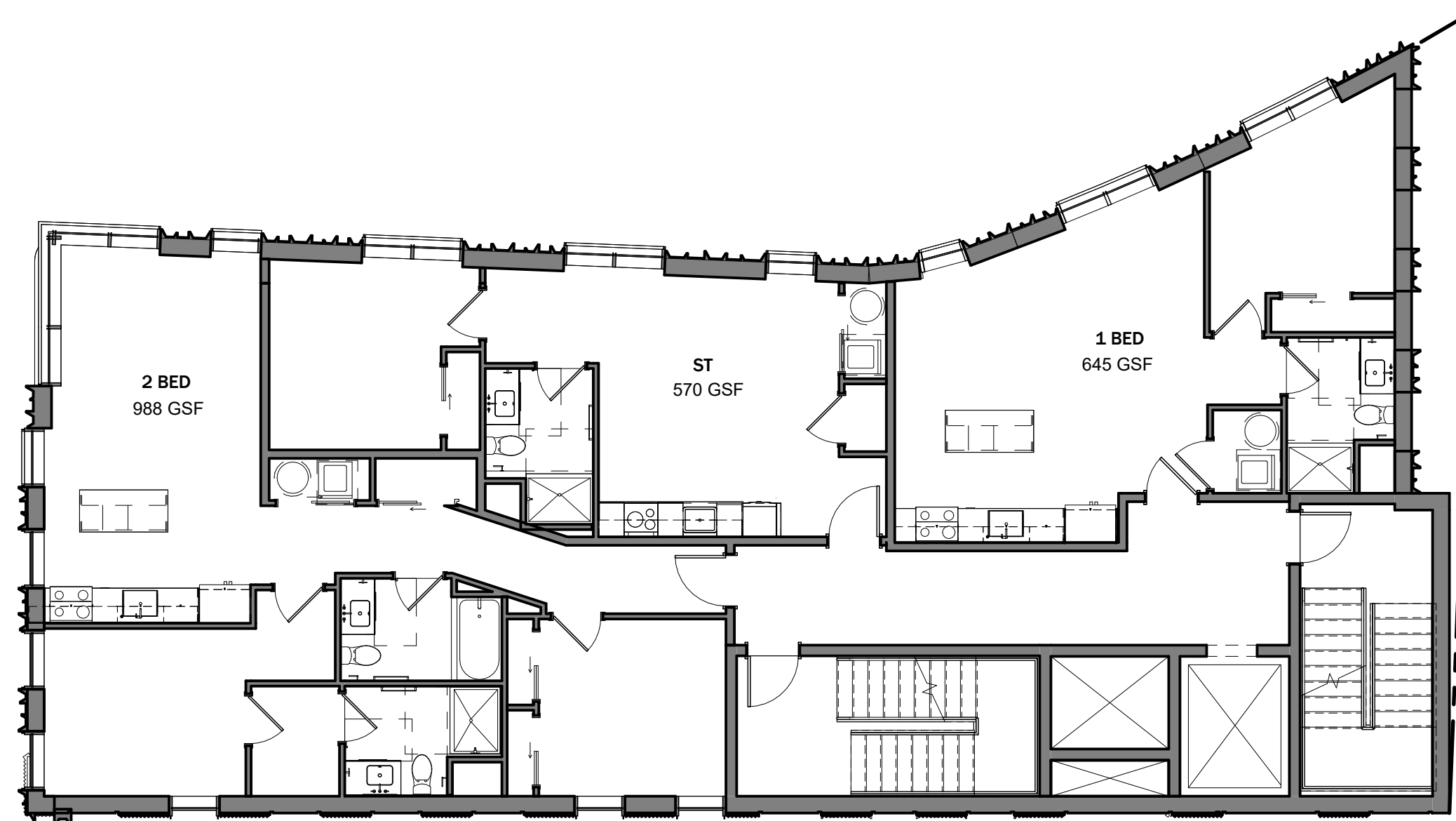
City of Boston



6 LEVEL 6 - ZONING
1/8" = 1'-0"



5 LEVEL 5 - ZONING
1/8" = 1'-0"



4 LEVEL 4 - ZONING
1/8" = 1'-0"

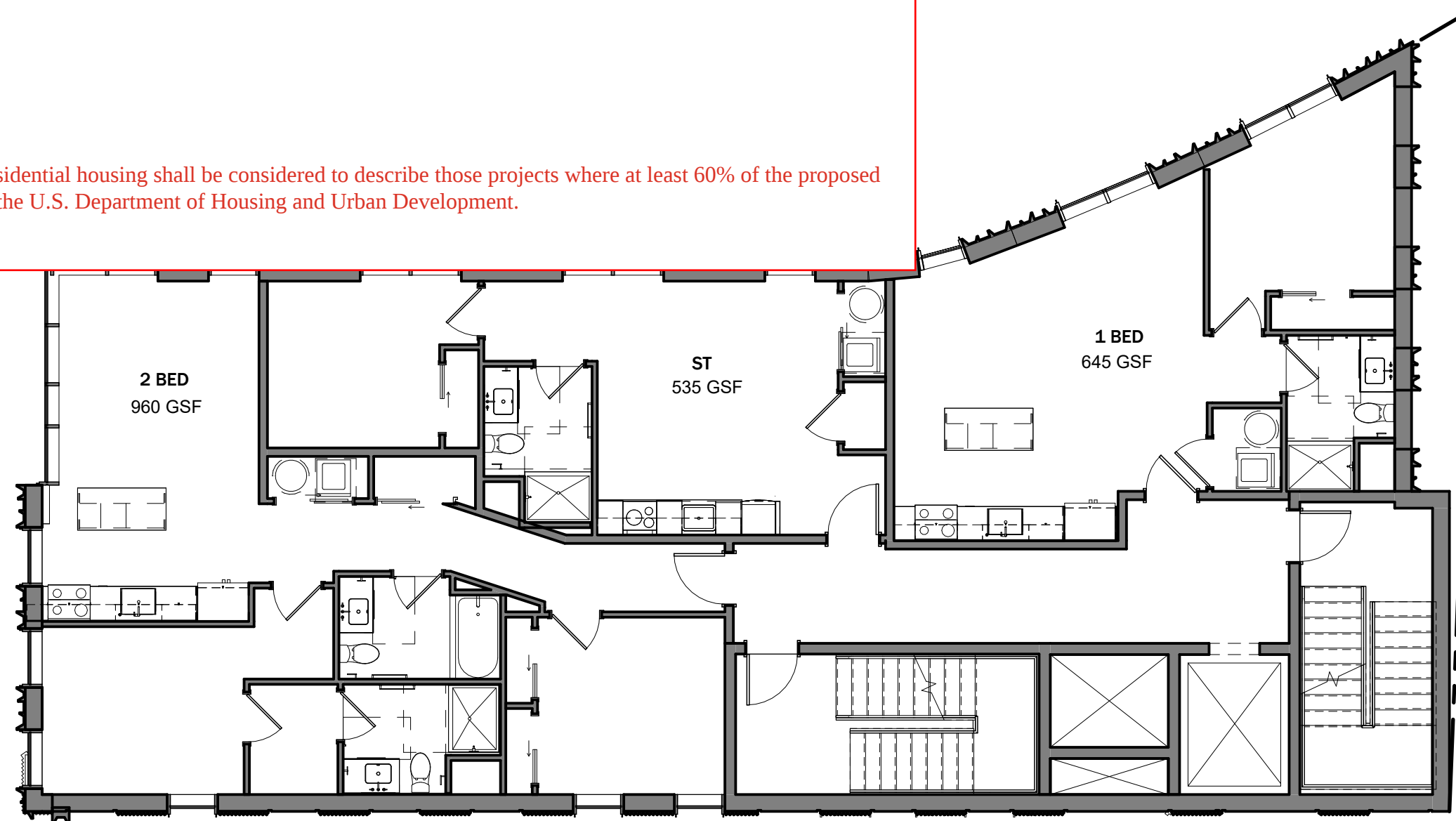
Use Item No. 7B

As an accessory use subject to the limitations and restrictions of Section 8-2.5, in buildings with more than fifty dwelling units, and in hotels with more than fifty sleeping rooms, newsstand, barber shop, dining room and similar services primarily for the occupants thereof, when conducted wholly within the building and entered solely from within the building

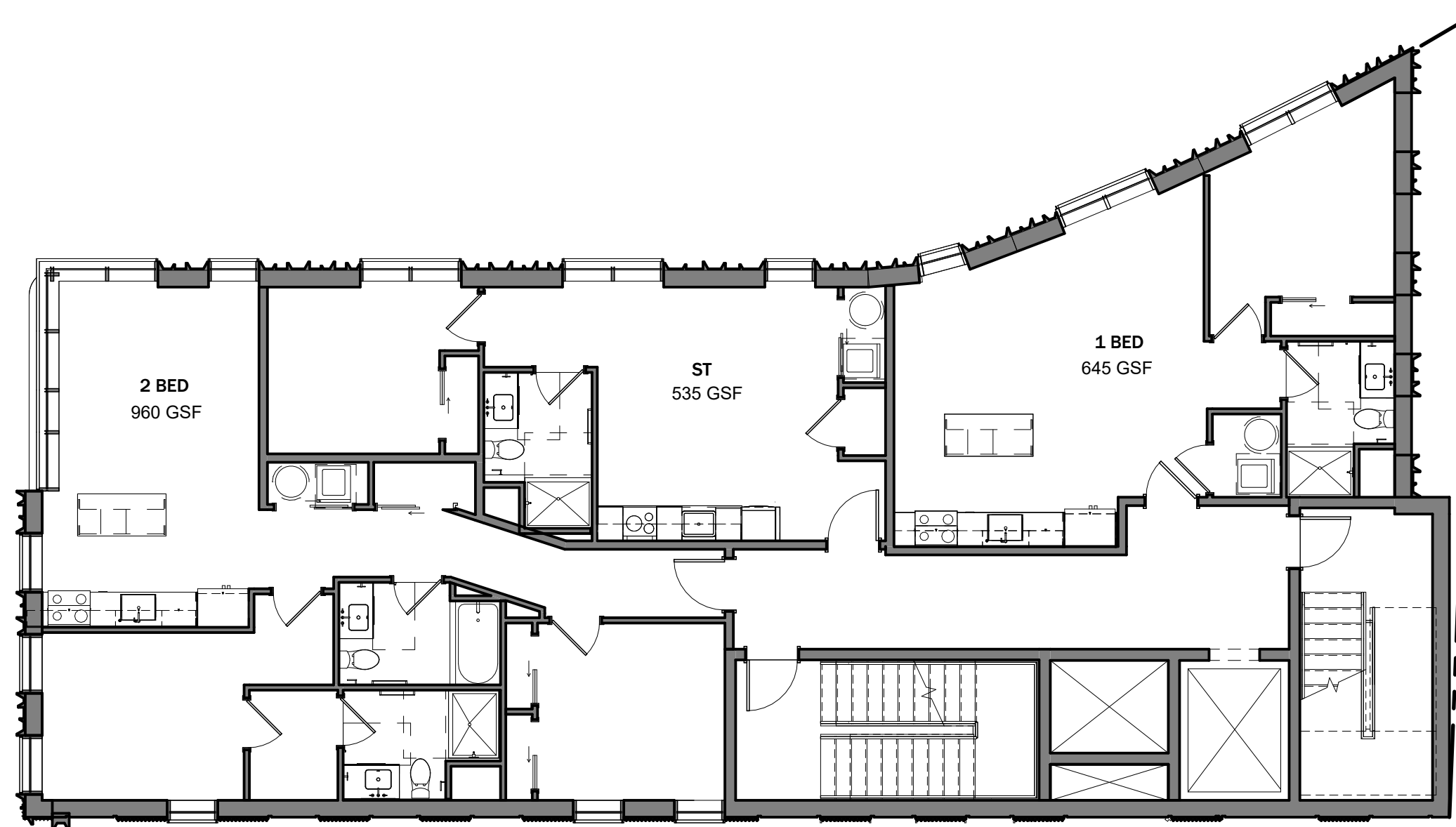
No structure or land shall be used for any use listed in Table B of Section 8-3 (Use Regulations) under Use Items Nos. 1, 1A, 2, 3, 4, 5, 6, 7, 7A, 7B, 8, 9, 10, 11, 12, 13, 13A, 14 or 15, unless off-street parking facilities are provided as follows:
#7 is not exempt from "restricted parking"

Parking g in an H district for residential uses+
2.0 0.7 space†

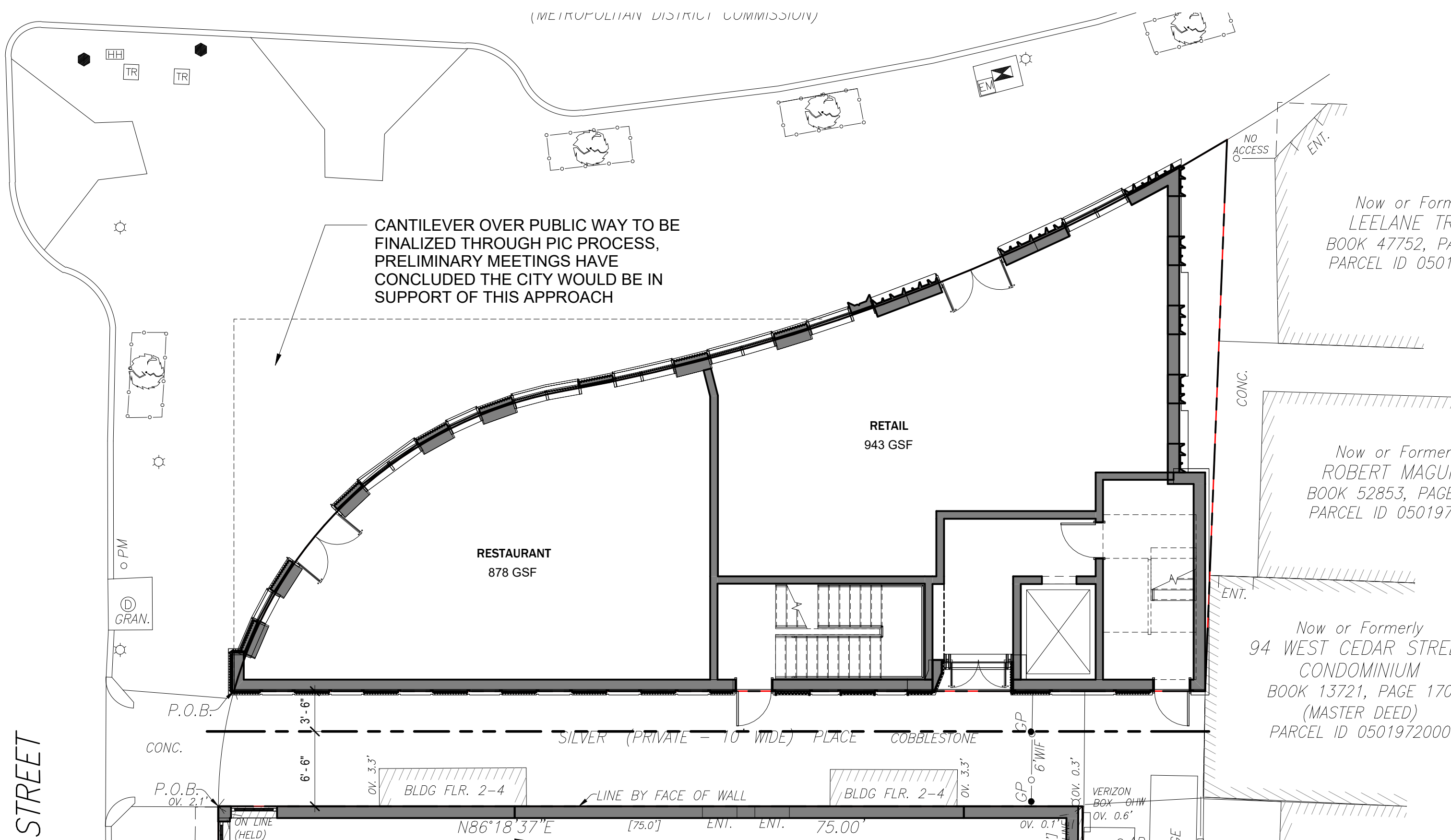
† or, in the case of affordable residential housing, no off-street parking shall be required. Affordable residential housing shall be considered to describe those projects where at least 60% of the proposed residential units are income-restricted at or below 100% of Area Median Income (AMI), as defined by the U.S. Department of Housing and Urban Development.



3 LEVEL 3 - ZONING
1/8" = 1'-0"



2 LEVEL 2 - ZONING
1/8" = 1'-0"



1 LEVEL 1 - ZONING
1/8" = 1'-0"

ZONING REVIEW SET

NOT FOR
CONSTRUCTION

RODE

535 Albany Street | 405
Boston, MA 02118
617.422.0090 | T
rodearchitects.com

Design Team

LANDSCAPE
Michael D'Angelo Landscape Architecture
840 Summer Street, Suite #201A
Boston, MA 02127
203.592.4788 | T

HISTORIC PRESERVATION
William S Young
762 Belmont Street
Watertown, MA 02472
617.875.5270 | T



155-157 Charles St

EGERIA

171 NEWBURY ST
BOSTON, MA 02116

PROJECT: 2221

No.	Description	Date

DATE: xx.xx.xxxx

SCALE: 1/8" = 1'-0"

FLOOR PLANS

A-10



Zoning Review Decision

"DENIED"

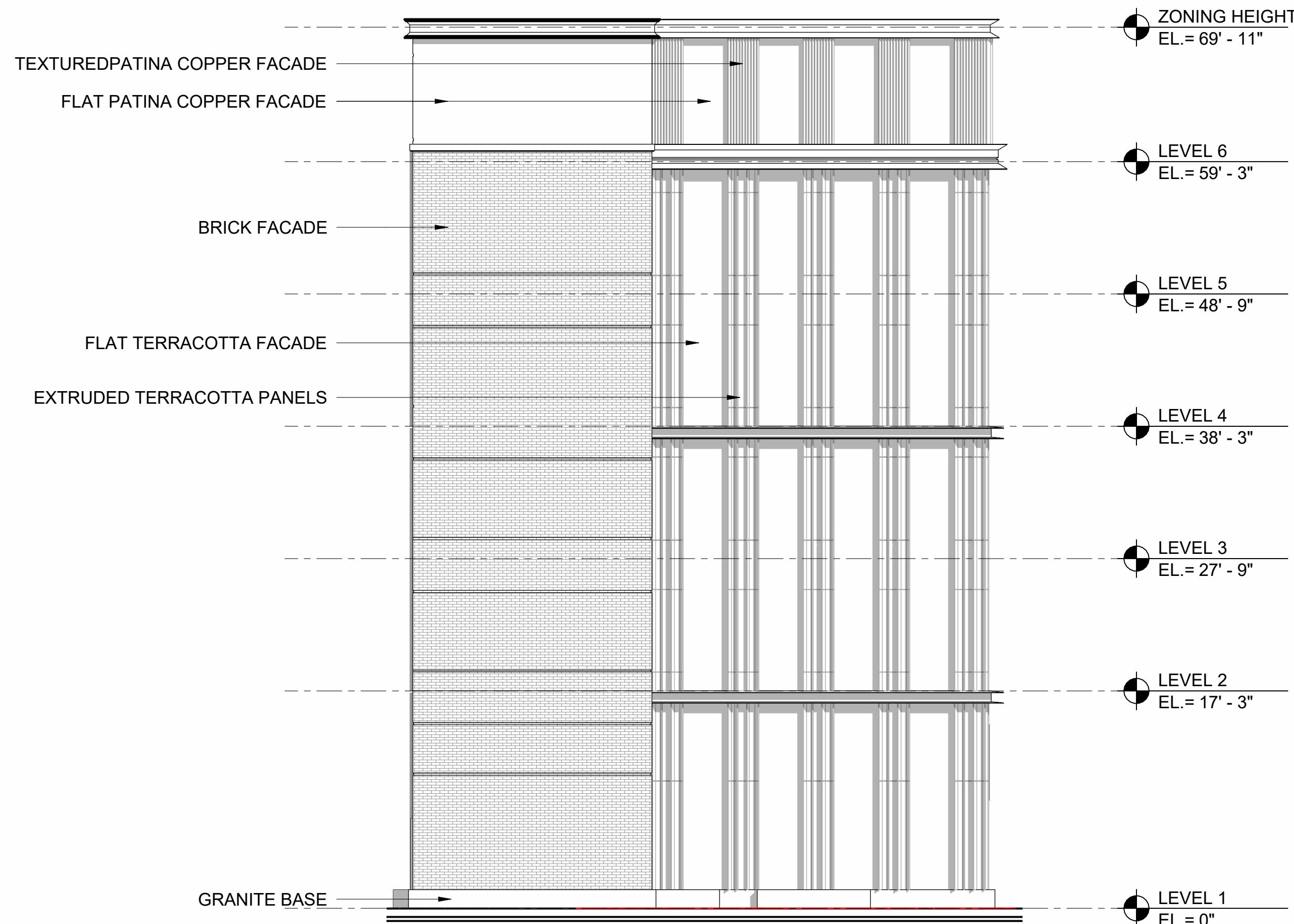
BOA HEARING PLAN SET

Francesco D'Amato

Francesco D'Amato

Associate Inspection Engineer

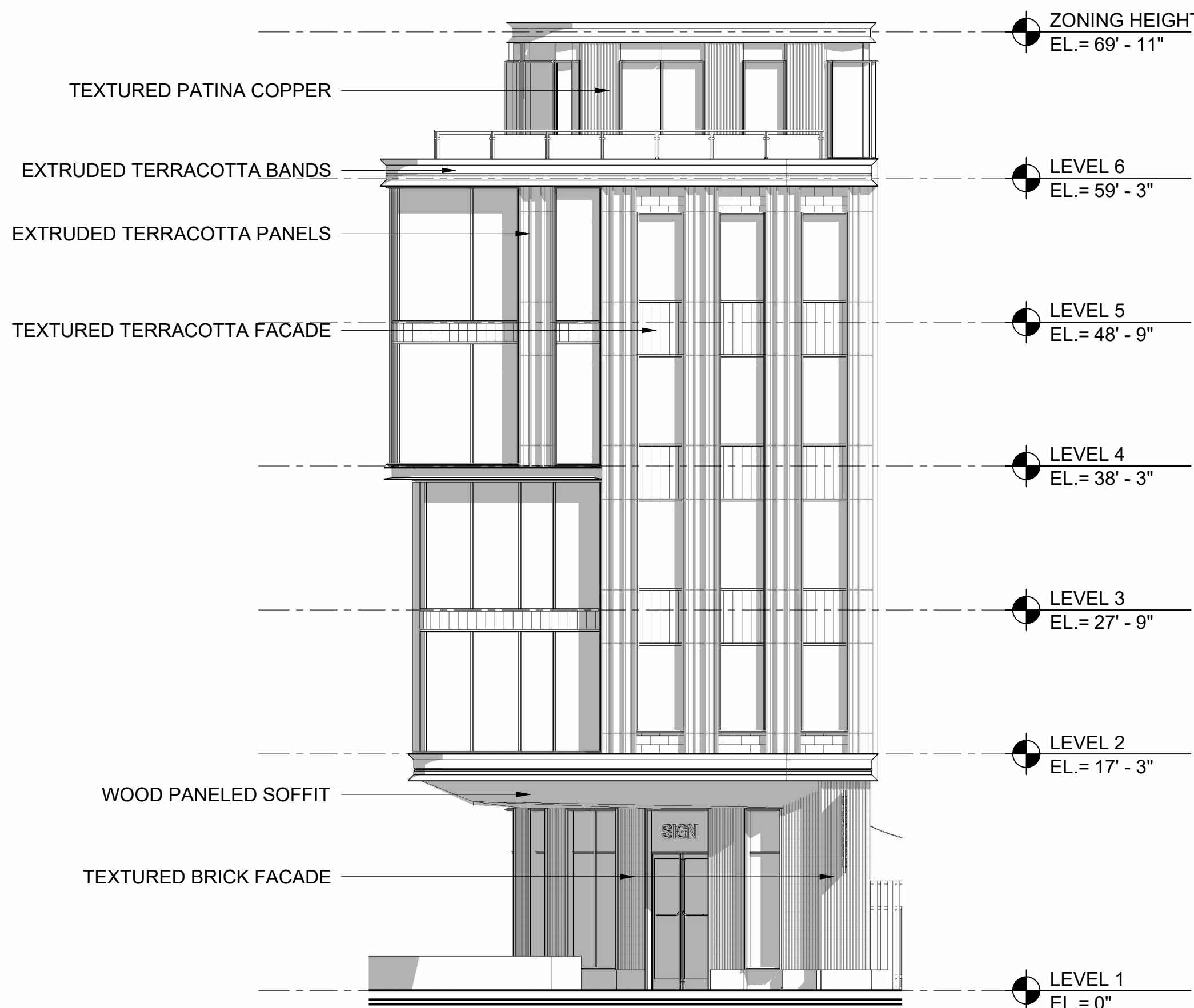
City of Boston



3 EAST ELEVATION - ZONING
1/8" = 1'-0"



4 SOUTH ELEVATION - ZONING
1/8" = 1'-0"



2 WEST ELEVATION - ZONING
1/8" = 1'-0"



1 NORTH ELEVATION - ZONING
1/8" = 1'-0"

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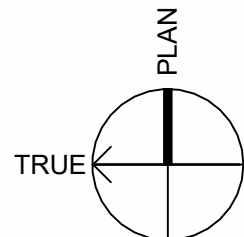
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SCALE: 1/8" = 1'-0"

ELEVATIONS

A-20

Restricted Parking Districts Restricted parking districts are zoning tools that require developers to justify parking levels that will be built as part of the development project. **Parking is considered a “conditional use” in these areas. Development projects must demonstrate the need for new parking, subject to BRA and Boston Zoning Board of Appeal approval.** BTD and BAPCC provide input to the approval process. **The zoning code does not require a minimum number of off-street spaces.**



In a restricted parking district, the Board of Appeal shall grant a conditional use for an off-street parking facility, whether a parking lot, a public garage, or parking which is accessory or ancillary to any use **other than a residential use**, only if the Board of Appeal finds that the facility meets one or more of the following conditions: a. b. c. d.

It will serve a traffic demand not adequately provided for by public transportation; or

It will replace existing off-street parking spaces in one or more nearby parking facilities, or

It will replace legal on-street parking spaces that have been physically eliminated through permanent modification or demolition; or

It is accessory or ancillary to a use which by its nature does not contribute significantly to traffic flows during peak traffic periods; or

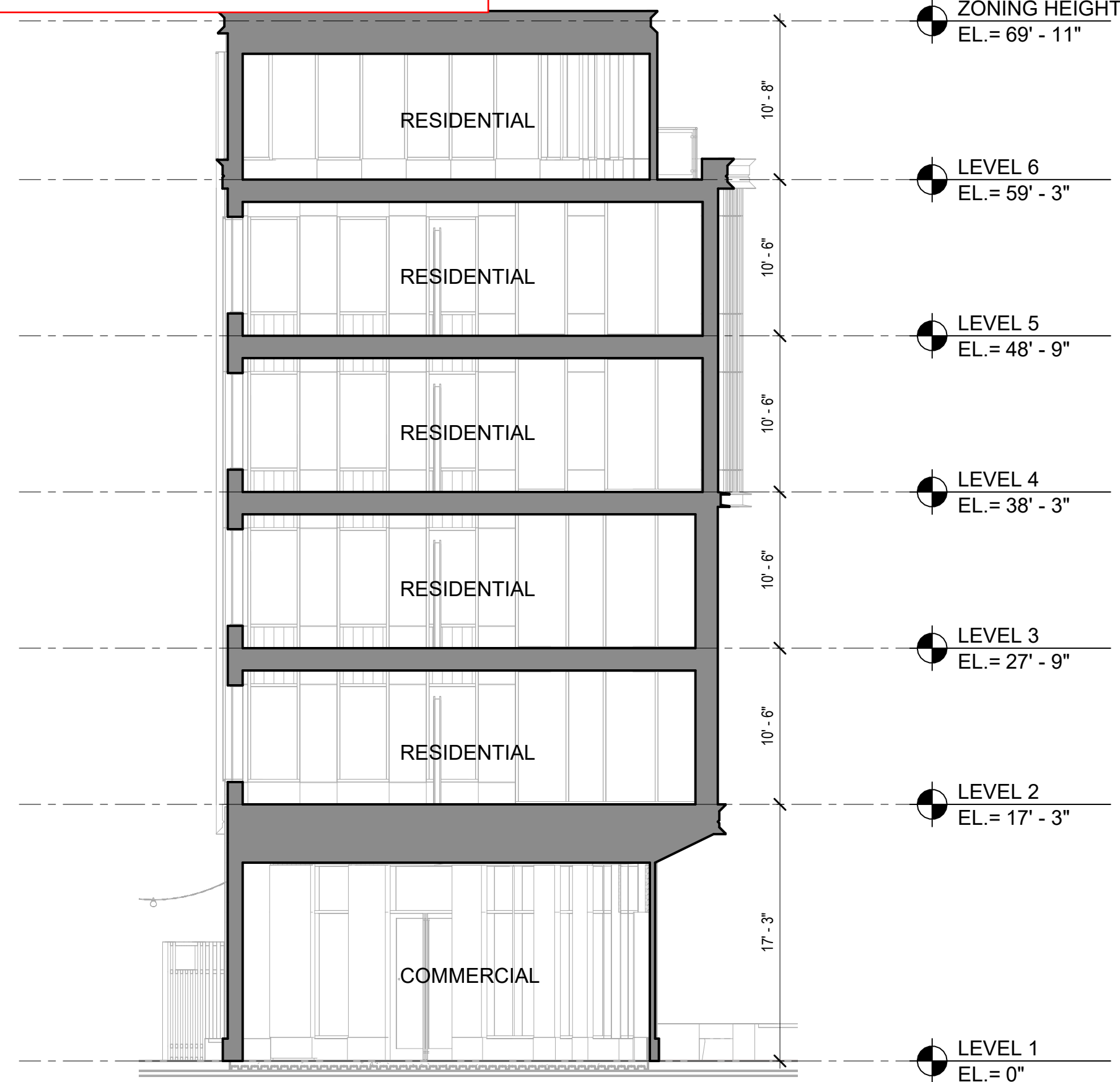
The facility constitutes a temporary parking lot use of land and that serious intent to reuse the land for an allowed use within a specified period of time has been demonstrated to the satisfaction of the Board of Appeal.

Projects that undergo Article 80 Large Project Review, Institutional Master Plans and Planned Development Areas are not subject to the Restricted Parking District. However, the Restricted Parking District acts as a **red flag to alert developers that the appropriate amount of parking must be carefully studied**. For proposed projects subject to or electing to comply with Large Project Review, off-street parking spaces and off-street loading facilities are determined through the community review process.

Section 23-6. - Off-Street Parking Not Required in Certain Cases.

(a)When the maximum floor area ratio specified in Table B of Section 13-1 for a lot is 8.0 or 10.0, off-street parking facilities are not required for such lot.

(b)When the maximum floor area ratio specified in Table B of Section 13-1 for a lot is 0.8, 1.0, **2.0**, 3.0, 4.0, or 5.0, off-street parking facilities are not required for such lot if the lot is *devoted* to residential uses and no more than two car spaces are required by Section 23-1 or if the lot is devoted to non-residential uses and no more than four car spaces are required by other provisions of this Article. .7x13= 10 spaces required



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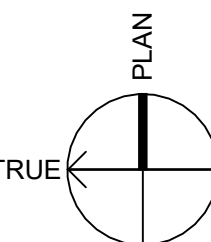
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171 NEWBURY ST
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PROJECT: 2221

No.	Description	Date

DATE: xx.xx.xxxx

SCALE: 1/8" = 1'-0"

SECTIONS

A-30

McDERMOTT, QUILTY, MILLER & HANLEY LLP

28 STATE STREET, SUITE 802
BOSTON, MA 02109

WWW.MQMHLAW.COM

November 1, 2024

Inspectional Services Department
City of Boston
1010 Massachusetts Avenue
Boston, MA 02118

**Re: Minimal Filing Fee Application
155-159 Charles Street, Boston**

Dear Inspectional Services Department:

Please be advised that we represent Charles and Cambridge Corner LLC, as the owner/developer of the above-referenced premises at 155-159 Charles Street in the Beacon Hill neighborhood of Boston (the “Premises”), who desires to file a Long Form Application(s) for a permit to construct a new six (6) story mixed-use building consisting of one (1) commercial level proposed as a restaurant space of approximately 878 square feet and a local retail space of approximately 943 square feet, and with five (5) residential levels above consisting of 13 residential units (collectively, the “Proposed Project”). The Proposed Project also includes a cantilever of the proposed building over the public way, which will require finalization through the Public Improvement Commission process.

According to our initial zoning review, the Premises is situated within the H-2-65 Zoning Subdistrict in the Boston Proper Zoning District of the Zoning Code. The Premises is also subject to the Restricted Parking District, the Groundwater Conservation Overlay District (“GCOD”), the Boston Proper Parking Freeze Zone, and the Beacon Hill Historic District. The proposed Multifamily Residential Use is an Allowed Use in the H-2-65 Zoning Subdistrict, however, the proposed Retail Use (Use Item No. 34) and the proposed Restaurant Use (Use Items No. 36A and 37) are Forbidden Uses.

We anticipate that the Proposed Project will require zoning relief for the following items:

1. Article 8, Section 3 – Retail Business Use Item No. 34 – Forbidden
2. Article 8, Section 3 – Restaurant Use Item No. 36A – Forbidden
3. Article 8, Section 3 – Restaurant Use Item No. 37 – Forbidden
4. Article 15, Section 1 – Floor Area Ratio Excessive
5. Article 16, Section 1 – Max Building Height Excessive
6. Article 17, Section 1 – Minimum Usable Open Space Insufficient
7. Article 18, Section 1 – Minimum Front Yard Insufficient
8. Article 19, Section 1 – Minimum Side Yard Insufficient
9. Article 20, Section 1 – Minimum Rear Yard Insufficient
10. Section 32-6 – GCOD Conditional Use Permit

Thus, we are requesting your acceptance of the enclosed application with a minimal filing fee so that we may properly process the necessary zoning relief and review.

Thank you in advance for your consideration of this matter.

Very Truly Yours,

A handwritten signature in black ink that reads "Nicholas Jozula". The signature is written in a cursive, flowing style.

Nicholas J. Zozula, Esq.

Enclosure: building permit application