

# CITY OF BOSTON



**RECEIVED**

By City Clerk at 8:26 am, Oct 31, 2023

## ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

**ATTENTION:** THIS MEETING WILL ONLY BE HELD VIRTUALLY AND NOT IN PERSON. YOU CAN PARTICIPATE IN THIS MEETING BY GOING TO [https://bit.ly/BZC\\_Nov2023](https://bit.ly/BZC_Nov2023). YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [ZONINGCOMMISSION@BOSTON.GOV](mailto:ZONINGCOMMISSION@BOSTON.GOV)

### AGENDA

November 8, 2023

**9:00 AM**      **First Amendment to Development Plan for Planned Development Area No. 6, 1035 Commonwealth Avenue**

Said First Amendment would demolish the current building and construct a new, six-story mixed use building that includes fifty-five (55) residential units and 3,653 square feet of ground floor retail totaling approximately 48,930 square feet of Gross Floor Area at the Project Site (the "Project"). The fifty-five (55) units will be composed of five (5) three-bedroom units, fifteen (15) two-bedroom units, twenty 3 (20) one bedroom units, and fifteen (15) studio units with a residential entry lobby, and service spaces. Zero vehicular parking spaces will be provided and there will be fifty-five (55) bicycle parking spaces.

**9:15 AM**      **Text Amendment Application No. 516  
Article 79 - Inclusionary Zoning**

Said amendment would insert a new article, Article 79, to the Boston Zoning Code to establish regulations for Inclusionary Zoning.

**9:30 AM**      **Director's Update**

## 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 virtual public hearing will be held on November 8, 2023, at 9:00 A.M., in connection with a petition for approval of the Frist Amendment to Development Plan for Planned Development Area No. 6, 1035 Commonwealth Avenue, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said First Amendment would demolish the current building and construct a new, six-story mixed use building that includes fifty-five (55) residential units and 3,653 square feet of ground floor retail totaling approximately 48,930 square feet of Gross Floor Area at the Project Site (the "Project"). The fifty-five (55) units will be composed of five (5) three-bedroom units, fifteen (15) two-bedroom units, twenty 3 (20) one bedroom units, and fifteen (15) studio units with a residential entry lobby, and service spaces. Zero vehicular parking spaces will be provided and there will be fifty-five (55) bicycle parking spaces.

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Interpreting services are available to communicate information at this hearing. If you require interpreting services, please contact the following: [zoningcommission@boston.gov](mailto:zoningcommission@boston.gov) or 617-918-4308. The meeting is scheduled for November 8, 2023. Please request interpreting services **no later than November 3, 2023**.

For the Commission  
Jeffrey M. Hampton  
Executive Secretary

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