

Mr. John M. FitzGerald
Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02201

Re: 332 Chestnut Hill Ave, Brighton

Mr. Fitzgerald,

I am writing to provide my review of this project and the relevant portions of the Boston Zoning Code. It is clear that there is no basis for zoning relief in this situation and the BRA should oppose any all variances being sought by the developer.

Article 7 of the Boston Zoning Code is clear about the conditions that would have to be met for variances to be granted for 332 Chestnut Hill Ave:

- 1) Special circumstances applying to the land such as exceptional narrowness, shallowness, or shape of the lot, or exceptional topographical conditions
- 2) Application of the Allston/Brighton Article 51 zoning code would deprive the developer of the reasonable use of this land

While it is true that the 332 Chestnut Hill Ave property is not a perfect rectangle, there is nothing "exceptional" to justify the developer's desire to go so far above and beyond what Article 51 allows. Zoning variances are not loopholes to allow developers to maximize their profit. Variances are minimal exceptions valid only when unusual geographic considerations and the current zoning would prevent use of the land. Development that conforms with Article 51 in this situation is reasonable and should be required.



Clearly a lot has changed in our neighborhood and the economy in the 17 years since the BRA established the current Allston/Brighton zoning. If it is time to rezone, and perhaps it is, the BRA should create for Allston/Brighton what it did for Roslindale earlier this year - a comprehensive and holistic re-zoning with professional and community input. Spot-zoning such as is sought by the developer at 332 Chestnut Hill Ave is not appropriate and cannot be permitted based on the requirements established by the Boston Zoning Code.

Sincerely,

A handwritten signature in black ink that reads 'Harry Mattison'. The signature is written in a cursive, flowing style.

Harry Mattison
28 Mansfield St, Allston