

# Jamaica Plain Neighborhood Council

Tuesday, December 19, 2017, 7:00 pm  
Farnsworth House, 90 South Street

## Agenda

1. Introductions.
2. Review/approve minutes of the November 28, 2017, Council meeting.
3. Announcements.
4. Follow-up on November Council meeting with representatives of the Boston Planning & Development Agency (BPDA) on the creation, supervision and administration of Zoning Code Article 80 Cooperation Agreements between the BPDA and developers.
5. Committee Reports/Recommendations:

5.1 Zoning Committee report, including recommendation(s) that the Council VOTE to approve/deny variance(s)/change(s) of use for

(a) 11 Prince St.	Construct new roof dormers; Expand living area into attic space; renovate kitchen and attic space	Floor Area Ratio Excessive; Building Height Excessive; Rear Yard Insufficient (Addition closer than 8' to Accessory building)	Approve
(b) 63-65 Sedgwick St.	Combine lots, renovate existing building, and construct addition to create six-family residential building	Forbidden Use: Multi-Family Dwelling; FAR Excessive Insufficient Open Space Lot Area for Additional Unit Insufficient; Insufficient Screening and Buffering	Approve
(c) 48-50-Green St.	Add three (formerly five) off-street parking spaces behind residential building access from current driveway	Usable Open Space Insufficient; Off-Street Parking Design & Location	Approve
(d) 2 Belmore Terr.	Partially remove exterior walls to enlarge kitchen; construct deck	FAR Excessive	Approve
(e) 50 Eldridge Rd No. 2	Enlarge existing third-floor dormer, construct new bathroom on third floor	Extension of non- conforming use	Approve

*To review materials submitted to the Zoning Committee for these projects, click [here](#).*

5.2 Housing & Development Committee report.

5.3 Environment, Parks & Energy Committee report.

5.4 Public Service Committee report, including recommendation(s) that the Council VOTE:

- (a) To support the petition of Carrot Flower, LLC d/b/a Carrot Flower," at 703 Centre Street, for a seven-day common victualler license, with the hours of 7:30 am to 7:30 pm, with Audrey White as manager.
- (b) To support the petition of Patrick Byrne and Stephen Williamson at 701 Centre Street, No. 1 (also known as 703 Centre Street) to change the legal occupancy to include restaurant with #36A take-out use at this address, with the proviso that the take-out use will stay with the current business tenant at 703 Centre Street, Carrot Flower, LLC, d/b/a "Carrot Flower."

6. Further planning for the April 28, 2018, Council election.

7. New business.

8. Adjournment.