

ZBA Report

2023 FY Q2

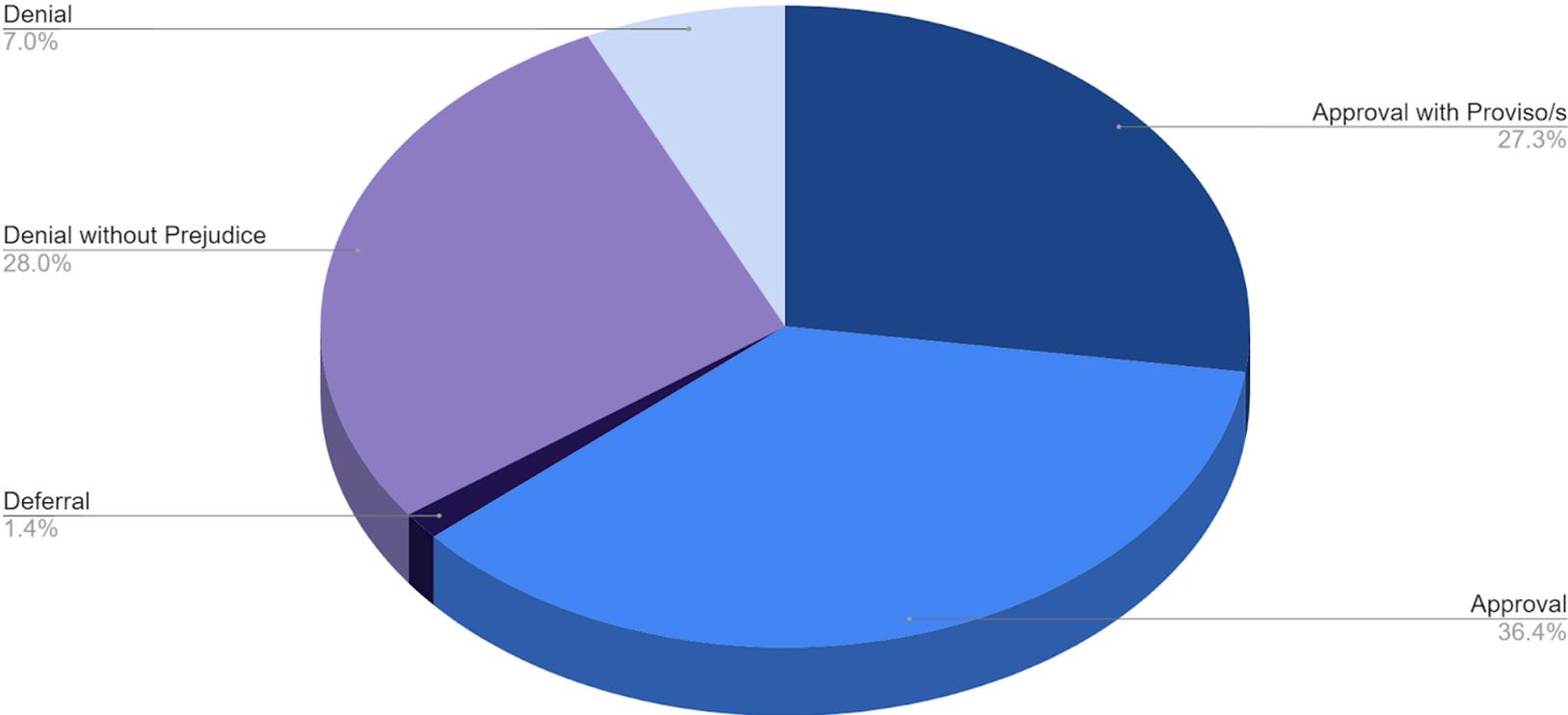
This Report

- On June 15th, 2023, the BPDA Board voted to grant authorization to permit the Director to make recommendations on behalf of the BPDA
- The BPDA Board requested that Planning staff present quarterly reports which summarize and highlight trends in the recommendations and ZBA cases
- This report includes data from 9/27/23 through 12/31/23.

BPDA Recommendations

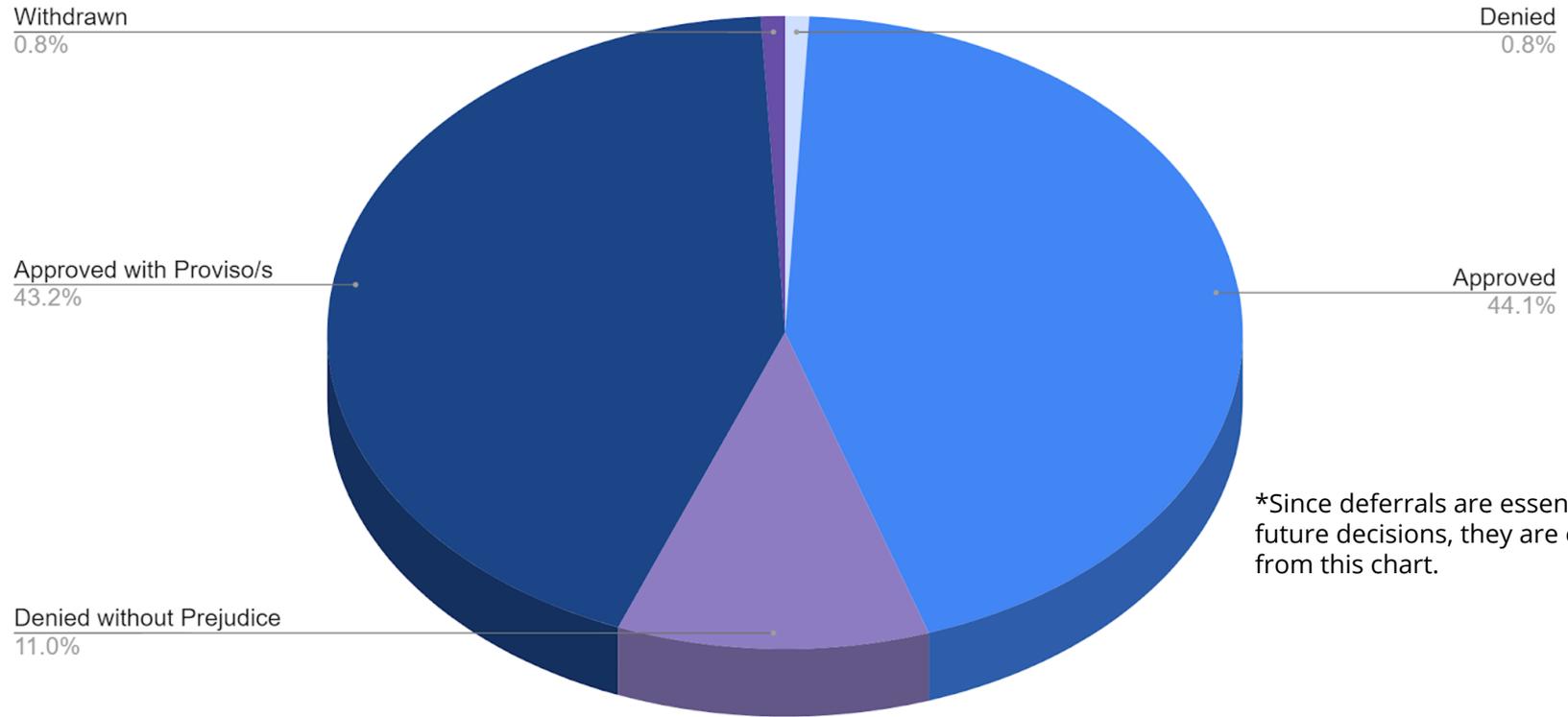
- 9 ZBA hearings from 9/27/2023 through 12/31/2023
- During this time period, the ZBA heard 18 Article 80 cases.
- Planners wrote 143 recommendations for non-Article 80 projects. These 143 recommendations are the basis of the analysis to follow.

BPDA Recommendations



As in last quarter, approval was the most common recommendation, and again the most common proviso was BPDA design review.

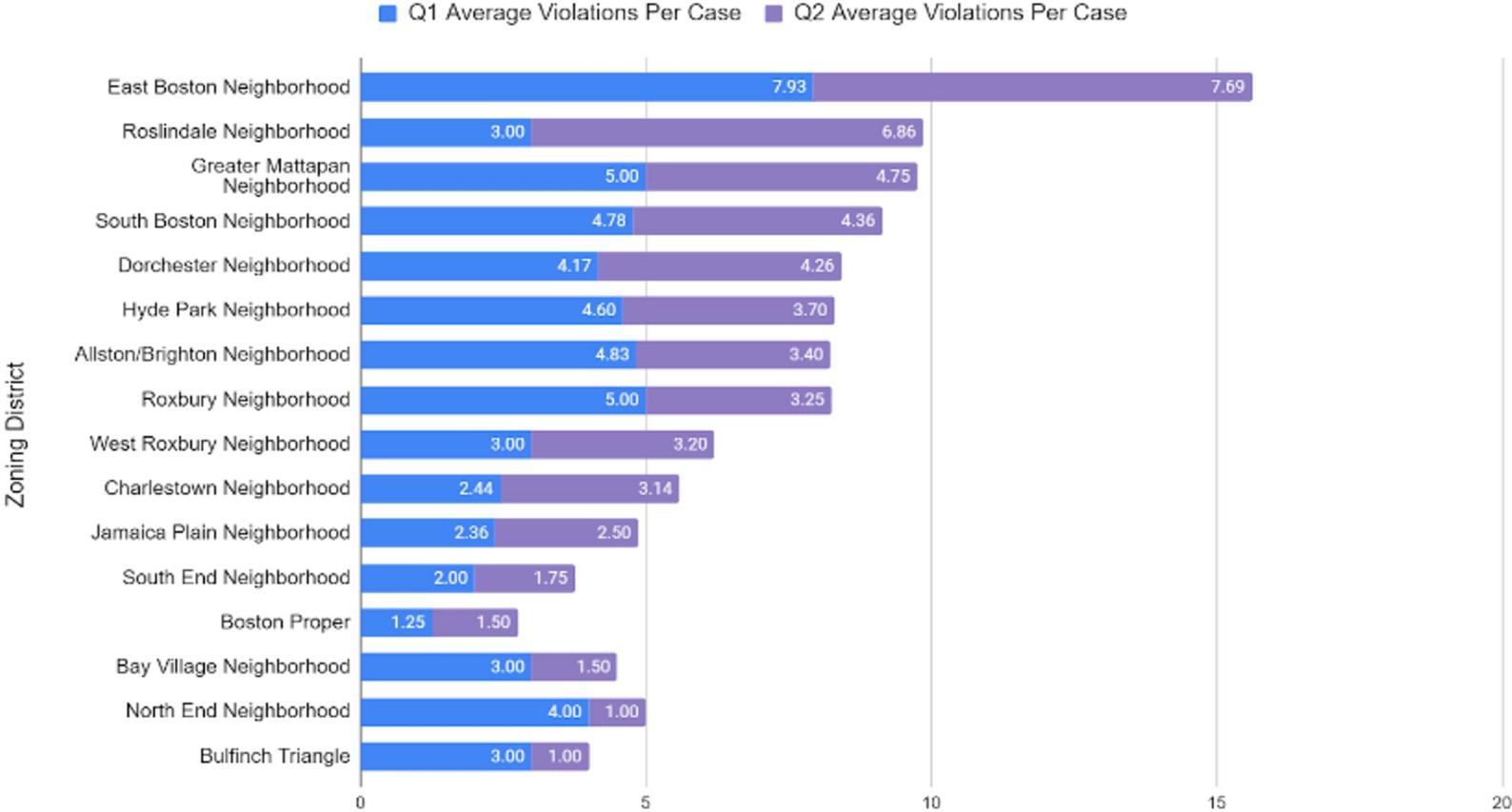
ZBA Hearing Decisions





Trends in ZBA Cases

Comparing Violations: FQ1 vs. FQ2

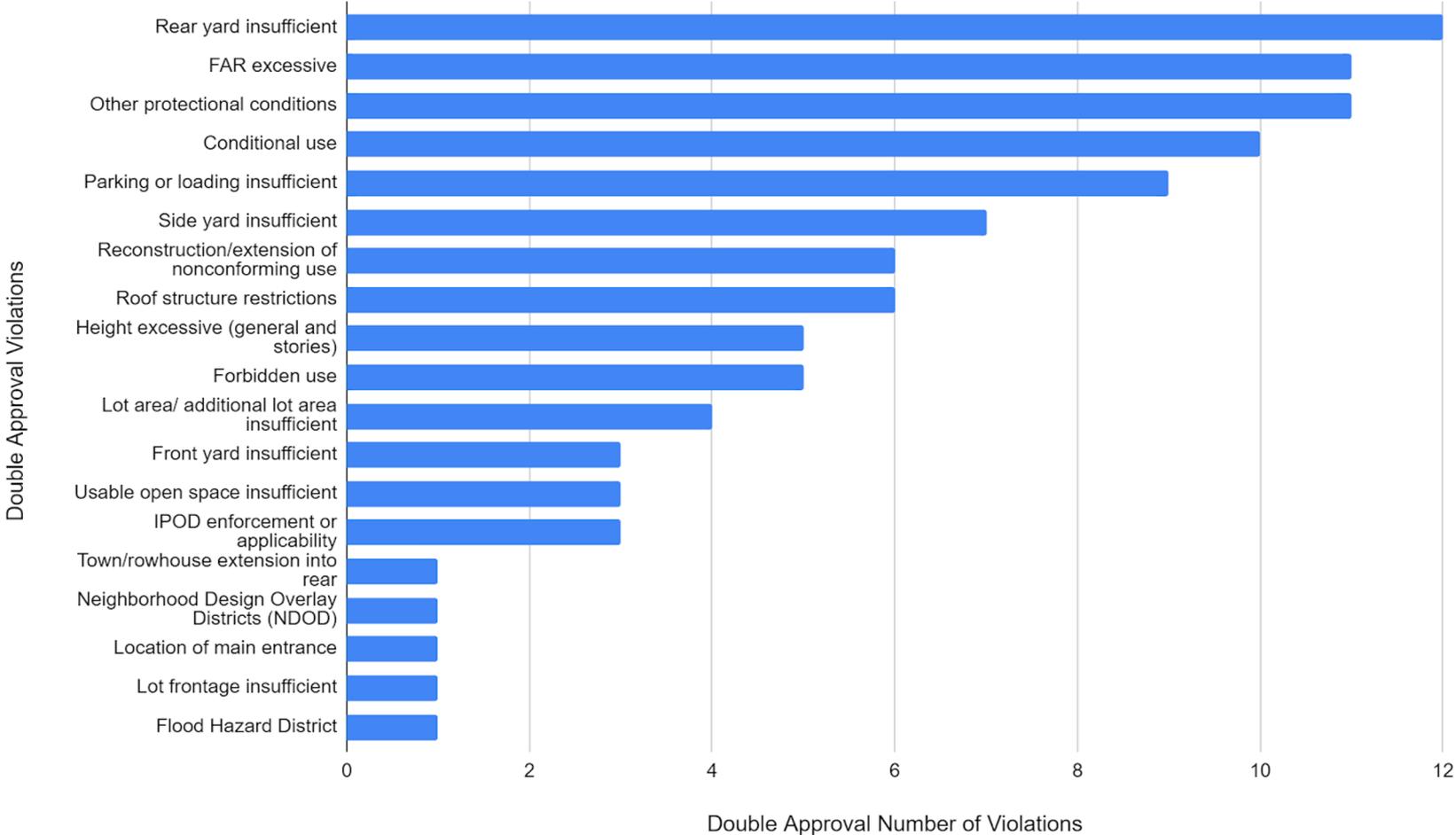


*Central Artery District had no cases with recommendations in Q2, so it was removed for comparison purposes. Charlestown and Charlestown Waterfront Districts cases were also combined to allow comparison.

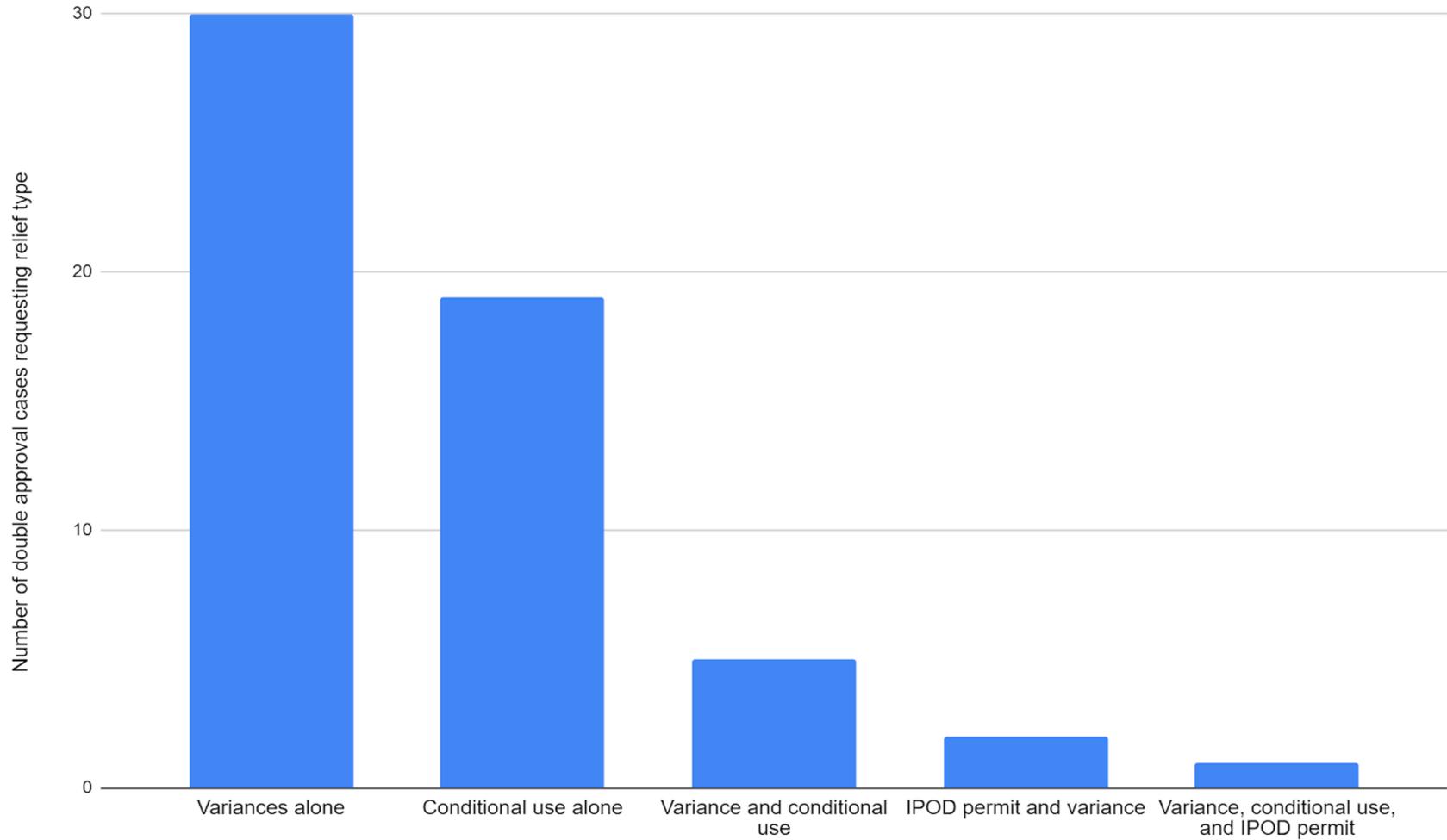
“Double Approval” Cases

- Cases where BPDA recommends approval + ZBA decision of approval
- Ideal opportunity for analysis leading to zoning reform and potential reduction in ZBA cases
- 57 over this quarter and last will be the basis of data that follows

Double Approvals: Violations



Double Approvals: Relief Requested





Future Goals

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- Continue improving our data and finding new double approval patterns and opportunities
- Longer-term: reporting on any preliminary trends related to recently passed zoning text amendments

Questions?
