

**From:** James Fleming  
**Sent:** Tuesday, September 12, 2023 1:55 PM  
**To:** Claire Ricker; Rachel Zsembery; Kin Lau; Stephen Revilak; Eugene Benson  
**Subject:** Recommendation for the MBTA-C main motion

Hello!

Please consider this as additional public input for the MBTA-C hearings!

In reading the main motion I saw the 10' side setback for neighborhood multifamily districts as shown in the image below. I would recommend a change like the following:

**Original**

12. Except as noted below, in *Section a. Bonuses*, the dimensional regulations are as follows:

<b>District</b>	<b>MBMF – Mass. Ave</b>	<b>MBMF – Broadway</b>	<b>NMF</b>
Max. Height in Stories	4	4	4
Max. Height in Feet	52'	52'	46'
Front Setback	15'	15'	15'
Side Setback	5'	5'	10'
Rear Setback	20'	20'	20'

**Recommended change:**

*One side: min. 5ft*

*Sum of two sides: min. 20ft*

*Note: We have this sort of requirement in the zoning bylaw already for the R3 district*

By way of example, our lot is 50' wide, and the home has a 5' setback on one side and a 15' setback on the other side. This arrangement is very convenient because it means we don't have to do tandem parking.

Were a house like ours to be included in the district (ours currently is not), it would be non-conforming with the NMF overlay, which would add additional regulatory complexity to any redevelopment.

I believe making a change like this would strike a balance between setbacks and providing flexibility for dealing with existing conditions. It would be a shame if a building needed to be demolished to build multifamily housing, because the existing building could not be re-used due to the setbacks not being compliant.

- James Fleming, 15 Melrose St