

The Boston Zoning Variance Database

From Clark Broida's MCP Thesis, 6/87

Main Table (ZONING)

Field #	Field Name	dBaseIII+ Type	dBaseIII+ Width	ORACLE Type	Field Description and Explanation of Codes
<i>PART A: Case Identification</i>					
1	CASENUMBER	Num	5	varchar2(5)	Unique Board ID
2	HRINGDATE	Date	8	varchar2(8)	Date of Hearing (format YYYYMMDD)
3	APPLICANT	Char	30	varchar2(30)	Restricted (privacy)
4	FNAME	Char	20	varchar2(20)	Restricted (privacy)
<i>PART B: Locational Variables</i>					
5	STRTNUMBER	Num	6	number(5, 0)	Street number of one involved parcel
6	STRTPREFIX	Char	8	varchar2(8)	E.g., North, South, East, West
7	STREETNAME	Char	20	varchar2(20)	E.g., Beacon
8	STREETTYPE	Char	8	varchar2(8)	E.g., Avenue
9	NEIGHBRHD	Num	3	number(10, 0)	Which of 16 neighborhoods
10	SUBNGHBRHD	Num	3	number(10, 0)	Which of 64 statistical areas
11	WARD	Num	3	number(10, 0)	Political area
12	PRECINCT	Num	3	number(10, 0)	Political sub-area
13	CENSUSTRAC	Num	8.2	varchar2(8)	Census tract
14	CENSUSBLK	Num	4	number(5, 0)	Census Block
<i>PART C: Property Description Variables</i>					
15	PARCELNUMB	Num	6	number(5, 0)	One of involved parcel numbers
16	EXISTZONIN	Char	10	varchar2(10)	See list of zoning codes

17	ESTCOST	Num	10	number(10, 0)	Applicant-estimated project cost
18	EXISTUSE	Num	3	number(10, 0)	Land use classification -- see list
19	PRPSEDUSE	Num	3	number(10, 0)	Land use classification -- see list
20	CHNGEOCCUP	Num	2	number(10, 0)	Yes/No/? = 2, 1, -1
21	CHNGEUSE	Num	2	number(10, 0)	Yes/No/? = 2, 1, -1
22	ADDITION	Num	2	number(10, 0)	Yes/No/? = 2, 1, -1
23	ERECTSTRUC	Num	2	number(10, 0)	Yes/No/? = 2, 1, -1
24	ERECTAUXIL	Num	2	number(10, 0)	Yes/No/? = 2, 1, -1
25	LEGALIZE	Num	2	number(10, 0)	Yes/No/? = 2, 1, -1
26	SUBDIVISIO	Num	2	number(10, 0)	Yes/No/? = 2, 1, -1
27	PARKING	Num	2	number(10, 0)	Yes/No/? = 2, 1, -1
28	MISCPURPOS	Num	2	number(10, 0)	Yes/No/? = 2, 1, -1
29	EXISTUNITS	Num	5	number(5, 0)	# of existing residential units
30	PRPSDUNITS	Num	5	number(5, 0)	# of proposed residential units
31	EXISTSQFT	Num	8	number(10, 0)	existing building square footage
32	PRPSDSQFT	Num	8	number(10, 0)	proposed building square footage
<i>PART D: Possible Zoning Code Violations</i>					
33	USEITEM1	Num	2	number(10, 0)	SEC.8-7 No/Maybe/Yes/? = 1, 3, 4, -1
34	UI1	Num	4	number(10, 0)	USEITEM1 number needing variance
35	USEITEM2	Num	2	number(10, 0)	SEC.8-7 No/Maybe/Yes/? = 1,

					3, 4, -1
36	UI2	Num	4	number(10, 0)	USEITEM2 number needing variance
37	USEITEM3	Num	2	number(10, 0)	SEC.8-7 No/Maybe/Yes/? = 1, 3, 4, -1
38	UI3	Num	4	number(10, 0)	USEITEM3 number needing variance
39	VARIANCE74	Num	2	number(10, 0)	Sec.7-4: Yes/No/? = 2, 1, -1
40	NONCONF91	Num	2	number(10, 0)	Sec.9-1: Yes/No/? = 2, 1, -1
41	NONCONF92	Num	2	number(10, 0)	Sec.9-2: Yes/No/? = 2, 1, -1
42	OFFPKG101	Num	2	number(10, 0)	Sec.10-1: Yes/No/? = 2, 1, -1
43	LOTSZE141	Num	2	number(10, 0)	Sec.14-1: Yes/No/? = 2, 1, -1
44	LOTSZE142	Num	2	number(10, 0)	Sec.14-2: Yes/No/? = 2, 1, -1
45	LOTSZE143	Num	2	number(10, 0)	Sec.14-3: Yes/No/? = 2, 1, -1
46	LOTSZE144	Num	2	number(10, 0)	Sec.14-4: Yes/No/? = 2, 1, -1
47	FAR151	Num	2	number(10, 0)	Sec.15-1: Yes/No/? = 2, 1, -1
48	HEIGHT161	Num	2	number(10, 0)	Sec.16-1: Yes/No/? = 2, 1, -1
49	ROOF168	Num	2	number(10, 0)	Sec.16-8: Yes/No/? = 2, 1, -1
50	OSPACE171	Num	2	number(10, 0)	Sec.17-1: Yes/No/? = 2, 1, -1
51	FYARD181	Num	2	number(10, 0)	Sec.18-1: Yes/No/? = 2, 1, -1
52	SYARD191	Num	2	number(10, 0)	Sec.19-1: Yes/No/? = 2, 1, -1
53	RYARD201	Num	2	number(10, 0)	Sec.20-1: Yes/No/? = 2, 1, -1
54	SETBACK211	Num	2	number(10, 0)	Sec.21-1: Yes/No/? = 2, 1, -1

55	OFFPKG231	Num	2	number(10,0)	Sec.23-1: Yes/No/? = 2, 1, -1
56	OFFLOAD241	Num	2	number(10,0)	Sec.24-1: Yes/No/? = 2, 1, -1
57	IPOD	Num	2	number(10,0)	IPOD Permit: Yes/No/? = 2, 1, -1
58	OTHERVIOLA	Num	2	number(10,0)	Other viol.: Yes/No/? = 2, 1, -1
<i>PART E: BRA and Board of Appeal Decisions</i>					
59	DESIGNREV	Num	3	number(10,0)	Needs review: Yes/No/? = 2, 1, -1
60	DSCOMPLETD	Num	3	number(10,0)	Review done: Yes/No/? = 2, 1, -1
61	BRARECOM	Num	2	number(10,0)	BRA Recommendation -- see list
62	BOARDDECIS	Num	2	number(10,0)	BRA Recommendation -- see list

Listing of Codes

EXISTING USE (EXISTUSE) and PROPOSED USE (PRPSEDUSE) (Stored in Database Table USE)

USE_CODE	LANDUSE
1	HOUSING
2	OFFICE
3	RETAIL
4	COMMERCIAL
5	EDUCATION/INSTITUTIONAL
6	ENTERTAINMENT
7	RECREATION
8	MIXED USE
9	PARKING
10	VACANT LAND
11	OTHER LAND USE
-1	UNKNOWN USE

**BRA RECOMMENDATION (BRARECOM) and BOARD OF APPEAL
DECISION (BOARDDECIS)
(Stored in Database Table DECISION)**

DEC_CODE	DECISION
1	APPROVED AS SUBMITTED
2	APPROVED WITH PROVISIONS
4	DENIED WITHOUT PREJUDICE
5	DENIAL
6	DEFERRED
7	CASE WITHDRAWN
33	TWO DIFFERENT DECISIONS
-1	DECISION UNKNOWN

EXISTING ZONING (EXISTZONIN)

The (first) digits are maximum floor area ratios.

Prefix	Category	Code(s)
S	Residential, single family	S-.3 S-.5
R	Residential, 2 & 3 family	R-.5 R-.8
H	Residential, apartments	H-1-40 H-1-50 H-1 H-2-45 H-2-65 H-2 H-3-65 H-3 H-4 H-5
L	Business, local retail & service	L-.5 L-1 L-2-65 L-2
B	Business, retail & offices	B-1 B-2 B-3-65 B-4

		B-8-120 B-8 B-10-155 B-10
M	Industrial, light manufacturing	M-1 M-2 M-4 M-8
I	Industrial, general manufacturing	I-2
W	Waterfront industry	W-2
33	Project involves two or more zoning districts	33
-1	DO NOT KNOW	-1

**BOSTON'S SIXTEEN BRA-DESIGNATED NEIGHBORHOODS
(NEIGHBRHD)
(Stored in Database Table NEIGHBRHD)**

NEI_CODE	NEIGHBRHD
1	EAST BOSTON
2	CHARLESTOWN
3	SOUTH BOSTON
4	CENTRAL BOSTON
5	BACK BAY/BEACON HILL
6	SOUTH END
7	FENWAY/KENMORE
8	ALLSTON/BRIGHTON
9	JAMAICA PLAIN
10	ROXBURY
11	SOUTH DORCHESTER
12	ROSLINDALE
13	WEST ROXBURY
14	HYDE PARK
15	MATTAPAN/FRANKLIN
16	NORTH DORCHESTER

BOSTON NEIGHBORHOOD STATISTICAL AREAS
(Stored in Database Table NSA)

NSA Code (nsa_code)	NSA Area (nsa_area)	NSA Subarea (nsa_subarea)
1	ALLSTON/BRIGHTON	ALLSTON
2	ALLSTON/BRIGHTON	BRIGHTON
3	ALLSTON/BRIGHTON	COMMONWEALTH
4	BACK BAY/BEACON HILL	
5	CHARLESTOWN	MEDFORD STREET, THE NECK
6	CHARLESTOWN	THOMPSON SQUARE, BUNKER HILL, TOWN HILL, MONUMENT
7	CHINATOWN/S. COVE/BAY VILLAGE	
8	NORTH DORCHESTER	COLUMBIA, SAVIN HILL, COLUMBIA POINT
9	NORTH DORCHESTER	DUDLEY, BRUNSWICK, KING
10	NORTH DORCHESTER	UPHAMS CORNER, JONES HILL
11	SOUTH DORCHESTER	ASHMONT
12	SOUTH DORCHESTER	BOWDOIN NORTH, MT. BOWDOIN
13	SOUTH DORCHESTER	CODMAN SQUARE, EAST WE CAN, EAST CODMAN HILL
14	SOUTH DORCHESTER	EAST LOWER HILLS, CEDAR GROVE
15	SOUTH DORCHESTER	FIELDS CORNER EAST
16	SOUTH DORCHESTER	FIELDS CORNER WEST
17	SOUTH DORCHESTER	MEETING HOUSE HILL
18	SOUTH DORCHESTER	NEPONSET, PORT NORFOLK
19	SOUTH DORCHESTER	ST. MARKS
20	SOUTH DORCHESTER	WEST WE CAN, WEST CODMAN HILL, WEST LOWER MILLS
21	DOWNTOWN/CENTRAL/WEST END	
23	EAST BOSTON	CENTRAL & MAVERICK SQUARES, PARIS STREET FLATS
24	EAST BOSTON	EAGLE HILL
25	EAST BOSTON	HARBOR VIEW, ORIENT HEIGHTS

26	EAST BOSTON	JEFFRIES POINT, AIRPORT
27	FENWAY/KENMORE	FENWAY
28	FENWAY/KENMORE	KENMORE
29	FENWAY/KENMORE	WEST FENS
30	FRANKLIN FIELD	NORTH
31	FRANKLIN FIELD	SOUTH
32	HARBOR ISLANDS	HARBOR ISLANDS
33	HYDE PARK	FAIRMOUNT HILLS
34	HYDE PARK	GEORGETOWN
35	HYDE PARK	READVILLE
36	HYDE PARK	STONY BROOK, CLEARY SQUARE
37	HYDE PARK	WEST STREET, RIVER STREET
38	JAMAICA PLAIN	EGGLESTON SQUARE
39	JAMAICA PLAIN	FOREST HILLS, WOODBOURNE
40	JAMAICA PLAIN	HYDE SQUARE
41	JAMAICA PLAIN	JAMAICA CENTRAL, SUMNER HILL, JAMAICA SOUTH, STONY BROOK
42	JAMAICA PLAIN	JAMAICA HILLS
43	MATTAPAN	SOUTHERN MATTAPAN
44	MATTAPAN	WELLINGTON HILL
45	MISSION HILL	MEDICAL AREA
46	MISSION HILL	MISSION HILL PROJECTS
47	MISSION HILL	TOP OF THE HILL, BACK OF THE HILL, RTH, DELLE AVE, TERRACE
48	NORTH END/WATERFRONT	
49	ROSLINDALE	CENTRE-SOUTH
50	ROSLINDALE	LOWER WASHINGTON, MT. HOPE
51	ROSLINDALE	METROPOLITAN HILL, BEECH
52	ROXBURY	HIGHLAND PARK
53	ROXBURY	LOWER ROXBURY
54	ROXBURY	SAV-MOR
55	ROXBURY	WASHINGTON PARK
56	SOUTH BOSTON	CITY POINT

57	SOUTH BOSTON	COLUMBUS PARK, ANDREW SQUARE
58	SOUTH BOSTON	D STREET, WEST BOARDWAY, NORTHERN SECTION
60	SOUTH BOSTON	TELEGRAPH HILL
61	SOUTH END	
62	WEST ROXBURY	BELLEVUE HILL
63	WEST ROXBURY	BROOK FARM PARKWAY
64	WEST ROXBURY	UPPER WASHINGTON, SPRING
