



City of Boston
Board of Appeal

HEARING MINUTES

Tuesday, June 25, 2019

BOARD OF APPEALS

Room 801

Board Chair Araujo called the meeting to order promptly at 9:30 AM and commenced with a brief description of the hearing process and, pursuant to the Massachusetts Open Meeting Law, advised those in attendance that the hearings would be broadcast and recorded and hearing minutes would be kept. The Board members then commenced with discussion of the following Agenda items which were announced on the record by Board Secretary Mark Fortune:

APPROVAL OF HEARING MINUTES:

June 11, 2019 - Upon a Motion and second, the Board voted unanimously to approve the June 11, 2019 Hearing Minutes.

EXTENSIONS: 9:30a.m.

Case: BOA-648704 **Address:** 1857-1859 Dorchester Avenue **Ward** 16 **Applicant:** Kevin Cloutier

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above applications.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

BOARD FINAL ARBITER: 9:30a.m.

Case: BOA-651938 **Address:** 49 Hamilton Street **Ward** 15 **Applicant:** Vargas Dasilveira

Discussion: The applicant requested approval of minor changes to the plans relative to zoning relief previously granted by the Board on the above application.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-651909 **Address:** 51 Hamilton Street **Ward** 15 **Applicant:** Vargas Dasilveira

Discussion: The applicant requested approval of minor changes to the plans relative to zoning relief previously granted by the Board on the above application.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request.

HEARING: 9:30 a.m.

Case: BOA-897293 **Address:** 32 Blaine Street **Ward 22 Applicant:** 1 Arborvitaes, LLC
Article(s): 50(50-43) 51(51-8) 51(51-23) 51(51-9): Lot area for the add'l units is insufficient, Floor area ratio is excessive, Height requirement is excessive (stories), Height requirement is excessive (ft), Usable open space is insufficient, Front yard setback requirements insufficient & Rear yard setback requirements insufficient)
Purpose: To change occupancy from a single family dwelling to a four family dwelling. Also, to erect a two story addition and side addition.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a single-family to three-family dwelling. Proposal reduced from 4 units to 3 units.

Board Members asked about the bedroom count and dimensional violations.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Ciommo and Allston Civic Association are in support. Two abutters are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review for screening and buffering and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-931868 **Address:** 25 Henshaw Street **Ward 22 Applicant:** Timothy Burke
Article(s): 51(51-8) 51(51-9) 51(51-56)
Purpose: Change Occupancy from a Three (3) Family Dwelling to a Four (4) Family Dwelling. No work required.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change from a three-family to four-family dwelling.

Board Members asked about the bedroom count, off-street parking and how the property had been taxed in the past.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Ciommo are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-927234 **Address:** 61-67 Brighton Avenue **Ward 21 Applicant:** Brighton Commons, LLC
Article(s): 51(51-9) 9(9-1)
Purpose: Application to legalize living space in basement of 61 Brighton Ave-nue and 67 Brighton Avenue, Allston, which is a pre-existing, non-conforming condition. No work to be done. {Combine four buildings into one to be known as 61-67 Brighton Avenue. }

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to legalize existing basement living space.

Board Members asked about the bedroom count and size and basement ceiling height.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Ciommo, Allston Civic Association and Carpenters Union are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with the proviso that no building code relief be granted and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-939076 **Address:** 900 Beacon Street **Ward** 21 **Applicant:** Shinmio Tea
Article(s): 61(61-10)

Purpose: Change of occupancy from 32 apartments 2 retail stores, underground parking and restaurant, to 32 apartments 1 retail store, underground parking and restaurant and a bubble tea shop/Café with takeout.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to include a tea shop with takeout.

Board Members asked about prior takeout experience.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood is in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with provisos for usual takeout conditions and that no deliveries be made from Beacon Street and Kindell seconded and the Board voted unanimously to approve.

Case: BOA-940453 **Address:** 3850 Washington Street **Ward** 19 **Applicant:** Tom Falcucci
Article(s): 55(55-40) 55(55-41) 33(33-16: MFR Forbidden, (1a) Insufficient open space exclusive for parking or loading (<50% of lot) & (1b) Project subject to BOSCONCOM approval. (No documentation provided.)

Purpose: Demolish the existing structure. Erect a four story building with six residential units and six garage parking spaces.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a six unit dwelling with six garage parking spaces.

Board Members asked about the location of parking.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors O'Malley, Flaherty and Essaibi-George are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-923557 **Address:** 1667-1671 Blue Hill Avenue **Ward** 18 **Applicant:** Joseph Consalvo
Article(s): 60(60-39)
Purpose: Change existing tri-vision billboard to digital billboard.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to install a digital billboard.

Board Members asked about the length of time the current billboard has been in place.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Greater Mattapan Neighborhood Council and multiple abutters are opposed. Councilor McCarthy is in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for denial and Bickerstaff seconded and the Board voted unanimously to deny.

Case: BOA-936751 **Address:** 42A Como Road **Ward** 18 **Applicant:** Martin J. Keogh
Article(s): 65(65-9: Lot Width Insufficient & Lot Frontage Insufficient)
Purpose: Erect a new Single Family Dwelling on existing 6,411 sq ft Lot. There will be 2 Parking spaces in Garage under building.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a single-family dwelling.

Board Members asked if the proposed dwelling is in the rear of another dwelling and about frontage on Como Road.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Mccarthy are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-905438 **Address:** 64 Nelson Street **Ward** 17 **Applicant:** Steven A. Connelly, Trustee
Article(s): 65(65-39) 65(65-9: Lot size to erect the two family is insufficient, Floor area ratio is excessive & Front yard setback requirement is insufficient)
Purpose: Erect two-family residence on vacant lot to include basement and two separate driveway parking spaces per plans submitted.

Discussion: At the applicant's request the matter was deferred to the August 27, 2019 Hearing.

Case: BOA-927969 **Address:** 1 Peabody Square **Ward** 16 **Applicant:** Linval Chambers
Article(s): 65(65-8)

Purpose: Change occupancy to Restaurant build-out: Strip, repair and refinish existing concrete floor. Rewire building, new plumbing, blue board and plaster ceiling and HVAC system. Reglaze storefronts windows and doors. Prime and paint to finish; No structural changes to the interior layout. Install new restaurant equipment.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to allow for a restaurant.

Board Members asked about the number of seats and if takeout will be offered.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Essaibi-George and the Office of Fair Housing and Equity are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with BPDA design review for signage and screening and buffering and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-921284 **Address:** 77-83 Hancock Street **Ward** 15 **Applicant:** Carlos Cabral
Article(s): 7(7-4)

Purpose: Remove proviso for this petitioner only for takeout restaurant. BZC-368380

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required remove a proviso granted to this petitioner only.

Board Members asked about the restaurant's name and takeout experience of the applicant.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood is in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with BPDA design review for signage and screening and buffering, with takeout conditions and to this petitioner only and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-921796 **Address:** 775 Morton Street **Ward** 14 **Applicant:** Antonio Ruscito
Article(s):60(60-8:Use:RetailStoresForbidden&Use:MultifamilyDwelling:Forbidden) 60(60-40:Off-Street Parking Insufficient, Off-Street Parking Design / Maneuverability & Off-Street Loading Insufficient) 60(60-9: Lot Area for Additional Dwelling Units Insufficient, Floor Area Ratio Excessive, Building Height Excessive, Building Height (# of Stories) Excessive, Usable Open Space Insufficient & Rear Yard Insufficient)

Purpose: Proposal includes the joining of Parcels 3945-000 and 3915-000. Erect a 4 story Mixed-Use Building on 18,118 sq ft Lot. On the Ground Level will be a 29 space Parking Garage with 2 Retail spaces. On Floors 2 thru 4 will be 27 Residential Dwelling Units.

Discussion: At the applicant's request the matter was deferred to the August 27, 2019 Hearing.

Case: BOA-916272 **Address:** 2-6 Hancock Street **Ward** 13 **Applicant:** Kenneth Augen
Article(s): 6(6-4)

Purpose: Removing proviso for take-out from previous owner and BOA decision and to create new proviso so that it can be transferred to new owner; no work to be done.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required remove a proviso granted to this petitioner only.

Board Members asked about the restaurant's name, takeout experience of the applicant, and signs and grates.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood is in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review for signage and grates and with takeout conditions and Kindell seconded and the Board voted unanimously to approve.

Case: BOA-927639 **Address:** 100 Mount Pleasant Avenue **Ward 8 Applicant:** Philip Hresko
Article(s): 65(65-8) 65(65-42) 65(65-41.5) 65(65-9: Lot area for the add'l dwelling is insufficient, Floor area ratio is excessive, Height is excessive, Side yard requirement is insufficient, Rear yard requirement is insufficient & Usable open space is insufficient)

Purpose: Change of occupancy from a 2 family to 7 apartments. Add rear addition and making 7 apartments within existing building and new addition.

Discussion: At the applicant's request the matter was deferred to the August 27, 2019 Hearing.

HEARINGS: 10:30 a.m.

Case: BOA-930460 **Address:** 499 East Sixth Street **Ward 7 Applicant:** Edward Donovan

Article(s): 68(68-8: Side Yard insufficient & Rear Yard insufficient)

Purpose: Confirm occupancy as a two-family dwelling (Existing Condition) and building rear decks - Floors 1 & 2 with new route to deck from second floor. Strip and re-shingle rear exterior with new window (in rear).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to confirm occupancy as a two-family dwelling and to build rear decks.

Board Members asked about the violation requirements and proposals.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-929699 **Address:** 744-748 Dudley Street **Ward 7 Applicant:** Lucky One

Article(s): 6(6-4)

Purpose: Remove proviso that was granted to this petitioner only. Change to Chong Ming Zhao (#746 Dudley Street).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required remove a proviso granted to this petitioner only.

Board Members asked about the restaurant's name, takeout experience of the applicant, and signs and grates.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood is in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review for signage and grates and with takeout conditions and Kindell seconded and the Board voted unanimously to approve.

Case: BOA-931471 **Address:** 47 Emerson Street **Ward 6 Applicant:** Chris Glaropoulos
Article(s): 27S(27S-5) 68(68-8)

Purpose: Confirm occupancy as single-family dwelling. Full renovation to include extending living space to basement, add bathrooms, remodel kitchen, and new exterior stairway.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to confirm occupancy as a single-family dwelling and fully renovate.

Board Members asked about the bedroom count and basement ceiling height.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Kindell seconded and the Board voted unanimously to approve.

Case: BOA-927273 **Address:** 133 Beacon Street **Ward 5 Applicant:** George Morancy
Article(s): 6(6-4) 8(8-7)

Purpose: Extend legal occupancy of the building as a dormitory beyond the current expiration date of 6/30/19, as set by previous Board of Appeal proviso. No work to be done.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to extend legal occupancy for 5 years.

Board Members asked whether Fisher College has an institutional master plan.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and the Neighborhood Association of Back Bay are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with a proviso that relief expires in 5 years and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-827500 **Address:** 72 Burbank Street **Ward** 4 **Applicant:** Parkside Tower, LLC
Article(s): 32(32-6) 66(66-42) 66(66-9): Floor Area Ratio Excessive, Usable Open Space Insufficient & Rear Yard Insufficient)
Purpose: Construct a new 6 story, 36 Unit Residential Building.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to a 36 unit residential dwelling.

Board Members asked about non-student restriction and the rear building alignment.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Zakim and Carpenters Union are in support. A representative of the Boston Groundwater Trust stated the plans are under review.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with BPDA design review and signature hold for BWSC approval letter and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-935217 **Address:** 48-50 Salem Street **Ward** 3 **Applicant:** Peter Lyons
Article(s): 54(54-12)
Purpose: Change of Use from Restaurant to Retail Bank Branch with attendant ATM.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change use from a restaurant to a bank.

Board Members asked about the square footage of the proposed space.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Edwards and Carpenters Union are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Kindell seconded and the Board voted unanimously to approve.

Case: BOA-935781 **Address:** 33-59 Congress Street **Ward** 3 **Applicant:** Sing Ho
Article(s): 8(8-3)
Purpose: Install bathroom & sinks, with approved BOH stamped plan, tile floor, lighting & counter tops, painting, install doors, HVAC duct work only, fire alarm and sprinkler adjustment no cooking apply new sign permit, apply new 36A, cabinet install.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to create a new restaurant.

Board Members asked about the restaurant name and applicant's takeout experience.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with the usual takeout provisions and a proviso for this petitioner only and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-933749 **Address:** 1230-1264 Washington Street **Ward 3 Applicant:** Sue Saib

Article(s): 64(64-18)

Purpose: Change of Occupancy to include Restaurant with Take-Out at 1244 Washington Street.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to include a restaurant with takeout.

Board Members asked about the restaurant name and applicant's experience with takeout.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with takeout provisions and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-931560 **Address:** 149 Salem Street **Ward 3 Applicant:** Mira Giangregorio

Article(s): 54(54-21) 54(54-13: Floor Area Ratio Excessive, Usable Open Space Insufficient & Rear Yard Insufficient)

Purpose: Erect a new 6 story Mixed-Use Building. There will be a Commercial space on the Ground Floor, and Nine (9) Residential Units above. There will be a Roof Deck for the exclusive Use of the top Floor Unit (Unit # 9) only. Existing Building to be razed under separate permit. Permit plans to be submitted upon ZBA approval.

Discussion: At the applicant's request the matter was deferred to the August 27, 2019 Hearing.

Case: BOA-926108 **Address:** 27 Dwight Street **Ward 3 Applicant:** Ghita Akkar

Article(s): 64(64-9)

Purpose: This Amendment is filed to amend ALT801167/18 by revising the architectural, structural and fire protections plans. no cost see long form permit.* Rear deck/balcony extensions shown on plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to construct a second floor deck.

Board Members asked about the violation requirements and proposed dimensions.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with a proviso for the submission of updated drawings and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-908555 **Address:** 290 Commercial Street **Ward 3 Applicant:** Mohamed Warsame

Article(s): 6(6-3A) 54(54-9)

Purpose: Extend proviso for Parking of 69 Vehicles for a fee.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to renew a sunset proviso to allow for continued parking for 69 vehicles for a fee.

Board Members asked when the permit expires.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with a proviso for relief to expire in 3 years and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-882063 **Address:** 181-183 North Washington Street **Ward 3 Applicant:** Mohamed Warsame

Article(s): 3(3-1A) 32(32-6) 54(54-12)

Purpose: Parking of 7 vehicles for fee.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to renew a sunset proviso to allow for continued parking for 7 vehicles for a fee.

Board Members asked about screening and buffering.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support. A representative from the Boston Groundwater Trust stated that the project is not located within the GCOD.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with the proviso that relief expire in 3 years and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-939082 **Address:** 25 Monument Avenue **Ward 2 Applicant:** Derric Small

Article(s): 62(62-8: Floor Area Ratio Excessive, Bldg Height Excessive (Feet), Usable Open Space Insufficient & Rear Yard Insufficient)

Purpose: This application is for the construction of a three story rear addition. The existing non-habitable basement will converted to living space. The kitchen will be remodeled. A roof deck accessed by a hatch will be built as well.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to construct a three-story rear addition and create living space in the basement.

Board Members asked about the size of and access to the roof deck.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support. Two abutters are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with BPDA design review and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-932408 **Address:** 20-22 Monument Street **Ward** 2 **Applicant:** Eric Darci
Article(s): 09(9-1) 62(62-25) 62(62-8: Insufficient rear yard setback, Excessive F.A.R. & Front yard requirements/ (62-30 (1) Conformity with existing building alignment)
Purpose: Renovate attic into living space, mechanical/storage space and deck. Install spiral stairway and half bath.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to create living space in attic.

Board Members asked if current plan is the same as proposed in 2012.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-931406 **Address:** 223 London Street **Ward** 1 **Applicant:** Noel DiCarlo
Article(s): 53(53-56) 53(53-8:Table A- Basement units are forbidden & MFR-Forbidden) 53(53-9: Insufficient additional lot area per unit, Excessive F.A.R. & Insufficient open space)
Purpose: Confirm occupancy as a three family residential dwelling, change to a four family residential dwelling. Also to extend living space into the basement and renovate the building.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to a four-family dwelling.

Board Members asked about basement ceiling height and if the building includes an accessible unit.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Bickerstaff moved for approval and Kindell seconded and the Board voted unanimously to approve.

Case: BOA-900556 **Address:** 66 Wordsworth Street **Ward** 1 **Applicant:** 70 Wordsworth Street, LLC

Article(s): 53(53-56) 53(53-8) 53(53-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Side Yard Insufficient & Rear Yard Insufficient)

Purpose: Erect a 5 Unit residential with parking for 4 vehicles.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a five unit dwelling with 4 parking spaces.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Edwards and abutters are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with BPDA design review and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-900554 **Address:** 216 Havre Street **Ward 1 Applicant:** 216 Havre Street, LLC

Article(s): 53(53-8) 53(53-56)

53(53-9: Floor Area Ratio Excessive, Side Yard Insufficient, Rear Yard Insufficient, Bldg Height Excessive (# of Stories), Building Height Excessive, Lot Area for Additional Dwelling Units Insufficient & Usable Open Space Insufficient)

Purpose: Erect a new 4 story, Four (4) Unit Residential Dwelling.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a four-story, four unit dwelling.

Board Members asked the side lot line and utilities access.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with BPDA design review and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-906215 **Address:** 41 Gladstone Street **Ward 1 Applicant:** 45 Gladstone, LLC

Article(s): 53(53-8)

Purpose: Erect a 3 unit residential dwelling with parking for 4 vehicles.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a three unit dwelling with four parking spaces.

Board Members asked about proposed parking.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support. Two abutters are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and Bickerstaff seconded and the Board voted unanimously to approve.

45 Minute Lunch Break

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-899705 **Address:** 54 Bateman Street **Ward** 18 **Applicant:** Kira Gagarin

Article(s): 69(69-9)

Purpose: Extend living space to basement for Unit 1 to correct violation V386166.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to legalize existing extension of living space into the basement.

Board Members about the access to mechanical equipment and if the applicant and another unit owner had reached an agreement on relocating the equipment to improve access access issues.

Testimony: The Board then requested testimony from neighbors and elected officials. The owners of unit 2 are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with no building code relief to be granted and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-910016 **Address:** 17 Standard Street **Ward** 18 **Applicant:** Tim Longden

Article(s): 60(60-8) 60(60-9): Floor area ratio excessive, Bldg height excessive (stories), Usable open space insufficient, Front yard insufficient & Rear yard insufficient)

Purpose: Erect new 4-unit residential building on 6814 SF vacant land with propose 5 garage parking spaces.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a four unit residential dwelling.

Board Members asked about the front yard requirement and location of parking.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Campbell are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with BPDA design review for the removal of the garage door and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-793903 **Address:** 24 Arcadia Park **Ward** 15 **Applicant:** Patrick Mahoney

Article(s): 9(9-1) 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9)

Purpose: Build addition and change occupancy from a 3 family to a 6 family dwelling. Consolidate lots per the plans. Combine parcel ID 1501557000 and Parcel ID 1501556000. Add off street parking for 5 cars.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build an addition and change occupancy to six-family dwelling.

Board Members asked about the size of units and bedroom counts and if there is an accessible unit.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Baker and Department of Neighborhood Development are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and a proviso that units 1 and 3 be deemed affordable units and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-914035 **Address:** 7 Parkway Street **Ward 14 Applicant:** Boston Homes Invest, LLC
Article(s): 10(10-1) 29(29-4) 60(60-9: Lot frontage requirement is insufficient, Front yard setback requirement is insufficient, Side yard setback requirement is insufficient& Rear yard setback requirement is insufficient)

Purpose: Construct new two family dwelling on a new subdivided lot created by subdividing 5 Parkway Street 5,702 square foot lot into two lots. New lot is for 7 Parkway Street which shall consist of 3,690 square feet and remaining shall be 2,012 square feet for 5 Parkway Street.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a two-family dwelling on subdivided lot.

Board Members asked about the size of the lots.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Campbell are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-914030 **Address:** 5 Parkway Street **Ward 14 Applicant:** Boston Homes Invest, LLC
Article(s): 60 (60-37) 60(60-9: Rear yard setback requirement is insufficient, Lot size for the dwelling units is insufficient, Floor area ratio is excessive& Usable open space is insufficient)

Purpose: Subdivide existing 5 Parkway Street 5,702 square foot lot into two lots. 2,012 square foot lot for 5 Parkway Street (Lot 1) and 3,690 square foot for 7 Parkway Street (lot 2) for construction of a new two family dwelling. ERT904975 No work to be done for 5 Parkway Street.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a two-family dwelling on subdivided lot.

Board Members asked about the size of the lots.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Campbell are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-909790 **Address:** 33 Mayfield Street **Ward** 13 **Applicant:** Mai Phung

Article(s): 65(65-8) 65(65-9) 65(65-9) 65(65-9)

Purpose: Change of occupancy from a two-family to a three-family dwelling. Extend living space to attic for third unit. Construct new exterior side deck and stairway. Propose two (2) additional off-street parking.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to a three-family dwelling.

Board Members asked about the size of units and bedroom counts.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Baker are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Kindell seconded and the Board voted unanimously to approve.

Case: BOA-821297 **Address:** 10 Midland Street **Ward** 13 **Applicant:** Vanko Studio Architects

Article(s): 65(65-8) 65(65-9: FAR excessive, Building height excessive.(feet), Building height excessive (stories), Side yard insufficient, Open space insufficient & Front yard insufficient)

Purpose: Vertical 2 story addition. Change occupancy from 2 to 3 Family.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build an addition and change from a single-family to two-family dwelling. Applicant stated 2F to 3F was incorrect.

Board Members asked about the violation requirements and proposals, roof deck and parking.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Baker are in support. An abutter is in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review with attention to the headhouse and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-821302 **Address:** 22 Edison Green **Ward** 13 **Applicant:** Peter Vanko

Article(s):65(65-9: FAR excessive, Open space insufficient, Side yard insufficient & Rear yard insufficient)

Purpose: Complete renovation of 3 family dwelling ,extend living space into the basement, 3rd Floor Vertical Addition.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to extend living space into the basement.

Board Members asked about the increase in existing non-conformities, basement living space, and roof deck.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Baker are in support. An abutter is in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-903629 **Address:** 21-23 Wyman Street **Ward** 10 **Applicant:** Timothy Burke

Article(s): 55(55-8) 55(55-40)

Purpose: Change occupancy from a three-family dwelling to a boutique hotel with 13 bedrooms.

Discussion: At the applicant's request the matter was deferred to the September 10, 2019 Hearing.

Case: BOA-835792 **Address:** 3-5 South Whitney Street **Ward** 10 **Applicant:** Whitney South Nominee Trust

Article(s): 59(59-15) 59(59-16) 59(59-37)

Purpose: Demolish the existing structure. Erect a new 6-story building with nine (9) residential units and seven (7) parking spaces.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a six-story, nine-unit dwelling with seven parking spaces.

Board Members asked about the parking configuration and if a roof deck was proposed.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. An abutter is in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-821295 **Address:** 40 Harvest Street **Ward** 7 **Applicant:** Peter Vanko

Article(s): 65(65-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories)
Front Yard Insufficient & Side Yard Insufficient)

Purpose: Change of occupancy from two-family to three-family dwelling. Reconstruct roof from gable to flat roof. Extend living space to basement and third floor. Construct new roof deck for Unit #3. Propose three (3) off-street parking.

Discussion: The applicant appeared before the Board and requested to withdraw the proposal.

Votes: Upon a motion for dismissal without prejudice and a second, the Board voted unanimously to dismiss without prejudice.

Case: BOA-866583 **Address:** 560 East Fifth Street **Ward** 6 **Applicant:** Marc LaCasse

Article(s): 27S(27S-5) 68(68-29) 68(68-33) 68(68-8)

Purpose: Change occupancy from 3 family to 4 family building w/4 car garage, first & third floor additions and side, rear and roof decks as per plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a three-family to four-family and build addition and decks.

Board Members asked about parking, the size of a carriage house, roof decks and density.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. Councilor Flynn, Representative Biele, Councilor Essaibi-George, Councilor Flaherty, Senator Collins and Abutters are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with BPDA design review and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-900588 **Address:** 799 East Third Street **Ward** 6 **Applicant:** Russel Radcliffe
Article(s): 27S(27S-5) 68(68-33) 68(68-8) 68(68-8) 68(68-8) 68(68-8.3)
Purpose: Raze existing building. Erect new six (6) townhouse-style dwelling with propose garage parking on each dwelling.

Discussion: At the applicant's request the matter was deferred to the August 27, 2019 Hearing.

Case: BOA-863411 **Address:** 141 West Second Street **Ward** 6 **Applicant:** David Arrowsmith
Article(s): 68(68-29: Proposed work exceeds aggregate 330sf/10% of roof area, Roof platform > 12" above main roof & Access) 68(68-8) 68(68-27S-5)
Purpose: Roof Top Private Decks Installation Per Plans. Roof Top Common Deck Installation Per Plans. Roof Top Penthouse and Stair Installation Per Plans.

Discussion: At the applicant's request the matter was deferred to the September 10, 2019 Hearing.

Case: BOA#863415 **Address:** 141 West Second Street **Ward** 6 **Applicant:** David Arrowsmith
Purpose: Roof Top Private Decks Installation Per Plans. Roof Top Common Deck Installation Per Plans. Roof Top Penthouse and Stair Installation Per Plans. Section: 9th Edition 780 CMR CHPT 01. ch 1, section 101.4; Referenced codes; 521 CMR Accessibility to common area roof deck required.

Discussion: The applicant appeared before the Board and requested to withdraw the proposal.

Votes: Upon a motion for dismissal without prejudice and a second, the Board voted unanimously to dismiss without prejudice.

Case: BOA-915460 **Address:** 71-73 Gainsborough Street **Ward** 4 **Applicant:** Peter Vanko
Article(s): 66(66-9) 66(66-42) 32(32-4)
Purpose: Within existing volume, create garden level unit to change the occupancy from a 9 unit building to a 10 unit building.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to add a unit and change occupancy to 10 unit dwelling.

Board Members asked when the building was built.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. A representative from the Boston Groundwater Trust stated that the project was not within the GCOD.

Documents/Exhibits: Building Plans

Votes: Board Member Bickerstaff moved for approval and Kindell seconded and the Board voted unanimously to approve.

Case: BOA-845481 **Address:** 64-66 Salem Street **Ward 3 Applicant:** Frank Scire
Article(s): 54(54-12)
Purpose: Change of occupancy from Retail #36A to Retail #36A with Liquor Store.

Discussion: The applicant appeared before the Board and requested to withdraw the proposal.

Votes: Upon a motion for dismissal without prejudice and a second, the Board voted unanimously to dismiss without prejudice.

Case: BOA-883295 **Address:** 2 Ludlow Street **Ward 2 Applicant:** Timothy Sheehan
Article(s): 62(62-25) 62(62-8: Insufficient side yard & excessive F.A.R.)
Purpose: This is a new third floor addition on an existing two story single family residence. The new third floor will be 514 s.f. There will be a master bedroom and master bath along with a walk in closet. The new third floor will be accessed by a new stairway from the second floor. There will be limited plan changes on the second floor for the new stairway. We expect to go through the ZBA before we receive a building permit. We are abandoning our earlier application for a rear two-story addition (ALT668053).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a third-story addition on an existing single-family dwelling.

Board Members asked about access to the roof deck and about floor area ratio.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Edwards and an abutter are in support. An abutter is in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-810158 **Address:** 25 Everett Street , **Ward 1 Applicant:** William Moriarty
Article(s): 10(10-1) 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9)
53(53-57.2) 53(53-56.5(a)) 53(53-56) 53(53-54)
Purpose: Demolish existing single family home at 25 Everett St and garage in rear at 3 Emmet Pl - Combine front lot with rear lot to create one lot and build a 4 story 8 residential unit building with 6 two bedroom units and 2 one bedroom units. *Single family to be razed on a separate permit.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a six unit dwelling, reduced from eight, on combined lots.

Board Members asked if this project was previously before the Board and about the rear yard setback violation.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and Kindell seconded and the Board voted unanimously to approve.

Case: BOA-889514 **Address:** 343-345 Chelsea Street **Ward** 1 **Applicant:** 343-345 Chelsea Street, Realty Trust

Article(s): 53(53-12) 53(53-12) 53(53-12) 53(53-12) 53(53-56) 53(53-54)

Purpose: Raze existing building and erect a four (4) story building with retail at grade and nine (9) residential units on floors 2-4.

Discussion: At the applicant's request the matter was deferred to the September 10, 2019 Hearing.

HEARING/RECONSIDERATION: 12:00p.m.

Case: BOA-889104 **Address:** 306 K Street **Ward** 6 **Applicant:** Marc LaCasse

Article(s): 27S(27S-5)

Purpose: Confirm occupancy of a three family dwelling and change to 5 Family Dwelling. Full interior renovation of building. Reconfigure interior layout. New finishes throughout. Install new hard-piped sprinkler system with monitored alarm. New windows. Update plumbing and electrical. Install new Hydro Air heat and air conditioning systems.

Discussion: The applicant appeared before the Board and requested to withdraw the request for reconsideration.

Votes: Upon a motion for dismissal without prejudice and a second, the Board voted unanimously to dismiss without prejudice.

DISCUSSION/ OPEN MEETING LAW COMPLAINT: 12:00 p.m.

Case: BOA-823636 **Address:** 141-145 Norfolk Street , **Ward** 17 **Applicant:** Vargas Dasilveira

Discussion: The allegations and findings of OML 2019-67 were summarized for the record. There were allegations of three violations of the Open Meeting Law. The Attorney General found one allegation was in violation and two allegations were not in violation.

MEET AND GREET WITH ISD COMMISSIONER DION IRISH: 12:30p.m.

RECOMMENDATIONS:

Case: BOA-931274 **Address:** 220 Chelsea Street **Ward:** 1 **Applicant:** Jordan Lofaro

Article(s): 53(53-9)

Purpose: 2 Story 2 unit stand-alone house. Extending first floor living space into basement as per plans.

Discussion: At the request of the Applicant, the matter was deferred to the August 22, 2019 subcommittee hearing.

Case: BOA-945581 **Address:** 14 Allston Street **Ward:** 2 **Applicant:** Thomas Rand

Article(s): 62(62-25)

Purpose: Reframe roof, add two dormers, Add new full 3rd floor bath and two bedrooms. Remodel 2nd floor bath. Ref to plans. Confirm occupancy as single family dwelling.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-926131 **Address:** 118 Elm Street **Ward:** 2 **Applicant:** Timothy Sheehan

Article(s): 62(62-25) 62(62-8: Insufficient rear yard setback, Excessive F.A.R. & Insufficient open space)

Purpose: This application is for a third floor addition along with second floor layout changes and a new kitchen on the first floor. The existing third floor attic with a sloped roof will be removed. A flat roof with a roof deck accessed via stairs and a hatch. ZBA relief will be required.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-942137 **Address:** 3 Lawnwood Place **Ward:** 2 **Applicant:** Stephen Um

Article(s): 62(62-8)

Purpose: Renovate existing basement to be a new kitchen and sitting area.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-931512 **Address:** 22 Oak Street **Ward:** 2 **Applicant:** John Moriarty

Article(s): 62(62-25) 62(62-8: Side yard insufficient& Rear yard insufficient)

Purpose: Normal fee paid, building addition and renovation to owner occupied single family row house as per plans.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-937722 **Address:** 49 Ward Street **Ward:** 7 **Applicant:** Patrick Mahoney

Article(s): 13(13-1)

Purpose: Construct new side deck addition to existing single-family dwelling.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-919099 **Address:** 145 Theodore Park Road **Ward:** 17 **Applicant:** April Greene

Article(s): 56(56-40)

Purpose: Construct second floor addition above existing first floor footprint for new bathroom to existing single-family dwelling.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-942597 **Address:** 10 Mariposa Street **Ward:** 18 **Applicant:** Audrey Miller

Article(s): 69(69-29) 69(69-8) 69(69-9: Usable open space insufficient, Side yard insufficient & Rear yard insufficient)

Purpose: Change occupancy from single family to two family residential.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA.

Documents/Exhibits: Building plans

Case: BOA-939818 **Address:** 49 Metropolitan Avenue **Ward:** 18 **Applicant:** Oleh Kotsyuba

Article(s): 67(67-9: Floor area ratio excessive & Side yard setback requirement is insufficient)

Purpose: Rear and front additions, new dormers, interior renovations, new garage, new rear and front decks, new siding.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA.

Documents/Exhibits: Building plans

Case: BOA-922327 **Address:** 79-81 Spring Park Avenue **Ward:** 19 **Applicant:** Kingsley Weihe

Article(s): 55(55-9)

Purpose: Install skylights and finish attic space for home occupation art studio space (404 sf ft).

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-922327 **Address:** 305 Corey Street **Ward:** 20 **Applicant:** James Murphy

Article(s): 56(56-8)

Purpose: Interior renovations to existing two family dwelling at #305 Corey Rd by reconfiguring existing stairway and create exterior stairway in rear of existing two family.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-932813 **Address:** 7 Maple Lane **Ward:** 20 **Applicant:** Daniel Murray

Article(s): 56(56-8)

Purpose: Raise roof of house and add extra living space.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA.

Documents/Exhibits: Building plans

Case: BOA-941665 **Address:** 31 Maxfield Street **Ward:** 20 **Applicant:** Micah Chapman

Article(s): 56(56-8)

Purpose: Mudroom and Rear Deck.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-932424 **Address:** 160 Russett Road **Ward:** 20 **Applicant:** Tomasz Adach

Article(s): 9(9-1)

Purpose: Remove existing deck and replace with a new deck same size first floor and extend second floor by 2ft (16x10 upper part) and 16x8 on the lower part) on the rear of the house.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-947918 **Address:** 56 Presentation Road **Ward:** 22 **Applicant:** William Higgins

Article(s): 10(10-1) 51(51-9)

Purpose: Curb cut for 2 parking spaces.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-892543, **Address:** 616-618 East Eighth Street **Ward:** 7 **Applicant:** Shayne Ferrara

Article(s): 68(68-29)

Purpose: Remove existing roof hatch, and install new head house.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

**STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775**

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For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to https://www.municode.com/library/ma/boston/codes/redevelopment_authority

For a video recording of the June 25, 2019 Board of Appeal Hearings please go to: https://www.cityofboston.gov/cable/video_library.asp