



City of Boston
Board of Appeal

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TUESDAY, OCTOBER 20, 2020

BOARD OF APPEAL

CITY HALL, ROOM 801

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON OCTOBER 20, 2020 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS OCTOBER 20, 2020 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE OCTOBER 20, 2020 HEARING WILL BE HELD VIRTUALLY VIA VIDEO TELECONFERENCE AND TELEPHONE VIA THE WEBEX EVENT PLATFORM.

Interested persons can participate in the hearing REMOTELY by going to <http://bit.ly/zbaOct20hearing> or by calling 1-617-315-0704 and entering access code 173 725 6461.

If you wish to offer testimony on an appeal, please click <http://bit.ly/zbaOct20comment> to sign up. Please provide your name, address, the address and/or BOA number of the appeal on which you wish to speak, and if you wish to speak in support of or opposition to the project.

For individuals who need translation assistance, please notify the Board at least 48 HOURS in advance either by signing up at <http://bit.ly/zbaOct20comment>, calling 617-635-4775 or emailing isdboardofappeal@boston.gov.

The ZBA Ambassador will be available within the WebEx Event from at 8:30 AM to 9:30 AM to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via WebEx. Questions and/or concerns can also be emailed to the ZBA Ambassador at zba.ambassador@boston.gov.



City of Boston
Board of Appeal

If you wish to offer comment within the meeting platform, please use the “raise hand” function, if connected by video, or dial *3, if connected by phone. The requester will be administratively unmuted and asked to state their name, address and comment. Comments will be limited as time requires.

IF YOU WISH TO OFFER TESTIMONY ON AN APPEAL, PLEASE LOG IN TO THE HEARING NO LATER THAN 9:00 AM TO ENSURE YOUR CONNECTION IS PROPERLY FUNCTIONING.

The hearing can also be viewed via live-stream on the City’s website at <https://www.boston.gov/departments/broadband-and-cable/watch-boston-city-tv>. Closed captioning is available.

Interested persons who are unable to participate in the hearing remotely may make an appointment to appear in person at City Hall, in the BPDA board room, 9th Floor, Room 900. Please notify the Board at least 48 HOURS in advance either by calling 617-635-4775 or emailing isdboardofappeal@boston.gov for accommodations to be made. Individuals appearing at City Hall without an appointment will not be permitted to enter.

MEMBERS OF THE COMMUNITY ARE STRONGLY ENCOURAGED TO HELP FACILITATE THE VIRTUAL HEARING PROCESS BY EMAILING LETTERS IN SUPPORT OF OR OPPOSITION TO AN APPEAL TO isdboardofappeal@boston.gov IN LIEU OF OFFERING TESTIMONY ONLINE OR FROM BPDA BOARD ROOM. IT IS STRONGLY ENCOURAGED THAT WRITTEN COMMENTS BE SUBMITTED TO THE BOARD AT LEAST 48 HOURS PRIOR TO THE HEARING.



City of Boston
Board of Appeal

EXTENSION: 9:30 AM

Case: BOA-787903 Address: 29 Pinehurst Street Ward 20 Applicant: Leandrea Brantle

Case: BZC-32903 Address: 188 High Street Ward 3 Applicant: Chris Elsey

Case: BOA-694031 Address: 31 Woodlawn Street Ward 11 Applicant: Richard Lynds, Esq

Case: BOA- 694028 Address: 33 Woodlawn Street Ward 11 Applicant: Richard Lynds, Esq

Case: BOA- 835828 Address: 277 Border Street Ward 1 Applicant: Ricchard Lynds, Esq

Case: BOA-819243 Address: 806 Saratoga Street Ward 1 Applicant: Richard Lynds, Esq

Case: BOA- 819227 Address: 96 Wordsworth Street Ward 1 Applicant: Richard Lynds, Esq

BOARD FINAL ARBITER: 9:30 AM

Case: BOA-1037843 Address: 4 Payne Street Ward 16 Applicant: Marc LaCasse, Esq

HEARING: 9:30 AM

Case: BOA-1056755 Address: 141 Falcon Street Ward 1 Applicant: Crespo Holdings, LLC

Articles: Article 27T East Boston IPOD Art. 53 Sec. 52 Roof Structure Restrictions

Art. 53 Sec. 09 Floor Area Ratio Excessive Article 53, Section 9 Bldg Height Excessive (Stories)

Article 53, Section 9 Rear Yard Insufficient Article 53, Section 9 Side Yard Insufficient

Art. 53 Sec. 56 Off street parking insufficient Art. 53, Section 8 Use: Forbidden

Purpose: Change occupancy from a Two Family to a Three family residential dwelling. Erect addition, erect two dormers, and extend living space into basement.

Case: BOA-1069147 Address: 235 Condor Street Ward 1 Applicant: Condorhosdav Trust

Articles: Article 27T-5 East Boston IPOD Article 53 Section 56 Off-Street Parking & Loading Req Proposed

off street parking is insufficient Article 53 Section 8 MFR is a forbidden use in a 2F-2000 sub-district Article 53

Section 9 Floor Area Ratio Excessiven Article 53 Section 9 Bldg Height Excessive (Stories) Article 53 Section 9

Bldg Height Excessive (Feet) Article 53 Section 9 Side Yard Insufficient Article 53 Section 9 Rear Yard

Insufficient

Purpose: Combine lots with parcel numbers 0103325010 and 0103325020 to create a new lot consisting of 4,375 s.f. (See ALT1037462) and erect a 6 unit residential dwelling with parking for 6 vehicles.



City of Boston
Board of Appeal

Case: BOA- 1069837 Address: 159-165 Everett Street Ward 1 Applicant: Joseph Vitale
Articles: Article 27T 5 East Boston IPOD Applicability Article 53 Section 8 Use Forbidden Article 53 Section 9 Insufficient additional lot area per unit Article 53 Section 9 Excessive F.A.R. Article 53 Section 9 # of allowed stories Exceeded Article 53 Section 9 Max. allowed height Exceeded Article 53 Section 9 Insufficient open space per unit Art. 53 Sec. 573) Traffic visibility across a corner lot Art. 53 Sec. 56 Off Street Parking Insufficient Off street parking Art. 53 Sec. 56* Off St.Parking Requirements DESIGN a) Maneuvering areas Article 53 Section 9 Dim Reg Applic in Res Sub Dist 3) Location of Main Entrance Article 53 Section 9 Insufficient rear yard setback
Purpose: Combine lots per ALT1065172 to create one lot. Raze existing building and erect a 7 unit residential dwelling with roof decks and parking for 8 vehicles. *Existing building to be razed on a separate permit.

Case: BOA- 1097299 Address: 323 Maverick Street Ward 1 Applicant: Boston Building Company, LLC
Articles: Article 27T 5 East Boston IPOD Applicability Article 53 Section 8 Use Regulations Forbidden Article 53 Section 9 Insufficient additional lot area per unit Article 53 Section 9 # of allowed stories has been exceeded Article 53 Section 9 Max allowed height exceeded Article 53 Section 9 Excessive F.A.R. Article 53 Section 9 Insufficient side yard setback Article 53 Section 9 Insufficient open space per unit Article 53 Section 9 Insufficient rear yard setback Article 53 Section 56 Off Street Parking & Loading Req Insufficient parking
Purpose: Seeking to raze the existing structure and erect a four story, four family residential dwelling with no parking. Nominal Fee Letter and E Plans Attached. ZBA Required. (new scope 7.16.20).

Case: BOA-1065890 Address: 333 Maverick Street Ward 1 Applicant: Crespo Holdings, LLC
Articles: Article 27T-5 East Boston IPOD Applicability Article 53 Section 8 Use: Basement Apartment: Forbidden Article 53 Section 8 Use: Multifamily Dwelling: Forbidden Article 53 Section 9 Lot Area for Additional Dwelling Units Insufficient Article 53 Section 9 Floor Area Ratio Excessive Article 53 Section 9 Building Height Excessive Article 53 Section 9 Building Height (# of Stories) Excessive Article 53 Section 9 Usable Open Space Insufficient Article 53 Section 9 Side Yard Insufficient Article 53 Section 52 Roof Structures Restrictions Article 53 Section 56 Off-Street Parking & Loading Req Off-Street Parking Insufficient
Purpose: Change Occupancy from a Three Family Dwelling to a Four Family Dwelling. Reconfigure Living Space in existing building. Rear stair has been replaced with decks. Create Apartment in Basement. Construct a new Roof Deck exclusive to 3rd floor Unit.

Case: BOA-1027055 Address: 655 Saratoga Street Ward 1 Applicant: Eric Zachrison
Articles: Article 53 Section 8 Multi Family Dwelling Use : Forbidden Article 53, Section 56 Off Street Parking & Loading Req Off Street Parking Insufficient Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 52 Roof Structure Restrictions Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Bldg Height Excessive (Feet) Article 53, Section 9 Front Yard Insufficient Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient Article 27T 5 East Boston IPOD Applicability Article 9, Section 2 Change in Non Conforming Use
Purpose: Change of Occupancy from Retail Space to Four Residential Units and Retail Space. Construct two story addition with roof deck above existing first floor footprint. Renovation to existing garage.



City of Boston
Board of Appeal

Case: BOA- 1050291 Address: 32 Orleans Street Ward 1 Applicant: 32 Orleans Street, LLC
Articles: Article 27T 5 East Boston IPOD Applicability Article 53 Section 8 Use Regulations 6 unit dwelling Forbidden Article 53 Section 9 Excessive F.A.R. 1.0 max. Article 53 Section 9 # of allowed stories exceeded 3 story max. Article 53 Section 9 Max allowed height exceeded 35' max Article 53 Section 9 Insufficient side yard setback 2.5' min Article 53 Section 9 Insufficient additional lot area per unit 1,000sf/unit req. Article 53 Section 9 Insufficient open space per unit 300sf/unit req. Article 53 Section 56 Off Street Parking & Loading Req Insufficient parking 1.5/unit req. Article 53 Section 56.5.a Parking maneuverability Article 53, Section 56 Off Street Parking & Loading Req (d) Design Dimensional Size of spaces provided undersized
Purpose: Raze existing structure at 32 Orleans Street, combine lots 0105385000 & 0105384000, new lot to be 2,076 square feet of land (See ALT1008506). Erect five (5) story multifamily dwelling with parking for 4 vehicles. Plans are submitted for Zoning Refusal/Nominal Fee. Full CDs upon ZBA approval. *SEE LT1022166/combining lots.

Case: BOA-1068478 Address: 324 Sumner Street Ward 1 Applicant: Bobby Gerasimidis
Articles :Article 53, Section 9 Add'l Lot Area Insufficient 2,250 sqft; 3,000 sqft req'd Article 53, Section 9 Floor Area Ratio Excessive 1.45; 1.0 max Article 53, Section 9 Bldg Height Excessive (Feet) Article 53, Section 9 Side Yard Insufficient 1.67'; 2.5' min req'd Article 53, Section 52 Roof Structure Restrictions Article 27T East Boston IPOD Art. 53, Section 56 Off Street Parking Insufficient 0 provided; 1 min req'd for add'l dwelling.
Purpose: Renovate, erect vertical addition with roof deck, change occupancy from a One (1) Family and Beauty salon to a three (3) unit residential dwelling as per plans. Seeking ZBA relief.

Case: BOA- 1106912 Address: 243 Princeton Street Ward 1 Applicant: LG Princeton, LLC
Articles: Article 27T 5 East Boston IPOD Applicability Article 53 Section 8 Use Regulations MFR Forbidden Article 53 Section 9 Insufficient additional lot area/unit 1,000/unit req. Article 53 Section 9 Excessive F.A.R. 1.0 max. Article 53 Section 9 # of allowed stories exceeded 3 story max. Article 53 Section 9 Max allowed height exceeded 35' max. Article 53 Section 9 Insufficient open space per unit 300sf/unit req. Article 53 Section 9 Insufficient rear yard setback 30' req. Article 53 Section 9 Front entrance Does not face front lot line Article 53 Section 56 Off Street Parking & Loading Req Insufficient parking 16 spaces req. Article 53 Section 56.5.a Parking maneuverability Clear maneuvering areas Article 53, Section 56 Off Street Parking & Loading Req Parking space size .50/8.5 x 20' min. Art. 10 Sec. 01 Limitation of parking areas Parking buffer from side yard 5' Req.
Purpose: Seeking to combine Parcel ID's 0107028000 and 0107029000 to form one new lot with 5,000 SF lot to be known as "243 Princeton Street." Also, to raze the existing structure at 243 Princeton Street and erect a residential building with nine units and nine parking spaces.



City of Boston
Board of Appeal

Case: BOA- 1105134 Address: 292 Princeton Street Ward 1 Applicant: Lolastar, LLC

Articles: Article 27T 5 East Boston IPOD Applicability Article 53 Section 8 Use : Basement Apartment : Forbidden Article 53 Section 8 Use : Multifamily Dwelling : Forbidden Article 53 Section 9 Lot Area for Additional Dwelling Units Insufficient Article 53 Section 9 Floor Area Ratio Excessive Article 53 Section 9 Building Height Excessive Article 53 Section 9 Side Yard Insufficient Article 53 Section 9 Rear Yard Insufficient Article 53, Section 52 Roof Structure Restrictions Article 53, Section 56 Off Street Parking & Loading Req Off Street Parking Insufficient

Purpose: Change the Occupancy from a Single Family Dwelling to a Four (4) Family Dwelling. Also, to renovate existing building, including new additions. Building will be fully sprinklered. ZBA.E Plans and Nominal Fee Letter attached.

Case: BOA- 1115528 Address: 294 Princeton Street Ward 1 Applicant: Loloastar, LLC

Articles: Article 27T 5 East Boston IPOD Applicability Article 53, Section 52 Roof Structure Restrictions Article 53, Section 56 Off Street Parking & Loading Req Off Street Parking Insufficient Article 53, Section 9 *Add'l Lot Area Insufficient Article 53, Section 9 * * Floor Area Ratio Excessive Article 53, Section 9 ** Bldg Height Excessive (Stories) Article 53, Section 9 ** * Bldg Height Excessive (Feet) Article 53, Section 9 ** *** Front Yard Insufficient Article 53, Section 9 *** Side Yard Insufficient Article 53, Section 9 **** Rear Yard Insufficient**

Purpose: Confirm the occupancy as a one family residential dwelling. Change of occupancy to a three family residential dwelling. Propose addition above existing, rear addition, and deck. Extend living space to basement. [ZBA ePlan]

Case: BOA-1071909 Address: 28 Monument Street Ward 2 Applicant: Timothy Sheehan

Article: Article 62, Section 8 Floor Area Ratio Excessive

Purpose: This is for the conversion of 1/2 of an existing basement into habitable area which will be part of the existing unit one, first floor within a three family residence. A bathroom and bedroom and more living spaces will be built along with code compliant egress windows. ZBA relief will be required. eplan >BOA

Case: BOA- 1080541 Address: 210 Endicott Street Ward 3 Applicant: Robert Dello Russo, Marie Dello Russo

Articles: Article 54, Section 10 Floor Area Ratio Excessive Article 54, Section 18 Roof Structure Restrictions access shall be by hatch or bulkhead

Purpose: This application is to amend permit# ERT256067. Extend elevator stop to roof for ADA access to roof deck. See Plans. l.s. taken on tracer 11/27/19.

Case: BOA-1064449 Address: 203 West Springfield Street Ward 4 Applicant: Mark Little

Article: Article 64, Section 34 Roof Structure Restrictions

Purpose: Remove and modify the height of the existing roof of the one story rear addition: Install new rubber roof: Install new entrance door in existing window location: Install new landing deck and roof deck tiles.



City of Boston
Board of Appeal

Case: BOA- 1064451 Address: 209 West Springfield Street Ward 4 Applicant: Mark Little

Article: Article 64, Section 34 Roof Structure Restrictions

Purpose: Build a new roof top deck with approved architectural plans. Install steel spiral stairs from lower rear deck for roof top access.

Case: BOA- 1066035 Address: 67 Appleton Street Ward 5 Applicant: Ronald Romanowski

Articles: Article 64, Section 9 Usable Open Space Insufficient Article 9 Section 1 Extension of Nonconforming Use

Purpose: Change of Occupancy from Store to Store and 2 Apartments. Renovation to new apartments. [ZBA ePlan]

Case: BOA-1069771 Address: 4 Marlborough Street Ward 5 Applicant: 4 Marlborough Street Realty Trust

Articles: Article 13, Section 1 Bldg Height Excessive (Feet) Article 13, Section 1 Rear Yard Insufficient

Article 32, Section 4.GCOD, Applicability

Purpose: Change of occupancy from three family to single family dwelling. Addition over existing brick bay, under ground parking structure at rear yard, modifications to existing penthouse, and interior renovations.

Case: BOA-1098736 Address: 14-20 West Broadway Ward 6 Applicant: Dennis Gignac

Articles: Art. 68 Sec.08 Insufficient additional lot area per unit 1,000sf/unit req. Article 68, Section 33 Off Street Parking & Loading Req Insufficient parking per dwelling unit Article 68, Section 8 Insufficient open space per unit

Purpose: Interior renovation of existing 2nd floor Restaurant (shell space). Construct new tenant separation walls and change proposed occupancy to include 4 units consisting of 2 studios and 2 one bedroom units.*Change occupancy from 49 Residential units, restaurant, retail and parking. ERT325051/2015 to 53 Residential units, restaurant, retail and parking.

Case: BOA-1094579 Address: 22 Boston Wharf Road Ward 6 Applicant: Duck Creek Technologies

Articles: Art. 15 Sec. 15 1 Floor Area Ratio Excessive Art. 13 Sec. 13 1 Minimum setback distance of parapet

Purpose: Installation of new roof deck and egress from 10th floor on existing structural stub ups.

Case: BOA-1072412 Address: 843 East Fifth Street Ward 6 Applicant: Peter McFarland

Article: Article 68, Section 33 Off-Street Parking & Loading Req 5. Design/maneuvering

Purpose: Propose six (5) off street parking accessed by new driveway and new curb cut.

Case: BOA- 1072413 Address: 843 East Fifth Street Ward 6 Applicant: Peter McFarland

Article: Art. 68 Sec 29 Roof Structure Restrictions

Purpose: Cut back right side existing foundation and first story for 10' driveway access for new parking of 5 motor vehicles (see files UOP#49994039); renovate entire 3 family structure by constructing addition in rear, extend unit 1 into basement and new private roof deck with hatch. * Additional: 3 stories (22'-4" x 25'-6").



City of Boston
Board of Appeal

RE-DISCUSSION: 11:30 AM

**Case: BOA- 1055807 Address: 116 Waldemar Avenue Ward 1 Applicant: Thomas Falcucci
Article(s): 27T(27-5) 53(53-9: Excessive F.A.R., # of allowed stories exceeded, Max allowed height exceeded & Insufficient rear yard setback) 53(53-56) 53(53-8: Accessory parking forbidden & MFR forbidden) Purpose: Seeking to raze existing structure on one of the lots; to erect a four-story residential dwelling with nine units and nine parking spaces. Combine two lots parcel ID 0102206000 and ID 0102207000 into one lot for 116 Waldemar Avenue.**

**Case: BOA-956971 Address: 118 Harrishof Street Ward 12 Applicant: Prince Kallon
Article(s): 50(50-28) 50(50-29: Add'l lot area insufficient, Floor area ratio excessive, Usable open space insufficient, Side yard insufficient & Rear yard insufficient) 50(50-43) Purpose: Change Occupancy from a Three Family dwelling to a Four Family dwelling by adding the new apt into the basement. Renovate existing basement according to plans - Remove and replace staircase from first floor foyer to basement at the same location install half bath in basement. Construct new dormer addition**

HEARING: 1:00 PM

**Case: BOA-1054309 Address: 1902A-1904 Washington Street Ward 8 Applicant: Scott Kirkwood
Articles: Art. 50 Sec. 29 Floor area ratio is excessive Art. 50 Sec. 29 Rear yard setback requirements is excessive Art. 50 Sec. 29 Side yard requirement is insufficient
Purpose: Create 2 story addition at the rear of the property.**

**Case: BOA-1070775 Address: 54 Newmarket Square Ward 8 Applicant: Phoenix Multisport, Inc
Articles: Art. 09 Sec. 01 Extension of Non Conforming Use
Purpose: Remove 3 offices at grade. Add Mezzanine level containing 3 new offices. Add steel stairs, new insulated glass, alter FP and FA. board, paint, carpet. E PLAN CONVERSION**

**Case: BOA-1078892 Address: 789-793 Tremont Ward 9 Applicant: Michael Sauvageau
Articles: Article 50, Section 29 Usable Open Space Insufficient Extension of non conformance. Building already has insufficient open space. Article 50, Section 43 Off Street Parking & Loading Req Change in occupancy will create insufficient off street parking.
Purpose: Change occupancy FROM: multifamily, uses, 14, 17, 34, 35, 37, 38,39, 46, 48, glassblowing, neon sign, mfg, 68, welding TO: Residential Apartments (Adding 13 apartments to existing D building space).**



City of Boston
Board of Appeal

Case: BOA-1060119 Address: 30 Mayfield Street Ward 13 Applicant: John Roche AIA
Articles: Article 65, Section 8 Use Regulations Executive Suites Use: Forbidden Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Usable Open Space Insufficient Article 65, Section 9 Side Yard Insufficient Purpose: Change of Occupancy from single family home to 3 executive suites. Extend living space into the basement. Add kitchens second and third floor plans. Construct new dormers. Install sprinkler/fire alarm system per plans.

Case: BOA- 1070676 Address: 12 Bowdoin Avenue Ward 14 Applicant: Centerline Development & Services Inc
Articles: Article 65, Section 8 Use Regulations Use Forbidden Article 65, Section 9 Insufficient lot width Article 65, Section 9 Insufficient lot frontage Article 65, Section 9 Insufficient lot size Article 65, Section 9 Insufficient rear yard setback Article 65, Section 9 Insufficient side yard setback Article 65, Section 9 Height exceeded Article 65, Section 9 # of allowed stories exceeded Article 65, Section 41 ** Off Street Parking & Loading Req Access/Maneuvering areas on own lot (No easement proposed on stamped land survey) Article 65, Section 9 Access/Maneuvering areas on own lot Article 65, Section 41 ** Off Street Parking & Loading Req Insufficient off street parking. (None shown on lot)
Purpose: Proposing four unit with four parking residential structure on a vacant lot. [ePlan]

Case: BOA-1070689 Address: 14 Bowdoin Avenue Ward 14 Applicant: Centerline Development & Services Inc
Articles: Article 65, Section 8 Use Regulations Extending non conforming use. (2F) 4 dwelling units Article 65, Section 9 Floor Area Ratio Excessive Max. allowed: 0.4 Proposed: 0.6 Article 65, Section 9 Bldg Height Excessive (Stories) Max. allowed: 2.5 Proposed: 3 Article 65, Section 9 Side Yard Insufficient Requirement: 10' Proposed: 8' (R) Article 65, Section 41 Off Street Parking & Loading Req access to the parking spaces is through the neighbor's curb cut
Purpose: Gut renovation of existing four unit building. Building is currently gutted to studs on sf permit. Will propose additional living space in basement and altering roof line to increase livable area on third floor per plans to include (M.E.P.S. and sprinkler)

Case: BOA- 1087144 Address: 725 William T Morrissey BLVD Ward 16 Applicant: Austin Turner
Articles: Article 65 Section 41 Off Street Parking and Loading Required 165 off street parking spaces. Proposed: 102 parking spaces Article 65, Section 39 Screening & Buffering Req Article 65, Section 15 Use: Conditional Ancillary parking (not in the same lot but on adjacent lots)
Purpose: The proposed project includes renovations to the interior and facade of the existing building (while maintaining the footprint of the existing building), resurfacing and reconfiguration of the existing on site parking area, landscape area, and upgrades to the existing storm water system. eplan >BOA

Case: BOA- 1065591 Address: 10 Centre Avenue Ward 16 Applicant: Marc LaCasse
Articles: Art. 65 Sec. 65 8 Lot Area Insufficient Art. 65 Sec. 8 Use: Forbidden Article 65, Section 9 Usable Open Space Insufficient
Purpose: Change occupancy from 3F to MFR [6 units] by dividing previously combined units; no additional floor area being added. Removing walls, renovating kitchens and baths.



City of Boston
Board of Appeal

Case: BOA-1073904 Address: 96-98 Wellsmere Road Ward 18 Applicant: Laura and Markian Kolinsky
Articles: Article 67, Section 8 Use: Forbidden 3F, in 2F zone. Article 67, Section 9 Lot Area Insufficient 5,550; 8,000 min. Req'd Article 67, Section 9 Floor Area Ratio Excessive 0.8; 0.5 max Article 67, Section 9 Bldg Height Excessive (Stories) 3 stories; 2.5 max Article 67, Section 9 Usable Open Space Insufficient 2,796; 5,250 min. req'd Article 67, Section 9 Front Yard Insufficient 19.77'; 20' min req'd Article 67, Section 9 Side Yard Insufficient 1.84'; 10' min req'd Article 67, Section 9 Rear Yard Insufficient 33.5'; 40' min req'd Article 67, Section 32 Off Street Parking 2 provided; 4 min req'd
Purpose : Add full third story to existing 2 1/2 storey 2 family condominium building and change use to be 3 family condominium. Add full height addition for stair.

Case: BOA-1076707 Address: 24 Gardenside Street Ward 19 Applicant: John D Barry, Esq
Articles: Article 67 Section 32 Off Street Parking & Loading Req Off street parking is insufficient Article 67, Section 8 Use: Forbidden 3 Family is a Forbidden use in a 2F 5000 Sub district Article 67, Section 9 Lot Area Insufficient Article 67, Section 9 Floor Area Ratio Excessive Article 67, Section 9 Bldg Height Excessive (Stories) Article 67, Section 9 Usable Open Space Insufficient Article 67, Section 9 Side Yard Insufficient
Purpose: Confirm occupancy as 2 family and change to 3 family. Add 3rd unit to existing 2 family via roof dormers.

Case: BOA- 1095372 Address: 22 Conway Street Ward 20 Applicant: Kimberly Patch
Articles: Art. 09 Sec. 01 Extension of Non Conforming Use Article 67, Section 9 Rear Yard Insufficient
Purpose: Roof deck above the first floor in the left side of the house as shown per plans.

Case: BOA-1069212 Address: 4395-4407 Washington Street Ward 20 Applicant: Josef Porteleki, Port Realty Trust
Articles: Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg. Article 67 Section 33 Conformity with existing street alignment (Modal) Article 67 Sect 12 # of allowed stories exceeded (2 1/2 story max) Article 67 Section 32 Off Street Parking & Loading Req Insufficient residential parking (2.0/unit) Article 67 Section 32 Off Street Parking & Loading Req Insufficient commercial parking (2.0/1000sf) Article 67, Section 30 Screening & Buffering Req Article 67, Section 12 Excessive F.A.R. (.5 max) Article 67, Section 12 Excessive Height (35' max.) Article 67, Section 12 Insufficient side yard setback (10' min.)
Purpose: Clarified scope of work: Combine parcels PID #2000412000 with PID#200041100 to equal 10,306sf, then change occupancy from: Retail stores, Restaurant use #36A, Restaurant, Laundromat, to include, 14 Residential Units by constructing 3 stories above (adding 15,232sf on top of existing). * Alt1068545 and Alt1068546 has been filed in conjunction with this permit.



City of Boston
Board of Appeal

Case: BOA-1065868 Address: 254-256 Washington Street Ward 22 Applicant: Touloupakis Family Trust
Articles: Article 51, Section 8 Multi Family Dwelling : Forbidden Use Article 51, Section 9 * Add'l Lot Area
Insufficient Article 51, Section 9 * *Floor Area Ratio Excessive Article 51, Section 9 ** *** Usable Open Space**
Insufficient Article 51, Section 9 *Front Yard Insufficient Article 51, Section 9 ****Rear Yard Insufficient**
Article 51, Section 56 Off Street Parking & Loading Req Off Street Parking Insufficient Article 9, Section
2Change in Non Conforming Use

Purpose: Change of Occupancy from two family and restaurant with take out to six units multi family dwelling and restaurant with take out. Demolish two family to construct new addition for 6 residential units. Take out restaurant and kitchen to be renovated. ZBA

RECOMMENDATION/HEARINGS:

Case: BOA-1035585 Address: 90 Princeton Street Ward: 1 Applicant: Anthony Bellanti
Articles:Art. 15 Sec. 01 Floor Area Ratio excessive Art. 20 Sec. 20 8 Rear Yard Insufficient Art. 53 Sec. 12
***Height Excessive**

Purpose: Change occupancy from a 1 to a 2 family. New plumbing, new electrical, new HVAC, blue board, plaster, insulation, new flooring, interior trim and doors, new windows, interior painting.

Case: BOA- 1096330 Address: 37 Soley Street Ward: 2 Applicant: Nick Schiffer
Articles: Article 62, Section 25 Roof Structure Restrictions Article 62, Section 8 Dimensional
RegulationExcessive F.A.R. Article 62, Section 8 Dimensional Regulations Insufficient rear yard setback
Purpose: Replace existing deck with an addition to expand the first floor and remodel the first floor and kitchen.
No basement. Remove the rear section of the roof to install a dormer to allow for additional living space on the
third floor.

Case: BOA- 1093721 Address: 78 Washington Street Ward: 2 Applicant: Patrick Myers
Articles: Article 62, Section 8 Excessive F.A.R.Article 62, Section 25 Roof Structure Restrictions
Purpose: Change occupancy from a two family to a one family. The proposed project includes the renovation &
expansion of an existing garage and mudroom, while incorporating a new roof deck above the garage, a kitchen
extension above the mudroom and a new staircase to connect first floor and garden level. (Previously separate
apartments).

Case: BOA- 1090161 Address: 161 West Newton Street Ward: 4 Applicant: Urike Sitter
Article: Article 64 Section 8 Use: Oilseed Processing Operation: Forbidden
Purpose: Allow a tiny oilpress in the Garden Level of our Single-Family Townhouse. For food and beauty oil.
Tiniest scale. No noise, no smell, no delivery disturbance of neighbors. I am a stay at home mum. Existing double
sink, extra entrance, window, ventilation system, own bathroom, separate door in place. E Plans

Case: BOA-1109230 Address: 460 East Third Street Ward: 6 Applicant: Brian Boucher
Articles:Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient
Purpose: Proposed new second story rear deck as per plans. Permit set to be submitted upon ZBA approval.



City of Boston
Board of Appeal

Case: BOA-1051891 Address: 14 Linden Street Ward: 7 Applicant: Peter Vanko
Articles: Article 68, Section 8 Floor Area Ratio Excessive Article 68, Section 8 Side Yard Insufficient
Article 68, Section 29 Roof Structure Restrictions No roofed structure shall be enlarged on the roof of an existing building
Purpose: Construct dormer/flat roof in line with existing ridge. Create additional living space on 3rd floor. Preserve front facade and limit new dormer to within 3' 0" of front wall.

Case: BOA- 1112646 Address: 355 Savin Hill Avenue Ward: 13 Applicant: Chris Drew
Articles: Art. 18 Sec. 01 Front Yard Insufficient Art. 19 Sec. 01 Side Yard Insufficient Art. 20 Sec. 01 Rear Yard Insufficient
Purpose: Renovate existing single-family home. Add rear addition on the second floor over the first-floor single story structure. Add 2 new dormers to the third floor to increase living space. Create a common easement with (351 Savin Hill Ave. same owner) for a driveway for 355 Savin Hill Ave as per plans.

Case: BOA- 1030950 Address: 6 Westmoreland Street Ward: 16 Applicant: Michael Ahern
Articles: Art. 20, Section 1 Rear Yard Insufficient Art. 19 Section 1 Side Yard Insufficient
Purpose: Add an addition with a garage below and two floors above approx 800 sq feet.

Case: BOA-1087800 Address: 424 Gallivan BLVD Ward: 16 Applicant: Eric Perschke
Article: Article 65, Section 9 Floor Area Ratio Excessive 0.83; 0.4 max allowed.
Purpose: Extending living space to basement for owner-occupied single-family home Basement renovation. [ePlan].

Case: BOA-1101025 Address: 120 Ruskindale Road Ward: 18 Applicant: Bernardo Monique Denaud
Articles: Article 69 Section 9 Insufficient additional lot area per dwelling unit Article 69 Section 9 Excessive F.A.R. Article 69 Section 9 Insufficient Usable open space per unit Article 69 Section 9 Insufficient side yard setback
Purpose: Change occupancy from a one family to a two family and construct addition per plans. Also see UOP permit for parking ADDITION AS PER PLANS. 5.8.20

Case: BOA-1060522 Address: 39 Harding Road Ward: 18 Applicant: Anne Barrett
Articles: Article 67, Section 9 Front Yard Insufficient Required: 20' Proposed: 12.8' Article 67, Section 9 Side Yard Insufficient Required: 10' Proposed dormer, left side at 8.7'
Purpose: Add additional 1/2 floor above with 2 new dormers and new mud room addition out front.

Case: BOA-1087749 Address: 251 Reservation Road Ward: 18 Applicant: Eric Dutra
Articles: Article 69 Section 9 Insufficient side yard setback Article 69 Section 9 # of allowed stories has been exceeded
Purpose: 3rd floor dormer including demolition of existing roof, framing of new dormer, siding, roofing of dormer, interior/exterior trim, insulation at exterior walls/roof to code. Installation/extension of existing staircase up into the attic to replace current staircase leading up at other end. Eplan



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Board of Appeal

Case: BOA- 1096119 Address: 20 Vogel Street Ward: 20 Applicant: Nicholas Bruce
Articles: Article 56, Section 8 Floor Area Ratio Excessive Article 56, Section 8 Side Yard Insufficient
Purpose: Add a second floor on to our single-story home. Second floor will consist of 3 bedrooms and 2 bathrooms. * Expand kitchen Homeowner permit.

Case: BOA- 1074617 Address: 34 Furbush Road Ward: 20 Applicant: David Guimaraes
Article: Article 56, Section 8 Floor Area Ratio Excessive Max. FAR allowed: 0.4 Proposed: 0.41
Purpose: Finish a portion of the basement using the Owens Corning Basement Finishing System to be used as a media/family room. eplan > ZBA

Case: BOA-1109995 Address: 16-18 Bradbury Street Ward: 22 Applicant: Mark Handley
Article: Article 51, Section 9 Floor Area Ratio Excessive
Purpose: Interior conversion of existing attic to home office, including new full bathroom, new electrical. No changes to existing structure or roof line.

Case: BOA-1071661 Address: 85 Parsons Street Ward: 22 Applicant: KINSELLABUILT, INC
Articles: Article 51, Section 9 Side Yard Insufficient Required: 10' Proposed: 9' (L) Article 51, Section 9 Rear Yard Insufficient Required: 40' Proposed: 37'
Purpose: Remove 1st floor deck. Extend 2nd floor bedroom over existing family living area. New 3 fixture bathroom and deck on 2nd floor roof. Eplan > ZBA

Case: BOA-1094388 Address: 1 Everett Street Ward: 22 Applicant: Thirty-One North Beacon Street, LLC
Article: Article 51, Section 8 Use Regulations Restaurant, Nail spa and ATM are all forbidden uses in a 3F 4000 Sub district.
Purpose: Change the occupancy from 20 apartments and retail to 20 apartments, Nails Spa, Deli and ATM. As per plans.



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Board of Appeal

**Case: BOA-1066431 Address: 115-125 Jersey Street Ward: 5 Applicant: Mei Chen
Article: Article 66 Section 8 Use Regulations Take-out Restaurant (Café) Use: Conditional
Purpose: Change occupancy from Laundromat to Take-out Restaurant (Café).**

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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.