



City of Boston
Board of Appeal

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TUESDAY, JUNE 8, 2021

BOARD OF APPEAL

CITY HALL, ROOM 801

REVISED AGENDA

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON JUNE 8, 2021 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS JUNE 8, 2021 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE JUNE 8, 2021 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/June8hearing> or by calling 1-617-315-0704 and entering access code 173 859 7934.

If you wish to offer testimony on an appeal, please click <http://bit.ly/June8comment> 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/June8comment>, calling 617-635-5300 or emailing zba.ambassador@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.



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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. WHEN DOING SO, PLEASE INCLUDE IN THE SUBJECT LINE THE BOA NUMBER, THE ADDRESS OF THE PROPOSED PROJECT AND THE DATE OF THE HEARING.



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APPROVAL OF HEARING MINUTES: 9:30AM

Minutes from: April 27, 2021; May 4, 2021; and May 18, 2021

EXTENSIONS: 9:30 AM

Case: BOA-903635 Address: 235 Leyden Street Ward 1 Applicant: Lorene A. Schettino, Esq

Case: BOA-903636 Address: 237 Leyden Street Ward 1 Applicant: Lorene A. Schettino, Esq

Case: BOA-699598 Address: 289 Walk Hill Street Ward 18 Applicant: Joseph Hanley, Esq

Case: BOA-919610 Address: 120 Gove Street Ward 1 Applicant: Jeffrey Drago, Esq

Case: BOA-919609 Address: 25-37 Frankfort Street Ward 1 Applicant: Jeffrey Drago, Esq

Case: BOA-916151 Address: 14 Snow Street Ward 22 Applicant: Mai Phung

Case: BOA-758696 Address: 79-89 West Broadway Ward 6 Applicant: Kevin P. Kerr, Esq

Case: BOA-614989 Address: 51 Humboldt Avenue Ward 12 Applicant: Humboldt Apartments L.P.

GCOD ONLY: 9:30 AM

Case: BOA-1069298 Address: 149 Newbury Street Ward 5 Applicant: Regina Olivieri

Article: Art. 32 Sec. 04 GCOD Applicability

Purpose: Erect 5 story structure of approximately 47,000 sq ft. Retail use on level 1 and 2 and office space on upper floors (Shell only). Also combine three lots (PID 0501363000) (PID 0501361010) (PID 051384000) into one lot and the address to be known as 149 Newbury Street.

HEARINGS: 9:30 AM

Case: BOA1182484 -Address: 65 Gove Street Ward 1 Applicant: Gove On The Green, LLC

Articles: Article 10, Section 1Limitation of Area Limitation of Area of Accessory Uses Article 27T 5 East Boston IPOD Applicability Article 51, Section 8Use Regulations Use: Ancillary Parking: Conditional Article 53 Section 9Usable Open Space Insufficient Article 53, Section 56Off Street Parking & Loading Req Off Street Parking Design / Maneuverability

Purpose: Amendment to existing permit (ERT160207) to modify plan for parking to include ancillary parking on portion of 90 Bremen. See (U491173554).



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Case: BOA-1182486 Address: 90 Bremen Street Ward 1 Applicant: Sharpe Maverick Bremen, LLC
Articles: Article 10, Section 1 Limitation of Area Limitation of Area of Accessory Uses Article 53 Section 8 Use Regulations Use: Ancillary Parking: Conditional Article 53 Section 9 Usable Open Space Insufficient Article 53 Section 56 Off Street Parking & Loading Req Off Street Parking Design / Maneuverability Article 27T 5 East Boston IPOD Applicability
Purpose: Ancillary parking for 1 vehicle for 65 Gove Street on portion of 90 Bremen Street. See also (A1173573).

Case: BOA-1183158 Address: 99 Maverick Street Ward 1 Applicant: Sachem-9 Realty Trust
Articles: Art. 27G E Boston IPOD Applicability Article 53 Section 8 Use Regulations Multifamily use: Forbidden Article 53 Section 56 Off Street Parking & Loading Req Insufficient. Required $1.75 \times 9 = 15.75$ spaces Article 53, Section 57.2 Conformity Ex Bldg Alignment Street modal not provided Article 53, Section 9 Add'l Lot Area Insufficient total area required: $2,000 + 7,000 = 9,000$ sqft Provided: 2,700 sqft Article 53, Section 9 Floor Area Ratio Excessive Max. allowed: 1.0 Proposed: 3.485 Article 53, Section 9 Bldg Height Excessive (Stories) Max. allowed: 3 Proposed: 4 Article 53, Section 9 Bldg Height Excessive (Feet) Max. allowed: 35' Proposed: 43' Article 53, Section 9 Usable Open Space Insufficient Required: 2,700 sqft Article 53, Section 9 Side Yard Insufficient Required: 2.5' Proposed: 0 (R&L) Article 53, Section 9 Rear Yard Insufficient Required: 30' Proposed: 0 (balconies)
Purpose: Demolition and removal of existing parking lot. To combine two lots, Parcel ID 0105630000 (1,800sqft) with lot Parcel ID 0105631000 (900 sqft) totaling 2,700sqft to Erect new (9) unit 3.5 story multi family building with a basement intended for building operations.

Case: BOA1165435-Address: 917 Bennington Street Ward 1 Applicant: James Christopher
Articles: Art. 25 Sec. 5 Flood Hazard Districts Article 53, Section 56 Off Street Parking & Loading Req Parking is insufficient. ZBA relief already given for 45 spaces this will lower it to 31 spaces Article 27T 5 East Boston IPOD Applicability
Purpose: To amend the approved plans and decision rendered under ERT276111 to include the new retail spaces at grade, and trash storage as per the atted plans.

Case: BOA-1182385 Address: 223 Saratoga Street Ward 1 Applicant: Saratoga EB, LLC
Articles: Art. 09 Sec. 02 Nonconforming Use Change Requested change is <25% Conditional Article 27T 5 East Boston IPOD Applicability Art. 53 Sec. 09 Floor Area Ratio Excessive Art. 53 Sec. 09# of allowed stories exceeded Article 53 Section 9 Allowed height exceeded Article 53, Section 9 Usable Open Space Insufficient Article 53, Section 9 Rear Yard Insufficient
Purpose: Amendment to ERT807322. Seeking to implement minor interior changes to the previously approved floor plans. Also, to enclose a previously proposed deck to create an additional bedroom, and relocate the aforementioned deck to the opposite side of the building, per plans.

Case: BOA-1176038 Address: 499 Main Street Ward 2 Applicant: Andrew Oliver
Articles: Article 89, Section 4 Urban Farm, Ground Level Use forbidden Article 89 Urban Agriculture Section 89 10 (4) ii; Insufficient front yard setback Article 89 Urban Agriculture Article 89 10 (4) iii; Insufficient setback from the public way
Purpose: Install a wooden apiary or beehive.



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Case: BOA-1151928 Address: 194-200 Shawmut Avenue Ward 3 Applicant: Telephone Associates Robert J. Gottlieb, LLC (by The Druker Company, LTD)

Article: Art. 06 Sec. 03A Additional Conditions in Restricted Parking District Relief is required from the Board of Appeal for the extension of use.

Purpose: The Applicant seeks to continue to use the Premises as a public parking lot for a fee capacity 89 vehicles beyond existing Permit U49944315 which expires July 1, 2021, under BOA Decision # BOA 954514.

Case: BOA-1053181 Address: 661-661A Tremont Street Ward 4 Applicant: James Christopher

Articles: Article 64, Section 9.4 Town House/Row House Extension Article 64, Section 9 Rear Yard Insufficient Article 64, Section 9 Building Height Excessive Article 64, Section 9 Floor Area Ratio Excessive Article 64 Section 9 Insufficient side yard setback Article 64, Section 34 Roof Structure Restrictions Proposed penthouse with wet bar and roof deck Article 64 Section 9 Insufficient usable open space Art. 32 Sec. 04 GCOD Applicability

Purpose: To construct a rear addition, and head house as per the attached plans. No change to occupancy.

Case: BOA-1126355 Address: 345-347 Hanover Street Ward 3 Applicant: Keith Shirley

Article: Article 54 Section 12 Use Regulations Real Estate Office on the first floor is a conditional use in the Hanover CC Sub district.

Purpose: Change/Legalize occupancy of first floor retail space into a real estate office. No work to be done.

Case: BOA-1180520 Address: 88 Wales Street Ward 14 Applicant: Derric Small

Articles: Art. 60 Sec. 08 Use Regs appl in Res Subdistr Four unit building is a forbidden use Art. 60 Sec. 9 Additional Lot Area Insuff Add'l lot area required for the add'l units Art. 60 Sec. 38 Conformity with the existing front building alignment of the block. Art. 60 Sec. 37 Off St. Parking Requirements Off street parking design (access drive and maneuverability) Article 60, Section 9 Floor area ratio is excessive Article 60, Section 9 Height requirement is excessive (stories) Article 60, Section 9 Height requirement is excessive (ft) Article 60, Section 9 Usable open space requirement is insufficient

Purpose: Build a 4 story 4 unit building as per plans.

Case: BOA-1173962 Address: 28 Hansborough Street Ward 14 Applicant: EJS Investments, Inc

Articles: Article 60, Section 8 Use Regulations Multi-Family Dwelling Use: Forbidden Article 60, Section 9 Lot Area Insufficient Article 60, Section 9 Add'l Lot Area Insufficient Article 60, Section 9 Floor Area Ratio Excessive Article 60, Section 9 Bldg Height Excessive (Stories) Article 60, Section 9 Usable Open Space Insufficient Article 60, Section 9 Bldg Height Excessive (Feet) Article 60, Section 9 Front Yard Insufficient Article 60, Section 9 Side Yard Insufficient Article 60, Section 9 Rear Yard Insufficient Article 60, Section 40 Off-Street Parking & Loading Req Inappropriate maneuvering area. Proposed Driveway is less Than 10'-0"

Purpose: Seeking to erect a seven unit residential dwelling with seven parking spaces.

Case: BOA-1166626 Address: 40 Clifford Street Ward 18 Applicant: John Pulgini

Articles: Article 69, Section 9 Lot Frontage Insufficient Required: 60' Proposed: 50' Article 69, Section 9 Lot Width Insufficient Required: 60' Proposed: 50'

Purpose: Erect single family home on vacant lot.



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Case: BOA-1176005 Address: 1717-1719 Hyde Park Avenue Ward 18 Applicant: Ad Meliora, LLC
Articles: Article 69 Section 15 Floor Area Ratio Excessive Article 69 Section 15 Building Height Excessive Article 69 Section 14 Use Regulations Multi Family Dwelling Use: Forbidden Article 69 Section 15 Rear Yard Insufficient
Purpose: Erect new Multi Family Dwelling (273 units) and Restaurant on ground floor with underground parking.

Case: BOA-1178808 Address: 19 Wellsmere Road, Ward 20 Applicant: Michael McCorry
Article: Article 67, Section 9 Side Yard Insufficient
Purpose: Proposed work is 2 story addition off the back of current house. The first floor will primarily be a living room with the second floor being a master suite. The addition will include an unfinished basement. The plan is to also update the kitchen in the current house during this work.

Case: BOA-1175767 Address: 16-22 Linden Street Ward 21 Applicant: Partners Properties, LLC
Articles: Article 51, Section 19 Use: Forbidden MFR Is a forbidden use in a LI 1 Subdistrict Article 51, Section 56. Off Street Parking & Loading Req Article 51, Section 57.13 Two or More Dwellings on Same Lot Article 51, Section 20 Floor Area Ratio is excessive Article 51, Section 20 Building Height in Feet is excessive Article 51, Section 20 Rear yard is insufficient Article 51, Section 20 Front Yard is insufficient
Purpose: Erect 2 Towers connect by underground garage on one lot to have 281 Residential units with 125 Parking spaces in underground garage, and 2 Retail space on the 1st floor. We request to pay nominal fee while we await ZBA decision.

Case: BOA-1175793 Address: 6 Pratt Street Ward 21 Applicant: Partners Properties, LLC
Articles: Article 51, Section 57.13 Two or More Dwellings on Same Lot Article 51, Section 8 Use: Forbidden MFR is forbidden in a 2F 5000 Sub district. Article 51, Section 9 Floor Area Ratio Excessive Article 51, Section 9 Bldg Height Excessive (Stories) Article 51, Section 9 Bldg Height Excessive (Feet) Article 51, Section 9 Front Yard Insufficient Article 51, Section 9 Side Yard Insufficient Article 51, Section 9 Rear Yard Insufficient Article 51, Section 56 Off Street Parking Insufficient
Purpose: Build 69 residential to be know as one lot 6 Pratt St. We request to pay nominal fee while we await ZBA decision.

Case: BOA-1037801 Address: 157 Everett Street Ward 22 Applicant: George Morancy
Articles: Art. 51 Sec. 09 Lot area for the add'l dwelling unit is insufficient Art. 51 Sec. 09 Floor area ratio is excessive Art. 51 Sec. 09 Usable open space is insufficient Art. 51 Sec. 09 Front yard setback is insufficient (Everett St) Art. 51 Sec. 09 Front yard setback is insufficient (Adamson St) Art. 51 Sec. 23 Off street parking requirement Off street parking requirement is insufficient Article 51 Section 8 Use Regulations Three story nine unit dwelling unit use is a forbidden use
Purpose: Erect new three story building to contain nine dwelling units with five garage parking spaces.



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HEARINGS:11:00AM

Case: BOA-1171913 Address: 103 Porter Street Ward 1 Applicant: One Zero Three Porter, LLC

Articles: Article 53 Section 8 Use Regulations Restaurant Use: Forbidden Article 53 Section 8 Use Regulations Bar Use: Forbidden

Purpose: Change of Occupancy to include restaurant/bar on first floor, with storage in basement; seating for 30 patrons.

Case: BOA-1179255 Address: 7 Kemble Place Ward 6 Applicant: Michael McGough

Articles: Article 68, Section 34.1 Conformity Ex Bldg Alignment street modal not provided Article 68, Section 8 Lot Width Insufficient Required: 20' Proposed: 16.50' Article 68, Section 8 Floor Area Ratio Excessive Max. allowed: 2 Proposed: 2.22 Article 68, Section 8 Lot Frontage Insufficient Required: 20' Proposed: 16.50' Article 68, Section 8 Side Yard Insufficient Required: 3' Proposed: 0 Article 68, Section 8 Rear Yard Insufficient Required: 20' Proposed: 0 Article 68, Section 8 Lot Area Insufficient Required: 2,000 sqft Proposed: 858 sqft

Purpose: Erect single family home on vacant lot per plans, (in conjunction with ERT1153262).

Case: BOA-1179258 Address: 8 Kimble Place Ward 6 Applicant: Michael McGough

Articles: Article 68, Section 34.1 Conformity Ex Bldg Alignment street modal not provided Article 68, Section 8 Lot Width Insufficient Required: 20' Proposed: 16.50' Article 68, Section 8 Floor Area Ratio Excessive Max. allowed: 2 Proposed: 2.22 Article 68, Section 8 Lot Frontage Insufficient Required: 20' Proposed: 16.50' Article 68, Section 8 Side Yard Insufficient Required: 3' Proposed: 0 Article 68, Section 8 Rear Yard Insufficient Required: 20' Proposed: 0 Article 68, Section 8 Lot Area Insufficient Required: 2,000 sqft Proposed: 858 sqft

Purpose: Raze existing single family home and build new single family home per plans. This application is in conjunction with ERT1153257.

Case: BOA-1172719 Address: 136 West Eighth Street Ward 6 Applicant: Homegrown Builders, LLC

Articles: Article 68, Section 8 Lot Area Insufficient 1,311sqft < 2,000sqft min. Article 68, Section 8 Add'l Lot Area Insufficient 1,311sqft < 4,000sqft min. Article 68, Section 8 Floor Area Ratio Excessive 2.4 > 2.0max Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 8 Side Yard Insufficient 0' < 3'min Article 68, Section 8 Rear Yard Insufficient 2'avg/0.8 < 15'min (Shallow Lot & Non parallel lot line) Article 68, Section 29 Roof Structure Restrictions Article 68, Section 33 Off Street Parking & Loading Req 2 provided < 4 min.

Purpose: Build new construction three family home at vacant parcel of land. Also see ALT1156178.

Case: BOA-1172724 Address: 138 Eighth Street Ward 6 Applicant: Homegrown Builders, LLC

Articles: Article 68, Section 8 Floor Area Ratio Excessive Article 68, Section 8.4 Dim Regs: Extension in Rear Yard Article 68, Section 8 Side Yard Insufficient 0' < 3'min Article 68, Section 29 Roof Structure Restrictions Article 68, Section 8 Rear Yard Insufficient 10.7'avg/9.9' < 15'min (Shallow Lot & Non Parallel Lot Line)

Purpose: Expand existing single family home located at 138 West 8th St. New rear and third floor finished additions. Gut renovate existing living spaces. All new systems throughout. Combining, to then sub divide, parcels 0600801000 & 0600802000, new square footage of each to be 970sqft & 1,311sqft, respectively. Also see ERT1156173.



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Case: BOA-1181408 Address: 11 Radford LN Ward 16 Applicant: David Allen

Articles: Article 65, Section 8 Use Regulations 3 family use: Forbidden Article 65, Section 9 Floor Area Ratio Excessive Max. allowed: 0.4 Proposed: 0.53 Article 65, Section 9 Bldg Height Excessive (Stories) Max. allowed: 2.5 Proposed: 3 Article 65, Section 9 Side Yard Insufficient Required: 10' Proposed: 2nd floor deck and dormer at 6.1'. (R) 3rd floor building overhang at 3.4' (R) 2nd and 3rd backyard deck at 9.8' (R) Article 65, Section 9 Usable Open Space Insufficient Required: 1,450 Proposed: eliminated with proposed parking spaces. Article 65, Section 32 NDOD Review Required

Purpose: (1) Change of occupancy: Convert 2 family to 3 family. (2) Dormers: Construct rear dormers right and left elevations to match existing style and pitch. (3) Decks: (a) Construct new rear decks 1st, 2nd & 3rd floors. (b) Repair front decks 1st & 2nd floors. (c) Repair rear deck 2nd floor.

Case: BOA-1167470 Address: 13 Norton Street Ward 18 Applicant: Falcucci Properties, LLC

Articles: Art. 69 Sec. 09 Lot frontage is insufficient Art. 69 Sec. 30.1 Bldg. Alignmnt Conformity Front building alignment Art. 69 Sec. 30.12 2/More Dwellings on Same Lot Two or more dwellings on the same lot

Purpose: Seeking to erect a single family residential dwelling. One of three buildings on one lot. See ERT1050411 and ERT1050408.

Case: BOA-1167473 Address: 15 Norton Street Ward 18 Applicant: Falcucci Properties, LLC

Articles: Art. 69 Sec. 09 Rear yard setback is insufficient Art. 69 Sec. 30.1 Bldg. Alignmnt Conformity Front building alignment Art. 69 Sec. 30.12 2/More Dwellings on Same Lot Two or more dwellings on same lot

Purpose: Seeking to erect a single family residential dwelling. One of three buildings on one lot. See ERT1050402 and ERT1050411.

Case: BOA-1167475 Address: 17 Norton Street Ward 18 Applicant: Falcucci Properties, LLC

Articles: Art. 69 Sec. 30.1 Bldg. Alignmnt Conformity Front building alignment Art. 69 Sec. 30.12 2/More Dwellings on Same Lot Two or more dwellings on the same lot

Purpose: Seeking to erect a single family residential dwelling. One of three buildings on one lot. See ERT1050402 and ERT1050408.

Case: BOA-1159880 Address: 93-95 Hyde Park Avenue Ward 19 Applicant: Alfonso Sira

Article: Art. 55, Section 8 Use: Forbidden Professional veterinarian office / medical clinic use is a forbidden use in this neighborhood residential use

Purpose: Tenant fit out for a veterinarian office / medical clinic. Change occupancy to include veterinarian office / medical clinic.

Case: BOA-1151073 Address: 365 Western Avenue Ward 22 Applicant: Joe Hassell

Articles: Article 51, Section 16 Use Regulations MFR Use – Conditional Article 51, Section 17 Excessive F.A.R. Article 51, Section 17 Excessive Height Article 51, Section 17 Insufficient rear yard setback Article 51, Section 56 Off-Street Parking & Loading Req Insufficient parking Article 51, Section 56 Off-Street Parking & Loading Req Access/maneuvering areas Article 51, Section 57.2 Conformity Exist Bldg Alignment Front yard setback requirements Art. 29 Sec. 04 Greenbelt Protection Overlay District Applicability

Purpose: Raze existing 1 story building. Erect new 6 story, 60 unit building with 37 parking spaces.



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HEARINGS:12:30PM

Case: BOA- 1107041 Address: 1201 Saratoga Street Ward 1 Applicant: Ashley Tan

Articles: Article 27T 5 East Boston IPOD Applicability Article 53 Section 8 Use Regulations 9 units/MFR Forbidden Article 53 Section 8 Use Regulations Accessory parking use Forbidden Article 53 Section 56 Off Street Parking & Loading Req Insufficient parking for requested # of units Article 53 Section 9 Excessive F.A.R. Article 53 Section 9 Height exceeded Article 53 Section 9# of allowed stories exceeded Article 53 Section 9 Insufficient side yard setback Article 53 Section 9 Insufficient rear yard setback Article 53 Section 9 Insufficient front yard setback/street alignment

Purpose: Current vacant structure to be razed and a new 9 unit multi family to be constructed, with 10 parking spaces.

Case: BOA-1157605 Address: 44 Cottage Street Ward 1 Applicant: The Marion R. Milo Trust

Articles: Art. 10 Sec. 01 Limitation of parking areas 5'side yard buffer Article 27T-5 East Boston IPOD Applicability Article 53 Section 56 Off-Street Parking & Loading Req Insufficient parking – 6 spaces required Article 53 Section 56.5.a Parking maneuverability Access/design/maneuvering areas Article 53 Section 8 Use Regulations MFR-Forbidden Article 53 Section 9 Insufficient addition lot area per unit – 1000sf/unit required 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' required Article 53 Section 9 Insufficient rear yard setback – 30' min required Article 53 Section 9 Insufficient open space per unit – 300sf/unit required

Purpose: Combine parcel numbers 0104891000 and 0104892000 (See ALT1099347), raze existing structures, and erect a four (4) unit residential dwelling with a roof deck and parking for four (4) vehicles.

Case: BOA- 1068506 Address: 12 Rock Hill Road Ward 19 Applicant: Matthew Hayes

Articles: Article 55, Section 40.5a Parking Maneuverability 3 spaces are on tandem spaces, Article 55, Section 40.5d Parking space sizes 1 space should be accessible according to 521 CMR, Article 55, Section 41.1 Conformity Ex Bldg Alignment, Article 55, Section 8 Use Regulations 12 residential unit use: forbidden, Article 56, Section 8 Floor Area Ratio Excessive Max. allowed: 0.6 Proposed: 1.82, Article 56, Section 8 Bldg Height Excessive (Stories) Max. allowed: 3 Proposed: 4, Article 56, Section 8 Bldg Height Excessive (Feet) Max. allowed: 35' Proposed: 36', Article 55, Section 9 Side Yard Insufficient Required: 7' and 10' Proposed: Right: 5.8' and Left: 4.5', Article 55, Section 9 Rear Yard Insufficient Required: '20 Proposed: 15.4'

Purpose: Combine 3 existing Lots into one 10,138 sq ft Lot of land, Lot A 29 Rock Hill Rd. Parcel#1900258000 with Lot B, 31 Rock Hill Rd Parcel#1900258001 and Lot C Parcel #1900258002. This Lot to be known as 12 Rock Hill Rd. Erect a new 4 story, 12 Unit Residential Building (2 affordable rental units) with 20 parking spaces. There will be a full Sprinkler system being installed. Propose (10) ancillary parking from 29 Rock Hill Road (ALT1060818).



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Case: BOA-1068509 Address: 29 Rock Hill Road Ward 19 Applicant: Matthew Hayes

Articles: Article 55, Section 8 Use Regulations Ancillary parking use: Conditional Article 55, Section 9 Front Yard Insufficient Required: 15' Proposed: 2' Article 55, Section 9 Floor Area Ratio Excessive Max. allowed: 0.6 Article 55, Section 9 Rear Yard Insufficient Required: 20' Proposed: 2' Article 55, Section 9 Usable Open Space Insufficient Article 55, Section 40 Off Street Parking & Loading Req Design. Maneuvering of tandem parking

Purpose: Erect an addition as per plans. Provide ten (10) ancillary parking to 12 Rock Hill Road (ERT1060820).

Case: BOA-1146931 Address: 3936 Washington Street Ward 19 Applicant: Manuel Marinez

Articles: Art. 67 Sec. 08 Use Regulations Applicable in Residential Sub Districts Multi family dwelling unit (Four) is a forbidden use Article 67, Section 9 Side yard requirement is insufficient Article 67, Section 9 Rear yard requirement is insufficient Article 67, Section 9 Floor area ratio is excessive Article 67, Section 9 Lot area for the add'l units is insufficient Article 67, Section 32 Off Street Parking Off street parking requirement is insufficient Article 67, Section 9 Location of main entrance of a dwelling unit must face the front lot line Article 67, Section 8 Use: Forbidden Hair salon in a residential subdistrict is a forbidden use

Purpose: Extension of residential living space from 2 to 4 dwelling units and from 2 existing stores to 1 store and 1 hair salon, then fully renovate. Building to be fully sprinklered and with fire alarm as required.

Case: BOA-1160394 Address: 39 Dustin Street Ward 21 Applicant: John Walsh

Articles: Article 51 Section 8 Use Regulations Use: Three (3) Family Dwelling: Forbidden Article 51 Section 9 Floor Area Ratio Excessive Article 51 Section 9 Building Height (# of Stories) Excessive Article 51 Section 9 Rear Yard Insufficient Article 51, Section 56. Off Street Parking & Loading Req Off Street Parking Design / Maneuverability. Proposed Parking spaces do not comply dimensionally. Tandem Parking is not permitted Article 10, Section 1 Limitation of Area Limitation of Area of Accessory Uses

Purpose: Confirm Occupancy as an existing Two Family Dwelling. Construct a new 3 story addition with decks. Change Occupancy from a Two Family Dwelling to a Three Family Dwelling. Hard Copy

Case: BOA-1152875 Address: 35 Hunnewell Avenue Ward 22 Applicant: Robert Manley

Articles: Article 51, Section 8 Use Regulations Three Family in a two family subdistrict – Forbidden Article 51, Section 8 Use Regulations TABLE A Footnote #5 – Basement units are forbidden Article 51, Section 9 Excessive F.A.R. - .6 max Article 51, Section 9 # of allowed stories exceeded – 2.5 story max Article 51, Section 9 Insufficient front yard setback – 20' req. Article 51, Section 9 Insufficient rear yard setback – 30' req. Art. 09 Sec. 01 Reconstruction/Extension Conditional Dimensional – Existing F.A.R. is nonconforming of Nonconforming Bldg Art. 51 Sec. 56 Off street parking requirements Location: footnote (4) No parking allowed in required front yard two spaces (other parking shown are pre-existing) Art. 51 Sec. 56 Off street parking requirements 5' buffer requirement

Purpose: Convert from a two family to a three family, enclose second floor porch, and create additional living space in the basement and on the second and third floors to include third floor addition with decks per plans submitted.



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Case: BOA-1171278 Address: 748-750 East Broadway Ward 6 Applicant: George Morancy

Articles: Article 68, Section 33 Off Street Parking & Loading Req Required for Restaurant use: 120 seats * 0.3= 36 parking Spaces Residential: 9*1.5= 13.5 parking spaces Article 68, Section 8 Lot area minimum. Required: 5,000 sqft Proposed: 4,500 sqft Article 68, Section 8 Floor Area Ratio Excessive Max. allowed: 1.5 Proposed: 3.62 Article 68, Section 8 Bldg Height Excessive (Feet) Max. allowed: 35' Proposed: 42' 11" Article 68, Section 8 Usable Open Space Insufficient Required: 200*9= 1,800 sqft Provided insufficient Article 68, Section 8 Front Yard Insufficient for L street only. East Broadway is in compliance with street modal Article 68, Section 8 Side Yard Insufficient Required: 3' Provided: 5' L Street (R). Not provided on East Broadway (L). Article 68, Section 8 Rear Yard Insufficient Required: 20' Proposed: 5' Article 68, Section 8.3 Dim Regs: Location of Main Entrance Article 68, Section 34.2 Traffic Visibility Across Corner Article 68, Section 7 Use Regulations Restaurant use: Conditional

Purpose: Construct new 4 Story Building with 9 residential units and restaurant at the first floor on combined lots at 748 E Broadway (0603511000), 750 E Broadway (0603510000), 65 L Street (0603509000) and L Street (0603508000) and demolish all existing buildings.

Case: BOA-1167376 Address: 50-52 Dorset Street Ward 7 Applicant: George Morancy

Article: Article 65, Section 8 Use Regulations 3 Family is a forbidden use in a 2F 5000 Sub district
Purpose: Change occupancy from two family dwelling to three family dwelling; add 3 accessory off street parking spaces to rear yard w/ access via existing curb cut & driveway; demo garage in rear yard. All work except demo of garage included in scope of issued permit ALT1112471 w/ declared value of \$245,000.

Case: BOA-1129048 Address: 1589 Columbus Avenue Ward 11 Applicant: FPG 17 Wensley, LLC

Article: Article 55 Section 19 Use Regs in Local Industrial Cannabis Establishment Use: Conditional
Purpose: Change occupancy from dry cleaner to adult use retail cannabis store. Interior alterations & exterior renovation. The building will remain the same size; no additions of any kind. The work being completed will include the installation of new mechanical systems, drywall, framing of walls, tile floor, relocation of restrooms, exterior repairs & facade modifications.

Case: BOA-1039457 Address: 1R Lorenzo Street Ward 16 Applicant: Timothy Johnson

Articles: Art. 65 Sec. 9 Residential Dimensional Regs. Insufficient lot width – 40' req.
Article 65, Section 42 Application of Dimensional Req 2. Conformity with existing Building Alignment – (Modal 15')
Article 65, Section 9 # of allowed habitable stories has been exceeded – 2.5 stories max
Purpose: Combine Parcel 274 & 2727 and erect new 2 ½ story, 2-family dwelling w/rear decks and 4 off-street parking spaces as per plans submitted.



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STEPHANIE HAYNES
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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