



City of Boston  
Board of Appeal

**REVISED**

8:56 am, Mar 03, 2022

Tuesday, March 8, 2022

BOARD OF APPEAL

City Hall Room 801

Hearing Agenda

REVISED AGENDA

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON MARCH 8, 2022 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS MARCH 8, 2022 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

**PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:**

**THE MARCH 8, 2022 HEARING WILL BE HELD VIRTUALLY VIA VIDEO TELECONFERENCE AND TELEPHONE VIA THE ZOOM WEBINAR EVENT PLATFORM.**

Interested persons can participate in the hearing **REMOTELY** by going to <https://bit.ly/ZBAhearings>. You may also participate by phone by calling into the Zoom Webinar at (301) 715-8592 and entering the Webinar ID: 996 0844 0932 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/March8Comment> 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 <https://bit.ly/March8Comment>, calling 617-635-4775, or emailing [zba.ambassador@boston.gov](mailto:zba.ambassador@boston.gov).

The ZBA Ambassador will be available within the Zoom Webinar Event from 8:30 AM to 9:30 AM to answer questions about ZBA procedures and offer



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instructions on how to participate in the hearing via Zoom. Questions and/or concerns can also be emailed to the ZBA Ambassador at [zba.ambassador@boston.gov](mailto:zba.ambassador@boston.gov).

If you wish to offer comment within the meeting platform, please use the “Raise Hand” function that should appear on the bottom of your screen, if connected by computer or device, or dial \*9, if connected by phone. On a computer or device, you will receive a request to unmute yourself from the event host. You must select yes before you can speak. On a phone, you will hear a prompt that the event host is asking you to unmute yourself. You must press \*6 to unmute yourself before you can speak. Commenters will be 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 8:30AM 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. Please notify the Board at least **48 HOURS** in advance either by calling 617-635-4775 or emailing [isdboardofappeal@boston.gov](mailto:isdboardofappeal@boston.gov) for accommodations to be made.

**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 [ZBAPublicInput@boston.gov](mailto:ZBAPublicInput@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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## **VOTE ON ADOPTION OF ELECTRONIC SIGNATURE PROVISIONS OF M.G.L. c. 110G**

The Board will vote on whether to adopt the provisions of M.G.L. c. 110G as required by the Land Court to allow those who receive relief from the Board to register the Board's decisions with the Suffolk County Registry of Deeds.

## **APPROVAL OF THE HEARING MINUTES: 9:30AM**

**FEBRUARY 8, 2022 & FEBRUARY 15, 2022**

## **EXTENSIONS: 9:30AM**

**Case: BOA-938192 Address: 62-64 Baxter Street Ward 6 Applicant: George Morancy, Esq**

**Case: BOA-917588 Address: 345-345B Baker Street Ward 20 Applicant: George Morancy, Esq**

**Case: BOA-917579 Address: 349-349A Baker Street Ward 20 Applicant: George Morancy, Esq**

**Case: BOA-906535 Address: 261 Bolton Street Ward 6 Applicant: Sachin Bahatt**

**Case: BOA-1033470 Address: 4 Braintree Street Ward 22 Applicant: Jeffrey Drago, Esq**

**Case: BOA- 1033475 Address: 334-362 Cambridge Street Ward 21 Applicant: Jeffrey Drago, Esq**

**Case: BOA- 1033474 Address: 1 Highgate Street Ward 21 Applicant: Jeffrey Drago, Esq**

**Case: BOA-1033468 Address: 16 Highgate Street Ward 21 Applicant: Jeffrey Drago, Esq**

**Case: BOA- 1033472 Address: 8-12 Wilton Street Ward 22 Applicant: Jeffrey Drago, Esq**

**Case: BOA-1033469 Address: 20 Braintree Street Ward 22 Applicant: Jeffrey Drago, Esq**

**Case: BOA- 826857 Address: 92 Maple Street Ward 12 Applicant: Jeffrey Drago, Esq**

**Case: BOA-1013467 Address: 255 Maverick Street Ward 1 Applicant: Richard Lynds, Esq**

**Case: BOA- 1013465 Address: 10 Geneva Street Ward 1 Applicant: Richard Lynds, Esq**

**Case: BOA- 982435 Address: 198 Woodrow Avenue Ward 14 Applicant: Derric Small, Esq**

**Case: BOA- 1019011 Address: 22-24 Woodbine Street Ward 12 Applicant: Derric Small, Esq**

**Case: BOA- 853785 Address: 68 Forest Street Ward 8 Applicant: Eunice Williams**



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### **BOARD FINAL ARBITER: 9:30AM**

**Case: BOA-11602977 Address: 73-75 Causeway Street Ward 3 Applicant: Lancaster Parking, LLC**  
**Article(s):** Art. 06 Sec. 03A Restricted Parking District - Relief is required from the BOA for extension use  
**Purpose:** The Applicant seeks to continue to use the premises for an open-air public parking lot for a fee capacity two (2) handicap parking spaces and one (1) regular parking space until December 31, 2023, in conjunction with 19-21 Lancaster Street and 31-39 Lancaster Street. The two (2) handicap parking spaces and one (1) regular parking space are part of fifty (50) space parking lot under Boston Transportation Department OPAIR License# 78829 located at 19-21 Lancaster Street, 31-39 Lancaster Street and 73-75 Causeway Street.

### **RE-DISCUSSION: 9:30AM**

**Case: BOA-1280948 Address: 36-46 Main Street Ward 2 Applicant: Chin Realty Trust by Matthew Delisle**  
**Article(s):** Article 62, Section 13 Use: Conditional - Liquor store is a conditional use in a NS sub district  
**Purpose:** Change occupancy from Dry cleaner, ice cream parking takeout, 4 APTS & beauty parlor. to 4 APTS, beauty parlor and small retail shop with retail wine license. ABC board has already approved licenses and we have gone through community outreach, alerting abutters, etc for the ABC board.

### **HEARINGS: 9:30AM**

**Case: BOA-1286573 Address: 73 Webster Street Ward 1 Applicant: Jessica Roberts & Erka Barin**  
**Article(s):** Art. 27G E Boston IPOD Art. 53 Sec. 09 Floor Area Ratio Excessive Art. 53 Sec. 09 Side yard insufficient Art. 53 Sec. 52 Roof Structure Restrictions Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Bldg Height Excessive (Feet) Article 53, Section 9 Usable Open Space Insufficient Article 53, Section 9 Rear Yard Insufficient Purpose: Seeking to erect a one story addition and rear deck. Also, to renovate. Structure will remain a three-family dwelling and there will be no change of occupancy.

**Case: BOA-1227953 Address: 83-89 Devonshire Street Ward 3 Applicant: Pure Oasis LLC**  
**Article(s):** Art. 08 Sec.07 Use: Conditional -Conditional use provided that cannabis establishment is not within 2,640, feet from another existing cannabis establishment or 500 feet from a school.Art 8 section 5 Use Subject to Other Regulations - Location Forbidden; Establishment is within 2,640,feet from another existing cannabis establishment. (Use 39B footnotes)  
**Purpose:** Change usage to Retail Cannabis.

**Case: BOA-1279390 Address: 566 East Third Street Ward 6 Applicant: Josh Crowe**  
**Article(s):** Art. 09 Sec. 01 Reconstruction/Extension of - Existing lot is undersized Nonconforming Bldg Extension of non-conforming building Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient Article 68, Section 8 Floor Area Ratio Excessive  
**Purpose:** Extend building foundation 24 feet to the rear. Increase space of each unit in line with modern living standards. Add living room, dining room and kitchen space to lowest level. Add walk out sunken patio to Unit 1 and rear decks to units 2 and 3. Add 2.5 bathrooms total.

**Case: BOA- 1280780 Address: 132 West Ninth Street Ward 7 Applicant: Wave Capital Mgt., Ryan MaGuire, Principal**  
**Article(s):** Art. 25 Sec. 5 Flood Hazard Districts Article 68, Section 8 Floor Area Ratio Excessive Article 68, Section 8 Bldg Height Excessive (Feet) Article 68, Section 8 Front Yard Insufficient Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient Article 68, Section 8 Add'l Lot Area Insufficient Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 33 Off Street Parking & Loading Req  
**Purpose:** Erect new 4 story, 3 family with 2 parking spaces as per plans submitted.



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**Case: BOA-1279045 Address: 181 E Street Ward 7 Applicant: Beth McDougal**

**Article(s):** Art 68 Sec 8 Insufficient lot size Art 68 Sec 8 Insufficient lot width Art 68 Sec 8 Insufficient lot width frontage Art 68 Sec 8 Excessive f.a.r. Art 68 Sec 8 Insufficient open space Art 68 Sec 8 Insufficient side yard setback Art 68 Sec 8 Insufficient rear yard setback

**Purpose:** Construct a new 3 story single unit residential structure with a 1st level garage foot print of 510sqft.

**Case: BOA- 1210235 Address: 1111-1113 Washington Street Ward 17 Applicant: MTB Washington LLC**

**Article(s):** Article 65 Section 41 Off Street Parking and Loading -Off Street Parking Insufficient Article 9 Section 1 Extension of Nonconforming Use

**Purpose:** Change Occupancy from Two Family and 16 Lodgers to Two Family Dwelling and 18 Lodgers.Minor interior renovations; install sprinkler system.

**Case: BOA-1268328 Address: 9 Farquhar Street Ward 20 Applicant: David Hester**

**Article(s):** Article 67, Section 9 Side Yard Insufficient Article 67, Section 9 Rear Yard Insufficient

**Purpose:** Demolition of existing Deck and stairs in Rear Yard. Construct a new 3 level Deck and stairs.

**Case: BOA- 1183174 Address: 103-105 Hooker Street Ward 22 Applicant: John Pulgini**

**Article(s):** Article 51, Section 8 Use: Forbidden -3F in 2F zone Article 51, Section 9 Bldg Height Excessive (Stories) Article 51, Section 57.2 Conformity Exist Bldg Alignment Article 51, Section 56 Off Street Parking Insufficient Article 51, Section 9 Floor Area Ratio Excessive

**Purpose:** Erect a new three family house with rear decks, as per plans. Existing house to be razed under a separate permit.

**HEARINGS: 10:30AM**

**Case: BOA-1282574 Address: 14 Holyoke Street Ward 4 Applicant: Sam Hassan**

**Article(s):** Article 64, Section 36 Off Street Parking & Loading Req - Design. Inappropriate maneuvering area. Article 64, Section 9.4 Town House/Row House Extension - Proposed project involves the addition of a balcony above the first story shall be conditional.

**Purpose:** Amendment to ALT1222338. Add 2 tandem parking spaces, add deck/ balcony at rear on 3rd floor, add roof deck and related access hatch.

**Case: BOA#1282563 Address: 14 Holyoke Street Ward 4 Applicant: Sam Hassan**

**Purpose:** Amendment to ALT1222338. Add 2 tandem parking spaces, add deck/ balcony at rear on 3rd floor, add roof deck and related access hatch.

**Violation** Violation Description Violation Comments 9th 780 CMR 1011 Stairways 1011.12.2 Roof access. Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1510.2.

**Case: BOA- 1290222 Address: 7 City Point Court Ward 6 Applicant: Peter Lydon**

**Article(s):** Art. 68 Sec. 33 Off Street parking Req - Min. spaces required: 1.5 x 4 units = 6 Proposed: 0 Article 68, Section 34.1 Conformity Ex Bldg Alignment - Modal not provided to verify compliance Article 68, Section 8 Add'l Lot Area Insufficient Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 8 Floor Area Ratio Excessive Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient

**Purpose:** Erect a new attached four stories, four unit residential building on re subdivided lot, as per plans. See ALT1277722 7 City Point Ct and ALT1277725 9 City Point Ct.



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**Case: BOA-1290228 Address: 9 City Point Court Ward 6 Applicant: Peter Lydon**

**Article(s):** Art. 68 Sec. 35 Nonconformity as to Dim Reqs. Article 68, Section 8 Floor Area Ratio Excessive Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 8 Lot Area Insufficient Article 68, Section 8 Add'l Lot Area Insufficient Article 68, Section 8 Side Yard Insufficient

**Purpose:** Combine 9 City Point Ct with 7 City Point Ct and Re Subdivide. Proposed 9 City Point Ct. lot ID0603731040 to contain 1,181.5sf and 7 City Point Ct. lot ID 0603731030 to contain 2,382.5sf. Change use from a three to a two family. Minor alterations. See ERT1277728 for 7 City Point Ct and ALT1277722 for 7 City Point Ct.

**Case: BOA-1262851 Address: 68 Day Street Ward 10 Applicant: Abigail Properties, LLC**

**Article(s):** Article 55, Section 9 Add'l Lot Area Insufficient Article 55, Section 9 Usable Open Space Insufficient Article 55, Section 40 Off Street Parking & Loading Req

**Purpose:** Change occupancy from a Two Family and Church (#1846/2001) to a 3 family and renovate first floor unit. No work to be done to upper two units, exterior of building, or site.

**Case: BOA- 1215510 Address: 510 Canterbury Street Ward 14 Applicant: St. Michael Cemetery Crop**

**Article(s):** Art. 29 Sec. 04 Greenbelt Protection Overlay District Applicability Article 60, Section 40 Off Street Parking & Loading Req

**Purpose:** New 1 story 7,600 SF addition to existing building. New parking area with drainage. New electrical service. New fire alarm system. New sprinkler system in both existing building and addition. 3 new bathrooms. Interior finishes.

**Case: BOA-1203270 Address: 11 Althea Street Ward 6 Applicant: Sarah Linszner**

**Article(s):** Article 65, Section 9 Bldg Height Excessive (Feet) Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient

**Purpose :** Construct rooftop deck and create stair access from the rear porch.

**Case: BOA-1267998 Address: 4021-4025 Washington Street Ward 19 Applicant: Ward Jaros**

**Article(s):** Article 67, Section 12 Floor Area Ratio Excessive Article 67, Section 12 Building Height Excessive Article 67, Section 12 Front Yard Setback Insufficient Article 67, Section 12 Side Yard Setback Insufficient Article 67, Section 12 Rear Yard Setback Insufficient Article 67, Section 32 Off Street Parking & Loading Req - Off Street Parking Insufficient

**Purpose:** Combine two lots (PID: 1902947000 & 1902946001) into a newly created single lot to be 4,185 SF. Change of occupancy from barbershop, nail salon and restaurant with take out to 2 beauty salons, 1 office, 1 restaurant with take out and 14 residential units. The existing building will remain with three tenant spaces. Propose to construct a new 3 story vertical addition on top of existing building and 4 story addition alongside the existing building.

**Case: BOA-1288289 Address: 230 Washington Street Ward 22 Applicant: John Pulgini**

**Article(s):** Art. 51 Sec. 08^Use Regulations - Multifamily use forbidden Article 51, Section 9 Add'l Lot Area Insufficient Article 51, Section 9 Floor Area Ratio Excessive Article 51, Section 9 Bldg Height Excessive (Feet) Article 51, Section 9 Front Yard Insufficient Article 51, Section 9 Rear Yard Insufficient Art. 51 Sec. 23^ Off street parking requirement Art. 51 Sec. 40 5(a) Off street parking design - Parking spaces dimensions Art. 51 Sec. 57.2 Exst'g Bldg Algnmnt Conformity - Street modal calculation not provided to verify compliance.

**Purpose :** Construct 3 story, 11 dwelling unit structure with 15 parking spots (3 spots plus 12 stacker). Existing structure demolished under application SF: ?

**Case: BOA-911768 Address: 1524 VFW Parkway Ward 20 Applicant: Edward Lennon**

**Article(s):** Article 56 section 15 Use Regulations - Cannabis establishment (conditional)

**Purpose:** Existing yoga studio space to be converted to retail marijuana dispensary establishment. Work includes all new interior fit up and exterior modifications to storefront.





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## **RE-DISCUSSIONS :12:30PM**

### **Case: BOA-1153857 Address: 127 Bolton Street Ward 6 Applicant: Neil Gulden**

**Article(s):** Article 68, Section 33 Off-Street Parking & Loading Req Insufficient parking -1.5/unit Article 68, Section 33 Off-Street Parking & Loading Req Access/maneuvering areas Article 68, Section 8 Insufficient lot size -2000sf min. Article 68, Section 8 Insufficient additional lot area/dwelling unit -1000sf/unit Article 68, Section 8 Excessive F.A.R. - 2.0 Article 68, Section 8 Insufficient rear yard setback -20' min Article 68, Section 8 Insufficient usable open space- 200sf /unit Article 68, Section 8 Insufficient side yard setback -3' min

**Purpose:** Combine vacant parcel 060483000 (127 Bolton Street) and vacant parcel 0601508000 (152 West Third Street); subdivide to create new 127 Bolton Street parcel containing 1,110 square feet, then Erect a two family dwelling with two garage parking spaces at the ground level.

### **Case: BOA-1153868 Address: 152 West Third Street Ward 6 Applicant: Neil Gulden**

**Article(s):** Article 68, Section 33 Off-Street Parking & Loading Req - (5.) Access/maneuvering areas Article 68, Section 33 Off-Street Parking & Loading Req - Insufficient parking -1.5 spaces /unit req. Article 68, Section 8 Insufficient side yard setback -3' req. Article 68, Section 8 Insufficient rear yard setbacks -20' min req. Article 68, Section 8 Insufficient lot size -2000sf req Article 68, Section 8 Insufficient additional lot area -1000sf/unit req. Article 68, Section 8 Excessive f.a.r. -2.0 max. Article 68, Section 8 Insufficient usable open space -200 sf.unit req.

**Purpose:** Combine vacant parcel 0601508000 (152 West Third Street) and vacant parcel 060483000 (127 Bolton Street); subdivide to create new 152 West Third Street parcel containing 1,150 square feet. Erect a two family dwelling with two garage parking spaces at the ground level.

### **Case: BOA-1246711 Address: 593-595 Albany Street Ward 8 Applicant: Andrew Brassard**

**Article(s):** Article 64, Section 16 Floor Area Ratio Excessive Article 64, Section 16 Building Height Excessive Article 64, Section 16 Rear Yard Insufficient Article 64, Section 36 Off Street Parking & Loading Req - Inappropriate maneuvering area and means of vehicular access to the street Article 64, Section 36 Off Street Parking & Loading Req - Off Street Loading Insufficient Article 32, Section 4. GCOD, Applicability Article 65, Section 15 Use Regulations - Multi Family Dwelling Use: Conditional

**Purpose:** Erect a new 9 Unit Multi Family Dwelling with at grade parking and roof deck. Propose retail on ground floor.

### **Case: BOA-1175371 Address: 20 Centre Street Ward 9 Applicant: Michael Chavez**

**Article(s)** Article 50 Section 28 Use Regulations - Use: Trade School : Forbidden Article 50 Section 29 Lot Frontage Insufficient Article 50 Section 29 Rear Yard Insufficient Article 50, Section 43 Off Street Parking & Loading Req -Off Street Parking Insufficient

**Purpose :** Construct a 1 story Building Trades Training Center for YouthBuild Boston. Main Use to be a Wood Shop with Accessory Educational spaces. Slab on grade, wood frame or light metal construction. Building will be fully sprinklered.

### **Case: BOA-1189307 Address: 3 Half Moon Street Ward 13 Applicant: Francois Toka**

**Article(s)** Art. 50, Section 28 Use: Conditional - 4 units in 3F zone Art. 50, Section 43 Off-Street Parking Insufficient - 1 add'l spot required Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Usable Open Space Insufficient

**Purpose:** Convert an existing basement into a 4th unit on an existing 3-family structure. A new NFPA-13R fire sprinkler system will be Installed as part of the work.

### **Case: BOA-1202529 Address: 55 Bowdoin Avenue Ward 14 Applicant: Kathalene MacPherson**

**Articles:** Art. 65 Sec. 08 Three family dwelling is a forbidden use in this zoning sub district Art. 65 Sec. 08 Dwelling unit located in basement is forbidden Article 65, Section 9 Side Yard Insufficient

**Purpose :** This is the renovation of an existing 2 family into a 3 family residence. A 1 car garage along with a loft space above which will be part of the adjacent unit. The existing lower unit 1 duplex will be converted into 2 units



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**Case: BOA-1262944 Address: 302-316 Bowdoin Street Ward 15 Applicant: Mark Reid**

**Article(s):** Art. 07 Sec. 4 Other Protectional Conditions - Request to remove proviso from previous BOA order of record.

**Purpose:** Remove proviso for takeout, granted to this petitioner owner only.

**Case: BOA-1272069 Address: 26 Tilesboro Street Ward 16 Applicant: Marc Savatsky**

**Articles:** Article 65, Section 15 Use: Forbidden Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Lot Area Insufficient. Article 65, Section 41 Off-street parking & loading req

**Purpose:** Demolish existing structure & erect unit a 4 unit dwelling "townhouse design" with roof decks on each townhouse and parking for eight vehicles at rear of building. This application shall supersede ERT1216048 and ERT1216053.

**Case: BOA-1271408 Address: 20 Gaylord Street Ward 17 Applicant: Andrew Litchfield**

**Article(s):** Art. 65 Sec. 60-8 3 Family Detached Dwelling, Forbidden Art. 65 Sec. 9 Insufficient front yard setback Art. 65 Sec. 9 Excessive f.a.r. Art. 65 Sec. 9 # of allowed stories has been exceeded Art. 65 Sec. 9 Insufficient lot size Art. 65 Sec. 9 Insufficient lot width Art. 65 Sec. 9 Insufficient lot width frontage Art. 65 Sec. 9 Insufficient side yard setback Art.65 Sec. 8 Use: Forbidden -Accessory Use parking to a forbidden main use Forbidden Art.65, Sec. 39 Screening & Buffering Req

**Purpose :** Build a new 3 level, 3 family building with sprinklers, no elevator with 10' commonly owned access driveway for the parking of three motor vehicles in the rear (See ERT1212146). Revised legal work description while at the BOA 1.5.2022: Build a new 3 level, 3 family building with sprinklers, no elevator with 10' commonly owned access driveway for the parking of FOUR motor vehicles in the rear (See ERT1212146)

**Case: BOA-1271411 Address: 22 Gaylord Street Ward 17 Applicant: Andrew Litchfield**

**Article(s):** Art. 65 Sec. 9 Residential Dimensional Reg.s - Insufficient open space Article 65, Section 39 Screening & Buffering Req Article 65, Section 9 Insufficient lot size Article 65, Section 9 Insufficient lot width Article 65, Section 9 Insufficient lot width frontage Article 65, Section 9 Excessive f.a.r. Article 65, Section 9 Insufficient front yard setback Article 65, Section 9 Insufficient rear yard setback Article 65, Section 9 Insufficient side yard setback

**Purpose :** Build a new 3 level, 3 family building with sprinklers, no elevator with access via a commonly owned 10' driveway between lots for three proposed parking spaces (see ERT1227291) \* Updated due to an additional swap out of drawings at the Zoning Board of Appeal prior to hearing Build a new 3 level, TWO family building with access via a commonly owned 10' driveway between lots for FOUR proposed parking spaces (see ERT1227291).





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

**BOARD MEMBERS:**

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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](https://www.municode.com/library/ma/boston/codes/redevelopment_authority)**