



City of Boston  
Board of Appeal

**REVISED**

10:00 am, Sep 29, 2022

Tuesday, October 4, 2022

BOARD OF APPEAL

City Hall, Room 801

Hearing Agenda

Revised Agenda

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON OCTOBER 4, 2022 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS OCTOBER 4, 2022 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

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

**THE OCTOBER 4, 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/Oct4ZBAComment> 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/Oct4ZBAComment>, 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 instructions on how to participate in the hearing via Zoom. Questions and/or**



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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 offer testimony. 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 NEW CHAIR PERSON: 9:30 AM**

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

**Case: BOA-609358, Address: 6-8 Parsons Street Ward 22 Applicant: Marc LaCasse, Esq**

**Case: BOA-609355, Address: 10 Parsons Street Ward 22 Applicant: Marc LaCasse, Esq**

**Case: BZC-30745 Address: 583-583B Ashmont Street , Ward 16 Applicant: Douglas Stefanov**

**Case: BZC-30746 Address: 585-585B Ashmont Street , Ward 16 Applicant: Douglas Stefanov**

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

**Case: BOA- 1376537 Address: 229 Maverick Street Ward 1 Applicant: 231 Maverick Street LLC**

**Article(s):** Art. 53 Sec. 52 Roof Structure Restrictions - Access to the roof deck shall be through a hatch, not through a penthouse. Art. 27G E Boston IPOD - Proposing an exterior alteration changing the cornice line and building height of an existing building.

**Purpose:** Construct 14' x 14' roof deck and install spiral staircase for access. Install LVLs and other supports per the recommendations of the attached engineer affidavit. Maintain current building enclosure instead of adding 3rd floor balcony as originally proposed. Amendment to permit # ALT1076414.

**Case: BOA-1381921 Address: 45 Soley Street Ward 2 Applicant: Alfredo Correia**

**Article(s):** Article 62, Section 25 Roof Structure Restrictions – Access to main roof via spiral stair

**Purpose:** Amendment to the on going renovation of 45 Soley St. Charlestown, MA, 02129. With permit #ALT1276553. Proposed work is for a roof deck to be built as per plans attached.

**Case: BOA- 1381925 Address: 45 Soley Street Ward 2 Applicant: Alfredo Correia**

**Article(s):** Art. 10 Sec. 01 Limitation of Area of Accessory Uses - 5' Side yard buffer Art. 62 Sec. 08 Insufficient usable open space Art. 62 Sec. 29 Off street parking Design/Maneuverability - Utility pole in way of access drive

**Purpose:** Proposed off street parking for one motor vehicle.\*ATTN DPW: Proposed curb cut for residential parking in a residential 1 family home. Curb cut will be on the Monument Court side of the home, for a 1 car parking space, 8.5' x 20'. Will require a light pole relocation as well. See attached certified plot plan for more details.

**Case: BOA-1266818 Address: 12-12A Hudson Street Ward 3 Applicant: Victoria Wong**

**Article(s):** Art. 32 Sec. 32-4 Groundwater Conservation Overlay District, Applicability Art. 43 Sec. 05 Est of Protect. Areas - Excessive f.a.r. Art. 43 Sec. 23 Off-Street Parking No parking proposed

**Purpose:** Erect a new 6 story building with 2 ONE restaurant shell spaces and 4 residential units. Restaurant space fit outs to be filed under a separate permits. \*Scope of work modified with revised plans at BOA 5.12.22

**Case: BOA- 1339787 Address: 17 Sheafe Street Ward 3 Applicant: HRE 3, LLC**

**Article(s):** Art. 54 Sec. 10 Excessive f.a.r. Art. 54 Sec. 10 Insufficient open space per unit Art. 54 Section 21 Off Street Parking Insufficient

**Purpose:** Change Occupancy from a six (6) unit residential dwelling to a seven (7) unit residential dwelling and renovate as per plans.



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**Case: BOA- 1320876 Address: 58 Clifford Street Ward 12 Applicant: PWN Development**

**Article(s):** Article 50 Section 29 Front Yard Insufficient

**Purpose:** Subdivide existing 7,840 sf Lot. Construct a 3 story, Semi attached Single Family Dwelling on 3,640 sf Lot B. There will be a 5' wide strip of land being conveyed to 56 Clifford Street ( Lot C ). This will be an affordable Single Family Home in partnership with The City of Boston, DND. See ERT1307069 for 60 Clifford Street.

**Case: BOA- 1320877 Address: 60 Clifford Street Ward 12 Applicant: PWN Development**

**Article(s):** Article 50 Section 29 Front Yard Insufficient

**Purpose:** Subdivide existing 7,840 sf Lot. Construct a 3 story, Semi attached Single Family Dwelling on 3,640 sf Lot A. This will be an affordable Single Family Home in partnership with The City of Boston, DND. See ERT1307064 for 58 Clifford Street.

**Case: BOA-1320884 Address: 35 Waverly Street Ward 12 Applicant: PWN Development**

**Article(s):** Article 10, Section 1 Limitation of Area - Limitation of Area of Accessory Uses Article 50 Section 29 Lot Width Insufficient Article 50 Section 29 Lot Frontage Insufficient Article 50 Section 29 Front Yard Insufficient Article 50 Section 29 Side Yard Insufficient

**Purpose:** Construct a new affordable (based on AMI limits) Single Family Home being constructed on a vacant Lot in partnership with The City of Boston DND.

**Case: BOA- 1133522 Address: 8 Adrian Street Ward 13 Applicant: Joshua Cohen/Cohen Properties**

**Article(s):** Article 50, Section 29 Lot Area Insufficient - 2169sqft < 4000sqft min. Article 50, Section 29 Floor Area Ratio Excessive - 1.2 > 0.8max Article 50, Section 29 Usable Open Space Insufficient - 1259sqft < 1300sqft min Article 50, Section 29 Front Yard Insufficient - 10.1' avg < 20'min; 5.6' < 15'min (Non parallel) Article 50, Section 29 Rear Yard Insufficient - 4.6' < 10'min (Shallow Lot) Article 50, Section 29 Side Yard Insufficient - 5.1'+5.3' = 10.4' aggregate < 15'min Art. 50, Section 43 Off Street Parking Insufficient - 0 < 2 req'd

**Purpose:** New 2.5 story 2 family dwelling on non conforming lot.

**Case: BOA- 1291107 Address: 73-75 Fayston Street Ward 14 Applicant: Gary McCall**

**Article(s):** Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 43 Off Street Parking & Loading Req - Design. Inappropriate vehicle access. (Driveway access shown is 7.7')

**Purpose:** Change occupancy from a two family dwelling to a three family dwelling.

**Case: BOA-1315464 Address: 31 Torrey Street Ward 17 Applicant: Monyette Vickers**

**Article(s):** Art. 65 Sec. 9 Insufficient usable open space per unit 750sf/ unit required free from parking and motor vehicle access and maneuvering areas Art. 10 Sec. 01 Limitation of parking areas 5' side yard buffer requirement

**Purpose:** Curb cut/driveway for 3 cars.

**Case: BOA- 1336820 Address: 49 Corbet Street Ward 17 Applicant: Shawn Bodden**

**Article(S):** Article 60, Section 9 Front Yard Insufficient Article 60, Section 9 Side Yard Insufficient Article 60, Section 9 Rear Yard Insufficient

**Purpose:** Confirm occupancy as one family. Build 2.5 story addition at side of house with full basement. Enclose a portion of the front porch. Remove existing roof and replace with new gable roof with 5' higher peak. We anticipate the need for a variance to enclose the porch and build rear deck. Full kitchen remodel.



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**Case: BOA- 1183277 Address: 68 Rowe Street Ward 19 Applicant: Michael McGough**

**Article(s):** Art. 67 Sec. 08 Use Regulations Applicable in Residential Sub Districts - 6 family use forbidden Art. 67 Sec. 09 Open Space insufficient - Required: 6\*1,750sqft= 10,500 sqft Provided: +-2,120 sqft Art. 67 Sec. 09 Side Yard Insufficient - Required: 10' Proposed: 5.4 (R) and 5' (L) Art. 67 Sec. 33 App. of Dimensional Req. - Conformity with existing building alignment. Street modal not provided. Art. 67 Sec. 56 Off street parking requirements - spaces are located in the front yard Article 67, Section 9 Floor Area Ratio Excessive - Max. allowed: 0.5 Proposed: 1.27 Article 67, Section 9 Bldg Height Excessive (Stories) - Max. allowed: 2.5 Proposed: 5 Article 67, Section 9 Bldg Height Excessive (Feet) - Max. allowed: 35' Proposed: >35' Article 67, Section 9 Rear Yard Insufficient Required: 40' Proposed: 39.9'

**Purpose:** Erect (6) unit building per plans on current vacant lot.

**Case: BOA-1342865 Address: 684-702 Centre Street Ward 19 Applicant: Eric Lawrence**

**Article(s):** Article 55, Section 16 Use Regulations - Cannabis Establishment is a Conditional use in a NS Sub district. Article 55 Sect 40 Off Street Parking & Loading Req - Proposed off street parking is insufficient. None is provided.

**Purpose:** Change of occupancy from an existing retail space into Cannabis Dispensary with recreational use.

**Case: BOA- 1349519 Address: 311-315 Washington Street Ward 22 Applicant: Frazer 311 Holdings Limited Partnership**

**Article(s):** Article 51 Section 16 Use Regulations - MFR is a conditional use in a NS 1 sub district Article 51, Section 17 Open usable space is insufficient Article 51, Section 56 Off Street Parking Insufficient

**Purpose:** Renovation to the second floor of the existing two story plus basement mixed use building. Project scope includes converting the office spaces on the second floor to four one bedroom units. The building will be fully sprinklered per NFPA 13. First floor tenancy not in scope. No exterior work.

**HEARINGS:10:30AM**

**Case: BOA-1380993 Address: 377 Maverick Street Ward 1 Applicant: 377 Maverick, LLC**

**Article(s):** Article 27T 5 East Boston IPOD Applicability Art. 53 Sec. 56^ Off street parking insufficient Article 53, Section 9 Rear Yard Insufficient Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Add'l Lot Area Insufficient Art.53 Sec. 08 Use: Forbidden - MFR is Forbidden in a 3F 2000 sub district.

**Purpose:** Change occupancy to four units, renovate the existing structure, erect a rear addition with rear and roof decks.

**Case: BOA- 1328495 Address: 7-9 Newbury Street Ward 5 Applicant: UMNV 7 Newbury St, LLC**

**Article(s):** Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg. Art. 15 Sec. 15 1Floor Area Ratio Excessive Article 13, Section 1 Front Yard Insufficient Article 32, Section 4.GCOD, Applicability

**Purpose:** Remove existing 2 story storefront and replace with a new bumped out 2 story storefront addition. Erect a 2 story exterior Elevator shaft @ the rear Facade to be located on low roof

**Case: BOA-1319691 Address: 340 West Second Street Ward 6 Applicant: Gerry DiPierro**

**Article(s):** Article 68, Section 8 Rear Yard Insufficient

**Purpose:** Repair and replace existing roof top deck on flat rubber roof. Expand existing deck by approx. 600 s/ft. New deck to sit on sleeper studs on flat rubber roof. Decking to be composite material. Existing 5' tall parapet wall encircling entire roof to remain and obstruct view from the street.

**Case: BOA- 1342905 Address: 1160 Blue Hill Avenue Ward 14 Applicant: Citizens Bank**

**Article(s):** Article 60, Section 16 Use: Conditional - Bank Article 60, Section 16 Use: Forbidden - Ancillary parking on neighboring lots.

**Purpose:** Change in use scope consists of interior fit out to convert existing space into Citizens bank with accessory ATM, accessory drive thru ATM, teller line, offices, restrooms, break room, parking lot and landscape updates. Exterior walls are existing to remain, no alteration to building structure. Separate ALT for Signage to be filed. In conjunction with U491323661 and U491323660



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**Case: BOA-1342982 Address: 7 Frontenac Street Ward 14 Applicant: Citizens Bank**

**Article(s):** Article 60, Section 16 Use: Conditional - Drive through bank, ATM Article 60, Section 16 Use: Forbidden - Ancillary parking for Bank

**Purpose:** Scope of work consists of reconfiguring the existing parking lot to create new delineated parking spaces, create an accessory drive thru bank ATM, and landscape updates as shown on the proposed certified plot plan and architectural site drawings. In conjunction with ALT1288051 and U491323661.

**Case: BOA- 1342993 Address: 11 Frontenac Street Ward 14 Applicant: Citizens Bank**

**Article(s):** Article 60, Section 16 Use: Forbidden - Ancillary parking spaces for bank use Article 60, Section 16 Use: Conditional - Drive through bank, ATM

**Purpose:** Scope of work consists of reconfiguring the existing parking lot to create new delineated parking spaces and landscape updates as shown on the proposed certified plot plan and architectural site drawings. In conjunction with ALt1288051 and U491323660.

**Case: BOA-1345821 Address: 54 Semont Road Ward 16 Applicant: Jose Garcia**

**Article(s):** Article 65, Section 9 Lot Area Insufficient Article 65, Section 9 Add'l Lot Area Insufficient Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9 Usable Open Space Insufficient

**Purpose:** Rebuild existing porches on rear of building and enclose First Floor porch for additional living area for Unit #1.

**Case: BOA- 1361336 Address: 4 Ashmont Park Ward 16 Applicant: Darren Swain**

**Article(s):** Article 65, Section 9 Side Yard Insufficient - 10ft driveway req'd Article 65, Section 9 Usable Open Space Insufficient

**Purpose:** Erect a new 3 story dwelling with 3 units, front & rear decks, and 3 parking spots at rear. Easement proposed for driveway access to rear parking, also see 6 Ashmont Park (ERT1337326). Existing dwelling to be demolished under a separate permit.

**Case: BOA-1361343 Address: 6 Ashmont Park Ward 16 Applicant: Darren Swain**

**Article(s):** Article 65, Section 9 Usable Open Space Insufficient Article 65, Section 9 Side Yard Insufficient - 10ft driveway req'd

**Purpose:** Erect a new 3 story dwelling with 3 units, front & rear decks, and 3 parking spots at rear. Easement proposed for driveway access to rear parking, also see 4 Ashmont Park (ERT1337330). Existing dwelling to be demolished under a separate permit.

**Case: BOA- 1345584 Address: 22 Wilmore Street Ward 18 Applicant: Alfonso Sira**

**Article(s):** Ar.60. Sec 38 Parking screening & buffering Art. 60 Sec. 09 Floor Area Ratio excessive Art. 60 Sec. 09 Rear yard insufficient Art. 60 Sec. 09 Side yard insufficient Art. 60 Sec. 09 \*^Usable open space insufficient Article 60, Section 9 Lot Area Insufficient Article 60, Section 9 Add'l Lot Area Insufficient Article 60, Section 9 Front Yard Insufficient Article 60, Section 37 Off Street Parking Insufficient

**Purpose:** New three family residential building.

**Case: BOA-1374777 Address: 7 Dana Avenue Ward 18 Applicant: John Pulgini**

**Article(s):** Art. 69 Sec. 29 Off-St.Prk'g/Load'g - Exterior loading bay design, maneuvering areas per Hudson maneuverability letter 3.21.22 and per stamped Architectural plans provided 3.28.22 Art. 69 Sec. 29.5 Off-St.Prk'g:Design - Access/maneuvering to required parking spaces >1 via one access bay per Patel/McKinnon opinion/design letter dated 3.8.22 and stamped architectural plans identifying proposed "two story " parking (1st flr/Basement) 3.28.22

**Purpose:** Erect new 27unit multi family building w/elevator access over below grade parking garage. (Enclosed parking garage with

2 two story 13 car Parking elevator conveyor system, plus two ADA spaces) Zoning w/Art 80SPR applicability



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**Case: BOA-1224052 Address: 517-519 Metropolitan Avenue Ward 18 Applicant: 3-11 LLC, Walter Hilliard, Manager**

**Article(s):** Art. 69 Sec. 8 Forbidden - Multifamily use Art. 69 Sec. 30.1Bldg.Alignmnt Conformity - Modal not provided to verify compliance Art. 69 Sec. 29.5Off St.Prk'g:Design - Parking spaces are tandem. Total spaces required: 18 Article 69, Section 9 Floor Area Ratio Excessive - Max. allowed: 0.5 Proposed: 1.1 Article 69, Section 9 Bldg Height Excessive (Stories) - Max. allowed: 2.5 Proposed: 3 Article 69, Section 9 Usable Open Space Insufficient Article 69, Section 9 Side Yard Insufficient - Min. required: 10' Proposed: 5'(L) and 7.2'(R) Article 69, Section 9 Rear Yard Insufficient - Min. required: 40' Proposed: 23.3' Art. 69 Sec.23Neighborhood Design O.D.

**Purpose:** Erect new 9 units apartment building per plans.

**Case: BOA-1352750 Address: 62 North Beacon Street Ward 21 Applicant: Amenyonah Bossman**

**Article(s):**Article 51, Section 56.Off Street Parking & Loading Req Article 51, Section 8 Use: Forbidden Article 51, Section 9 Floor Area Ratio Excessive

**Purpose:** Convert a single family to a 3 family dwelling with an ADU (basement).

**Case: BOA-1383661 Address: 329-329A Columbus Avenue Ward 4 Applicant: Herbal Power, LLC**

**Article(s):** Article 64, Section 12 Use: Conditional - Cannabis establishment

**Purpose:** Tenant fit out and change in occupancy from restaurant lounge to a cannabis establishment specifically a retail recreational cannabis dispensary, with no change to building footprint.

### **RE-DISCUSSIONS: 11:30 AM**

**Case: BOA- 1336832 Address: 291 Beacon Street Ward 5 Applicant: SEE REAL ESTATE, LLC**

**Articles:** Art. 08 Sec.07 Use: Conditional Art. 09 Sec. 01 Extension of Non Conforming Use- > 25% volume

**Purpose :**Existing Lodging House Change of Occupancy to Increase number of Occupants from 11 to (CHANGED TO 31 persons). No construction planned. \*NOTE; 4th story (two means of unimpeded egress must be maintained).

**Case: BOA-1339798 Address: 67 Appleton Street Ward 5 Applicant: HRE 2, LLC**

**Article(s):** Article 64, Section 9 Floor Area Ratio Excessive Article 64, Section 36 Off Street Parking Insufficient Article 64 Section 9 Insufficient open space per unit

**Purpose:** Change occupancy from a store and 2 residential units to 3 residential units as per plans.

**Case: BOA-565482 Address: 26 Union Avenue Ward: 11 Applicant: Fredrick Vetterlein**

**Article(s):** Art. 10 Sec. 01 Limitation of Area of Accessory Uses Article 55, Section 40 Off-Street Parking & Loading Req - Off-Street Parking Design / Maneuverability Article 55, Section 9 Usable Open Space Insufficient

**Purpose:** Install curb cut and driveway for 2 parking spaces.

**Case: BOA- 1268903 Address: 18-20 Parkman Street Ward 16 Applicant: Mark Little**

**Articles:** Art. 65 Sec. 08 Forbidden - Multi family residential dwelling use is a forbidden use Art. 65 Sec. 9 Floor area ratio is excessive Art. 65 Sec. 9 Height requirement is excessive (stories) Art. 65, Sec.42.2 Conformity w Ex Bldg Alignment - Conformity with existing front alignment of the block

**Purpose:** Demo of existing structure. Construction of 9 new residential dwelling units with 17 off street parking spaces.

**Case: BOA- 1349025 Address: 1153-1155 Washington Street Ward 17 Applicant: George Morancy**

**Article(s):** Article 65 Section 16 Excessive f.a.r. Article 65 Section 16 Insufficient rear yard set back Article 65 Section 16 Excessive building height Article 65 Section 16Insufficient off street parking Article 65, Section 41 Off Street Parking & Loading Req - Maneuvering and loading area requirements

**Purpose:** Erect a new 5 story mixed use building with 24 residential units over 18 parking spaces w/ accessory amenities space and roof Deck (Elevator access) and a small retail space (shell only).\* Existing structure to be razed on a separate permit application



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**Case: BOA- 1336189 Address: 2005 Dorchester Avenue Ward: 17 Applicant: Francine Tymes**

**Article(s):** Art. 65 Sec. 9 Residential Dimensional Reg.s -Insufficient usable open space identified Art. 65 Sec. 41 Off street parking requirements - Location; parking in a required front yard is not allowed (i.e. corner lot rule, two front yards exist)

**Purpose:** Extend the driveway to park vehicles on side of house.

**Case: BOA- 1309465 Address: 3964 Washington Street Ward 19 Applicant: Cesar DaSilva**

**Article(s)** Art. 67 Sec. 08 Use Regulations Applicable in Residential Sub Districts - Multifamily use is forbidden Article 67, Section 8.2 Use Regs: Basement Units Art. 67 Sec. 9.4 Location of Main Entrance - Shall face the front lot line Art. 67 Sec. 56 Off street parking requirements - Insufficient. Parking spaces required for the new unit: 2 Article 67, Section 9 Lot Width Insufficient Article 67, Section 9 Lot Frontage Insufficient Article 67, Section 9 Floor Area Ratio Excessive Article 67, Section 9 Lot Area Insufficient

**Purpose:** Convert existing basement into a new unit, change occupancy from 3 units to a four units building as per plans.

**Case: BOA-1351215 Address: 32-32C Hobart Street Ward 22 Applicant: Joseph Cicconi**

**Article(s):** Article 51, Section 8 Use Regulations - Townhouse (3 unit) Use: Forbidden Article 51, Section 9 Floor Area Ratio Excessive Article 51, Section 9 Bldg Height Excessive (Stories) Article 51, Section 9 Front Yard Insufficient Article 51, Section 9 Side Yard Insufficient Article 51, Section 9 Rear Yard Insufficient Article 51, Section 9.4 Dim Reg: Location of Main Entrance - Within the Residential Subdistricts, the main entrance of a Dwelling shall face the Front Lot Line. Article 51, Section 9 Lot Frontage Insufficient Article 51, Section 9 Bldg Height Excessive (Feet) Art. 51 Sec. 57.2 Exst'g Bldg Algnmnt Conformity - Modal calculation not provided to verify compliance with the existing building alignment.

**Purpose:** Erect a 3-unit Townhouse Dwelling with 6 parking spaces. Raze existing building under SF: # [ePlan BOA] Reviewed 06/23/22 to reduce the number of units from 4 to 3 and the parking spaces from 8 to 6

### **COURT REMAND: 12:00 PM**

**Case: BOA-1110391 Address: 239-243 Hanover Street Ward 3 Applicant: Bricco Realty, LLC**

“For a Remand Hearing the Suffolk County Superior Court has ordered that Zoning Board hold a remand hearing on the above listed appeal, pursuant to its August 19, 2022 order in Dkt. No. 21-0128-D. The Board will determine whether it can place any reasonable conditions upon the operation of the Executive Suites at the above listed address that would satisfy the requirements needed for the Board to issue a conditional use permit under Article 6, Section 6-3 of the Zoning Code”

**Article(s):** Article 54 Section 12 Use Regulations - Executive suite is a conditional use in the Hanover CC Sub district.

**Purpose:** Change occupancy from restaurant and 7 apartments to restaurant and 7 executive suites, existing conditions, no work to be done.

**Case: BOA-1110403 Address: 1-4 Mechanic CT Ward 3 Applicant: FDJGA, LLC**

“For a Remand Hearing the Suffolk County Superior Court has ordered that Zoning Board hold a remand hearing on the above listed appeal, pursuant to its August 19, 2022 order in Dkt. No. 21-0128-D. The Board will determine whether it can place any reasonable conditions upon the operation of the Executive Suites at the above listed address that would satisfy the requirements needed for the Board to issue a conditional use permit under Article 6, Section 6-3 of the Zoning Code”

**Article(s):** Article 54 Section 12 Use Regulations - Use: Executive Suites: Conditional

**Purpose:** Change Occupancy from 6 Apartments, Restaurant in sprinklered building to 6 Executive Suites, Restaurant existing condition no work to be done per plans shown for upper level units.





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**Case: BOA- 1110414 Address: 11 Board ALY Ward 3 Applicant: FDJGA, LLC**

“For a Remand Hearing the Suffolk County Superior Court has ordered that Zoning Board hold a remand hearing on the above listed appeal, pursuant to its August 19, 2022 order in Dkt. No. 21-0128-D. The Board will determine whether it can place any reasonable conditions upon the operation of the Executive Suites at the above listed address that would satisfy the requirements needed for the Board to issue a conditional use permit under Article 6, Section 6-3 of the Zoning Code”

**Article(s):** Article 54, Section 12, Use Regulations Use: Executive Suites : Conditional

**Purpose:** Change Occupancy from 3 Apartments, 1 Retail Store to 3 Executive Suites, 1 Retail Store no work to be done existing Condition.

**Case: BOA- 1110423 Address: 2 Board ALY Ward 3 Applicant: Bricco Realty, LLC**

“For a Remand Hearing the Suffolk County Superior Court has ordered that Zoning Board hold a remand hearing on the above listed appeal, pursuant to its August 19, 2022 order in Dkt. No. 21-0128-D. The Board will determine whether it can place any reasonable conditions upon the operation of the Executive Suites at the above listed address that would satisfy the requirements needed for the Board to issue a conditional use permit under Article 6, Section 6-3 of the Zoning Code”

**Article(s):** Article 54, Section 12 Use Regulations - Use: Executive Suites: Conditional

**Purpose:** Change Occupancy from existing condition 8 Apartments and Commercial space in Basement (Bakery) to 8 Executive Suites and Bakery no work to be done

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

**BOARD MEMBERS:**

MARK ERLICH-ACTING CHAIR  
MARK FORTUNE-SECRETARY  
JOSEPH RUGGIERO  
SHERRY DONG  
ERIC ROBINSON

**SUBSTITUTE MEMBERS:**

HANSY BETTER BARRAZA

**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)**