



## **HEARING MINUTES**

Board Chair Dong called the meeting to order promptly at 9:30 AM and commenced with a brief description of the hearing process and, pursuant to the Massachusetts Open Meeting Law, advised those in attendance that the hearings would be broadcast and recorded and hearing minutes would be kept. The Chair announced that the hearing was being conducted remotely via an online meeting platform and subject to the below advisory which was part of the publicly posted hearing agenda. The Board members then commenced with discussion of the following Agenda items which were announced on the record by Board Secretary Norm Stenbridge:

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON AUGUST 29, 2023 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS AUGUST 29, 2023 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

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

**THE AUGUST 29, 2023 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/ZBA2023Hearings>. You may also participate by phone by calling into the Zoom Webinar at (301) 715-8592 and entering the Webinar ID: 821 8044 0527 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/August29Comment> 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.



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**For individuals who need translation assistance, please notify the Board at least 48 HOURS in advance either by signing up at <https://bit.ly/August29Comment>, 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 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. IT IS STRONGLY ENCOURAGED THAT WRITTEN COMMENTS**



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

**Case: BOA-1051313 Address: 14 Meehan Street Ward 11 Applicant: John Pulgini**

**Discussion/ Votes:** Upon a motion and a second the Board granted an extension until August 29, 2024

**Case: BOA-1085225 Address: 3 Westford Street Ward 22 Applicant: Shane Kelly**

**Discussion/ Votes:** Upon a motion and a second the Board granted an extension until August 29, 2024

**Case: BOA-835348 Address: 883 Hyde Park Avenue Ward 18 Applicant: EVG Farms, LLC (Sean Berte)**

**Discussion/ Votes:** Upon a motion and a second the Board granted an extension until August 29, 2024

**Case: BOA-1163709 Address: 60-84 Saint Botolph Street Ward 4 Applicant: Joe Bamberg**

**Discussion/ Votes:** Upon a motion and a second the Board granted an extension until August 29, 2024

**Case: BOA-667111 Address: 151 Liverpool Street Ward 1 Applicant: City Point Liverpool, LLC(Anthony L. Leccese, Esq)**

**Discussion/ Votes:** Upon a motion and a second the Board granted an extension until August 29, 2024



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

**Case: BOA-1462119 Address: 1742-1748 Dorchester Avenue Ward 16 Applicant: DIMI, Inc**

**Article(s):** Art. 10 Sec. 01 Limitation of parking areas -5' side yard setback buffer requirement Art. 65 Sec. 08  
Conditional - Restaurant use conditional Art. 65 Sec. 09 Residential Dimensional Reg.s -Max allowed height exceeded  
Art. 65 Sec. 09 Insufficient usable open space Art. 65 Sec. 09 Insufficient side yard setback Art. 65 Sec. 09 Insufficient  
rear yard setback Art. 65 Sec. 09 Excessive f.a.r. Art. 65 Sec. 09 Insufficient additional lot area per unit Art. 65 Sec. 09  
Number of allowed stories has been exceeded Art. 65 Sec. 41 Off street parking requirements - Insufficient parking for  
residential Art. 65 Sec. 41 Off street parking requirements- Insufficient parking for Restaurant Art. 65 Sec. 41 Off street  
parking requirements -Clear maneuvering areas/turn radius design -Two way parking garage with right 90 degree angle  
parking (12'x2= 24' required) Art. 65 Sec. 42 Appl. of Dimensional Reqmnts - Traffic visibility across a corner lot

**Purpose:** Demolish the existing single-story gas station and automotive shop on separate permit and construct a  
mixed-use, 4-storey building with a restaurant space on the ground floor and 14 Group 1 (per 521 CMR) dwelling units  
on the Upper floors. Provide 9 parking spaces on grade at rear. \*EXISTING STRUCTURE to be razed on a separately  
applied for and issued permit.

**Discussion:** The applicant is seeking to redevelop a mixed use residential and commercial that is MBTA accessible, has  
14 units and will have 2 affordable IDP units.

The Board asked about the plans, proposal, curb cut, affordability, construction.

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to  
the Board. Multiple abutters are in opposition.

**Documents:** Building plans,

**Votes:** Board member Pinado moved to approve with BPDA design review. Collins seconded and the motion carried  
unanimously.

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

**Case: BOA-1493596 Address: 5 Grayfield Avenue Ward 20 Applicant: Michael Kirby**

**Article(s):** Article 56, Section 8 Floor Area Ratio Excessive Article 56, Section 8 Bldg Height Excessive (Stories)  
Article 56, Section 8 Rear Yard Insufficient

**Purpose :** Addition of dormer to existing roof. Involves extension of living space to top floor and legalize existing  
basement family room. Adding a bedroom and bathroom to 3rd floor with new stairs.

**Discussion:** The applicant is seeking to extend living space for a growing family by adding dormers and extending the  
roof.

The Board asked about the plans, proposal,

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to  
the Board. Councilor Flaherty is in support of the proposal.

**Documents:** Building plans,

**Votes:** Board member Langham moved to approve with BPDA design review. Collins seconded and the motion carried  
unanimously.



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**Case: BOA-1439377 Address: 31 Rodman Street Ward 19 Applicant: Brian J.Doherty**

**Article(s):** Article 9 Section 1 Extension of Nonconforming Use - Extension of a Nonconforming Use (This is an existing 2 Family Dwelling in a 1F 4000 Zoning District ) Article 55, Section 9 Floor Area Ratio Excessive Article 55, Section 9 Lot Area Insufficient Article 55, Section 9 Dimensional Regulations -Building Height Excessive ( There is a 21/2 story height limit in this zoning district. Proposed addition is 3 stories in Rear Yard ) Article 55, Section 9 Front Yard Insufficient Article 55, Section 9 Side Yard Insufficient Article 55, Section 9 Rear Yard Insufficient  
**Purpose :** Renovating existing 2 Family Dwelling into 2 Condominiums. Combine parcels 1904895000 and 19048970000 and expand livable space by way of a rear addition with ground level garage parking for two vehicles

**Discussion:** The applicant is seeking to combine lots and expand the living space in the rear and allow for 2 condo units and 2 off street parking spaces.

The Board asked about the plans, proposal,

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. Councilor Flaherty is in support. Abutters are in opposition.

**Documents:** Building plans,

**Votes:** Board member Collins moved to approve with BPDA design review. Whewell seconded and it carried 6-1.

**Case: BOA-1405151 Address: 84 Marine Road Ward 7 Applicant: Mercedes Mulligan**

**Article(s):** Art. 68 Sec. 33 Off Street parking Req. - Maneuvering areas Article 68, Section 8 Insufficient open space per unit  
**Purpose:** To add two parking spaces at 84 Marine Road. It requires a curb cut on Hatch Street. The curb cut will be located on the side of Hatch Street that does not allow parking. The benefit would be two fewer cars on the street without displacing any legal parking spaces.

**Discussion/Vote:** The applicant requested to withdraw their proposal. Upon a motion and a second the withdrawal was approved unanimously.

**Case: BOA- 1480955 Address: 9 Taylor Street Ward 3 Applicant: Timothy Burke**

**Article(s):** Art 64.9.4 Town/Rowhouse extension into rear Art.64 Sec.09 Floor Area Ratio is Excessive Article 64, Section 9 Rear Yard Insufficient  
**Purpose :** Construct a one story addition above an existing one story projection on the rear of a single family house.

**Discussion:** The applicant is seeking to erect a one story addition to the rear of the home which is in context with the neighborhood.

The Board asked about the plans, proposal

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. Councilor Flynn is in support.

**Documents:** Building plans,

**Votes:** Board member Collins moved to approve. Pinado seconded and the motion carried unanimously.



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**Case: BOA-1484677 Address: 109 Rutherford Avenue Ward 2 Applicant: Judith Brennan**

**Article(s):** Article 62, Section 8 Rear yard insufficient. Article 62, Section 8 Usable open space insufficient. Article 62, Section 8 Bldg Height Excessive (Feet) - Roof hatch head house Article 62, Section 8 Floor Area Ratio Excessive Art. 62 Sec. 29 Off street parking insufficient -Off street Parking insufficient

**Purpose :** The proposed structure is a three story, three family residential home. There is one unit on each floor with designated storage space in the basement. Each unit consists of 1,434 sq/ft of living space with two bedrooms and two and a half bathrooms. The primary means of ingress and egress is the front door facing Rutherford Ave. The front door leads to a vestibule with access to the basement and a stairwell servicing all three floors and the roof. On the roof, will be a roof deck with access limited to the third floor apartment. The roof deck will be accessed by a hatch. Each apartment will have a back deck with a second means of egress via an exterior staircase from the deck.

**Discussion/Votes:** Upon a motion and a second the Board moved to defer this proposal until September 12, 2023.

**Case: BOA-1400132 Address: 219 Saratoga Street Ward 1 Applicant: Marc LaCasse**

**Article(s):** Art. 32 Sec. 32 4Groundwater Conservation Overlay District, Applicability Art. 27GE Boston IPOD Art. 53, Section 8 Use: Forbidden -Multifamily Art. 53 Sec. 52Roof Structure Restrictions - Penthouses erected shall be included in measuring the total building height. Article 53, Section 57.2Conformity Ex Bldg Alignment - Street modal calculation not provided to verify compliance. Art. 53 Sec. 56^Off street parking insufficient - Parking spaces required: 6 Proposed: 0 Article 53, Section 9 Add'l Lot Area Insufficient Art. 53 Sec. 09 Floor Area Ratio Excessive Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Bldg Height Excessive (Feet) Article 53, Section 9 Side Yard Insufficient

**Purpose:** Construct new 4 dwelling unit building with basement.

**Discussion:** The applicant is seeking to erect a new 4 unit dwelling with no parking., open space in the rear.

The Board asked about the plans, proposal,

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. Councilors Coletta and Flaherty are in support. An abutter is in opposition.

**Documents:** Building plans,

**Votes:** Board member Valencia moved to approve. Collins seconded and the motion carried unanimously.



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## **HEARINGS:11:00AM**

**Case: BOA-1497967 Address: 56 Murdock Street Ward 22 Applicant: Odessit Capital**

**Article(s):** Art. 51 Sec. 57.2 Exst'g Bldg Algnmnt Conformity -Street Modal calculation not provided to verify its compliance. Article 51 Section 9.4 Dim Reg: Location of Main Entrance - It shall face the front lot line. Article 51, Section 56 Off Street Parking Insufficient -Min. spaces required:  $3*1.75= 5.25$  Proposed: 4 Article 51, Section 57.13 Two or More Dwellings on Same Lot Article 51, Section 8 Use: Forbidden -3 Family use Article 51, Section 9 Side Yard Insufficient Article 51, Section 9 Lot Frontage Insufficient

**Purpose:**To erect a new 3 story residential building with 3 units and 4 parking spaces. Companion case ERT1472154.

**Discussion:** The applicant is seeking to erect a 3 story residential condo dwelling with 4 off street parking spots in the rear.

The Board asked about the plans, proposal, parking

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. The Carpenters Union and the BAIA are in support. Abutters are in opposition.

**Documents:** Building plans,

**Votes:** Board member Pinado moved to approve with BPDA design review. Collins seconded and the motion carried unanimously.

**Case: BOA- 1497973 Address: 58 Murdock Street Ward 22 Applicant: Odessit Capital**

**Article(s):** Article 51, Section 8 Use: Forbidden - 3 Family use Art. 51 Sec. 57.2 Exst'g Bldg Algnmnt Conformity -Street modal calculation not provided to verify its compliance. Article 51 Section 9.4Dim Reg: Location of Main Entrance - It shall face the front lot line. Article 51, Section 57.13Two or More Dwellings on Same Lot Article 51, Section 56 Off Street Parking Insufficient Article 51, Section 9 Lot Frontage Insufficient Article 51, Section 9 Side Yard Insufficient

**Purpose:** To erect a new 3 story residential building with3 units and 4 parking spaces. In conjunction with ERT1472162 56 Murdock St. (two buildings in one lot) To demolish existing structure under SF#

**Discussion:** The applicant is seeking to erect a 3 story residential condo dwelling with 4 off street parking spots in the rear.

The Board asked about the plans, proposal, parking

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. The Carpenters Union and the BAIA are in support. Abutters are in opposition.

**Documents:** Building plans,

**Votes:** Board member Pinado moved to approve with BPDA design review. Collins seconded and the motion carried unanimously.



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**Case: BOA-1493812 Address: 94 Perham Street Ward 20 Applicant: James Verdin**

**Article(s):** Article 56, Section 8 Side Yard Insufficient

**Purpose :** Demolish and rebuilt rear 2 1/2 story portion of dwelling. Renovation of first floor living area and second floor expansion of bedroom & bathroom creation. Scope also includes an elevator addition within space.

**Discussion:** The applicant is seeking to raise the height at the rear of the building and increase the living space for a growing family. The parking is existing.

The Board asked about the plans, parking

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. Councilor Flaherty and an abutter are in support.

**Documents:** Building plans,

**Votes:** Board member Pinado moved to approve. Collins seconded and it carried unanimously.

**Case: BOA-1475509 Address: 9 Ashfield Street Ward 20 Applicant: Gerald Howland**

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

**Purpose:** We would like to push out our existing kitchen 5 feet by 23.2 feet at the rear of the house.

**Discussion:** The applicant is seeking to expand the kitchen into the rear of the dwelling and add a new 1/2 bath on the first floor.

The Board asked about the plans, proposal,

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. Sullivan is in support of the proposal.

**Documents:** Building plans,

**Votes:** Board member Valencia moved to approve. Collins seconded and the motion carried unanimously.



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**Case: BOA-1488429 Address: 1523-1525 Blue Hill Avenue Ward 18 Applicant: George Morancy**

**Article(s):** Article 60 Section 37 Street Wall Continuity Article 60 Section 40 Off-Street Parking & Loading Req - Off-Street Parking Insufficient Article 60 Section 40 Off-Street Parking & Loading Req - Off-Street Loading Insufficient Article 60, Section 16 Use Regulations - Multi-Family Dwelling (2nd story and above) Use : Conditional Article 60, Section 17 Floor Area Ratio Excessive Article 60, Section 17 Building Height Excessive Article 60, Section 17 Side Yard Insufficient Article 60, Section 41.2 Traffic Visibility Across Corner Article 60, Section 8 Use Regulations - Multi-Family Dwelling Use : Forbidden Article 60, Section 8 Use Regulations - Office Use : Forbidden 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

**Purpose:** Combining two parcels (PID: 1801049000 and 1801048000) into a newly created single lot to be 7,625 SF. Erect a new mixed use building comprised of 16 Residential Units and Office space. Propose (9) Off street Parking spaces. Raze existing commercial building on separate permit application.

**Discussion:** The applicant is seeking to combine parcels to create 1 lot and erect a mixed use dwelling with 16 units and an office with mixed units in the dwelling.

The Board asked about the plans, proposal,

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. The carpenters union is in support.

**Documents:** Building plans,

**Votes:** Board member Pinado moved to approve with BPDA design review. Collins seconded and the motion carried unanimously.

**Case: BOA-1037246 Address: 59-59A Hancock Street Ward 5 Applicant: Aimee Poulos**

**Article(s):** Article 20, Section 1 Rear Yard Insufficient

**Purpose:** Legalize existing Open Roof Deck measuring approximately 11' x 12' in the Rear of building on top of first story. Deeded roof rights.

**Discussion:** The applicant is seeking to legalize an open roof deck with a fire escape, railing, and emergency window access.

The Board asked about the plans, proposal, window

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board.

**Documents:** Building plans,

**Votes:** Board member Valencia moved to approve with BPDA design review. Collins seconded and the motion carried unanimously.



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**Case: BOA-1397652 Address: 36 Milford Street Ward 3 Applicant: Marc LaCasse**

**Article(s):** Art 64.9.4 Town/Rowhouse extension into rear -Proposing rear yard extension and balconies above the first floor. Art. 56 Sec. 64 34 Restricted roof structure district Art.64 Sec.09 Floor Area Ratio is Excessive Article 64, Section 9 Rear Yard Insufficient Art. 32 Sec. 32 4 Groundwater Conservation Overlay District, Applicability

**Purpose :** Change of occupancy from 2 family with accessory office to a two family. Gut renovation of existing 2F; install groundwater recharge system; rear addition at garden level and street level; add rear balconies at second and third level; add roof deck with hatch access.

**Discussion:** The applicant is seeking to change from a 2 family with an office to a 2 family dwelling with a rear addition and rear balconies.

The Board asked about the plans, proposal,

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. Councilors Flynn and Flaherty are in support.

**Documents:** Building plans,

**Votes:** Board member Pinado moved to approve BPDA and GCOD relief which was approved unanimously. Collins moved to approve the building code relief which was also approved unanimously.

**Case: BOA-#1397647 Address: 36 Milford Street Ward 3 Applicant: Marc LaCasse**

**Purpose:** Change of occupancy from 2 family with accessory office to a two family. Gut renovation of existing 2F; install groundwater recharge system; rear addition at garden level and street level; add rear balconies at second and third level; add roof deck with hatch access.

**Violation** Violation Description Violation Comments

9th 780 CMR 1011 Stairways 1011.12.2 Roof access shall be through a penthouse.

Proposed is through a hatch.

**Discussion:** The applicant is seeking to change from a 2 family with an office to a 2 family dwelling with a rear addition and rear balconies.

The Board asked about the plans, proposal,

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. Councilors Flynn and Flaherty are in support.

**Documents:** Building plans,

**Votes:** Board member Pinado moved to approve BPDA and GCOD relief which was approved unanimously. Collins moved to approve the building code relief which was also approved unanimously.



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*(The Zoning Advisory Subcommittee held hearings for the following cases July 20, 2023. Board Secretary Norm Stembridge reported the Subcommittee's recommendations from these hearings to the Board.)*

### **RECOMMENDATIONS: 11:30 AM**

**Case: BOA-1482195 Address: 27 Russell Street, Ward: 2 Applicant: Michael Bishop**

**Articles (s):** Article 62, Section 8 Rear Yard Insufficient

**Purpose:** First floor bathroom renovation, second floor shower addition, bedroom renovation and 8' fencing on 3 sides.

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

**Case: BOA-1479082 Address: 2 Mead Street Court Ward: 2 Applicant: Nathan Bryant**

**Articles (s):** Article 62, Section 25 Roof Structure Restrictions Art. 62 Sec. 19 Neighborhood Design Overlay Districts  
Article 62, Section 8 Floor Area Ratio Excessive

**Purpose:** Extension (height) of entry way to third floor, adding 1 dormer, new sheetrock & flooring on second and third floor, new bathroom on third floor.

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

**Case: BOA-1448246 Address: 24 Common Street Ward: 2 Applicant: Kimmerly Perry**

**Articles (s):** Article 62, Section 8 Front Yard Insufficient Art. 62 Sec. 19 Neighborhood Design Overlay Districts

**Purpose:** Parking spot for residential owner use.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described the proposed project. Following a brief discussion regarding the violations, the Subcommittee voted to defer until September 2, 2023.

**Case: BOA-1445529 Address: 16 Thwing Street Ward: 11 Applicant: Jennifer DuBose**

**Articles (s):** Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Rear Yard Insufficient  
Art. 50 Sec. 38 Design Review

**Purpose:** Driveway between 14 & 16 Thwing Street.

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

**Case: BOA-1463532 Address: 3-5 Thatcher Street Ward: 18 Applicant: Stanley Kelly**

**Articles (s):** Art. 09 Sec. 01 Reconstruction/Extension Of Nonconforming Bldg. - <25%-Conditional Art. 69 Sec. 09  
Excessive f.a.r. Art. 69 Sec. 09 # of allowed stories exceeded

**Purpose:** Add dormer per drawing attached.

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



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**Case: BOA-1462924 Address: 25 Burr Street Ward: 19 Applicant: Cameron Merrill**

**Articles (s):** Article 55, Section 9 Side Yard Insufficient Article 55, Section 9 Front Yard Insufficient

**Purpose:** We are looking to widen the curb cut for our driveway. Proposing 4 parking spaces.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described the proposed project. Following a brief discussion regarding the violations, the Subcommittee voted to recommend a deferral until October 26, 2023.

**Case: BOA-1452463 Address: 21 Louder's Lane Ward: 19 Applicant: Liqian Ma**

**Articles (s):** Article 55, Section 9 Rear Yard Insufficient

**Purpose:** Proposal to create a 2nd floor addition on existing structure. No change in footprint. Proposal includes roof structure modifications as per plans. Proposal to renovate, and remodel existing structure. Proposal includes addition of solar panels to existing roof's solar panels.

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

**Case: BOA-1442575 Address: 644 South Street Ward: 19 Applicant: Darlene Donovan**

**Articles (s):** Article 67, Section 32 Off Street Parking - 4. Location: Proposed Parking in front yard not allowed

**Purpose:** Proposed to remove approximately 9.5' of vertical granite curb in front of the driveway for the property at 644 South Street. The owner proposes to remove the curb and relocate an existing radius stone in order to widen an existing curb cut for access to two existing parking spaces onsite. Request to extend existing curb cut to 28'5" wide per plan

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

**Case: BOA-1033851 Address: 35 Rockwood Street Ward: 19 Applicant: David Click**

**Articles (s):** Article 55, Section 9 Rear Yard Insufficient

**Purpose:** Renovate and upgrade existing railing and deck boards to composite and PVC railing system. Existing conventional P.T. wood deck framing structures and footings to remain unless damaged or rotten; remove and replace.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described the proposed project. Following a brief discussion regarding the violations, the Subcommittee voted to recommend a deferral until September 21, 2023.

**Case: BOA-1431740 Address: 11 Primrose Street Ward: 20 Applicant: Anthony Ross**

**Articles (s):** Article 67, Section 9 Excessive f.a.r. Article 67, Section 9 # of allowed habitable stories exceeded

**Purpose:** Legalize status of the basement level of unit 1 (699 s.f. area), adding that basement area of Unit 1 to the gross floor area of the building. No work to be performed as all work was completed and inspected under short form permit; floor area ratio question arose at final inspection.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described the proposed project. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with no building code relief.



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**Case: BOA-1472415 Address: 351 Vermont Street Ward: 20 Applicant: John Pulgini**

**Articles (s):** Article 56, Section 8 Rear Yard Insufficient. Article 56, Section 8 Side Yard Insufficient.

Article 56, Section 8 Usable Open Space Insufficient Art. 56 Sec. 08 Floor area ratio Excessive.

Article 56, Section 8 Bldg Height Excessive (Stories) - Allowed 2 1/2 stories. Proposed 3 stories. Art. 09, Sec. 01 Reconstruction/Extension of Nonconforming Bldg.- Extension of nonconforming use. Art. 56, Sec. 39 Off street parking requirements - Parking location

**Purpose:** Proposal to construct an addition to an existing 2 family dwelling. Proposal includes a 1st floor addition containing a mudroom, rear entry for the 1st floor unit, bathroom, deck, and access ramp; two 2nd floor decks; and a new 3rd floor comprised of 4 bedrooms, 2 bathrooms, and a balcony.

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

**Case: BOA- 1476997 Address: 16 Lyall Street Ward: 20 Applicant: Thomas Byrne**

**Articles (s):** Article 56, Section 8 Bldg Height Excessive (Stories) - Attic floor is more than half the size of second floor.

Article 56, Section 8 Floor Area Ratio Excessive

**Purpose:** Existing basement finish with laundry room. Existing attic finish with dormers, full bath and closet. Extending living space down to basement and extending living space to attic. Adding dormers to the southwest side of property.

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

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

**Case: BOA-1448731 Address: 150 Chestnut Avenue Ward: 19 Applicant: Grayson Sasser & Melanie Wilson**

**Articles (s):** Art. 10 Sec. 01 Limitation of parking areas - Proposed parking is within 5 feet of the side yard lot line.

**Purpose:** Modify passage way and construct curb Cut.

**Reason for Prior Deferral:** This application was differed because the previous subcommittee Board could not reach a consensus.

**Discussion:** The applicant is seeking to add a new curb cut to allow for an off street parking space.

The Board asked about the plans, proposal,

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board.

**Documents:** Building plans,

**Votes:** Board member Collins moved to approve. Valencia seconded and the motion carried 5-2.



City of Boston  
Board of Appeal

**Case: BOA-1448704 Address: 152-152H Chestnut Avenue Ward: 19 Applicant: Jeffrey D. Croin Trustee of the Jeffrey D. Cronin Revocable Trust 2018**

**Articles (s):** Article 55, Section 40 Off Street Parking & Loading Req - Article 55, Section 404a Proposed parking is in the front yard and is greater than 10 feet in width.

**Purpose:** In conjunction with application U491433544 Partial Relocation of front walkway & Legalize existing 2 parking Spaces.

**Reason for Prior Deferral: This application was deferred because the previous subcommittee Board could not reach a consensus.**

**Discussion:** The applicant is seeking to add a new curb cut to allow for an off-street parking space.

The Board asked about the plans, proposal,

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board.

**Documents:** Building plans,

**Votes:** Board member Collins moved to approve. Valencia seconded and the motion carried 5-2.

**Case: BOA-1473283 Address: 604 Metropolitan Avenue Ward 18 Applicant: Cesar DaSilva**

**Article(s):** Art. 69 Sec. 17 C.P.SubD. Use: Forbidden - Proposed 3 Family in a 1F 6000 is a Forbidden use.

Article 69, Section 9 Lot Width Insufficient Article 69, Section 9 Lot Frontage Insufficient Article 69, Section 9 Floor Area Ratio Excessive Article 69, Section 9 Side Yard Insufficient Article 69, Section 9 Rear Yard Insufficient Article 69, Section 9 Front Yard Insufficient

**Purpose:** Erect a new 3 family building

**Reason for Prior Deferral: The Board moved to defer this application.**

**Discussion:** The applicant is seeking to erect a new 3 family dwelling on a corner lot.

The Board asked about the plans, parking, curb cut.

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. Abutters are in opposition.

**Documents:** Building plans,

**Votes:** Board member Collins moved to approve with BPDA design review. Pinado seconded and the motion carried unanimously.

**Case: BOA-1361964 Address: 34 Cobden Street Ward 11 Applicant: Curtis Clemons**

**Article(s):** Art. 50 Sec. 29 Insufficient Lot size Art. 50 Sec. 29 Insufficient additional lot area per unit

Art. 50 Sec. 29 Insufficient lot width Art. 50 Sec. 29 Insufficient lot width frontage Art. 50 Sec. 29 Excessive f.a.r.

Art. 50 Sec. 29 Insufficient side yard setback Art. 50 Sec. 29 Insufficient usable open space per unit Art. 50 Sec. 43 Off street parking insufficient

**Purpose :** Erect three family dwelling as per plans.

**Reason for Prior Deferral: This application was deferred to allow time for further review from the ISD plans examiner.**

**Discussion/Votes:** Upon a motion and a second the Board moved to defer this proposal until October 31, 2023.



City of Boston  
Board of Appeal

**Case: BOA- 1436713 Address: 6 Greenwich Court Ward 9 Applicant: Timothy Burke**

**Article (s):** Art. 32 Sec. 32 4 Groundwater Conservation Overlay District, Applicability Art. 50 Sec. 29 Excessive f.a.r. Art. 50 Sec. 38 Design Review

**Purpose:** Construct an addition on the rear of an existing Single Family Rowhouse.

**Reason for Prior Deferral: This application was deferred to ensure that GCOD relief was cited.**

**Discussion:** The applicant is seeking to erect a rear addition on an existing dwelling

The Board asked about the plans, proposal,

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. An abutter is in support and an abutter is in opposition.

**Documents:** Building plans,

**Votes:** Board member Collins moved to approve with BPDA design review. Valencia seconded and the motion carried 6-1.

**Case: BOA-1368388 Address: 1222 Washington Street Ward 3 Applicant: Rebeca Ruthenberg-CANNABIS**

**Article (s):** Article 64, Section 12 Use: Conditional - Cannabis establishment Article 64, Section 12 Use: Conditional - Ancillary parking for establishment on 443 Harrison

**Purpose:** Change of occupancy to Cannabis Establishment. Application for the lot ID0306431000, 443 Harrison Avenue.

**Reason for Prior Deferral: This application had to be deferred due to a notice and advertising issue.**

**Discussion/Votes:** Upon a motion and a second the Board moved to defer this proposal until October 31, 2023.

**Case: BOA#1475953 Address: 169 Maverick Street Ward 1 Applicant: Trichilo Development, LLC**

**Purpose:** Erect addition, renovate, and change occupancy from three (3) to four (4) residential units with rear and roof decks.

**Violation:** Violation Description: 9th 780 CMR 1006 Number of Exits and Exit Access Doorwa

**Violation Comments:** ART.IBC Table 1006.3.2(1) Fourth stories above grade: Not Permitted.

**Reason for Prior Deferral: This application was deferred due to a notice issue.**

**Discussion/Votes:** Upon a motion and a second the Board moved to defer this proposal until September 12, 2023.

**Case: BOA-1461338 Address: 219A Leyden Street Ward 1 Applicant: Johnathan Sanchez**

**Article(s):** Art. 53 Sec. 56 Off-St.Parking Requirements - Double park/ the width of parking spaces not meet minimum requirement Article 27T - 5 East Boston IPOD Applicability Article 51, Section 53 Screening & Buffering Req Article 53, Section 56.5(a) Off Street Pkg Maneuverability - Tandem parking Article 53, Section 9 Lot Area Insufficient Article 53, Section 9 Lot Width Insufficient Article 53, Section 9 Lot Frontage Insufficient

Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Usable Open Space Insufficient Article 53, Section 9 Front Yard Insufficient Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient

**Purpose:** Subdivide parcel number 0101695000. Lot 1 to contain 2,693 s.f. of land Lot 2 to contain 2,534 s.f. of land (See ALT1393168) and

erect a two unit dwelling with parking for four vehicles. On lot # 2.

**Reason for Prior Deferral: The applicant requested a deferral and it was granted**

**Discussion/Votes:** Upon a motion and a second the Board moved to defer this proposal until October 17, 2023.



City of Boston  
Board of Appeal

**Case: BOA-1461351 Address: 219 Leyden Street Ward 1 Applicant: Jonathan Sanchez**

**Article(s):** Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Front Yard Insufficient Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Usable Open Space Insufficient Article 53, Section 9 Lot Frontage Insufficient Article 53, Section 9 Lot Width Insufficient Article 53, Section 9 Lot Area Insufficient Art.53 Sec.08 Use Forbidden - 4 units Art. 53, Section 56 Off Street Parking Insufficient Article 53 Section 62 Basement units Basement Unit 1A: Forbidden Art.53 Sec. 08 Use: Forbidden - Forbidden parking space Art. 53 Sec. 54 Screening/Buffering - Building closure to the property line Article 27T 5 East Boston IPOD Applicability

**Purpose:** Erect addition on existing structure, renovate and change occupancy to a four-unit dwelling.

**Reason for Prior Deferral: The applicant requested a deferral and it was granted**

**Discussion/Votes:** Upon a motion and a second the Board moved to defer this proposal until October 17, 2023.

**Case: BOA-1461358 Address: 219 Leyden Street Ward 1 Applicant: Jonathan Sanchez**

**Article(s):** Article 53, Section 9 Lot Width Insufficient Required 40' Article 53, Section 9 Lot Frontage Insufficient Required 40' Article 53, Section 9 Lot Area Insufficient Min. 4000 SF Article 27T – 5 East Boston IPOD Applicability Interim planning overlay district

**Purpose:** Subdivide parcel number 0101695000. Lot 1 to contain 2,693 sf. of land Lot 2 to contain 2,534 sf. of land and erect a two unit dwelling on lot 2. "Propose to change from 2 units to 4 units on lot 1."

**Reason for Prior Deferral: The applicant requested a deferral and it was granted**

**Discussion/Votes:** Upon a motion and a second the Board moved to withdraw this application at the request of the applicant.

## **HEARINGS: 1:00PM**

**Case: BOA-1468696 Address: 82 Baxter Street Ward 6 Applicant: Anne Arlauskas**

**Article(s):** Article 68, Section 11 Lot Area Insufficient Article 68, Section 11 Lot Width Insufficient Article 68, Section 11 Lot Frontage Insufficient Article 68, Section 11 Floor Area Ratio Excessive Article 68, Section 11 Usable Open Space Insufficient Article 68, Section 11 Side Yard Insufficient Article 68, Section 11 Rear Yard Insufficient Article 68, Section 33 Off Street Parking & Loading Req - Off Street Parking Insufficient Article 68, Section 33 Off Street Parking & Loading Req - Off Street Parking Design / Maneuverability : Tandem Parking

**Purpose:** Erect a 4 story, Two ( 2 ) Family Dwelling with Parking under building.

**Discussion:** The applicant is seeking to erect a 4 story 2 family dwelling on a vacant lot.

The Board asked about the plans, proposal,

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. Councilors Flynn and Flaherty are in support.

**Documents:** Building plans,

**Votes:** Board member Collins moved to approve with BPDA design review, BTDA review and no building code relief. . Whewell seconded and it carried unanimously.



City of Boston  
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**Case: BOA#1468697 Address: 82 Baxter Street Ward 6 Applicant: Anne Arlauskas**

**Purpose:** Erect a 4 story, Two ( 2 ) Family Dwelling with Parking under building.

**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. Exception: In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less than 16 square feet (1.5 m2) in area and having a minimum dimension of 2 feet (610 mm).

**Discussion:** The applicant is seeking to erect a 4 story 2 family dwelling on a vacant lot.

The Board asked about the plans, proposal,

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. Councilors Flynn and Flaherty are in support.

**Documents:** Building plans,

**Votes:** Board member Collins moved to approve with BPDA design review, BTD review and no building code relief. . Whewell seconded and it carried unanimously.

**Case: BOA- 1493135 Address: 80 Baxter Street Ward 6 Applicant: Matthew Brett Homegrown Builders LLC**

**Article(s):** Art. 68 Sec. 33 Off Street parking Req. Article 68, Section 34.1 Conformity Ex Bldg Alignment Article 68, Section 8 Lot Width Insufficient Article 68, Section 8 Floor Area Ratio Excessive Article 68, Section 8 Lot Frontage Insufficient Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient Article 68, Section 8 Lot Area Insufficient Article 68, Section 8 Add'l Lot Area Insufficient

**Purpose:** Erect a new 3 Story, 3 family, home on vacant parcel 0600753000, per attached plans. Scope includes rear decks with FP/FA.

**Discussion:** The applicant is seeking to erect a 4 story 2 family dwelling on a vacant lot.

The Board asked about the plans, proposal,

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. Councilors Flynn and Flaherty are in support.

**Documents:** Building plans,

**Votes:** Board member Collins moved to approve with BPDA design review, BTD review and no building code relief. . Whewell seconded and it carried unanimously.



City of Boston  
Board of Appeal

**Case: BOA-1493138 Address: 84 Baxter Street Ward 6 Applicant: Matthew Brett Homegrown Builders LLC**  
**Article(s):** Art. 68 Sec. 33 Off Street parking Req. Article 68, Section 34.1 Conformity Ex Bldg Alignment Article 68, Section 8 Floor Area Ratio Excessive Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient Article 68, Section 8 Lot Area Insufficient Article 68, Section 8 Add'l Lot Area Insufficient  
**Purpose:** Erect a new 3 Story, 3 family, home on vacant parcel 0600751000, per attached plans. Scope includes rear decks with FP/FA.

**Discussion:** The applicant is seeking to erect two 3 family homes on a vacant lot that are ADA compliant.

The Board asked about the plans, proposal, trees, parking

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. Councilor Flaherty is in support.

**Documents:** Building plans,

**Votes:** Board member Valencia moved to approve with BPDA design review. Collins seconded and it carried unanimously.

**Case: BOA-1476094 Address: 96 Prince Street Ward 3 Applicant: Federal Investments Incorporated**  
**Article(s):** Article 54, Section 10 Floor Area Ratio Excessive Article 54, Section 10 Usable Open Space Insufficient Article 54, Section 10 Rear Yard Insufficient Article 54, Section 21 Off Street Parking & Loading Req  
**Purpose:** Change occupancy to 19 units and renovate as per plans. In conjunction with Alt1431949 and Alt1431961.

**Discussion:** The applicant is seeking to change the occupancy to 19 residential units and combine the lots and recreate.

The Board asked about the plans, proposal,

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. Councilors Coletta deferred to the Board.

**Documents:** Building plans,

**Votes:** Board member Collins moved to approve with BPDA design review. Pinado seconded and it carried unanimously.



City of Boston  
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**Case: BOA- 1476095 Address: 96 Prince Street Ward 3 Applicant: Federal Investments Incorporated**

**Article(s):** Art. 54 Section 21 Off Street Parking Insufficient Article 54, Section 10 Rear Yard Insufficient  
Article 54, Section 10 Usable Open Space Insufficient Article 54, Section 10 Floor Area Ratio Excessive

**Purpose :** Combine buildings/lots at 96 Prince Street (PID0301312000) and 98 98A Prince Street (PID0301311000) into one building for combined lot of 2432sf and 8 residential units. Combined buildings to be known as 96 Prince Street. See

ALT#1431949 for 98 Prince St to combine with 96 Prince St.

**Discussion:** The applicant is seeking to change the occupancy to 19 residential units and combine the lots and recreate.

The Board asked about the plans, proposal,

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. Councilors Coletta deferred to the Board.

**Documents:** Building plans,

**Votes:** Board member Collins moved to approve with BPDA design review. Pinado seconded and it carried unanimously.

**Case: BOA- 1476097 Address: 98 Prince Street Ward 3 Applicant: Federal Investments Incorporated**

**Article(s):** Article 54, Section 10 Floor Area Ratio Excessive Article 54, Section 10 Usable Open Space Insufficient  
Article 54, Section 10 Rear Yard Insufficient Article 54, Section 21 Off Street Parking & Loading Req

**Purpose:** Combine buildings/lots at 96 Prince Street (PID0301312000) and 98 98A Prince Street (PID0301311000) into one building for combined lot of 2432sf and 8 residential units. Combined buildings to be known as 96 Prince Street. See ALT#1431949 for 98 Prince St to combine with 96 Prince St.

**Discussion:** The applicant is seeking to change the occupancy to 19 residential units and combine the lots and recreate.

The Board asked about the plans, proposal,

**Testimony:** The Mayor's Office of Neighborhood Services spoke on the community process and deferred judgement to the Board. Councilors Coletta deferred to the Board.

**Documents:** Building plans,

**Votes:** Board member Collins moved to approve with BPDA design review. Pinado seconded and it carried unanimously.



City of Boston  
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### **RECONSIDERATION: 1:00PM**

**Case: BOA-1214604 Address: 423 William F McClellan Highway Ward 1 Applicant: Sons Divine Providence Inc.**

**Appellant** seeks reconsideration of the Board's vote on April 11, 2023, to deny Appellant's appeal of BOA1214604, seeking to erect an outdoor advertising device (digital billboard) consisting of a single monopole with back-to-back digital faces with dimensions of 14 ' by 48 ' (60' Height) facing William F. McClellan Highway, East Boston.

seeking with reference to the premises at: 423 William F McClellan Highway, Ward 01

From the terms of the Boston Zoning Code (see Acts of 1956, c.665) in the following respects - Variance, Conditional Use Permit, and/or other relief as appropriate

Article(s): Art. 53, Section 28 Use: Forbidden - Use not identified in table "D" Art. 53, Section 55 Sign Regulations

- Insufficient front yard setback Art. 53, Section 55 Sign Regulations - Max allowed height exceeded

Art.11 Sec.06 Billboard Signs Article 11, Section 7 Electronic Signs - electronic/digital

**Purpose:**Erect an outdoor advertising device (digital billboard) consisting of a single monopole with back to back digital faces with dimensions of 14 ' by 48 ' (60' Height) facing William F. McClellan Highway, East Boston.

**Discussion:** The applicant explained in detail their reconsideration request. The applicant states that there was confusion on the CO language and wanted to share their support for the project.

**Documents:** Building plans,

**Votes:** Board member Valencia moved to deny and the motion failed. Collins moved to reconsider the case, and that motion failed. This appeal has been denied.

### **INTERPRETATIONS: 1:00PM**

**Case: BOA- 1501970 Address: 80-100 Smith Street Ward 10 Applicant: Mission Associates LLC**

**The** petitioner seeks a determination that the Inspectional Services Department erred in issuing a stop work order for the permits at

80-100 Smith Street (SF1411715 ) and 94 Saint Alphonsus Street ( SF1411719) and in requiring

Boston Landmarks Commission approval of the demolition of these structures.

**Discussion/Vote:** The applicant requested a deferral. Upon a motion and a second the deferral request was approved unanimously.



City of Boston  
Board of Appeal

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

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**For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to [https://www.municode.com/library/ma/boston/codes/redevelopment\\_authority](https://www.municode.com/library/ma/boston/codes/redevelopment_authority)**

**For a video recording of the August 29, 2023 Board of Appeal Hearing please go to: [https://cityofboston.gov/cable/video\\_library.asp](https://cityofboston.gov/cable/video_library.asp).**