

12:00Noon		COURT REMAND	WARD	APPLICANT	(BY)
BOA	509918	9-11 Ward Street	7	Ryan Connelly by Niles Sutphin	

Stephanie Haynes
Board of Appeal
617-635-4775

Board
Members: _____

Christine Araujo, Chair
Mark Fortune, Secretary
Peter Chin
Bruce Bickerstaff
Mark Erlich
Craig Galvin
Anthony Pisani

Substitute
Members: _____

ce is hereby given that at 9:30 a.m. on Tuesday, December 13, 2016 a public hearing will be held by the Board of Appeal of the City of Boston in Room 801, City Hall, on the following appeals;

City Hall, upon the appeal of Panagiota, Inc. seeking with reference to the premises at 183 Chestnut Hill Ave, Ward 22 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use Article(s): 51(51-16) Purpose: At 181 (including 171), for proposed tenant Gyro City, change occupancy from retail to restaurant 37 with cafe seating on corner sidewalk.

City Hall, upon the appeal of Purr Cat Cafe, Inc. seeking with reference to the premises at 167-183 Chestnut Ave, Ward 22 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 51(51-16) Purpose: Change Occupancy to include "Pet Center", a gathering place that holds Cats overnight and does not prepare, serve or sell food. Build bathrooms/office and shelving.

City Hall, upon the appeal of Russell Forsberg seeking with reference to the premises 15-17 Arborough Rd, Ward 20 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 67(67-8) 67(67-9) 67(67-32) 67(67-9.1) Purpose: Change occupancy from 2 family to 3 family for this is an existing condition since 1927, requesting occupancy committee.

City Hall, upon the appeal of John Pulgini seeking with reference to the premises at Neponset Valley Parkway, Ward 18 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance & Extension of Non-Conforming Use Article(s): 69(69-8) 69(69-9) 9(9-1) Purpose: Change Occupancy from a Gas Station to a Gas Station and Retail Store. Build an addition onto existing Gas Station for inspections, and convert one existing service bay into a Retail Space. See plans Filed.

City Hall, upon the appeal of Chris Drew seeking with reference to the premises at 65 land St, Ward 16 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 65(65-8) 65(65-9) Purpose: To demo existing single family dwelling & erect new 2 family with parking in garage at grade as per plans.

City Hall, upon the appeal of Mai Phung seeking with reference to the premises at 296 Neponset Ave, Ward 16 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 65(65-9) Purpose: Proposed to erect an addition at rear of an existing 2 family dwelling structure.

City Hall, upon the appeal of Albert Holland seeking with reference to the premises at 3 Mill St, Ward 16 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Extension of Non-Conforming Use & Variance Article(s): 1) 65(65-9) Purpose: New 1-story addition to the rear of the building (Unit D) with roof deck. Extension of living space to the basement.

City Hall, upon the appeal of Charles Seagraves seeking with reference to the premises at 616-624 Blue Hill Ave, Ward 14 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 60(60-16) Purpose: Change occupancy from wireless communications, church, restaurant, offices, and barber shop. doc.#alt72705/2011.

City Hall, upon the appeal of Jill E. Ohermberger seeking with reference to the premises at 79 Harbor View St, Ward 13 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Extension of Non-Conforming Use & Variance Article(s): 9(9-1) 65(65-9) Purpose: Construct addition Living space to Basement first floor, family room, home office, and work shop.

City Hall, upon the appeal of Dave Gambone seeking with reference to the premises at 32 Buttonwood St, Ward 13 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 65(65-9) 65(65-41) Purpose: Confirm as existing Single-Family Dwelling. Change Occupancy to a Three Family Dwelling. Extend living space to basement. Rear and dormer addition. Complete interior renovation to include new MEP/FA/FP.

City Hall, upon the appeal of Andreas Hwang seeking with reference to the premises 192-194 Amory St, Ward 11 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 55(55-9) Purpose: Finish Attic space (violates FAR and height requirement). Create opening between third and fourth floor.

City Hall, upon the appeal of Mark Langlais seeking with reference to the premises 174 Forest Hills St, Ward 11 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Extension of Non-Conforming Use Article(s): 1) Purpose: Laurel Ridge Skilled Care Center - Install a new fixed awning above the First Floor Patio. The awning is "L" shaped measuring 23'9" across the front by 22'7" on the right side.

City Hall, upon the appeal of James Dickey seeking with reference to the premises at 32 Cherokee St, Ward 10 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 59(59-8) Purpose: This amendment is for approval of the set backs for the existing deck with the new third floor deck on the same foot print # ALT469561.

City Hall, upon the appeal of Joe Digangi seeking with reference to the premises at 38 Williams St, Ward 09 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 50(50-29) 50(50-43) Purpose: Change of Occupancy from Community Center to a Legalize existing 3 residential unit, construct New vertical rear one story addition on top of existing one story rear construction, construct New roof deck, renovate entire building.

City Hall, upon the appeal of Anthony Virgilio seeking with reference to the premises at 202 Southampton St, Ward 08 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 90(90-7) Purpose: Combine lots 0801031001 with 080131000 to = 85,375 sf.

FOR THE BOARD OF APPEAL
OF THE CITY OF BOSTON
Matthew Fitzgerald
Assistant Corporation Counsel

cc is hereby given that at 10:30 a.m. on Tuesday, December 13, 2016 a public hearing will be held by the Board of Appeal of the City of Boston in Room 801, City Hall, upon the following appeals:

City Hall, upon the appeal of George Morancy seeking with reference to the premises 205 W Eighth St, Ward 07 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 14(14-14-1) 14(14-14-2) 14(14-3) 14(14-4) 15(15-1) 17(17-1) 18(18-1) 20(20-1) 19(19-1) 23(23-9) Purpose: Erect a new 6 unit residential building with roof deck as per plans. Construction plans to be submitted upon ZBA approval. See ALT615885 to combine parcel 0700508000 with 0700509010.

City Hall, upon the appeal of Francis Adams seeking with reference to the premises at 511 E Fifth St, Ward 06 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 14(14-14-2) 15(15-1) 17(17-1) 20(20-1) 23(23-1) 14(14-14-3) 14(14-4) 18(18-1) 19(19-1) Purpose: To Renovate existing building. Change occupancy to 7 residential units & add 2 story addition to existing footprint. There will be a side addition for a new stairwell as per plans.

City Hall, upon the appeal of Francis Adams seeking with reference to the premises at 502R E Sixth St, Ward 06 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use, Extension of Non-Conforming Use Variance Article(s): 23(23-9) 9(9-1) 8(8-7) Purpose: To renovate existing building and install parking lifts for 26 parking spaces as per plans.

City Hall, upon the appeal of George Morancy seeking with reference to the premises 545-547 E Third St, Ward 06 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 57(57-8) 57(57-9) 59(59-37) 57(57-26) Purpose: Demolish existing structure, combine two lots into one lot and to erect a new 26 unit residential building with indoor garage parking on 1stfl for 26 cars on the first floor indoor garage.

City Hall, upon the appeal of Douglas Miller seeking with reference to the premises 112 Saint Botolph St, Ward 04 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 41(41-18) Purpose: Change occupancy to a single family dwelling. Renovation of basement 2nd and 3rd floors, replacement window installation. New 1st floor rear deck.

City Hall, upon the appeal of David McGrath seeking with reference to the premises 712 W Canton St, Ward 04 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 64(64-9.4) Purpose: Replace rear deck to same footprint. Cost reflected on SF587243.

City Hall, upon the appeal of NStar Services Co. Stanhope Garage, Inc. seeking with reference to the premises at 67-93 Kingston St, Ward 03 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use Article(s): 6(6-4) Purpose: Use the existing Parking Lot for a fee paid Public Parking (capacity 30 vehicles) to be operated under license agreement with Stanhope Garage, Inc. Under Permit No. U49345724 the parking lot expires on June 30, 2016.

City Hall, upon the appeal of Robert J. Gottlieb, LLC By The Druker Company, Ltd seeking with reference to the premises at 194-200 Shawmut Ave, Ward 03 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use Article(s): 6(6-3A) Purpose: Continue to Use premises as an open air public parking lot for a fee, capacity 89 vehicles.

City Hall, upon the appeal of David Sokol seeking with reference to the premises at 37 Merrimac St, Ward 03 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use Article(s): 46(46-9) 6(6-3A) 4 Purpose: Parking for a fee for 75 vehicles & extend proviso which will expire on 8/19/2016.

City Hall, upon the appeal of Lancaster Parking, LLC seeking with reference to the premises at 19-21 Lancaster St, Ward 03 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use Article(s): 6(6- Purpose: Continue to use premises for open air public parking for a fee, capacity 17 spaces in conjunction with use of adjoining premises at 73-75 Causeway Street and 31-39 Lancaster Street. In conjunction with U49600905, U49600911.

City Hall, upon the appeal of Lancaster Parking, LLC seeking with reference to the premises at 31-39 Lancaster St, Ward 03 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use Article(s): 6(6- Purpose: Continue to use premises for open air public parking for a fee, capacity spaces in conjunction with use of adjoining premises at 19-21 Lancaster Street and 73-75 Causeway Street. In conjunction with U49600908, U49600905.

City Hall, upon the appeal of Lancaster Parking, LLC seeking with reference to the premises at 73-75 Causeway St, Ward 03 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use Article(s): 6(6- Purpose: Continue to use premises for public parking 2 handicap spaces in conjunction with use of adjoining premises at 19-21 Lancaster Street. In conjunction with U49600908, U49600911.

City Hall, upon the appeal of Patrick Mahoney seeking with reference to the premises at 16 Boardman St, Ward 01 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 53(53-8) 53(53-9) 53(53- Purpose: Erect a new 3 story, 19 Unit Residential Building on newly created Combined lot (ALT518735) as per plan.

City Hall, upon the appeal of Jason Kahan seeking with reference to the premises at 3 Lamson Ct, Ward 01 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 53(53-9) Purpose: Raze existing structure to erect new 3-story townhouses.

City Hall, upon the appeal of Jason Kahan seeking with reference to the premises at 20 Lamson St, Ward 01 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 53(53-9) 53(53-57) Purpose: Erect new 3-story two family townhouses on parcel.

FOR THE BOARD OF APPEAL
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Assistant Corporation Counsel

ce is hereby given that at 12:00 p.m. on Tuesday, December 13, 2016 a public hearing will be held by the Board of Appeal of the City of Boston in Room 801, City Hall, upon the following appeals:

COURT REMAND

City Hall, upon the appeal of Ryan Connelly (by Niles Sutphin) seeking with reference to the premises at 9-11 Ward St, Ward 07 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 14(14-2) 15(15-1) 17(17-1) 18(18-1) 19(19-1) 20(20-8) 23(23-9) off street parking design) 23(23-1) 80(80E-2) Purpose: Demolish existing wood frame multi-family residence; combine 2 land parcels into 1 parcel. Erect new 4 Story 16 dwelling unit multi-family residential condominium of wood frame construction new building to Have one story parking garage at grade line to accommodate 22 car parking; All new systems new building to be Fully sprinklered.

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