



City of Boston
Board of Appeal

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Tuesday, May 9, 2017

BOARD OF APPEALS 2017 MAY -3 A 9:31

Room 801

BOSTON, MA

The board will hold a hearing on May 9, 2017 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

April 25, 2017

EXTENSION 9:30a.m.

Case:BOA-475010 , **Address:** 148 Chestnut Hill Avenue , **Ward 21 Applicant:** Cumberland Farm, Inc

Case:BZC-32973 , **Address:** 27-29 H Street , **Ward 6 Applicant:** Steven Turner, Manager

Case: BOA-447559, **Address:** 117 St. Botolph Street , **Ward 4 Applicant:** Tanya Capaldo

Case: BZC-33444, **Address:** 108-108A Dorchester Street, **Ward 6 Applicant:** Balkar Realty, LLC

BOARD FINAL ARBITER 9:30a.m.

Case:BZC-33055 , **Address:** 17 Court Street , **Ward 3 Applicant:** Vietnam Veterans Workshop, Inc. (d/b/a New England Center Veterans)

HEARINGS: 9:30 a.m

Case:BOA-689739 , **Address:** 213 East Eagle Street , **Ward 1 Applicant:** 213 East Eagle LLC

Article(s): 53(53-8) 53(53-9) 53(53-56)

Purpose: Demolish existing two family structure. Combine adjoining lots at 213 East Eagle Street, parcel ID 0103225000 and parcel ID 010322600, into one new lot. Erect a fully-sprinklered 7 unit building with 5 parking spaces on the new combined lot. *Building to be razed under separate demolition permit.

Case:BOA-692071 , **Address:** 265 Webster Street , **Ward 1 Applicant:** Saratoga Street Properties, LLC

Article(s): 53(53-8) 53(53-9) 53(53-56)

Purpose: Change occupancy from a three family dwelling to a four unit dwelling. Renovate with erect vertical addition and extend living space in basement and upper addition with deck as per plan.

Case:BOA687534 , **Address:** 167 Coleridge Street , **Ward 1 Applicant:** Bradley J. Young

Article(s): 53(53-9) 53(53-56)

Purpose: Erect 2 unit residential dwelling. Existing building to be razed on separate permit.

Case:BOA-687529, **Address:** 254 Everett Street , **Ward 1 Applicant:** I & I Properties, LLC

Article(s): 53(53-8) 53(53-9) 53(53-56) 53(53-54)

Purpose: Combine parcel ID 0105125000 with 0105124000 – Erect a Four Unit residential Dwelling with two parking spaces.

Case:BOA-674629 , **Address:**99 Summer Street , **Ward 3 Applicant:** 99 Summer Owner, LLC

Article(s): 8(8-7)

Purpose: Change occupancy by adding “take-out food services” on the 1st floor lobby area.

Case:BOA681082 , **Address:**31 Milford Street , **Ward 3 Applicant:** Marc LaCasse

Article(s): 64(64-9) 32(32-9)

Purpose: Add extension to family room at rear level; additional 108 SF of space. As shown on plans submitted on sheet A1.00. to amend ALT584122.

Case:BOA-659702, **Address:** 86-88 North Washington Street , **Ward 3 Applicant:** LIMAC Realty, LLC

Article(s): 46(46-6) 46(46-11) 32(32-9)

Purpose: To erect a new hotel building in accordance with plans submitted.

Case:BOA-690676 , **Address:**166 Newbury Street , **Ward 5 Applicant:** Christopher Hemenway

Article(s): 23(23-1) 32(32-4) 13(13-1)

Purpose: Change of occupancy from 2 stores, 3 apartments to 2 stores, 6 apartments. Full interior renovation of floors 2-4 to create five (5) 1 BR apartments and (1) studio apartment. Existing floors garden level and floor one are currently occupied by commercial retail space (No changes).

Case: BOA-676202, **Address:**73 Mount Vernon Street , **Ward 5 Applicant:** David W. Daniel

Article(s): 13(13-13-1)

Purpose: Build an addition to the third floor of the existing building to match exactly as the first and second floors. Renovate existing FAR areas of the building interior and create new living space. Looking for relief of a pre-existing

condition (past work done without a permit) that is being considered a code violation. Add Juliette balconies to the rear of the building. Add a roof deck to the top of the building. (Other costs of construction are reflected on ALT626697).

Case: BOA#676203, **Address:** 73 Mount Vernon Street, **Ward 5 Applicant:** David W. Daniel

Purpose: Build an addition to the third floor of the existing building to match exactly as the first and second floor. Renovate existing FAR areas of the building interior and create new living space looking for relief for a pre-existing condition (past work done without a permit) that is being considered a code violation. Add Juliette balconies to the rear of the building. Add a roof deck to the top of the building. (Other costs of construction are reflected on ALT626697).

Case: BOA-668415, **Address:** 231 Gold Street, **Ward 6 Applicant:** Timothy Johnson

Article(s): 14(14-14-1) 14(14-14-2) 14(14-4) 15(15-1) 17(17-1) 20(20-1) 23(23-9)

Purpose: Erect new 4-story, 2-family dwelling w/garage and roof deck as per plans submitted.

Case: BOA-643390, **Address:** 364 E Street, **Ward 6 Applicant:** Brooke Simpson

Article(s): 57(57-9) 57(57-22)

Purpose: Dormer with new deck and hatch.

Case: BOA-653861, **Address:** 19-23 Clapp Street, **Ward 7 Applicant:** Timothy Johnson

Article(s): 65(65-7) 65(65-41) 65(65-8) 65(65-9)

Purpose: Erect new 4-story, 9-unit town house building w/side, rear & roof decks as per plans submitted, ancillary parking for the building via permit U49407007. Parcel subdivided via permit ERT406808.

Case: BOA-690588, **Address:** 202 M Street, **Ward 7 Applicant:** Patrick Mahoney

Article(s): 29(29-4)

Purpose: Raze existing building, erect new five unit residential dwelling units (consisting of 4 two bedroom units and 1 one bedroom unit), and seven parking spaces (1.5 spaces per 2 bedroom and 1 space for the one bedroom unit).

HEARINGS: 10:30 a.m.

Case: BOA-671857, **Address:** 46 Newmarket Square, **Ward 8 Applicant:** George Khalif

Article(s): 90(90-7)

Purpose: Outdoor sales and display of thirty (30) second hand motor vehicles on lot.

Case: BOA-675434, **Address:** 211 Green Street, **Ward 11 Applicant:** Mordechai Levin

Article(s): 55(55-19) 55(55-20) 55(55-40)

Purpose: Erect a new 6 story mixed-use building with internal mezzanines, five stories wood frame over one story steel to be erected on consolidated parcels. The building will have a parking garage and retail use on the ground floor and there will be 45 residential units on the upper floors.

Case: BOA-688326, **Address:** 47 Sargent Street, **Ward 13 Applicant:** Shanti Boston LLC

Article(s): 50(50-29) 50(50-44.2) 50(50-28)

Purpose: Erect new 6-unit multi-family residential dwelling with 6-off street parking, exterior deck, and roof deck.

Case: BOA-691543, **Address:** 186A Grampian Way, **Ward 13 Applicant:** Derric Small

Article(s): 9(9-1) 65(65-9)

Purpose: Renovate existing 3 family house, raise the roof by 3 feet and a rear addition as per plans. Construction set to be submitted upon ZBA approval.

Case: BOA-6600625, **Address:** 24 Greenwood Street, **Ward 14 Applicant:** Dona Lindesay

Article(s): 60(60-12)

Purpose: Change of occupancy from a 2 family to a 3 family dwelling. Upgrade plumbing and electrical-install new heating system.

Case: BOA-691151, **Address:** 58 Tolman Street, **Ward 16 Applicant:** Ted Ahern

Article(s): 29(29-4)

Purpose: Demolition of existing single dwelling and erect new six unit building per attached plans.

Case: BOA-676288, **Address:** 16 Plain Street, **Ward 16 Applicant:** John Pulgini

Article(s): 65(65-9) 65(65-41)

Purpose: Erect a new 2.5 story 2,589 SF single family dwelling on subdivided lot E (ALT666096).

Case: BOA-676285, **Address:** 18 Plain Street, **Ward 16 Applicant:** John Pulgini

Article(s): 65(65-9)

Purpose: Subdivide 18 Plain Street, an existing 18,007 sf lot into 3 lots referred to in attached plans as lots, C (5,065 SF), D (8,667 SF), and Lot E (5,073 SF), Erect permit to be filed simultaneously to build one 2.5 story single family on Lot C, one 2.5 story on Lot D, and one 2.5 story single family lot on E. Raze existing building on lot.

Case: BOA-676289, **Address:** 18 Plain Street, **Ward 16 Applicant:** John Pulgini

Article(s): 65(65-9) 65(65-41)

Purpose: Erect a new 2.5 story 2,589 SF single family dwelling on subdivided lot C (ALT666096).

Case: BOA-676291, **Address:** 18R Plain Street, **Ward 16 Applicant:** John Pulgini

Article(s): 65(65-9)

Purpose: Erect a new 2.5 story 2,589 SF single family dwelling on subdivided lot D (ALT666096).

Case: BOA-660884, **Address:** 1707 Dorchester Avenue, **Ward 16 Applicant:** Imad Zahreddine

Article(s): 65(65-8) 65(65-41)

Purpose: Apply for used car dealership license for 3 cars.

Case: BOA-664792, **Address:** 44H-44 Mather Street , **Ward 17 Applicant:** James Christopher

Article(s): 65(65-60-83) 65(65-9) 65(65-41)

Purpose: To change occupancy of existing single family to a 3 family. Square up building and change third floor from pitched roof to a flat roof for third floor to have same footprint as floors below. Add stairs up to new roof deck for 3rd floor unit only as per plans. Building will be fully sprinklered.

Case:BOA-686944, **Address:** 167 Poplar Street , **Ward 18 Applicant:** Antonio Ferrara

Article(s): 67(67-8) 67(67-9) 67(67-33) 67(67-9.3)

Purpose: Erect new two and half story four family dwelling.

Case:BOA-686946 , **Address:** 175 Poplar Street , **Ward 18 Applicant:** Antonio Ferrara

Article(s): 67(67-33) 67(67-9)

Purpose: Existing 4 unit building on the lot to undergo zoning analysis as new building being proposed on same lot (ERT679753).

Case: BOA-684578, **Address:** 15 Revere Street , **Ward 19 Applicant:** Je Eun Lee

Article(s): 55(55-9)

Purpose: Long-form install full bathroom in basement spray foam insulation on foundation walls, frame foundation walls, install blue boards & plastering, paint entire basement, install tiles in whole basement area.

Case:BOA-686231 , **Address:** 130 Manthorne Road , **Ward 20 Applicant:** Bill He

Article(s): 56(56-8)

Purpose: Finishing the attic.

Case:BOA-694865 , **Address:** 4337-4341 Washington Street , **Ward 20 Applicant:** Seila Herrera

Article(s): 6(6-4)

Purpose: To remove the proviso and to add take out provision to new owner.

Case:BOA-646449 , **Address:** 599 Cambridge Street , **Ward 21 Applicant:** Bidabadi Family LTD

Partnership/NAAN, Inc, G.P.

Article(s): 8(8-4) 9(9-2) 51(51-9) 51(51-56) 51(51-53)

Purpose: Demolish existing (2) unit commercial medical and 2 unit residential structure. Erect (14) Residential Units Condominium Project. 4-1/2 story wood frame over steel framed (17) off-street parking.

RE-DISCUSSION: 11:30a.m.

Case: BOA-631069 **Address:** 336 Chelsea Street, **Ward:** 1, **Applicant:** Magrath Realty, LLC

Article(s): 53(53-9: lot area, usable open space, front, side & rear yard insufficient; floor area ratio, building height exceeds number of stories & building height exceeds building height excessive) 53(53-56) 53(53-8)

Purpose: Demolish the existing glass shop. Erect a mixed-use building which will be occupied as a funeral home and six residential units.

Case: BOA-657861, **Address:** 2 Laurel Street, **Ward:** 2, **Applicant:** Timothy Sheehan

Article(s): 62(62-62-25) 62(62-62-8)

Purpose: This application is for the addition of a third floor 90 square foot bathroom addition on top of a rear 'ell" two-story portion of an existing three story single family residence.

Case: BOA-666883, **Address:** 10 Grimes Street **Ward:** 6, **Applicant:** Colm Dunphy

Article(s): 14(14-14-1) 14(14-14-2) 14(14-14-3) 14(14-4) 15(15-1) 17(17-1) 18(18-1) 19(19-1) 20(20-1)

Purpose: Demolish existing wood frame structure; Change Use and Occupancy; Erect a new 4 story residential condominium comprised of 3 dwelling units on 3 floors and a 3 car parking garage located at grade; Building to be wood frame construction for walls and floors; building to be fully sprinklered; All new systems-per plans.

Case: BOA-598998, **Address:** 187-189 E Street **Ward:** 7, **Applicant:** Colm Dunphy

Article(s): 14(14-14-1) 14(14-14-2) 14(14-14-3) 14(14-4) 15(15-1) 17(17-1) 18(18-1) 20(20-1) 23(23-1)

Purpose: Erect new four story wood frame building for 6 dwelling units including 6 garaged parking spaces on grade-Raze existing structure on lot.

Case: BOA-674086, **Address:** 10 Moreland Street **Ward:** 12 , **Applicant:** Ann Huang

Article(s): 52(52-9) 50(50-26) 50(50-43)

Purpose: Change occupancy from a one family to a two family and extend living space into basement. Renovate basement, add one full bath, insulate, sheetrock the walls, see attached plan for basement.

Case: BOA-648704, **Address:** 1857-1859 Dorchester Avenue, **Ward:** 16, **Applicant:** Jermar Realty Trust u/d/t 11/15/96

Article(s): 65(65-9) 65(65-39) 65(65-65-41) 65(65-41)

Purpose: Erect a 20 unit, multi-family dwelling to include 2 accessory retail units.

Case: BOA-618715, **Address:** 32 Cummins Highway, **Ward:** 19, **Applicant:** George Morancy

Article(s): 67(67-8) 67(67-9) 67(67-9.1) 67(67-32) 67(67-30)

Purpose: Erect new building for 14 residential units.

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