



City of Boston
Board of Appeal

Tuesday, July 11, 2017

BOARD OF APPEALS

Room 801

The board will hold a hearing on July 11, 2017 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

June 27, 2017

EXTENSION: 9:30a.m.

Case: BOA-384030, Address: 223 Boston Street, Ward 7 Applicant: Mitsuko Ernst

BOARD FINAL ARBITER 9:30a.m.

Case: BOA427838, Address: 8-12 Enterprise Street , Ward 7 Applicant: Enterprise LLC

Case: BOA-427843, Address: 14 Enterprise Street , Ward 7 Applicant: Enterprise LLC

GCOD 9:30a.m.

Case: BOA-710429, Address: 237 Marlborough Street , Ward 5 Applicant: Garrett Ingalls

Article(s): 32(32-4)

Purpose: Change occupancy form 4 residential units to a single family. Interior floor plan layout modifications per plans. Installations per plans. Installation of fire sprinkler system.

Case: BOA-718727, Address: 170 Beacon Street , Ward 5 Applicant: James A. Chute

Article(s): 32(32-4)

Purpose: Emergency repairs to foundation as per structural engineers stamped sketch.

Case: BOA-713469, Address: 616-620 Massachusetts Avenue , Ward 9 Applicant: Olympia Flower Store Inc

Article(s): 32(32-4)

Purpose: To correct violation #V323671. Pave driveway

HEARINGS: 9:30 a.m

Case: BOA-712843, Address: 243 Condor Street , Ward 1 Applicant: Condor Creek, LLC

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

Purpose: Erect new 4 story building with 6 residential units with parking at grade also to raze existing structure as per plans.

Case: BOA-710277, Address: 6 Soley Street , Ward 2 Applicant: Nicolas Skiadas

Article(s): 62(62-7) 62(62-8)

Purpose: Construction of single family residence.

Case: BOA-712394, Address: 300-399 Faneuil Hall Marketplace , Ward 3 Applicant: Starbucks

Article(s): 45(45-14)

Purpose: Change of occupancy from retail book store to Starbucks Coffee Shop (Take-Out Restaurant) Interior renovation for tenant fit-up.

Case: BOA-712280, Address: 45-55 Lagrange Street , Ward 3 Applicant: QMG LaGrange, LLC

Article(s): 32(32-9) 38(38-7) 38(38-19) 38(38-18)

Purpose: Develop a new 21 story, 160,380 SF 176 residential units building with retail on the ground floor and below grade parking per plans.

Case: BOA-671723, Address: 111 Saint Botolph Street , Ward 4 Applicant: Robert O'Connor

Article(s): 16(16-8)

Purpose: Install Pergola on rear deck.

Case: BOA-656473, Address: 1 Grace Court , Ward 6 Applicant: George Morancy

Article(s): 17(17-1) (19(19-1) 20(20-1)

Purpose: Building new two story decks.

Case: BOA-702337, Address: 47-53 Farnsworth Street , Ward 6 Applicant: Trillium Brewery Company

Article(s): 8(8-7)

Purpose: Location 47-53 Farnsworth Street, Boston, MA 02210 Parcel ID: 0602661000 and 0602654002 (Thomson Pl space for patio) Zoning District: South Boston Zoning Subdistrict: M-4 Sub district Type: Restricted Manufacturing Purpose: Change occupancy to a restaurant including a Microbrewery, Buildout The following drawings show the new occupancy of a 2-story tenant space at 47 Farnsworth Street in Boston's Fort Point District. The existing space is being

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renovated by the tenant to change the occupancy to an A-2 restaurant use. The new occupancy will contain a restaurant/brewpub with the following spaces: microbrewery, full kitchen, a bar on each floor, private function room, outdoor patio at grade level, rooftop terrace, retail shop and staff areas. The brewing facility will produce beverages containing 0.5% but not more than 15% alcohol by volume at 60F to be consumed on site in the restaurant as well as packaged for retail sale for off premises consumption. The space also features a retail shop where consumers can purchase bottles, cans refillable containers called growlers to be consumed off premises as well as brewery merchandise & apparel. See ALT696288 for GCOD & Flood Hazards compliance.

Case: BOA-673434, **Address:** 88 F Street , **Ward 6 Applicant:** George Morancy
Article(s): 14(14-14-2) 15(15-1) 17(17-1) 18(18-1) 19(19-1) 20(20-1) 23(23-1)
Purpose: Complete remodel of existing two family additions above and to the side. Change occupancy to 3 units.

Case: BOA-685446, **Address:** 39 Washburn Street , **Ward 7 Applicant:** Doug George
Article(s): 60(60-9) 60(60-41.1) 60(60-40)
Purpose: Erect a new three-family dwelling on vacant lot. Construct balconies and roof deck through head house.

Case: BOA-683250, **Address:** 17 Roseclair Street , **Ward 7 Applicant:** Clayton Chiavaroli
Article(s): 9(9-1)
Purpose: Repair existing roof deck.

Case: BOA-676659, **Address:** 148 West Ninth Street , **Ward 7 Applicant:** George Morancy
Article(s): 14(14-14-1) 14(14-14-2) 15(15-1) 17(17-1) 20(20-1) 23(23-23-1)
Purpose: Combine parcels 0700302000, 0700301000 and 0700300000 into one vacant lot totaling 4266 sf. Erect a new 8 Unit residential building with 2 roof decks and parking below, as per plans. Permit set to be submitted upon ZBA approval.

Case: BOA--707122, **Address:** 324 K Street , **Ward 7 Applicant:** Brendan McLaughlin
Article(s): 19(19-2)
Purpose: Change existing 2 family home to a 3 family home by building an addition on the same lot. No combination of lots are required. A 12 foot driveway already exists to the right building application with a fire wall separation between the existing 2 family and the new build. Drawings have engineering plans showing a fire suppression system in the new addition.

Case: BOA-701560, **Address:** 6 Saint Margaret Street , **Ward 7 Applicant:** Karolina Sablaska-Marek
Article(s): 65(65-9)
Purpose: Change occupancy from one family to two family house. As is no work to be done.

Case: BOA#701561, **Address:** 6 Saint Margaret Street , **Ward 7 Applicant:** Karolina Sabalska-Marek
Purpose: Change occupancy from one family to two family house. As no work is to be done. 8th 780 CMR R311.1 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7.9.1

HEARINGS: 10:30 a.m.

Case: BOA-682855, **Address:** 13 Shetland Street , **Ward 8 Applicant:** Joseph Holland
Article(s): 50(50-28) 50(50-29) 50(50-43)
Purpose: Demolish existing building, erect new 57 unit apartment complex. Permit application will require zoning relief & variances, please charge nominal fee permit application. Req ZBA

Case: BOA-693849, **Address:** 441 Shawmut Avenue , **Ward 9 Applicant:** Bruce Miller
Article(s): 64(64-9) 64(64-34)
Purpose: Install new roof deck-Anticipate Zoning Refusal letter.

Case: BOA716565-, **Address:** 42 Glenway Street , **Ward 14 Applicant:** Eltion Allen
Article(s): 10(10-1) 60(60-9) 60(60-40(4) 60(60-41)
Purpose: Erect a two family dwelling as per plans.

Case: BOA-683450, **Address:** 15 Woolson Street , **Ward 14 Applicant:** Cecil Hansel
Article(s): 60(60-40) 60(60-8)
Purpose: Change occupancy from a three family to a four family and renovate and install sprinkler. Legalize existing condition.

Case: BOA-719517, **Address:** 265 Hancock Street , **Ward 15 Applicant:** Abraham Alvarez
Article(s): 65(65-9) 65(65-41)
Purpose: Demo existing structure and build new construction of three family wood frame building.

Case: BOA-701131, **Address:** 416-422 Geneva Avenue , **Ward 15 Applicant:** Anyel A Cruz
Article(s): 65(65-8)
Purpose: Remove proviso "To Petitioner Only" No plans filed with this application.

Case: BOA-707521, **Address:** 1675 Dorchester Avenue , **Ward 16 Applicant:** Derric Small
Article(s): 65(65-41)
Purpose: Change of Occupancy from One family dwelling to a Two (2) Family Dwelling. No work to be done.

Case: BOA-696526, **Address:** 10 Brockton Street , **Ward 18 Applicant:** Kertrice Caesar
Article(s): 60(60-7) 9(9-1)
Purpose: Extend living space into the basement as per plans. All costs reflected on SF650587.

Case: BOA-705747, **Address:** 33 Johnswood Road , **Ward 19 Applicant:** Evan Smith

Article(s): 67(67-9) 67(67-32)

Purpose: Erect new single family home per plans.

Case: BOA-690755, **Address:** 4172-4174 Washington Street , **Ward 19 Applicant:** Rich Young

Article(s): 67(67-12)

Purpose: Change of occupancy to include a retail store. Work to consist of exterior and interior renovations as well, enclose rear court yard area see attached approved BRA architectural plans. And cost reflected on ALT547068. Note: Rear attached garage/shed removed and court yard enclosed.

Case: BOA-690834, **Address:** 279 Lamartine Street , **Ward 19 Applicant:** 279 Lamartine, LLC

Article(s): 55(55-8)

Purpose: Combine existing lot A (5,584 sq ft) with existing lot B (6,074 sq ft) to create a new lot of 11,658 sq ft. Demolish and remove existing single family dwelling. Erect a new 3 story, six (6) unit multifamily residential building. There will be a parking garage for 7 vehicles under the building. The building will be fully sprinklered.

Case: BOA-585382, **Address:** 6 Long Terrace , **Ward 20 Applicant:** Arthur Choo

Article(s): 56(56-8)

Purpose: Combine parcel ID 2009196000 with 20091955000 to erect a new single family house. Framing plans to be submitted upon ZBA approval.

Case: BOA-716190, **Address:** 840 Beacon Street , **Ward 21 Applicant:** Douglas Gordon

Article(s): 61(61-10)

Purpose: Change from retail to liquor store. Existing condition

RE-DISCUSSION: 11:30a.m.

Case: BOA-662224, **Address:** 191 Condor Street **Ward: 1 , Applicant:** Joe Hassell

Article(s): 53(53-9) 53(53-8) 53(53-54) 53(53-56) 53(53-57.3)

Purpose: Construct new 9 unit residential building with 11 parking spaces.

Case: BOA-662222, **Address:** 211 Condor Street **Ward: 1 , Applicant:** Joe Hassell

Article(s): 53(53-54) 53(53-56) 53(53-9) 52(52-8)

Purpose: Build new 14 unit building with parking spaces.

Case: BOA-707972, **Address:** 816 Saratoga Street **Ward: 1 , Applicant:** Cornelis Holtjer

Article(s): 53(53-9; Dimensional Regulations, Floor area ratio is excessive (basement & attic areas are new occupied areas)

Purpose: 2 new bathrooms, new window in roof.

Case: BOA-697078 , **Address:** 11 Fayette Street , **Ward 5 Applicant:** Gustavo Dejo-Suarez

Article(s): 63(63-8: Rear Yard insufficient & Usable Open Space insufficient) 63(63-9: Density Limitation Regulations) 32(32-9: GCOD)

Purpose: Correct violation for Permits required to wit. New rear portico has been built at the rear entrance/exit on the first floor level without permit or inspection. Along with Installation of a fence in rear yard over 6 feet tall. Change Occupancy from single family to a 2 family.

Case: BOA-664763, **Address:** 8 Clifford Street , **Ward: 12, Applicant:** Joseph Feaster

Article(s): 50(50-29)

Purpose: 280-290 Warren Street - Construct a 5 story Mixed-Use Commercial/Residential building of approx.. 84,779 sq. ft. There will be 74 Underground Parking Spaces on 32,000 sq ft. lot. Occupancy to be 51 Residential Units and Offices.

Case: BOA-664762, **Address:** 1 Waverly Street , **Ward: 12, Applicant:** Joseph Feaster

Article(s): 50(50-29)

Purpose: 280-290 Warren Street - Construct a Mixed-Use Commercial/Residential building of approx.. 56,000 sq. ft. including 28 Underground Parking spaces on a 38,000 sq. ft. lot. Occupancy to be restaurant, Coffee shop & 44 Residential Units with Underground Parking Garage .

Case: BOA-646728, **Address:** 26 Walton Street, **Ward: 17 , Applicant:** Hong Nguyen

Article(s): 9(9-1)

Purpose: Off street parking for 2 Cars (parking spaces).

Hearings/Recommendations

Case: BOA-704507, **Address:** 67 Rutherford Avenue **Ward: 2 , Applicant:** Kevin Joyce, Esq

Article(s): 62(62-8: Insufficient side and yard setback)

Purpose: Second & Third floors bedroom addition. Applicant says the address is '67 Old Rutherford Avenue' but does not appear in S.A.M. mapping as a primary address or secondary address just 67 Rutherford Avenue.

Case: BOA-707886, **Address:** 1 H Street Place **Ward: 6 , Applicant:** Sean Harrington

Article(s): 68(68-8: Floor area ratio is excessive)

Purpose: Extend living space to existing single family residential.

Case: BOA-676056, **Address:** 11 Sagamore Street **Ward: 13 , Applicant:** James Christopher

Article(s): 68(68-8: Floor area ratio is excessive)

Purpose: Extend living space to existing single family residential.

Case: BOA-701274, **Address:** 21 Port Norfolk Street **Ward: 16 , Applicant:** Paul Nally

Article(s): 9(9-1: Extension of non conforming use) 65(65-9; Exceeded allowed F.A.R., Insufficient rear yard setback and Insufficient side yard setback)

Purpose: Proposed dormer addition and replace previous deck and egress as per plans. Construction set to be submitted upon ZBA approval.

Case: BOA-712506, **Address:** 68 Cliftdale Street **Ward:** 18 , **Applicant:** Peter Hussey

Article(s): 67(67-9; Insufficient Lot Area, Floor area ratio is excessive., Calculations given on drawings are incorrect.

Purpose: Extend living space to basement in an existing single family dwelling. Work to include new insulation, interior door at (non-structural) framing, new drywall, new flooring. Replacement windows at existing locations, new exterior, door at existing locations, new interior door at existing location. New lighting and electrical. Please see revised set of plans.

Case: BOA-693753, **Address:** 71-73 Green Street **Ward:** 19 , **Applicant:** Lon Sheritt

Article(s): 10(10-1; Limitation of Area of Accessory) 55(55-40; Off-Street Parking/Loading Reqs) 55(55-9; Open Space Insufficient)

Purpose: Add two (tandem) parking spaces on right side of lot (See Diagram).

Case: BOA-694865, **Address:** 4337-4341 Washington Street **Ward:** 20 , **Applicant:** Arisleyda Veras

Article(s): 67(67-8; Barber or Beauty shop forbidden)

Purpose: Change occupancy from Travel Agency to beauty shop (barber shop). Second beauty shop in building.

Case: BOA-705369, **Address:** 43 Manthorne Road **Ward:** 20 , **Applicant:** Peter Brennan

Article(s): 56(56-8; Side Yard Insufficient)

Purpose: Renovation and addition to include renovated 1/2 bath , expanded kitchen with expanded bedroom above, and a new sitting room.

Case: BOA-682914, **Address:** 311-315 Belgrade Avenue **Ward:** 20 , **Applicant:** Rachael Nelson

Article(s): 67(67-11; Dog Day Care Forbidden)

Purpose: Add Doggy Day Care" use group.

Case: BOA-711310, **Address:** 27 Caspar Street **Ward:** 20 , **Applicant:** Lino Viola

Article(s): 56(56-8; Residential Subdistrict; Dimensional; Right side yard setback requirement is insufficient to build a second story)

Purpose: Remove existing second floor. Build new second floor with full height walls (existing walls are only half height) and a new roof. Addition will have 3 bedrooms, one full bathroom and new laundry room. Change heating system from forced hot water to HVAC system.

Case: BOA-661121, **Address:** 145 Corey Street **Ward:** 20, **Applicant:** Kevin Dowd

Article(s): 56(56-7; Use regulations, Accessory keeping animals (Chicken) is Forbidden Use

Purpose: Chicken Coop on existing 4'x6' shed.

Case: BOA-683295, **Address:** 17 Brookfield Street **Ward:** 20 , **Applicant:** Ivan Hernandez

Article(s): 67(67-9; Dim reg applic in res sub dist: Floor Area Ratio Excessive)

Purpose: Finish remodel of existing basement space to create finished living space, as opposed to finished storage. Basement space to include creation of game room and library. ** This amendment to BZC 33560 .

Case: BOA-665759, **Address:** 145-145A East Berkeley Street **Ward:** 3, **Applicant:** Shan Chan

Article(s): 9(9-1) 64(64-19)

Purpose: Addition first floor on back for restaurant kitchen.

STEPHANIE HAYNES
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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