



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 04	Hearing: 1
BOA699741	Address: 31 Burbank ST, Ward - 04	Applicant: Andre Jones

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: GCOD

Article(s)	Description
Art. 32 Sec. 5	Specific Requirements
Notes	

Description: We are submitting plans for Article 32 Compliance (zoning approval will be required)
Window replacements, unit renovation, masonry repair, heating system upgrade, elevator replacement.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Applicant is in compliance, Boston Water & Sewer letter was received. Board member Fortune moved to Approve, the motion was seconded and the Board voted to Approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



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Hearings for Tuesday, June 27, 2017

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9:30 am	Ward: 08	Hearing: 1
BOA701072	Address: E 16 Cottage ST, Ward - 08	Applicant: Harold Raymond

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 50 Sec. 29	Rear Yard Insufficient
Art. 50 Sec. 29	Lot Area Insufficient
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations

Notes

Description: Rebuild rear section of the structure by adding one floor of new construction to the third floor. Third Floor interior work consist of new framing, electrical, plumbing, HVAC, windows /doors, flooring and drywall/painting. Exterior work will consist of new siding and roofing. Additional interior and exterior for floors 1-2 will be completed under Short Form Permit SF664261.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

Parking To Be Worked Out By Boston Transportation Department

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: See companion minutes BOA-701080

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



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Board Of Appeals

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Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 08	Hearing: 2
BOA701080	Address: E 16 Cottage ST, Ward - 08	Applicant: Harold Raymond

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 50 Section 26	Establish of Res. Subdistricts
Article 50, Section 43	Off-Street Parking & Loading

Description: Change residential parking from one to three parking spaces

DOCUMENTS CONSIDERED AT THE HEARING:

Plans _____ ✓	Engineers Report _____
Letter of Support _____	Letter of Opposition _____
Petition of Support _____	Petition of Opposition _____
Photographs _____	Building Models _____
Tax Bills _____	
Other: _____	

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

Parking To Be Worked Out By Boston Transportation Department

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, creating three parking spaces because there is three residential units which was about 1300sf, will be adding a floor and shed dormer, the rear decks are open. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support and BTD-proviso work with applicant re-designed parking in rear. Board member Galvin moved to approve with proviso the motion was seconded and the Board voted to approve with proviso.

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Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 09	Hearing: 1
BOA666733	Address: 1065 Tremont St, Ward - 09	Applicant: Andrew Kara

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
8th 780CMR3202	Encroachments
8th 780CMR 705	Exterior Walls
Note:	
Article 50, Section 11	Dimensional Regulations in Roxbury EDA
Article 50, Section 11	Dimensional Regulations in Roxbury EDA
Article 50, Section 43	Off-Street Parking & Loading
Notes	
Article 50, Section 11	Dimensional Regulations in Roxbury EDA
Article 50, Section 41	Screening and Buffering

Description: Construct new 6 story Type 1 Building in the rear of the existing building at 1065 Tremont Street. Proposed addition consists of 28 residential units. The proposed addition also includes expansion of the first floor unit in the existing building into the basement. The main entry of the building will be located on St. Syrian Street from Tremont Street.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans _____	Engineers Report _____
Letter of Support _____	Letter of Opposition _____
Petition of Support _____	Petition of Opposition _____
Photographs _____	Building Models _____
Tax Bills _____	
Other: _____	

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair -opposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff -opposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to proposed 28 unit addition consist of 14 one-bedroom 400sf-750sf, 10 two-bedroom 800sf-1000sf, 2 three-bedroom 1000sf-1100sf & 4 four-bedroom 1700sf, This project will be 6 stories at 64' high. 44 units with no parking, parking spaces that was eminated was 16. The targeted demographic will be young perfessionals. Board member inquired regarding no parking, unable to attract families if no parking. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Jackson's office support, Flaherty's office support and two abutters opposed. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso. Board member Bickerstaff & Araujo opposed to vote.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



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Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 11	Hearing: 1
BOA694598	Address: 21D - 35K Bismarck ST, Ward - 11	Applicant: Shannon Pope

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use

Article(s)	Description
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Art. 55, Section 19 **	Use: Conditional
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Description: Change Occupancy from office, light mfgr, food processing, dance studio, res-taurant with live entertainment before 10:30pm & restaurant w/live entertainment, fitness ctr/gym to add. Daycare/ Preschool for 49 kids older than 2.9 years.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, To allow for a pre-school in the current commercial space. current space is for 49, seeking to have two class rooms of 12. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Flaherty's office support, O'Malley's office support. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve.

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Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 11	Hearing: 2
BOA700046	Address: 3686 - 3688 Washington St, Ward - 1	Applicant: James Greene

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 55, Section 8 * **	Use: Forbidden
Art. 55, Section 8 * **	Use: Forbidden
Art. 55, Section 8 * **	Use: Forbidden
Art. 55, Section 8 * **	Use: Forbidden
Article 55, Section 9 * ***	Lot Frontage Insufficient
Article 55, Section 9 **	Floor Area Ratio Excessive
Article 55, Section 9 ** *	Building Height Excessive
Article 55, Section 9 ****	Rear Yard Insufficient
Article 55, Section 41	Application of Dim. Regs.
Art. 55 Sec. 09 *	Dimensional Regulations.
Art. 29, Section 4 **	Greenbelt Protection Overlay District
Article 55, Section 9	Dimensional Regulations
705.8	Openings in Exterior Walls

Description: Construct a new 215,755 SF building, 42,460 SF underground garage connecting underground the two, six story buildings with commercial/retail on the ground floor and a total of 205 residential units on floors 2-6 and 121 parking below grade parking spaces. Approved through Article 80 at the BPDA with 3690 Washington Street ERT681875.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: See companion minutes BOA-700050

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



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Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 11	Hearing: 3
BOA700050	Address: 3690 Washington St, Ward - 11	Applicant: James Greene

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 55, Section 16 * **	Use: Forbidden
Article 55 Section 17	Dimensional Regulations
Article 55 Section 17	Dimensional Regulations
Article 55 Section 17	Dimensional Regulations
Article 55 Section 17	Dimensional Regulations
Article 55, Section 41	Application of Dim. Regs.
Art. 29, Section 4 **	Greenbelt Protection Overlay District
705.8	Openings in Exterior Walls

Description: Construct a new 43,142, SF six story building with commercial /retail on the ground floor and 45 residential units on floors 2-6. Approved through Article 80 at the BPDA with 3686-3688 Washington Street.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to property consists of two parcels, parcel A & B applicant will develop by building a building on each lot. Building 1 will have six stories with retail on first floor no basement and no parking under this building 1 will consist of 45 units. Building 2a will consist of 122 units and 2b will have 83 units. Total project area is 2 acres 88,000sf. Proposed to construct 250 units of the 250 units 20% will be affordable the project will have 146 parking spaces 120 parking spaces will be located on the first floor podium garage. unit sizes are Studio's 140sf-621sf, One bedroom 600sf-900sf, two bedroom 935sf-1028sf, three bedroom 1200sf-1300sf. This project was revised in response to community. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, O'Malley's office support, Flaherty's office support & BPDA support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



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Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 11	Hearing: 4
BOA707918	Address: 3686 - 3688 Washington St, Ward - 1	Applicant: James Greene

Seeking appeal for the terms of the Massachusetts State Building Code, Statute 1972, Chapter 802 as amended in the following respect:

Article(s)	Description
Art. 55, Section 8 * **	Use: Forbidden
Art. 55, Section 8 * **	Use: Forbidden
Art. 55, Section 8 * **	Use: Forbidden
Art. 55, Section 8 * **	Use: Forbidden
Article 55, Section 9 * ***	Lot Frontage Insufficient
Article 55, Section 9 **	Floor Area Ratio Excessive
Article 55, Section 9 ** *	Building Height Excessive
Article 55, Section 9 ****	Rear Yard Insufficient
Article 55, Section 41	Application of Dim. Regs.
Art. 55 Sec. 09 *	Dimensional Regulations.
Art. 29, Section 4 **	Greenbelt Protection Overlay District
Article 55, Section 9	Dimensional Regulations
705.8	Openings in Exterior Walls

Description: Construct a new 215,755 SF building, 42,460 SF underground garage connecting underground the two, six story buildings with commercial/retail on the ground floor and a total of 205 residential units on floors 2-6 and 121 parking below grade parking spaces. Approved through Article 80 at the BPDA with 3690 Washington Street ERT681875. SECTION: 705.8 Opening in Exterior Walls; Per table 705.8 exterior wall openings exceed allowed 25% of exterior wall within 5 to 10 feet property line.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	✓ _____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to Boston Water & Sewer conduit 3'x4' below grade, bisects the parcel. Code report submitted by code consultant describing compliance, will enter into easement to maintain and provide access to conduit. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



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Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 11	Hearing: 5
BOA707927	Address: 3690 Washington St, Ward - 11	Applicant: James Greene

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 55, Section 16 * **	Use: Forbidden
Article 55 Section 17	Dimensional Regulations
Article 55 Section 17	Dimensional Regulations
Article 55 Section 17	Dimensional Regulations
Article 55 Section 17	Dimensional Regulations
Article 55, Section 41	Application of Dim. Regs.
Art. 29, Section 4 **	Greenbelt Protection Overlay District
705.8	Openings in Exterior Walls
Description:	Construct a new 43,142, SF six story building with commercial /retail on the ground floor and 45 residential units on floors 2-6. Approved through Article 80 at the BPDA with 3686-3688 Washington Street.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: See companion minutes BOA-707918

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 13	Hearing: 1
BOA696957	Address: 147 Grampian WY, Ward - 13	Applicant: John Moran

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 65, Section 8	Use Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 42	Appl. of Dimen Reqs
Article 65, Section 8	Use Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 42.2	Conformity w Ex Bldg Alignment

Description: Combine 147 Grampian Way [Parcel 13 02491-0001] 15,000sq ft and Lot Alpine Way [Parcel 13 02498-005] 9102 sq. ft. for total of 24,411sq. ft.; Change Occupancy from Two Dwelling Units to Seven Dwelling Units. Move the main structure forward and restore front facade with historic details and veranda. Demolish three rear additions and replace with 2 story addition containing 3 new dwelling units and connect the main structure to an existing Carriage House. ; Reconstruct and enlarge the stable to 2 dwelling addition in a portion of 9102sq. ft lot with 12 garage parking spaces. Building will be fully sprinklered. All per plans filed herewith.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input checked="" type="checkbox"/> (52)
Petition of Support	<input checked="" type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, seeking three variances, change occupancy from two to seven units, FAR .4 requesting .59. Property abutting Savin Hill Woods with 360,000sf of open space. the smallest unit is 1,482sf and the largest unit is 2,553sf. By combining the two lots to have a total of 24,000+sf. Applicant looking to preserved the historic character of structure. Board members inquired regarding how far forward is main house moving? Applicant stated it will be moving 28'. Board members inquired regarding community process, Applicant stated the he had a site meeting where 40 people appeared and 1/2 dozen people opposed to the project, also went before the planning Board and the Civic Association. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office opposed, several abutters opposed-density, traffic and open space.

Baker's office support, Essaibi George's office support & 4 abutters support. Board member Erlich moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 18	Hearing: 1
BOA675065	Address: 7 DANA AV, Ward - 18	Applicant: Patrick Mahoney

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 69 Section 11	Use Regulations
Article 69 Section 29	Off-Street Parking/Loading Req's
Article 69 Section 30	Application Dimensional Req's

Description: Erect 2 1/2 story, 12 unit Townhouse. There will be exterior Off-Street Parking Spaces as per plans. Townhouse to be fully sprinklered

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to erect 8 townhouse, the corner of each townhouse there is two flats totaling 12 units, there is 12 parking spaces one space per unit. Residential on first level in a neighborhood shopping district. The eight townhouses are 1200sf. All are two bedrooms. Board member inquired regarding what is on site now, Applicant states that there is an existing three family on site. Dimensionally the structure is in compliant. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, McCarthy's office support & Flaherty's office support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 19	Hearing: 1
BOA702594	Address: 4000 Washington ST, Ward - 19	Applicant: William Mohan

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use

Article(s)	Description
Article 6, Section 4.	Other Cond Necc as Protection

Description: Remove Proviso "Take-out use granted to this petitioner only for this use only"

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

Take-Out Language

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to requesting to take-out granted to this petitioner only. Board member inquired regarding if the applicant have any experience with take-out in the City of Boston. Applicant stated yes Mr. Jenks President of Boston Pie Inc is the largest Dominoes Franchise in New England currently he has 34 and he purchase 6 franchises from TBD Pizza Inc. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, McCarthy's office support & Wu's office support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 20	Hearing: 1
BOA557810	Address: 82 Albano ST, Ward - 20	Applicant: Steven Apollonatos

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 67, Section 9 **	Excessive Building Height-Feet
Article 67, Section 9 **	Excessive Building Height-Feet
Article 67, Section 9 **	Excessive Building Height-Feet
Article 67, Section 9 **	Excessive Building Height-Feet
Article 67, Section 9 **	Excessive Building Height-Feet
Article 67, Section 9 **	Excessive Building Height-Feet
Article 67, Section 32 **	Off-Street Parking
Article 67, Section 33	Appl of Dimensional Reqs
Notes	
Article 67, Section 9 **	Excessive Building Height-Feet
Article 67, Section 9 **	Excessive Building Height-Feet
Article 67, Section 9 **	Excessive Building Height-Feet
Article 67, Section 9.3	Location of Main Entrance
Article 67, Section 32	Off-Street Parking and Loading
Article 67, Section 32	Off-Street Parking and Loading

Description: Change occupancy from single family to two-family. Remove roof and construct 1-1/2 story addition. Construct new rear deck and exteriors stairs. Relocate front retaining wall to propose additional 1 off-street parking.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input checked="" type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani -opposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, single family ranch house that was built in a neighborhood of two families in 1964. Taking a one family and convert to a two family, remove roof to add 2nd and 3rd floors. Board members inquired regarding entrance to 2nd unit. Applicant stated that the entrance is on the side, because it's a split level ranch there is already an existing side entrance on the first floor. Owner made a 2nd floor entrance to go up on the same set back as the stairs on the side. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso. Board member Pisani opposed to vote.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 22	Hearing: 1
BOA633286	Address: W 11 Sorrento St, Ward - 22	Applicant: Denis Scanlon

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect:

Article(s)	Description
Art. 51 Sec. 08	Use Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09 *	Open Space insufficient
Art. 51 Sec. 09 *	Open Space insufficient
Art. 51 Sec. 09 *	Open Space insufficient
Art. 51 Sec. 09 *	Open Space insufficient
Art. 51 Sec. 23	Off-street parking requirement
Art. 51 Sec. 51-57	Appl.of Dimensional Req.
Art. 51 Sec. 51-57	Appl.of Dimensional Req.
Art. 51 Sec. 09	Dimensional Regulations

Description: Erect new single family dwelling on same lot as an existing single family dwelling with an address of 36 Hopedale Street.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____✓_____	_____

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin -opposed	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, New house will be parallel with the existing house, both single family buildings. The total lot size is 5,000+sf . Board members inquired regarding issue with two dwellings on same lot. This is a corner lot. Applicant stated that he is proposing that there is enough space between the house and fence that two cars can park there. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office opposed, Ciommo's office opposed, three Abutters support. Board member Pisani moved to Deny without prejudice, the motion was seconded and the Board voted to Deny without prejudice. Board member Galvin opposed to vote.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 22	Hearing: 2
BOA633298	Address: 36 Hopedale ST, Ward - 22	Applicant: Denis Scanlon

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 51 Sec. 08	Use Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09 *	Open Space insufficient
Art. 51 Sec. 09 *	Open Space insufficient
Art. 51 Sec. 40-5(a)	Off-street parking design
Art. 51 Sec. 51-57	Appl.of Dimensional Req.
Art. 51 Sec. 51-57	Appl.of Dimensional Req.

Description: Confirm Occupancy as a One Family Dwelling - existing building is on the same lot as a proposed one family at 11 West Sorrento Street ; this application is filed for zoning review

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____✓_____	_____

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin -opposed	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, that the violations result from second proposed dwelling on same lot. (See companion case). This will be two single family homes. Board member then requested testimony in opposition and in support from neighbors and elected officials and their representatives, The Mayor's office opposed, Ciommo's office opposed, three Abutters support. Board member Pisani moved to Deny without prejudice, the motion was seconded, and the Board voted to Deny without prejudice. Board member Galvin opposed to vote.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 22	Hearing: 3
BOA698172	Address: 76 Lake Shore RD, Ward - 22	Applicant: Eduardo Matosinho

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 51 Section 9	Dimensional Regulations

Description: Build addition to construct full bathroom on first floor, master bedroom on second floor, frame new master bedroom entrance, walk in closet, bring laundry basement to second floor, new deck on second floor, build new stairs on the basement, install new floors, trims, cabinets, granite, drywall, and paint

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, adding a 70sf first floor addition and a 245sf second floor addition. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Ciommo's office support. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 01	Hearing: 1
BOA706857	Address: 55 Byron St, Ward - 01	Applicant: Richard Lynds

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 53 Sec. 08*	Forbidden
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 ***	Side yard insufficient
Art. 53 Sec. 09 **	Floor Area Ratio Excessive
Art. 53 Sec. 56	Off-Street Parking

Description: Remove two existing single family homes, construct a 5 condominium build-ing as per plans.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input checked="" type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to demolition of two existing single family homes and construct a single five unit building with parking for five vehicles. The proposal would be to combine the lot and create a conforming lot of 5,000sf and proposed a structure with the mixed of two & three bedroom units 870sf-1250sf the FAR 1.1 permitted .8, the Height 38' permitted 35'. No roof deck being proposed. However there are decks off of the upper level at the same level of the units. Board members inquired regarding garage door on sidewalk. Applicant stated that it se setback a good distance from the edge of the side walk which will allow a buffer for the vehicles as there inter the garage. Board members also inquired regarding handicap access, Applicant stated option will be to add a lift in the garage level. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives,

The Mayor's office support, Lamattina's office support, Essaibi George's office support, 3 abutters opposed-size, density, light & air. Board member Erlich moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 01	Hearing: 2
BOA708625	Address: 263 Webster ST, Ward - 01	Applicant: Richard Lynds

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 53Section 9	Dim Reg Applic in Res Sub Dist
Article 53Section 9	Dim Reg Applic in Res Sub Dist
Article 53Section 9	Dim Reg Applic in Res Sub Dist
Article 53, Section 52	Roof Structure Restrictions

Notes

Description: Extend living space into basement, change floor plan layout and add rear roof decks.
ZBA variance - see FD

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to existing attached three family dwelling will maintain the existing three units, extend living space into basement to add additional square footage for the lower level unit, in addition 2 decks off the rear of the building and a private roof deck accessed by unit three by spiral stairs off the rear deck, there is no head house proposed for the roof deck. The floor to ceiling height in the basement is 7.5' to 8'. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Lamattina's office support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 02	Hearing: 1
BOA668021	Address: 11 Short ST, Ward - 02	Applicant: Timothy Sheehan

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 62, Section 29	Off-Street Prkg Insufficient

Description: Confirm Occupancy as an existing Two Family Dwelling. Subdivide existing 7,544sq ft Lot 11-13 Short Street into 2 lots. Lot 1 to be known as 11-13 Short Street and to contain 4,075sq ft. Lot 2 to be known as 15-17 Short Street and to contain 3,469 sq ft. There will be a new Two Family Dwelling constructed thereon. (see ERT 587445)

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisani	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

SUMMARY: This case was postponed to September 12, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 02	Hearing: 2
BOA668023	Address: 15 - 17 Short St, Ward - 02	Applicant: Timothy Sheehan

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 62, Section 8	Dimensional regulations
Article 62, Section 8	Dimensional regulations
Article 62, Section 8	Dimensional regulations
Article 62, Section 8	Dimensional regulations
Article 62, Section 29	Off-Street Prkg Insufficient
Article 62, Section 30	Appl of Dimensional Reg's

Description: Construct a new 3 story, attached Two (2) Family dwelling on newly created 3,469sq ft Lot. Each dwelling unit will have access to private Roof Deck. Entire Dwelling to fully sprinklered. As per plans (see ALT 637367 for subdivision)

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisani	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

SUMMARY: This case was postponed to September 12, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 03	Hearing: 1
BOA695201	Address: 85 - 95 Salem ST, Ward - 03	Applicant: Michael Dellorusso

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Conditional Use**

Article(s)	Description
Article 54, Section 12,	Use Reg NEIGH Buis Sub Dist

Description: Change Occupancy to 89 Salem St. to include Fitness Center less than 2500sq. ft.
See plans provided for build out

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review-Exterior

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to Prior use was a hardware home supply store, Applicant is looking to open up a fitness center the property will be subdivided into three separate uses, Applicant will occupy just over 2,000sf as a fitness center. Applicant already operate a fitness center in the North End different theme which is cycling this fitness center will be boxing and other exercise. The Board then request testimony in opposition and in support from neighbors and elected officials and their representation. The Mayor's office support, Lamattina's office support, NEWRA support & Essaibi George's office support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 03	Hearing: 2
BOA698660	Address: 33 Upton ST, Ward - 03	Applicant: Natalie Lemle

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 64 Section 9	Dimensional Regulations
Description:	Construct a new 8'x33' exterior Deck at 2nd Floor .

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input checked="" type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review-Decks Will Be Bracket Supported

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, looking to build a back deck off the second floor of the building, the building is a 3 unit townhouse. the dimensions of the deck will be 8x33.5' which is consistent with the other decks in the neighborhood. Board members inquired regarding why not brackets supported, applicant stated that they would need a bracket in the middle which would interfere with the head room. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

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Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 03	Hearing: 3
BOA708902	Address: 65 - 71 Causeway ST, Ward - 03	Applicant: Patrick Mahoney

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 46 Sec. 08	Bul/Tri Dist Des Review

Description: Construct a roof-top deck bar with additional egress on top of existing structure.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans <input checked="" type="checkbox"/>	Engineers Report <input type="checkbox"/>
Letter of Support <input type="checkbox"/>	Letter of Opposition <input type="checkbox"/>
Petition of Support <input type="checkbox"/>	Petition of Opposition <input type="checkbox"/>
Photographs <input type="checkbox"/>	Building Models <input type="checkbox"/>
Tax Bills <input type="checkbox"/>	
Other: _____	

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to The Causeway restaurant with the occupancy of 212 are proposing to add a 114sf addition -roof deck with the occupancy of 45. Board members inquired regarding if this will reduce the occupancy in the restaurant below and the applicant stated no the occupancy in the restaurant is 212 and they are adding 45 occupancy to the roof deck. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Lamattina's office support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 05	Hearing: 1
BOA694192	Address: 620 Newbury St, Ward - 05	Applicant: David Gottlieb

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use

Article(s)	Description
article 6, Section 4	Other cond necc as protection.

Description: The applicant seeks to continue to use the premises as fee paid public parking lot capacity 22 vehicles under Permit U49687554 which expires August 31, 2017 under BOA Decision 33614.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

3 Year Sunset/Extension

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to continue a open air fee paid parking lot for 22 vehicles this parking lot is owned by Mass Department of Transportation, paid lot since 1981. Board members inquired regarding screening & buffering applicant submits photos showing planting on Newbury Street and Brookline Avenue, The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Chin moved to approve with proviso the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 05	Hearing: 2
BOA702591	Address: 1252 - 1268 Boylston ST, Ward - 05	Applicant: William Mohan

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use

Article(s)	Description
Article 64-14	Neighborhood Bus. Use Regs.

Description: Add section 36A to existing usage permit.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans _____ ✓	Engineers Report _____
Letter of Support _____	Letter of Opposition _____
Petition of Support _____	Petition of Opposition _____
Photographs _____	Building Models _____
Tax Bills _____	
Other: _____	

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

Take-Out Language

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Domino's Pizza franchise seeking to add 36A to occupancy for delivery the previous owners didn't have 36A. Board members inquired regarding what percent of sales equal delivery? Applicant stated 80%. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Zakim's office support. Board member Bickerstaff moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 05	Hearing: 3
BOA703494	Address: 399 Boylston ST, Ward - 05	Applicant: Karen Simao

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use

Article(s)	Description
Notes	
Art. 08 Sec.07	Use: Conditional
8th 780CMR101.4	Referenced Codes
8th 780CMR101.4.3	248 CMR Plumbing Code

Description: Change existing building use from Bank, accessory cafeteria, offices and restaurant use its, 37/36A. To: Bank Accessory Cafeteria, Offices and cafe use item 37 w take-out. Use 36A and outdoor patio seating 30 Patrons.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to change in use from restaurant to cafe use outdoor patio. Board members inquired regarding will outdoor seating be on private property, Applicant stated yes. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, NABB support. Board member Erlich moved to approve, the motion was seconded and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 05	Hearing: 4
BOA705408	Address: 14 David G Mugar Wy, Ward - 05	Applicant: Patrick Mahoney

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Extension of Non-Conforming Use, Variance, Conditional Use & GCOD**

Article(s)	Description
Art. 9 Sec. 9-1	Ext/Recons nonconfor uses/bldg
Art.08 Sec.07	Use Regulations
Art. 32 Section 9	GCOD Enforcement
Art. 08 Sec.07	Use: Conditional
Art. 9 Sec. 9-1	Ext/Recons nonconfor uses/bldg
Art. 32 Section 9	GCOD Enforcement

Description: Construct, approximately 11,700 square feet, addition to existing hotel, and install new elevator in existing hotel.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans <input checked="" type="checkbox"/>	Engineers Report <input type="checkbox"/>
Letter of Support <input type="checkbox"/>	Letter of Opposition <input type="checkbox"/>
Petition of Support <input type="checkbox"/>	Petition of Opposition <input type="checkbox"/>
Photographs <input type="checkbox"/>	Building Models <input type="checkbox"/>
Tax Bills <input type="checkbox"/>	
Other: _____	

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to 12,000sf addition to existing hotel 66 units total this is new ownership, previously owned by Mass Eye & Ear. GCOD in compliance. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Beacon Hill Civic Association support & Abutter support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 05	Hearing: 5
BOA706261	Address: 36 River ST, Ward - 05	Applicant: Janet Hunkel

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 13, Section 1 **	Floor Area Ratio Excessive
Notes	

Description: Remove and replace Greenhouse structure on the fifth floor on the existing 5-unit dwelling. Modify existing Greenhouse.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Ertlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, repair structural damage of previously approved green house. Increase the width from 12' to 14 1/2' which will be 14sf FAR. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, Zakim's office support & BHCA support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 06	Hearing: 1
BOA486152	Address: 270 Dorchester Av, Ward - 06	Applicant: Marc Lacasse

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance & Conditional Use**

Article(s)	Description
Art. 13 Sec. 04	Dwellings in Nonresidential district
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 15 Sec. 01	Floor Area Ratio excessive
Article 16, Section 1	Building Height Excessive
Article 17 Section 1	Usable Open Space Insufficient
Art. 19 Sec. 01	Side yard insufficient
Art. 18 Sec. 01	Front Yard Insufficient
Art. 18 Sec. 01	Front Yard Insufficient
Article 8, Section 6 **	Pre-Existing Conditional Uses
Notes	
Article 16, Section 1	Building Height Excessive

Description:

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani -Recused	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to In new plan for Dorchester Avenue adopted by BPDA in December 2016, BPDA approval in May. The proposal has been going through community review for two years. consistent with recently adopted zoning in this area. There is 20 studios, 73 one-bedroom & 21 two-bedroom at 475sf-1100sf accessed to garage will be from West 6th Street. The roofdeck for all units accessed by elevator & stairs. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Linehan's office support, Flaherty's office support & Wu's office support. Board member Galvin moved to approve with proviso the motion was seconded and the Board voted to approve with proviso

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 06	Hearing: 2
BOA702707	Address: W 449A - 449 Broadway , Ward - 06	Applicant: Austin Ludwig

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 68 Sec.08	Dimensional Req.
Art. 68 Sec.08	Dimensional Req.
Art. 68 Sec. 33	Off Street parking Req.
Art. 68 Sec. 07	Use Regs.
Art. 68 Sec.08	Dimensional Req.
Art. 68 Sec. 34	Appl. of Dim. Req.

Description: Raze existing 1 story commercial structure. Erect new 4 story structure with commercial (restaurant) use at basement and ground level and residential use on 2nd , 3rd, and 4th level. Total of 2 residential units.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christne Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pizani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to there is a missing tooth in existing street scape, Applicant is looking to fill it in with new building, this building will be consistent with the other structures on street. with commercial space on ground floor and residential up above. Applicant is proposing a restaurant on the ground floor, one story apartment and then another two story apartment over that. The proposed building height will be same as existing ridge line of abutting building. The applicant stated that there will be three parking spaces. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, Linehan's office support and abutter support. Board member Chin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 06	Hearing: 3
BOA715524	Address: E 655 Fifth ST, Ward - 06	Applicant: James Christopher

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art.69 Sec. 29	Roof structures restrictions

Description: To renovate existing 2 family & add 3rd floor addition as per plans.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans <input checked="" type="checkbox"/>	Engineers Report _____
Letter of Support _____	Letter of Opposition _____
Petition of Support _____	Petition of Opposition _____
Photographs _____	Building Models _____
Tax Bills _____	
Other: _____	

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisani	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

SUMMARY:

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 06	Hearing: 4
BOA715525	Address: E 729 - 731 Fifth ST, Ward - 06	Applicant: James Christopher

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 68, Section 29	Roof structure restrictions

Description: To renovate existing 2 family & add 3rd floor addition as per plans.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisani	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

SUMMARY: This case was postponed to September 12, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 07	Hearing: 1
BOA687606	Address: E 497 Fourth ST, Ward - 07	Applicant: Andrew Schena

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Building	Building Code Refusal:
Building	Building Code Refusal:
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 20 Sec. 01	Rear Yard Insufficient

Description: Full gut interior/ exterior renovation of existing three (3) residential. Legalize living space Basement Unit. Propose new rear addition on first and second floor, new side decks on three levels and new roof deck spiral staircase from side deck. Install new sprinkler system.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans <input checked="" type="checkbox"/>	Engineers Report <input type="checkbox"/>
Letter of Support <input type="checkbox"/>	Letter of Opposition <input type="checkbox"/>
Petition of Support <input type="checkbox"/>	Petition of Opposition <input type="checkbox"/>
Photographs <input type="checkbox"/>	Building Models <input type="checkbox"/>
Tax Bills <input type="checkbox"/>	
Other: _____	

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

No Roof Deck
BPDA Design Review
No Building Code Relief Granted

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to there will be no roof deck, existing three family proposing the first floor be a bi-level unit proposed unit is a 1400sf for 2nd and 3rd floor and 1800sf for first floor. The rear deck is in existence there will be walls placed up to make it living space. Floor to ceiling heigh 9'3" in front & 7'8" in rear. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Linehan's office support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 17	Hearing: 1
BOA613890	Address: 1173 Adams St, Ward - 17	Applicant: Denis Keohane

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
8th 780CMR 1015	Exit and Exit Access Doorways
Note:	
Article 64, Section 8	Use: Forbidden
Article 65, Section 9 **	Floor Area Ratio Excessive
Article 65, Section 9 ** *	Building Height Excessive (Stories)
Article 65, Section 9 *** *	Side Yard Insufficient
Article 65, Section 9 ****	Rear Yard Insufficient
Article 65, Section 42.2	Conformity w Ex Bldg Alignment
Article 65, Section 41 **	Off-Street Parking & Loading Req.

Notes

Description: Erect a new four-story multi-family residential dwelling with nine (9) dwelling units and three (13) off-street parking.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

Acknowledgement In Condo Docs Long Term Protecting Neighbor From Claims

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to eliminate a commercial building and erect 8 unit residential building consisting of 2 bedroom over four floors the first floor is parking the parking provided is 12 spaces 9 spaces inside and 3 outside. The original proposal was 9 units and 13 parking spaces, revised to 8 units and 12 spaces. the unit sizes are 1195sf, 1250sf & 1235sf two-bed and two-bath, top floor 1200sf & 1270sf two-bed and two-bath. Board members inquired regarding why not meet alignment? Applicant stated that it does-part of revisions. What will applicant do to protect neighbor from prospective owners suing? Condo docs. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office suppor, Baker's office support, abutter support & abutter opposed. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 21	Hearing: 1
BOA629541	Address: 85 Linden ST, Ward - 21	Applicant: James Christopher

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 51, Section 9 **	Dimensional Regulations
Article 51, Section 9 **	Dimensional Regulations
Article 51, Section 9 **	Dimensional Regulations
Article 51, Section 9 **	Dimensional Regulations
8th 780CMR R302	FIRE-RESISTANT CONSTRUCTION
780CMR, 8th Edition	

Description: Construct a new 3 story addition to the Rear of an existing Single Family Dwelling. Create three new Parking spaces at-grade and under the addition. To change Occupancy from a Single Family Dwelling to a Two (2) Family Dwelling.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, construct a rear addition to the existing single family home. It's s three story addition, the first story will be an open air garage under four bedroom on the second floor and living space on the third. FAR .8 proposed .84 The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Ciommo's office support. Board member Galvin approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals. copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 22	Hearing: 4
BOA539624	Address: 61 Braintree St, Ward - 22	Applicant: Michael Maurello

Seeking appeal 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)	Description
Article 9 Section 1	Extension of Nonconforming Use
Article 51, Section 55 **	Sign Regulations
Article 11, Section 7	Electronic Signs
Article 51, Section 20 **	Dimensional Regulations

Description: Convert existing 14 x 48 two sided static billboard to a 14 x 48 two sided digital billboard.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____✓_____	_____

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

SUMMARY: This case was withdrawn

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 22	Hearing: 5
BOA672867	Address: 549 Washington St, Ward - 22	Applicant: Joseph Keegan

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 51 Section 16	Use Regulations
Article 51 Section 17	Dimensional Regulations
Article 51 Section 17	Dimensional Regulations
Article 51 Section 17	Dimensional Regulations
Art. 51 Sec. 56	Off street parking requirements

Description: Erect new building for 5 Residential units and one retail space Demolish existing building as per drawings

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to Due to the community input revised plans to eliminate the commercial space and erect 6 one-bedroom units no roof deck, no parking & no basement living space. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Ciommo's office support, BAIA support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 07	Hearing: 2
BOA605455	Address: 734 - 742 Dudley ST, Ward - 07	Applicant: Vargas Dasilveira

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 65, Section 16 **	Dimensional Regualtions
Article 65, Section 16 **	Dimensional Regualtions
Article 65, Section 16 **	Dimensional Regualtions
Article 65, Section 16 **	Dimensional Regualtions
Notes	
Art. 65 Sec. 41	Off street parking requirements
Art. 65 Sec. 41*	Off-St. Loading Req'mnts
Article 65, Section 16 **	Dimensional Regualtions

Description: Change FontChange Font SizeBoldItalicUnderlineStrikethroughText ColorHighlight
TextLeftCenterRightUnordered ListOrdered ListIndentUnindentCutCopyPasteInsert ImageInsert
HyperlinkRaze existing structures on lot and erect new 5 stories 20 units and 3 stores with 36a take out

DOCUMENTS CONSIDERED AT THE HEARING:

Plans <input checked="" type="checkbox"/>	Engineers Report <input type="checkbox"/>
Letter of Support <input type="checkbox"/>	Letter of Opposition <input type="checkbox"/>
Petition of Support <input type="checkbox"/>	Petition of Opposition <input type="checkbox"/>
Photographs <input type="checkbox"/>	Building Models <input type="checkbox"/>
Tax Bills <input type="checkbox"/>	
Other: _____	

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

Hold Approval On Takeout Until There Is A Tenant

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Article 80 approved proposing 20 units 11 parking spaces 3 stores this is a five story building 3 units will be affordable one 3-bedroom, one 2-bedroom & one 1-bedroom. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Baker's office support, Flaherty's office support, Abutter opposed & Uphans Corner Westside Association opposed-list of concerns submitted to the Board of Appeal. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.