



City of Boston
Board of Appeal

Tuesday, August 15, 2017

BOARD OF APPEALS

Room 801

The board will hold a hearing on August 15, 2017 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

July 11, 2017 & July 25, 2017

EXTENSION: 9:30a.m.

Case: BZC-32535, **Address:** 23 Upton Street , **Ward 3 Applicant:** Richard Campana

Case: BZC-33117, **Address:** 372 North Beacon Street , **Ward 22 Applicant:** LMC Ciccolo Realty LLC

Case: BZC-33031, **Address:** 59 Gove Street , **Ward 1 Applicant:** David Talarico

Case: BOA-451989, **Address:** 168 H Street , **Ward 7 Applicant:** Margaret & Shawn Doherty

Case: BOA-497331, **Address:** 37 Kimball Street, **Ward 15 Applicant:** James Christopher

Case: BOA-497334, **Address:** 39 Kimball Street, **Ward 15 Applicant:** James Christopher

Case: BOA-224964, **Address:** 749 East Broadway, **Ward 6 Applicant:** Michael Norton

BOARD FINAL ARBITER 9:30a.m.

Case: BOA-560912, **Address:** 100 West Second Street , **Ward 6 Applicant:** Andrew Motta.

HEARINGS: 9:30 a.m

Case: BOA-570065, **Address:** 10 Everett Street , **Ward 1 Applicant:** Boris Kuritnik
Article(s): 53(53-9:Dim Reg Applic in Res Sub Dist - Height (35'max); # of allowed stories has been exceeded (3 story max.); Insufficient open space (300sf/unit min. req); Excessive F.A.R. (1.0 ratio max.); Insufficient rear yard setback (30' min. req.); Insufficient additional lot area per unit (1,000 sf/unit min. req.); Insufficient side yard setback (2.5' required to include, architectural encroachments) 53(53-56.5(a):Off Street Pkg Maneuverability - Car lifts, maneuvering areas,access etc. 53(53-56:Off Street Loading Reg's - None proposed (1 min. req.); Insufficient # of parking spaces(2.0/unit required) 53(53-54: Screening & Buffering - None Porposed) 53(53-:Forbidden - MFR Forbidden (3f-2000sf sub-district)
Purpose: Revised 4/25/17: Construct a 19 unit four story structure with 21 parking spaces.

Case: BOA-698906, **Address:** 9 Chelsea Street , **Ward 1 Applicant:** Linear Retail #18, LLC
Article(s): 53(53-12) 53(53-56) 53(53-11) 10(10-1) 53(53-57)
Purpose: Erect 2 story commercial local retailing building on newly created 18,795 sf lot. See ALT685902 for subdivision.

Case: BOA-725791, **Address:** 2-4 Wordsworth Street , **Ward 1 Applicant:** Eric R. Danilchuk
Article(s): 53(53-25)
Purpose: Subdivide existing 12,500 sf parcel to create three separate lots; lot #1 containing 4064 sf, lot #2 to contain 4011 sf and lot #3 to contain 4424 sf; and erect a two unit residential dwelling on lot #1 – see also ERT585301 to erect another two family dwelling on lot #2.

Case: BOA-725794, **Address:** 6-8 Wordsworth Street , **Ward 1 Applicant:** Eric R. Danilchuk
Article(s): 53(53-25)
Purpose: Subdivide existing 12,500 sq ft parcel to create three separate lots; lot #1 to contain 4064 sf; lot #2 to contain 4011 sf; and lot #3 to contain 4424 sf and erect a 2 unit residential dwelling on lot #2 see also ERT585299 for 2-4 Wordsworth St. on lot #1

Case: BOA-722932, **Address:** 1 Common Street , **Ward 2 Applicant:** Kevin Joyce
Article(s): 62(62-8) 62(62-25)
Purpose: Confirming Occupancy as a One family, existing condition. In addition, completely renovate existing one family building and install new dormer as per building plans filed herewith.

Case: BOA-718581, **Address:** 260 Franklin Street , **Ward 3 Applicant:** Two Sixty Franklin Inc.
Article(s): 15(15-1)
Purpose: Lobby renovation. Work will include relocation of exterior curtain wall and extension of 2nd floor slab.

Case: BOA-707279, **Address:**33 Greenwich Park , **Ward 4 Applicant:** Spencer Raymond
Article(s): 64(64-9)

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Purpose: Construct a new 6'x11'-2" balcony at rear of the first floor plan.

Case: BOA-733912, **Address:** 212-222 Stuart Street , **Ward 5 Applicant:** W T Stuart Acquisition LLC

Article(s): 63(63-8) 63(63-7) 63(63-24)

Purpose: Erect new 19 story building, including 133 residential dwelling units with ground floor retail, restaurant take-out and bakery space as per plan.

Case: BOA-700989, **Address:** 178 West First Street , **Ward 6 Applicant:** Smiley First LLC

Article(s): 68(68-13) 6(6-3)

Purpose: Commercial parking for 24 vehicles on site.

Case: BOA-700987, **Address:** 5 Cypher Street , **Ward 6 Applicant:** Smiley First LLC

Article(s): 68(68-13) 6(6-3) 25(25-5)

Purpose: Commercial parking for 39 vehicles.

HEARINGS: 10:30 a.m.

Case: BOA-709922, **Address:** 84 Mount Pleasant Avenue , **Ward 8 Applicant:** Mai Phung

Article(s): 50(50-29)

Purpose: Proposed to renovate an existing basement and convert into additional living space for unit #1, (As per plans).

Case: BOA-729433, **Address:** 22-26 Plainfield Street , **Ward 11 Applicant:** Boris Yablonovsky

Article(s): 55(55-9)

Purpose: Erect new three single-family residential townhouse with front porch and rear deck on existing foundation on vacant lot. Purpose three off-street parking.

Case: BOA-717074, **Address:** 78-80 Jamaica Street , **Ward 11 Applicant:** Sayo Okado

Article(s): 55(55-9)

Purpose: Condo Unit #1 – add living space into the basement (*Condo 2 has been to board recently for same scope)

Case: BOA-658980, **Address:** 10 McBride Street , **Ward 11 Applicant:** Alpine Advisory Services

Article(s): 55(55-9) 55(55-41.1) 55(55-41.6)

Purpose: Erect a new three-family dwelling with exterior rear balcony and three-off street parking on existing vacant land.

Case: BOA-713476, **Address:** 28 Iffley Road , **Ward 11 Applicant:** Anthony Ruscito

Article(s): 55(55-8) 55(55-9) 55(55-55-40)

Purpose: Changing occupancy from 3 to 4 family by adding basement unit to an existing, under construction 3 family permit (ERT627415).

Case: BOA-713475, **Address:** 30 Iffley Road , **Ward 11 Applicant:** Anthony Ruscito

Article(s): 55(55-8) 55(55-9) 55(44-40)

Purpose: Changing occupancy from a 3 to a 4 family by adding a basement into an existing, under construction 3 family building permit (ERT625980).

Case: BOA-683658, **Address:** 1 Hestia Park , **Ward 12 Applicant:** Joanne Chambers

Article(s): 50(50-29) 50(50-43)

Purpose: Clarify occupancy to a two family (#2624/1980-not issued) installed kitchen and bathroom. (Work already done) See SF545553 for additional work.

Case: BOA-719457, **Address:** 10R Spring Garden Street , **Ward 13 Applicant:** John Roche AIA

Article(s): 65(65-9) 65(65-41) 65(65-42.13) 65(65-42.2) 65(65-9.2)

Purpose: Erect new detached two-family dwelling with two parking spaces to rear of an existing single-family dwelling on same lot. Construct roof deck, side deck, rear deck, rear and 8' high fence. Propose 1 off-street parking at rear. Plan filed in conjunction with ALT695855.

Case: BOA719460-, **Address:** 10 Spring Garden Street , **Ward 13 Applicant:** John Roche AIA

Article(s): 65(65-9)

Purpose: Partially demolish rear section of existing single family dwelling. Construct roof deck and new front porch. Plan filed in conjunction with ERT695857 to erect new detached two-family dwelling at rear.

Case: BOA-718652, **Address:** 107-109 Savin Hill Avenue , **Ward 13 Applicant:** Nicole Golenski

Article(s): 65(65-15)

Purpose: Change occupancy from ice cream shop to take out restaurant, paint re-do floors (sanding/staining & tile in back) Installing kitchen equipment, updating plumbing & electrical.

Case: BOA-703768-, **Address:** 1188-1192 Blue Hill Avenue , **Ward 14 Applicant:** James Christopher

Article(s): 60(60-8) 60(60-16)

Purpose: Change occupancy from a retail store to a dental office. Interior renovations fit out to be a dental office. Exterior renovations include a new store front and new signage.

Case: BOA-725125, **Address:** 15 Bullard Street , **Ward 14 Applicant:** Derick Joyner

Article(s): 65(65-9)

Purpose: Erect new construction three family.

Case: BOA-711759, **Address:** 27 Floyd Street , **Ward 14 Applicant:** Beth Mburu

Article(s): 60(60-9)

Purpose: Extend first floor unit into basement and enlarge windows in basement. Extend second floor unit upto attic floor. Rebuild stairs to attic level.

Case: BOA-730626, **Address:** 27 Pasadena Road , **Ward** 14 **Applicant:** Hezron Williams

Article(s): 9(9-1) 50(50-26)

Purpose: Construct exterior rear egress stairs for three stories on existing three-family dwelling. All woods will be pressure treated lumber, remove 3rd floor exterior rear door and install replacement door.

Case: BOA-722476, **Address:** 45 Alban Street , **Ward** 17 **Applicant:** Christopher Barbour

Article(s): 65(65-65-41) 9(9-1)

Purpose: Interior renovation of existing 2 family dwelling. Update electrical, mechanical, and plumbing systems, build rear shed dormer, build rear deck and stairs, extend living space into the basement, re-side exterior w/hardy, add front yard parking.

Case: BOA-715600, **Address:** 20 Littledale , **Ward** 18 **Applicant:** John Pulgini

Article(s): 67(67-9)

Purpose: Combine two subdivided lots established on ERT579230/ALT579234 known as lot 4 (1600 sf)+ Lot 3 (10071sf), into one new lot "lot 3" to contain 11,515 sqft (per survey) and erect a new single family dwelling for 20 Littledale St as per attached plans.

Case: BOA-715779, **Address:** 151 Austin Street , **Ward** 18 **Applicant:** John Pulgini

Article(s): 69(69-9)

Purpose: Demolish existing single family and new construction of a 2 story modular single family using existing enlarged foundation.

Case: BOA-685920, **Address:** 38 Garfield Avenue , **Ward** 18 **Applicant:** Daniel Toscano

Article(s): 69(69-8) 69(69-9) 69(69-29)

Purpose: Confirm occupancy as 2 family. Renovate existing 2 family. Renovate existing 2 family & add new side addition along with new dormer on 3rd floor for additional living space. Existing rear addition which currently goes over the lot line in the rear will be removed as per plans.

Case: BOA-730579, **Address:** 53 Fottler Road , **Ward** 18 **Applicant:** Mattapan Castle Rock LLC

Article(s): 60(60-9)

Purpose: Reduce 53 Fottler Road lot size of 57 Fottler Rd. 53 Fottler Rd new lot size is 4,738 sq ft, as per plans.

Case: BOA-710520, **Address:** 9 Slocum Road , **Ward** 19 **Applicant:** Fred Manigat

Article(s): 55(55-9)

Purpose: Mud room

Case: BOA-704391, **Address:** 5082 Washington Street , **Ward** 20 **Applicant:** John Pulgini

Article(s): 56(56-7) 56(56-8)

Purpose: Erect a new 3 story Three (3) Family dwelling as per plans. Construction set to be submitted upon ZBA approval.

RE-DISCUSSION: 11:30a.m.

Case: BOA-697758, **Address:** 298-298C Marginal Street , **Ward** 1 **Applicant:** Elizabeth Whittaker

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

Purpose: New Construction. 3-story light frame multi-family residential building. Fully sprinklered. *Ae-flood Zone 7 unit building

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

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

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

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

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

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

Case: BOA-683450, **Address:** 15 Woolson Street , **Ward** 14 **Applicant:** Cecil Hansel

Article(s): 60(60-40) 60(60-8)

Purpose: Change occupancy from a three family to a four family and renovate and install sprinkler. Legalize existing condition.

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

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

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

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

Article(s): 65(65-9)

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

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

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

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

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

Article(s): 65(65-9)

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

Case:BOA-676738 , **Address:** 47-49 Walnut Street , **Ward 16 Applicant:** Josh Fetterman

Article(s): 25(25-5: Flood Hazard Districts) 65(65-41: Parking insufficient) 65(65-8: Multi-family dwelling) 65(65-9: Lot Width, Lot Frontage, Side yard & Rear yard insufficient, Floor Area Ratio & Height excessive) 65(65-9: 65-9.2 Location of Main Entrance)

Purpose: This Project is to Confirm the occupancy as a Four-Family Dwelling. Additionally, it seeks to renovate the existing structure and complete a third floor rear addition.

Case:BOA-678322 , **Address:** 90-102 Tenean Street , **Ward 16 Applicant:** Sings By J

Article(s): 65(65-40: Sign Regulations) 65(65-16: Excessive Height & Insufficient Rear Yard Setback) **Purpose:**

Propose: a new monopole billboard with two digital faces.

Case:BOA-659167 , **Address:** 612 Norfolk Street , **Ward 18 Applicant:** Rashmi Ramaswamy

Article(s): 60(60-8: Forbidden Use) 60(60-9: Front Yard Insufficient)

Purpose: Change Occupancy from 2 Family Residential to an Adult Group Care Residence - General. Work includes new exterior ramp, minor interior modifications and accessibility upgrades and new sprinkler system.

Case: BOA-711125, **Address:** 53 Seymour Street **Ward:** 19 , **Applicant:** Francesca Corigliano

Article(s): 09(09-01; Extension of non conforming use is conditional) 67(67-30; Off Street parking screening and buffering) 67(67-33; App. of Dimensional Req. - Off Street parking design (size; access drive; & maneuverability)

Purpose: Two parking spaces with curb cut, for the home owner.

Case:BOA-603585 , **Address:** 168 Bigelow Street , **Ward 22 Applicant:** Mai Phung

Article(s): 51(51-8: Two family dwelling) 51(51-9: Lot Area insufficient, Floor Area Ratio excessive, Height excessive, Front Yard insufficient & Side Yard insufficient) 51(51-56: Off-Street Parking & Loading) 10(10-1) Limitation of Area of Accessory Uses)

Purpose: Proposed to erect a two family on vacant lot (as per plans).

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

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For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to https://www.municode.com/library/ma/boston/codes/redevelopment_authority