



City of Boston
Board of Appeal

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Tuesday, September 17, 2019

BOARD OF APPEALS

SEP 12 P 4:44

Room 801

BOSTON, MA

The board will hold a hearing on September 17, 2019 starting at 9:30 a.m.

EXTENSIONS: 9:30a.m.

Case: BOA-600913 **Address:** 175 Gove Street **Ward 1 Applicant:** Charles Diprima

GCOD: 9:30a.m.

Case: BOA-986945 **Address:** 6 Melrose Street **Ward 5 Applicant:** Lee Harvey
City Hall, upon the appeal of Lee Harvey seeking with reference to the premises at 6 Melrose Street, Ward 05 for the
Article(s): 32 (32-4)
Purpose: Full removal and replacement of interior finishes. Restoration of windows. All new HVAC, plumbing and electrical. Design & install of groundwater recharge system. Structural work pending engineer review of existing conditions.

Case: BOA-992198 **Address:** 686 Massachusetts Avenue **Ward 8 Applicant:** Volunteers of America of Massachusetts Inc
Article(s): 32 (32-9)
Purpose: Change occupancy from group care residence, general to group residence, limited and increase residents from 24 to 28 Install storm water system in Groundwater Conservation Overlay District Install roof-top mechanical equipment in Restricted Roof Structure District.

BUILDING CODE 9:30a.m.

Case: BOA#990144 **Address:** 142 Chandler Street **Ward 4 Applicant:** Thomas Lambert
Purpose: Construct new roof deck, interior stairway leading up to roof deck, new Kitchen and bathroom.
SECTION: 9th 780 CMR 1011 Stairways 1011.12.2 Roof access. Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1510.2

HEARING: 9:30 a.m.

Case: BOA-983023 **Address:** 54 Waverly Street **Ward 22 Applicant:** Marc Savatsky
Article(s): 51(51-9.4)
51(51-9: Add'l Lot Area Insufficient & Floor Area Ratio Excessive)
Purpose: Erect new three-family dwelling with two private roof decks and two rear deck. Propose six off street parking spaces.

Case: BOA-970041 **Address:** 19 Ellis Street **Ward 18 Applicant:** Tim Longden
Article(s): 10(10-1) 69(69-8) 69(69-29)
69(69-9: Lot Area Insufficient, Floor Area Ratio Excessive, Bldg Height Excessive (Stories) & Usable Open Space Insufficient)
Purpose: Erect 3 family residential building with shared driveway and 3 parking spaces in rear. Subdivision approved on ALT966071.

Case: BOA-970039 **Address:** 17 Ellis Street **Ward 18 Applicant:** Tim Longden
Article(s): 10(10-1) 69(69-8) 69(69-29)
69(69-9: Lot Area Insufficient, Lot Width Insufficient, Lot Frontage Insufficient, Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Usable Open Space Insufficient & Side Yard Insufficient)
Purpose: Erect 3 family residential building with shared driveway and 3 parking spaces in rear. Subdivision approved on ALT966071.

Case: BOA-969080 **Address:** 13B River Street **Ward 17 Applicant:** Lucio Trabucco
Article(s): 65(65-42: Conformity with Existing Building Alignment & Two or More Dwellings on the Same Lot)
65(65-9: Lot Area Insufficient, Lot Frontage Insufficient, Floor Area Ratio Excessive, Building Height Excessive (ft), Building Height (# of Stories) Excessive, Usable Open Space Insufficient & Rear Yard Insufficient)
Purpose: Erect a new 4 story, Two (2) Family Dwelling on existing 11,663 sq ft Lot. Parking will be located under Building. This will be 1 of 3 Dwellings located on the Same Lot. Building will be fully Sprinklered. Reference ERT892724 (13A River Street) and ALT892712 existing building at 13 River Street.

Case: BOA-969078 **Address:** 13A River Street **Ward 17 Applicant:** Lucio Trabucco
Article(s):65(65-42: Conformity with Existing Building Alignment & Two or More Dwellings on the Same Lot)
65(65-9: Main Entrance to a Dwelling shall Face the Front Lot line, Lot Area Insufficient, Lot Frontage Insufficient,
Floor Area Ratio Excessive, Building Height Excessive, Building Height (# of Stories) Excessive, Usable Open Space
Insufficient, Front Yard Insufficient & Side Yard Insufficient)
Purpose: Erect a new 4 story, Two (2) Family Dwelling on existing 11,663 sq ft Lot. Parking will be located under
Building. This will be 1 of 3 Dwellings located on the Same Lot. Building will be fully Sprinklered. Reference
ERT892728 (13B River Street) and ALT892712 existing building at 13 River Street.

Case: BOA-969070 **Address:** 13 River Street **Ward 17 Applicant:** Lucio Trabucco
Article(s):65(65-42) 65(65-9: Floor Area Ratio Excessive, Building Height (# of Stories) Excessive,
Usable Open Space Insufficient & Side Yard Insufficient)
Purpose: Addition & Alterations to existing structure @ 13 River St - please see ERT892724 for 13A River St and
ERT892728 for 13B River St (separate buildings in the rear of the lot.) ERT835368 incorrect application for work
described.

Case: BOA-928844 **Address:** 81 Everdean Street **Ward 16 Applicant:** Stuart Schrier
Article(s): 65(65-41) 65(65-42)
Purpose: switching driveway from inside basement to out side LEFT of the house

Case: BOA-952066 **Address:** 81 Everdean Street **Ward 16 Applicant:** Stuart Schrier
Article(s): 65(65-8)
65(65-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Front Yard Insufficient, Side Yard Insufficient &
Rear Yard Insufficient)
Purpose: Change occupancy from one Family to two Family. As per plans.

Case: BOA-947294 **Address:** 265 Hancock Street **Ward 15 Applicant:** Abraham Alvarez
Article(s):65(65-8) 65(65-41) 65(65-42)
65(65-9: Floor area ratio is excessive, Height is excessive, Usable open space requirement is insufficient, Front yard
setback requirement is insufficient, Side yard setback requirement is insufficient &Rear yard setback requirement is in-
sufficient)
Purpose: Demolish existing single family at 265 Hancock Street and construct new six family at 265 Hancock Street
(ERT919443) on the combined lot with 259 Hancock Street existing three family (ALT919428) and 271-273 Hancock
Street existing four family (ALT919433). 13 parking spaces shown on plans with this application

Case: BOA-970446 **Address:** 13 Hendry Street **Ward 15 Applicant:** Alexandra Fryzer
Article(s): 10(10-1) 65(65-9) 65(65-41)
Purpose: Shared driveway between and 11 and 13 Hendry St. for 5 parking spaces. See U49949362.

Case: BOA-970448 **Address:** 11 Hendry Street **Ward 15 Applicant:** Alexandra Fryzer
Article(s): 65(65-9) 65(65-41)
Purpose: Shared driveway between 11 and 13 Hendry St. for 5 parking spaces. See U49949357.

Case: BOA- 966548 **Address:** 86 Rosseter Street **Ward 14 Applicant:** Erick Bayard
Article(s): 65(65-9)
Purpose: Extend living space to basement for Unit #1 on existing three-family dwelling.

Case: BOA-832253 **Address:** 36 Goodale Road **Ward 14 Applicant:** Castle Rock Norfolk, LLC c/o Eric Berke
Article(s): 60(60-41) 60(60-9: Lot Area Insufficient & Side Yard Insufficient)
Purpose: Construct a new Single Family Dwelling. Work as per plans.
City of Boston Neighborhood Homes Initiative Project

Case: BOA-832252 **Address:** 527 Norfolk Street **Ward 14 Applicant:** Castle Rock Norfolk, LLC c/o Eric Berke
Article(s): 60(60-9) 60(60-41)
Purpose: Subdivide lot and construct a new Single Family Semi-Attached Dwelling. Work as per plans. City of Boston
Neighborhood Homes Initiative Project

Case: BOA-832251 **Address:** 525 Norfolk Street **Ward 14 Applicant:** Castle Rock Norfolk, LLC c/o Eric Berke
Article(s): 60(60-41)
60(60-9: Lot Area Insufficient & Usable Open Space Insufficient)
Purpose: Subdivide lot and construct a new Single Family Semi-Attached Dwelling. Work as per plans. City of Boston
Neighborhood Homes Initiative Project

Case: BOA-832249 **Address:** 523 Norfolk Street **Ward 14 Applicant:** Castle Rock Norfolk, LLC c/o Eric Berke
Article(s): 60(60-41)
60(60-9: Lot Area Insufficient, Lot Width Insufficient, Lot Frontage Insufficient, Floor Area Ratio Excessive &Side
Yard Insufficient)
Purpose: Subdivide lot and construct a new Two (2) Family Dwelling. Work as per plans. City of Boston
Neighborhood Homes Initiative Project

Case: BOA-832261 **Address:** 9 Leston Street **Ward 14 Applicant:** Castle Rock Norfolk, LLC c/o Eric Berke
Article(s): 60(60-9: Lot Area Insufficient & Front Yard Insufficient)
Purpose: Construct a new Single Family Dwelling. Work as per plans.
City of Boston Neighborhood Homes Initiative Project

Case: BOA-832259 **Address:** 13 Hosmer Street **Ward 14 Applicant:** Castle Rock Norfolk, LLC c/o Eric Berke
Article(s): 60(60-9)60(60-41)
Purpose: Subdivide Lot and construct a new Single Family Semi-Attached Dwelling. Work as per plans.
City of Boston Neighborhood Homes Initiative Project

Case: BOA-832257 **Address:** 11 Hosmer Street **Ward 14 Applicant:** Castle Rock Norfolk, LLC c/o Eric Berke
Article(s): 60(60-41)
Purpose: Subdivide Lot and construct a new Single Family Semi-Attached Dwelling. Work as per plans. City of Boston Neighborhood Homes Initiative Project

Case: BOA-989008 **Address:** 24R Judson Street **Ward 13 Applicant:** Glenn Knowles
Article(s):50(50-44)
Purpose: Erect a one car garage. See plan filed under ERT919882.

Case: BOA-989001 **Address:** 24 Judson Street **Ward 13 Applicant:** Glenn Knowles
Article(s):50(50-44)
50(50-29: Add'l Lot Area Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient, Front Yard Insufficient & Rear Yard Insufficient)
Purpose: Erect new three-family dwelling. This new triple-decker will have a front porch, rear deck and roof deck. Proposed detached one-car garage filed under ERT921799.

Case: BOA-975874 **Address:** 55 Dale Street **Ward 12 Applicant:** Tamara Montgomery
Article(s): 50(50-28) 50(50-29: Lot area for the add'l dwelling unit, Floor area ratio is excessive & Usable open space is insufficient)
Purpose: Splitting the first floor unit into two units as done on all other floors lic builder info will be at pick up homeowner is filing. Change occupancy from 6 units to 7 units.

Case: BOA-808136 **Address:** 9 Burney Street **Ward 10 Applicant:** 11 Burney, LLC & Tremont & Burney, LLC
Article(s):59(59-7: Retail Store:Forbidden, Multifamily Dwelling:Forbidden & Accessory Parking:Forbidden)
59(59-8: Lot Area Insufficient, Floor Area Ratio Excessive, Building Height Excessive, Building Height (# of Stories) Excessive, Usable Open Space Insufficient, Front Yard Insufficient, Side Yard Insufficient & Rear Yard Insufficient)
59(59-37: Off-Street Parking Insufficient & Off-Street Parking Insufficient)
Purpose: Construct a 5 story, Mixed-Use Building. On the Ground Floor will be a Retail Space and Accessory Parking Garage. On Floors 2 thru 5 will be 31 Units of Housing. There will be a Common Roof Deck. The Project will require the combination and alteration of several existing lots including 11 Burney, 1508-1514 Tremont, 1518 Tremont and 1520 Tremont. The project proposes to remove existing structures on 11 Burney. (See Related Application ALT792598).

Case: BOA-982967 **Address:** 9 Burney Street **Ward 10 Applicant:** 11 Burney, LLC & Tremont & Burney, LLC
Article(s):59(59-37)
59(59-8: Floor Area Ratio Excessive & Rear Yard Insufficient)
Purpose: The parcels at 9 and 11 Burney will be taking some amount of area from 1508-1514 Tremont St, 1516-1518 Tremont St and 1520 Tremont St. This application should be considered at the same time as the application at 9 Burney St. ERT 792599.(TW).

Case: BOA-982962 **Address:** 1508-1514 Tremont Street **Ward 10 Applicant:** 11 Burney, LLC & Tremont & Burney, LLC
Article(s): 59(59-37) 59(59-16:Floor Area Ratio Excessive & Rear Yard Insufficient)
Purpose: Lot at 1508-1514 will be transferring some lot area to the lot at 9 Burney St. This transfer will require zoning relief to the parcel. This application should be reviewed at the same time as the permit application for 9 Burney St #ERT792599 (TW)

Case: BOA-982965 **Address:** 1516-1518 Tremont Street **Ward 10 Applicant:** 11 Burney, LLC & Tremont & Burney, LLC
Article(s): 59(59-37) 59(59-16:Floor Area Ratio Excessive & Rear Yard Insufficient)
Purpose: The parcel at 1518 Tremont will be transferring some amount of it's area to the proposed parcel at 9 Burney St. This transfer will create the need to zoning relief. This application should be considered at the same time as the application at 9 Burney St. ERT 792599. Being reviewed by Tom White.

Case: BOA-982955 **Address:** 1520 Tremont Street **Ward 10 Applicant:** 11 Burney, LLC & Tremont & Burney, LLC
Article(s): 59(59-37)
59(59-16:Floor Area Ratio Excessive & Rear Yard Insufficient)
Purpose: The parcel at 1520 Tremont will be transferring some amount of it's area to the proposed parcel at 9 Burney St. This transfer will create the need to zoning relief. This application should be considered at the same time as the application at 9 Burney St. ERT 792599.(TW)

HEARINGS: 10:30 a.m.

Case: BOA-892898 **Address:** 267 Old Colony Avenue **Ward 7 Applicant:** Patrick Mahoney, Esq
Article(s): 19(19-1) 14(14-2) 17(17-1) 20(20-20-8) 23(23-23-1) 23(23-9) 27S(27S-9)
13(13-13-1: Floor Area Ratio, excessive (L-1) & Height, excessive (L-1)
Purpose: Raze existing building and Erect 56 residential dwelling units with semi automated parking on grade, and retails on ground level.

Case: BOA-966578 **Address:** 111-113 H Street **Ward 7 Applicant:** Stephen Miller
Article(s): 68(68-7)
Purpose: Change Occupancy from 5 Family and Store with 36A to: 5 Family and Liquor Store. No work to be done.

Case: BOA-982844 **Address:** 9 Douglas Street **Ward 7 Applicant:** Antonio Ferrara
Article(s): 68(68-8) 68(68-29)
Purpose: Add a 12x12 roof deck in conjunction with zba approved permit alt800545.

Case: BOA-984269 **Address:** 416-418 West Broadway **Ward 6 Applicant:** Eastern Point Hospitality LLC
Article(s): 27S(27S-5) 68(68-7)
Purpose: Ottos Pizza - Change of Occupancy from Commercial Retail to Restaurant

Case: BOA-989342 **Address:** 171 K Street **Ward 6 Applicant:** Stephen Siuda
Article(s): 27S(27S-5) 68(68-29)
68(68-8: Floor Area Ratio Excessive, Front Yard Insufficient, Side Yard Insufficient & Rear Yard Insufficient)
Purpose: Extend 3rd story addition over existing second floor. Extend roof deck and headhouse. Full renovations to existing single-family dwelling.

Case: BOA-970669 **Address:** 798B East Third Street **Ward 6 Applicant:** Michael & Maureen Murray
Article(s): 27S(27S-5) 68(68-8) 68(68-29)
Purpose: Construct rear addition and 1-story vertical addition on an attached single family dwelling. Extend living space to basement

Case: BOA-983060 **Address:** 28 Fenway **Ward 4 Applicant:** David Anderson
Article(s): 29(29-4) 32(32-4) 66(66-38)
66(66-9: Floor Area Ratio Excessive, Building Height Excessive & Rear Yard Insufficient)
Purpose: Change of Occupancy from Rooming House to Rooming House and Two Residential Dwelling Units. Change to increase rooming house to 42 rooms. Construct fifth and sixth story vertical addition with roof deck on existing footprint. Removal of fire-escape balcony and stairway.

Case: BOA-962018 **Address:** 60 South Street **Ward 3 Applicant:** Lincoln Property Company by John Cappellano
Article(s): 44(44-6)
Purpose: Improvement to office building, Phase 1: Reconfiguration of the restrooms, floors 2-7. Phase 2: Extension of an egress stairway to the roof (Levels 11 and 12), added stop for 1 elevator to roof level, build roof deck for tenants, Phase 3: building lobby addition of door & wall reconfiguration.

Case: BOA-946103 **Address:** 464 Sumner Street **Ward 1 Applicant:** CRM Property Management Corp
Article(s): 27T(27T-5) 53(53-8) 53(53-52) 53(53-54) 53(53-56)
53(53-9: Insufficient additional lot area per dwelling unit, Excessive F.A.R., Insufficient open space, Max # of allowed stories exceeded, Max allowed height exceeded & Insufficient side yard setback)
Purpose: To change the occupancy from a three-family to a four-family. Also to renovate the building, including a rear and fourth-story addition.

Case: BOA-934885 **Address:** 199 Trenton Street **Ward 1 Applicant:** 199 Trenton, LLC
Article(s): 9(9-1) 27T East Boston IPOD, 53(53-52) 53(53-54) 53(53-56)
53(53-9: Insufficient additional lot area/unit, Insufficient open space/dwelling unit, Insufficient side yard setback per survey & Excessive F.A.R.)
Purpose: Erect an addition with roof deck, extend living space into basement and change occupancy from 2 to 4 units.

Case: BOA-961467 **Address:** 47-51 Webster Street **Ward 1 Applicant:** Fratt, LLC
Article(s): 9(9-1)
Purpose: Restaurant outdoor seating for 22 with food and alcohol service.

Case: BOA-956105 **Address:** 200 William F McClellan HWY **Ward 1 Applicant:** Albert Farrah
Article(s): 27T(27T-5) 53(53-15)
Purpose: Change occupancy to auto body shop, build 45x25 ft addition to garage as per plan.

Case: BOA-954504 **Address:** 30 Orleans Street **Ward 1 Applicant:** Ricardo Robugkui
Article(s): 25(25-5) 27T(27T-5) 53(53-9: Lot size to erect a two family dwelling unit is insufficient, Minimum lot width requirement is insufficient, Minimum lot frontage requirement is insufficient, Floor area ratio is excessive, Minimum usable open space requirement is insufficient, Minimum front yard setback requirement is insufficient, Minimum side yard setback requirement is insufficient & Minimum rear yard setback requirement is insufficient)
Purpose: The proposal involves constructing a new 2-family residential building with parking on 1008 square foot in rear - Parcel #0105386000.

45 Minute Lunch Break

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-940761 **Address:** 64 Poydras Street **Ward 18 Applicant:** Thomas Piatt
Article(s): 69(69-9: Lot area for additional dwelling units insufficient, Usable open space insufficient, Front yard insufficient & Rear yard insufficient) 69(69-29) 69(69-29.4)
Purpose: Demolish existing House. Erect a new 3 story 15 Unit Multi-family Apartment building.

Case: BOA-959256 **Address:** 71 Stanton Street **Ward 17 Applicant:** Alex Edwards
Article(s): 65(65-9: Lot Area Insufficient, Add'l Lot Area Insufficient, Lot Width Insufficient, Lot Frontage Insufficient, Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Usable Open Space Insufficient, Bldg Height Excessive (Feet), Front Yard Insufficient & Side Yard Insufficient)
Purpose: New construction of three-family on vacant lot.

Case: BOA-880056 **Address:** 249-251 Minot Street **Ward 16 Applicant:** Timothy Johnson
Article(s): 65(65-8)
65(65-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Bldg Height Excessive (Feet), Front Yard Insufficient & Side Yard Insufficient)
Purpose: Demolish existing building and erect new 3 story, 9 unit residential building w/side & roof decks and 14 parking spaces in garage.

Case: BOA-945356 **Address:** 185 London Street **Ward 1 Applicant:** Derric Small
Article(s): 53(53-8) 53(53-9): Lot area for add'l dwelling unit is insufficient, Floor area ratio is excessive, Height is excessive (stories), Height is excessive (ft), Front yard setback is insufficient & Side yard setback is insufficient) 53(53-56) 25(25-5)
Purpose: Complete renovation and living space addition. Change occupancy from 3 family to 4 family.

Case: BOA-952103 **Address:** 658-660 East Broadway **Ward 6 Applicant:** Anthony Virgilio
Article(s): 68(68-8) 69(69-9): Height is excessive, Usable open space is insufficient, Front yard requirement is insufficient, Side yard requirement is insufficient, Rear yard requirement is insufficient & Off street parking requirement is insufficient) 27S(27S-5) 68(68-29)
Purpose: Renovation of existing building at 658 E Broadway to include an addition in the rear yard and additional floor. Combine lot 654 to 656, 660R and 658-660 E Broadway Street, and demolish the existing building at 654 E Broadway Street. Change occupancy from Restaurant, Offices and 3 units to Restaurant, Offices and 8 units.

Case: BOA-947223 **Address:** 63 Marion Street **Ward 1 Applicant:** Richard Jeffery
Article(s): 27T(27T-5) 53(53-9) 53(53-9) 53(53-52)
Purpose: Change occupancy from a 3 family into a 2 family, then extend living space into the basement level and add a new roof deck to be accessed by hatch per the submitted plans. Modified via a new set of plans on 1/11/19. MODIFIED again 4.26.19.

Case: BOA-892077 **Address:** 181-183 Coleridge Street **Ward 1 Applicant:** Theodore Touloukian for Ryan Acone
Article(s): 53(53-8) 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-56) 53(53-56) 53(53-57.3)
Purpose: Combine lots (PID 0104312000 and 0104311000) into a single lot to be 19,000 SF. Erect a three-story mixed-use building with 19 residential units, 22 off-street parking spaces below grade, and "facility of public accommodation" as per Chapter 91 Massachusetts Public Waterfront Act.

Case: BOA-922475 **Address:** 69-71 Maverick Square **Ward 1 Applicant:** Julius Sokol
Article(s): 53(53-11)
Purpose: Change Occupancy from a Dry Cleaning Store w/acccy Storage to 6 Apartments and a Registered Marijuana Dispensary.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

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KERRY LOGUE

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