

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, January 24, 2017

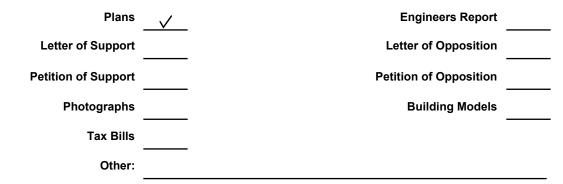
Notice is hereby given that on **January 24, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 10:30 am | Ward: 01 | Hearing: 1 |
|-----------|------------------------------------|---------------------------|
| BOA662113 | Address: 278 Chelsea ST, Ward - 01 | Applicant: Jorge Betancur |

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, Section 8 * ** Art. 53, Section 9 ** Notes | Use: Forbidden Dimensional Regulations | |
| | | |

Description: Changing from commercial store front to nail spa.



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

| 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: At the request of the Board, the Applicant described the proposed use in detail, that the salon will serve up to ten people at a time it's currently being used as a tax office. Board members inquired regarding if the salon is going to be in the basement, the applicant stated no, the space is 800sqft. 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 Deny, the motion was seconded and the Board voted to Deny. Bickerstaff & Chin voted against the motion.



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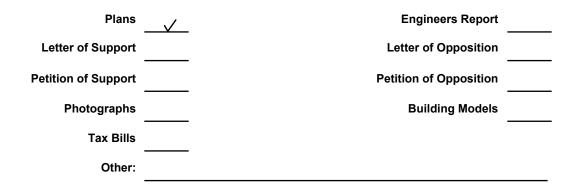
Hearings for Tuesday, January 24, 2017

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| 10:30 am | Ward: 02 | Hearing: 1 |
|-----------|-----------------------------------|------------------------|
| BOA649075 | Address: 20 Harvard ST, Ward - 02 | Applicant: Eric Parkes |

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

| Article(s) | | Description | Comorning OSC |
|-------------------------|-------|---|------------------|
| Art. 09 Sec. 0 Notes |)1 ** | Extension of Non Conforming Use | |
| Description: | | per plans Includes skylight opening 5x5 New steel structura th composite decking and Handrails. Interior spiral stairs. | al support beams |



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

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

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, stating that there is four units in building side by side. Board members inquired regarding means of access, applicant stated that the access to the hatch will be spiral stairs. There was new plans sumitted because there was a request from a neighbor that the roofdeck be pulled back from alley it's a private driveway. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor'soffice support, Lamattina'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.

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Hearings for Tuesday, January 24, 2017

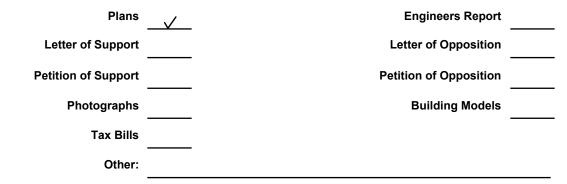
Notice is hereby given that on **January 24, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 10:30 am | Ward: 03 | Hearing: 1 |
|-----------|---|-----------------------------|
| BOA616257 | Address: 153 - 173 Kneeland ST, Ward - 03 | Applicant: Marilois Snowman |

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 11, Section 6 | Billboards |
| Article 44, Section 5 | Maximum Building Height / FAR |
| – 1 <i>4</i> . | |

Description: Accessory and non-accessory billboard.



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

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

SUMMARY: This case was postponed to June 13, 2017 @ 11:30a.m



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Mayor

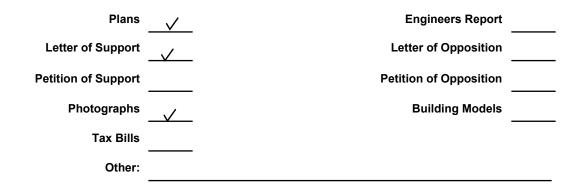
Hearings for Tuesday, January 24, 2017

Notice is hereby given that on **January 24, 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 |
|-----------|---|-----------------------|
| BOA626613 | Address: 406 - 418 Commercial ST, Ward - 03 | 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 86, Se Article 86, Se Notes | | Use and Dimen Regulations Use and Dimen Regulations |
| Description: | Install within 8' fiberg | cy to include Wireless Telecommunications Equipment: glass chimney behind a existing 21" brick parapet four (4) antennas and erect punt two (2) equipment cabinets and GPS antennas thereon with cable runs, is filed herewith. |



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

BPDA Design Review with attention to the longevity of the proposed chimeny and even to the

extent of having real brick and to minimize the roof top structures.

| 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: At the request of the Board, Counsel described the proposed use in detail, stating to the enhancement of wireless telecommunications and transmission equipment will be on roof. Telecommunication equipment will be disguised by fiberglass chimney. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office was in support, Lamattina's office was in support, Abutter support, North End Waterfront Neighborhood Association and The North End Waterfront Neighborhood Council was in support. Board member Pisani moved to approve with provisos, the motion was seconded, and the Board voted to approve with provisos.



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| 10:30 am | Ward: 03 | Hearing: 3 |
|-----------|---------------------------------------|---------------------------|
| BOA651160 | Address: 468 Commercial ST, Ward - 03 | Applicant: Chris Iannella |

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. 54 Sectio Notes | n 21 ** | Off-Street Parking Insufficient |
| Description: | No work will be cond In unit 1 there will be | esidential and 1 commercial units to residential units. ucted in units 2 or 3 (other than installation of automatic sprinkler system). minimal work. Remove existing kitchenette and add kitchen. t access for utilities. Fire upgrades. Install automatic sprinkler system. |



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

| 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: At the request of the Board, the Applicant described the proposed use in detail, stating that there are looking to change two residential and one commercial to three residential. The basement space will not be used. Board members inquired regarding units sizes, applicant stated that the top unit is 585sqft and the bottom unit is 1150sqft. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, there was overwhelming support in the community, Lamattina support and Flaherty's office support the project. 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.

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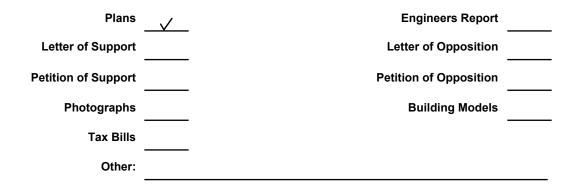
Notice is hereby given that on **January 24**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

and also adding 2 decks at rear of building.

| 10:30 am | Ward: 04 | Hearing: 1 |
|-----------|-------------------------------------|----------------------|
| BOA655100 | Address: W 144 Canton ST, Ward - 04 | Applicant: Eben Kunz |

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

| • | | Use |
|-------------------------------------|---|-----------------------|
| Article(s) | Description | |
| | | |
| Article 64, Section 9.4 | Town House/Row House Ext | |
| Article 32, Section 4. | GCOD, Applicability | |
| Notes | | |
| Description: This application is fi | ed to amend issued permit ALT632282 by redesigning 2 ba | ys, adding a 3rd bay; |



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

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

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, stating that they're looking to remove two bays from rear of building extend the bay to the ground level, but not extend it further into the backyard 3'x2" as it does right now & adding two decks 6 feet out from the wall 19". Board members inquired regarding if it there will be brackets, applicant stated no it will Cantilevered. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Boston Water & Sewer support Board member Pisani moved to approve, the motion was seconded, and the Board voted to approve.

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| 10:30 am | Ward: 05 | Hearing: 1 |
|-----------|------------------------------------|-------------------------|
| BOA656024 | Address: 86 Berkeley ST, Ward - 05 | Applicant: Joe Casserly |

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

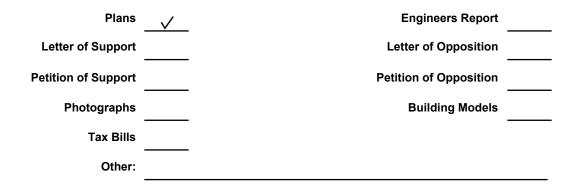
Article(s)

Description

Article 64, Section 34 **

Restricted Roof Structure Regulations

Description: Amending ALT555860. Raise roof 18" at existing head house to accommodate full size door as per plans.



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

| 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: At the request of the Board, the Applicant described the proposed use in detail, stating that they are looking to raise roof 18" of exising head house to fit a full door in, the South End Landmarks approved the renovations. Board members inquired regarding if the existing head house was always there, the applicant stated yes the head house was always there. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office is in support of the project. Board member Pisani moved to approve, the motion was seconded, and the Board voted to approve.

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Mayor

Hearings for Tuesday, January 24, 2017

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| 11:30 am | Ward: 06 | Hearing: 1 |
|-----------|------------------------------------|---------------------------|
| BOA629564 | Address: W 105 Third St, Ward - 06 | Applicant: George Morancy |

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 57, Section 8 * ** | Use: Forbidden |
| Article 57, Section 9 | Dimensional Regulations |
| Article 57, Section 9 | Dimensional Regulations |
| Article 57, Section 9 | Dimensional Regulations |
| Article 57, Section 9 | Dimensional Regulations |
| Article 57, Section 9 | Dimensional Regulations |
| Article 57, Section 9 | Dimensional Regulations |
| Article 57, Section 9 | Dimensional Regulations |

Description: Combining parcels 0601362000, 0601363000, 0601364000, 0601365000 to make new parcel 5,073 SF in total area. Erect a new 4 story residential building with 9 units and parking in garage for 9.



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

| BOARD MEMBERS: | PRE | <u>SENT</u> | 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 postponed to March 14, 2017 @11:30a.m



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Hearings for Tuesday, January 24, 2017

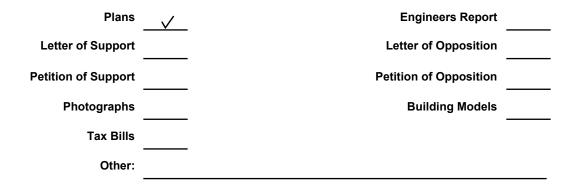
Notice is hereby given that on **January 24**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 10:30 am | Ward: 07 | Hearing: 1 |
|-----------|--------------------------------------|-------------------------|
| BOA657079 | Address: 1650 Columbia RD, Ward - 07 | Applicant: Marc Lacasse |

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. 29 Sec. 04 | Greenbelt Protection Overlay District Applicability |
| Art. 15 Sec. 01 | Floor Area Ratio excessive |
| Art. 19 Section 1 ** | Side Yard Insufficient |
| Art. 20 Sec. 01 | Rear Yard Insufficient |
| | |

Description: Interior work including adding a new roof deck, removal rear stairs and basement living space.



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

| BOARD MEMBERS: | PRE | <u>SENT</u> | RECUSE |
|-------------------------|-----|-------------|--------|
| | 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 It's an existing three-family, basement will be turned into living space for the first floor unit, the floor to ceiling height of the basement is 8'. Board members inquired regarding the FAR, Counsel stated that the current FAR 1.2, with the addition of living space it's 1.54 and 2.0 is the FAR under the new zoning. Board members inquired regarding roofdeck, Counsel stated that the roofdeck is exclusively for the top unit and no zoning relief is required. 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, the motion was seconded, and the Board voted to approve.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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Hearings for Tuesday, January 24, 2017

Notice is hereby given that on **January 24, 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 |
|-----------|--------------------------------|--------------------------|
| BOA639307 | Address: 12 Ward ST, Ward - 07 | Applicant: Kenneth Morin |

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. 14 Sec. 14-2 | Additional Lot Area Required |
| Art. 17 Sec. 01 | Usable open Space Insufficient |
| Art. 15 Sec. 01 | Floor Area Ratio excessive |
| Ch. 2 Sec R202 | 1&2 Family / Definitions |

Description: Change one family row house to a two family row house. No external work



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

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

SUMMARY: This case was postponed to March 14, 2017 @11:30a.m



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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Hearings for Tuesday, January 24, 2017

Notice is hereby given that on **January 24**, **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: 08 | Hearing: 1 |
|-----------|---|----------------------------|
| BOA576266 | Address: E 55 Springfield ST, Ward - 08 | Applicant: Jonathan Parkes |

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

| Article(s) | Description | |
|---|--|--|
| Art. 64 Sec. 09 | Dimensional Regulations Applicable in Residential Sub Districts. | |
| Art. 64 Sec. 09 * | Town House/Row House Extensions into Rear Yard | |
| Art. 32 Sec. 04 | GCOD Applicability | |
| Description: Change of occupancy to 4 residential units. Erect new addition at rear of building | | |

18'4" wide by 6'9" in depth on second and third level with deck above on the forth level. Erect new roof hatch and deck. Full Interior and exterior renovation.



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |

| BOARD MEMBERS: | PRE | <u>SENT</u> | 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



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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Hearings for Tuesday, January 24, 2017

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| 9:30 am | Ward: 09 | Hearing: 1 |
|-----------|------------------------------------|------------------------------|
| BOA636644 | Address: 38 Williams ST, Ward - 09 | Applicant: Justin Macfarlane |

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 | Dimensional Requirements |
| Art. 50, Section 43 ** | Off-Street Parking Insufficient |

Description: Change of Occupancy from Community Center to a Legalize existing 3 residential unit, construct New vertical rear one story addition on top of existing one story rear construction, construct New roof deck, renovate entire building.



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

BPDA Design Review

| 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: At the request of the Board, the Applicant described the proposed use in detail, this will be 3 family with the exising FAR 1.8, Proposed 1.89 no parking to be provided. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Jackson'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.

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Mayor

Hearings for Tuesday, January 24, 2017

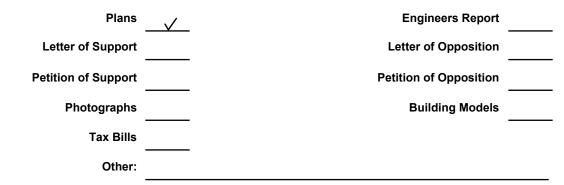
Notice is hereby given that on **January 24, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 9:30 am | Ward: 09 | Hearing: 2 |
|-----------|--|--------------------------|
| BOA642893 | Address: 37R - 39R Juniper St, Ward - 09 | Applicant: Jeffrey Drago |

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, 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 |
| Article 50, Section 43 | Off-Street Parking & Loading |
| Article 50, Section 43 | Off-Street Parking & Loading |
| Art. 50 Sec.44 | Dimensional Requirements |

Description: The proposed job is to erect two townhouses.



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

| 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 postponed to March 14, 2017 @11:30a.m



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, January 24, 2017

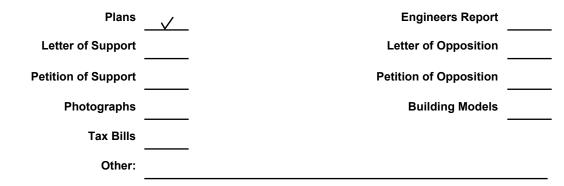
Notice is hereby given that on **January 24, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 9:30 am | Ward: 09 | Hearing: 3 |
|-----------|--|--------------------------|
| BOA642897 | Address: 37 - 39 Juniper ST, Ward - 09 | Applicant: Jeffrey Drago |

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 | Dimensional Requirements |
| Article 50, Section 43 | Off-Street Parking & Loading |
| Art. 50 Sec. 44 | Dimensional Requirements |
| Description: Existing Two (2 | 2) Family Dwelling. This will be one of two dwellings on the same lot - Please |

Description: Existing Two (2) Family Dwelling. This will be one of two dwellings on the same lot - Please see ERT549966.



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

| 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 postponed to March 14, 2017 @11:30a.m



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, January 24, 2017

Notice is hereby given that on **January 24**, **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: 4 |
|-----------|--|--------------------------|
| BOA642902 | Address: 31 - 35 Juniper ST, Ward - 09 | Applicant: Jeffrey Drago |

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. 43 * Off street parking requirements
- **Description:** This project is to allow vehicular access to 37R-39R Juniper Street over driveway access easement. Please also see ERT549966 and ALT561596.



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

| 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 postponed to March 14, 2017 @11:30a.m



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, January 24, 2017

Notice is hereby given that on **January 24**, **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: 5 |
|-----------|--|--------------------------|
| BOA642903 | Address: 2597 - 2601 Washington ST, Ward - 0 | Applicant: Jeffrey Drago |

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

Article(s)

Article 50, Section 43

Off-Street Parking & Loading

Description

Description: This project is to allow vehicular access to 37R-39R Juniper Street over driveway access easement. Please also see ERT549966 and ALT561596.



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

| 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 postponed to March 14, 2017 @11:30a.m



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, January 24, 2017

Notice is hereby given that on **January 24**, **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: 6 |
|-----------|------------------------------------|------------------------------|
| BOA665588 | Address: 40 Williams ST, Ward - 09 | Applicant: Justin Macfarlane |

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 29

Dimensional Regulations

Description: Construct a new 2 story vertical addition on top of existing 1 story Rear ell. Reconfigure Building Second Means of Egress. Application filed with ALT615996 (38 Williams Street).



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

BPDA Design Review

| 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: At the request of the Board, the Applicant described the proposed use in detail, this will be 3 family with the exising FAR 1.69, Proposed 1.78 no parking to be provided. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Jackson's office support. Board member Galvin moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, January 24, 2017

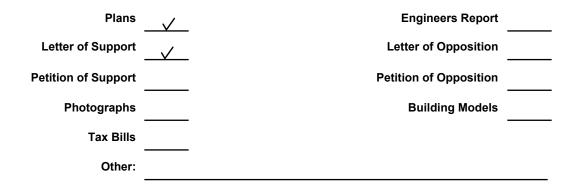
Notice is hereby given that on **January 24, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 9:30 am | Ward: 11 | Hearing: 1 |
|-----------|----------------------------------|-----------------------|
| BOA620681 | Address: 5 Mcbride St, Ward - 11 | 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 |
|--------------------------|---------------------------------|
| Art. 55, Section 17 ** | Dimensional Regulations |
| Art. 55, Section 17 ** | Dimensional Regulations |
| Art. 55, Section 40 * ** | Off-Street Loading Insufficient |
| Art. 55 Sec. 65-41 | Off-Street parking insufficient |
| Art. 55, Section 17 ** | Dimensional Regulations |
| | |

Description: Construct 11 Residential Units, one commercial space and 12 parking spaces per plans.



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

BPDA Design Review-Height issue-parapet, roof decks (no differentiation between roof decks

who owns them) to be named /deeded so not common to building

| 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: At the request of the Board, the Applicant described the proposed use in detail, that there proposed to erect 11 dwelling units 2 affordable 1 street level commercial space with 12 garage parking spaces. FAR proposed 2.7, private roof decks, unit sizes are on the 2nd floor 1-bedroom 595sqft, three 2-bedroom 922, 1109 & 1176sqft, 3rd floor two 1-bed 686 & 680sqft and two 2-bedroom 1109 & 1176sqft 4th floor 3-bedroom 1494sqft and two 2-bedroom 1117 & 1176sqft. Heiht will be 51'-6" allowed 35' design went through many changes and lengthy process. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, O'Malley's office support, 2 abutter's support, 2 abutters opposed height, density, setbacks, traffic roofdeck pollution & affordable Board member Pisani moved to approve with provisos, the motion was seconded and the Board approve with provisos, Fortune 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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BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, January 24, 2017

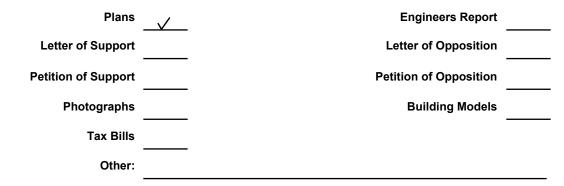
Notice is hereby given that on **January 24, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 9:30 am | Ward: 11 | Hearing: 2 |
|-----------|--------------------------------------|------------------------------|
| BOA645245 | Address: 152 Brookside Av, Ward - 11 | Applicant: Lawrence Hanscomb |

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 Sec. 09 * | Dimensional Regulations. |
| Art. 55 Sec. 09 * | Dimensional Regulations. |
| Art. 55 Sec. 09 * | Dimensional Regulations. |
| Art. 55 Sec. 09 * | Dimensional Regulations. |

Description: Construct a 1 family residence home on our property located at 152 Brookside Ave Jamaica Plain.



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

BPDA Design Review

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

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, to build a single family dwelling on 5000sqft lot, only violation was side yard required is 10', proposed 8'. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representative. The Mayor's office support. Board member Pisani voted to approve with proviso, the motion was seconded, and the Board voted to approve with proviso



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, January 24, 2017

Notice is hereby given that on **January 24, 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 |
|-----------|-----------------------------------|-----------------------|
| BOA649485 | Address: 15 Howard AVE, Ward - 13 | Applicant: Evan Smith |

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 8, Section 7 ** ** Art. 50 Sec. 29 Notes | Use:Forbidden Dimensional Requirements | |
| | | |

Description: Erect New four unit residential building.



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

BPDA Design Review

| 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: At the request of the Board, the Applicant described the proposed use in detail, stating that there are looking to build a 4 unit residential building. Board members inquired regarding unit sizes & parking. Applicant stated that there is two 958 sqft 2-bedroom units and two 1,300sqft 3-bedroom units with 1 space per unit, the lot size is 12,346sqft. Lot has been vacant for over 20 years Board members inquired regarding description of area, applicant stated that it's a residential area with a ball park across the street. The Board then requested testimony in opposition and in support from neighbors and elected officals and their representatives. The Mayor's office was in support & Jackson's office was in support of the project. Board member Pisani moved to approve with proviso, the motion was seconded and the board voted to approve with proviso.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Mayor

Hearings for Tuesday, January 24, 2017

Notice is hereby given that on **January 24, 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: 13 | Hearing: 2 |
|-----------|--------------------------------------|-------------------------|
| BOA634407 | Address: 32 Buttonwood ST, Ward - 13 | Applicant: Dave Gambone |

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 9 * * | Add'l Lot Area Insufficient |
| Article 65, Section 9 ** | Floor Area Ratio Excessive |
| Article 65, Section 9 *** * | Side Yard Insufficient |
| Article 65, Section 41 ** | Off-Street Parking & Loading Req. |
| Notes | |
| Article 65, Section 41 ** | Off-Street Parking & Loading Req. |
| Article 65, Section 9 *** * | Side Yard Insufficient |
| Notes | |

Description: Confirm as existing Single-Family Dwelling. Change Occupancy to a Three-Family Dwelling. Extend living space to basement. Rear and dormer addition. Complete interior renovation to include new MEP/FA/FP.



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

BPDA Design Review

| 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: At the request of the Board, Counsel described the proposed use in detail, stating that due to community review process the unit count was revised from a three-family to a two-family, the dormers was removed, the addition at the rear of the building on the third floor which would have added a third bedroom on the top floor was removed. The Board was given the new plans. Board members inquired regarding parking, Counsel stated that one parking space is required but there will be no parking provided. 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. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, January 24, 2017

Notice is hereby given that on **January 24, 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: 15 | Hearing: 1 |
|-----------|-------------------------------------|-----------------------------|
| BOA632600 | Address: 23 Richfield St, Ward - 15 | Applicant: Russell Forsberg |

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 |
| Notes | |
| Description | |

Description: Construct three family dwelling



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

BPDA Design Review with Screening and Buffering for both 23 & 25 Richfield Street

| 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: At the request of the Board, the Applicant described the proposed use in detail, stating that the footprint of the building to be more or less identical, the neighbors are concern with small units in the neighborhood the applicant stated that the units will be large. Board members inquired regarding design contextually and classfying roof, applicant stated that there is a mixed bag of designs on street and the roof is a cross between mansard & hip. Applicant stated that there will be extending driveway to allow more spaces, driveway access to rear of property with easement will be recorded. The Board then requested testimony in opposition and in support from neighbors and elected officals and their representatives. The Mayor's office is in support, Baker's office is in support. Board member Galvin moved to approve with provisos, the motion was seconded, and the Board voted to approve with provisos.

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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BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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Hearings for Tuesday, January 24, 2017

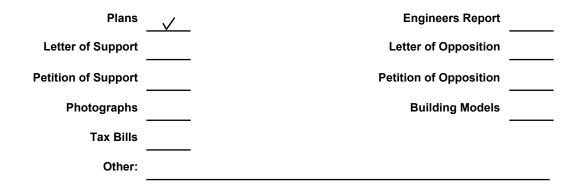
Notice is hereby given that on **January 24**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 11:30 am | Ward: 15 | Hearing: 2 |
|-----------|--------------------------------|----------------------------|
| BOA618306 | Address: 4 Trull St, Ward - 15 | Applicant: Michael Philbin |

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. 65 Sec. 9 | Residential Dimensional Reg.s | |
| Art. 65 Sec. 9 | Residential Dimensional Reg.s | |
| Art. 65 Sec. 9 | Residential Dimensional Reg.s | |
| Art. 65 Sec. 9 | Residential Dimensional Reg.s | |
| Art. 65 Sec. 9 | Residential Dimensional Reg.s | |
| Art. 65 Sec. 9 | Residential Dimensional Reg.s | |
| Art. 65 Sec. 41 | Off street parking requirements | |
| Art. 65 Sec. 65-41.5 | Parking Size & Maneuverability | |

Description: Change Occupancy from four family to a two family dwelling as per plans. This property located ay 4-6 Trull St. was subdivide under Alt553035 . This build to now be know as 4 Trull Street. In conjunction with ALT562339, ALT562335



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

| 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 postponed to February 7, 2017 @ 9:30a.m



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, January 24, 2017

Notice is hereby given that on **January 24**, **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: 16 | Hearing: 1 |
|-----------|--|----------------------|
| BOA638458 | Address: 1632 Dorchester AV, Ward - 16 | Applicant: Mai Phung |

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 9 | Dimensional Regulations |
| Article 65, Section 41 ** | Off-Street Parking & Loading Req. |
| 8th 780CMR R302 | FIRE-RESISTANT CONSTRUCTION |

Description: Change Occupancy from a Funeral Parlor two (2) Family Dwelling by doing renovations on the First Floor only. As per plans



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

BPDA Design Review with Screening and Buffering & removal of garage

| 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: At the request of the Board, the Applicant described the proposed use in detail, that there will be not exterior changes, there are converting from funeral home and two-family to two-family only. On the first floor will be two-bedrooms and second floor will be 3 bedrooms, the basement is connected to the first floor and will be used as a family room. Board members inquired regarding why can't parking be accommodated and why not take down garage to use for parking, applicant stated that he will take down garage to use for parking. 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. Board member Pisani moved to approve with provisos, the motion was seconded, and the Board voted to approve with provisos.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, January 24, 2017

Notice is hereby given that on **January 24, 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: 16 | Hearing: 2 |
|-----------|---|---------------------------|
| BOA648704 | Address: 1857 - 1859 Dorchester Av, Ward - 16 | Applicant: Kevin Cloutier |

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 9 **** | Rear Yard Insufficient |
| Article 65, Section 9 *** * | Side Yard Insufficient |
| Article 65, Section 9 ** ** | Usable Open Space Insufficient |
| Article 65, Section 9 ** * | Building Height Excessive |
| Article 65, Section 9 ** | Floor Area Ratio Excessive |
| Article 65, Section 9 * * | Add'l Lot Area Insufficient |
| Article 65, Section 9 | Dimensional Regulations |
| Article 65, Section 39 | Screening & Buffering |
| Article 65, Sec 65-41 | Off-Street Loading Req. |
| Notes | |
| Art. 65 Sec. 41 | Off street parking requirements |
| | |

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



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

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

SUMMARY: This case was postponed to March 28, 2017 @11:30a.m



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, January 24, 2017

Notice is hereby given that on **January 24**, **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: 17 | Hearing: 1 |
|-----------|-----------------------------------|-------------------------------|
| BOA584731 | Address: 3 Melville AV, Ward - 17 | Applicant: Filomania Falcucci |

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 41 ** | Off-Street Parking & Loading Req. |
| Art. 65 Sec. 65-41.5 | Parking Size & Maneuverability |
| Notes | |

Description: Change occupancy from Nursing Home to Nine Residential units. Renovate existing building and add an addition in the rear as per plans. (Demo carriage house in back).



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

BPDA Design Review

| 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: At the request of the Board, Counsel described the proposed use in detail, stating to scaling back from a 9 unit building to 6 unit residential condominium with 10 parking spaces in rear. The total building is 8,364sqft including 4,157sqft rear addition added to the rear. Board members inquired regarding number of bedrooms, Counsel stated that on units 1, 2 & 3 will be 2bedroom 2baths and on 2nd floor.Counsel stated that he elimnated all violations except use. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives The Mayor's office was in support, Flaherty's office was in support & 2 abutters was in support, 3 abutters was opposed-privacy concerns/ noise/construction management. Board member Galvin moved to approve with proviso, the motion was seconded, and the Board voted to approve.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Mayor

Hearings for Tuesday, January 24, 2017

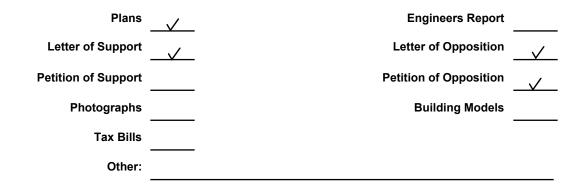
Notice is hereby given that on **January 24, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 9:30 am | Ward: 17 | Hearing: 2 |
|-----------|----------------------------------|-----------------------------|
| BOA652699 | Address: 20 Fuller St, Ward - 17 | Applicant: James O Sullivan |

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. 65 Sec. 08 | Forbidden |
| Art. 65 Sec. 9 | Residential Dimensional Reg.s |
| Art. 65 Sec. 9 | Residential Dimensional Reg.s |
| Art. 65 Sec. 9 | Residential Dimensional Reg.s |
| Notes | |
| Article 65, Section 41 ** | Off-Street Parking & Loading Req. |
| | |

Description: Build a 6 unit 3 story building



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

| BPDA Design Review-Contexurals |
|---------------------------------|
| Addressing Front Entrance Issue |
| |

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

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stated that they would like to build a 6 unit building to replace the existing single family dwelling. The street is a mix of 2, 3 & 6 families. Board members inquired regarding FAR, parking & total numbers of bedrooms, Counsel stated that the FAR proposed is 1.12, allowed is .5, there will be 6 off street parking, required is 7.5 parking spaces, and the total number of bedrooms is four 3-bedrooms and two 2-bedrooms. The board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives, The Mayor's office support, Abutter in rear support, Campbell's office not in support or opposition & several abutters opposed due to density, traffic too many new units in this area & building not in character with neighborhood. Board member Pisani moved to approve with provisos, the motion was seconded, to approve with provisos, Bickerstaff and 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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1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, January 24, 2017

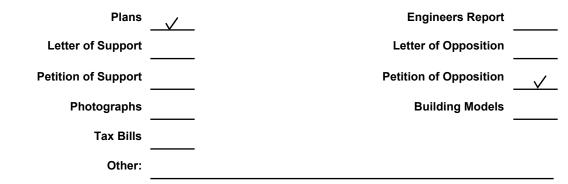
Notice is hereby given that on **January 24, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 9:30 am | Ward: 18 | Hearing: 1 |
|-----------|--|-----------------------------|
| BOA577806 | Address: 87 - 89 Sunnyside St, Ward - 18 | Applicant: Terence O"Reilly |

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

| Article(s) | Description |
|-----------------------|------------------|
| Notes | |
| Art. 69 Sec. 09 | Dimensional Reg. |
| Art. 69 Sec. 09 | Dimensional Reg. |
| Art. 69 Sec. 09 | Dimensional Reg. |
| Article 69, Section 8 | Use: Forbidden |
| Art. 69 Sec. 09 | Dimensional Reg. |

Description: Construct of 2-unit property double stack.



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

BPDA Design Review

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

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating that the area is predominantly two-family dwelling, and lots nearly identical in width, frontage, and area consistant with abutting properties. The two-family will be on lot containing 6,243sqft of land. There is no zoning violations with respect to size of building. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office opposed, McCarthy's office opposed, Abutters opposed lot too small & size of building too big & Fairmount Hill Neighborhood Group 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.

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Hearings for Tuesday, January 24, 2017

Notice is hereby given that on **January 24, 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 |
|-----------|-----------------------------------|---------------------------|
| BOA618715 | Address: 32 Cummins HW, Ward - 19 | Applicant: George Morancy |

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. 67 Sec. 08 * | Use Regulations Applicable in Residential Sub Districts |
| Art. 67 Sec. 09 | Open Space insufficient |
| Art. 67 Sec. 9.1 | Dimensional Regulations Applicable in Residential Sub Districts. |
| Art. 67 Sec. 9.1 | Dimensional Regulations Applicable in Residential Sub Districts. |
| Art. 67 Sec. 9.1 | Dimensional Regulations Applicable in Residential Sub Districts. |
| Art. 67 Sec. 9.1 | Dimensional Regulations Applicable in Residential Sub Districts. |
| Notes | |
| Art. 67 Sec. 9.1 | Dimensional Regulations Applicable in Residential Sub Districts. |
| Article 67, Section 32 | Off-Street Prk Insufficient |
| Article 67, Section 32 ** | Off-Street Parking |
| Article 67, Section 30 | Screening & Buffering Req's |
| Descriptions - | |

Description: Erect new building for 14 residential units



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

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

SUMMARY: This case was postponed to May 9, 2017 @11:30a.m



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, January 24, 2017

Notice is hereby given that on **January 24, 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: 2 |
|-----------|-------------------------------------|---------------------------|
| BOA650528 | Address: 196 Chestnut AV, Ward - 19 | Applicant: Joe Fiorentino |

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

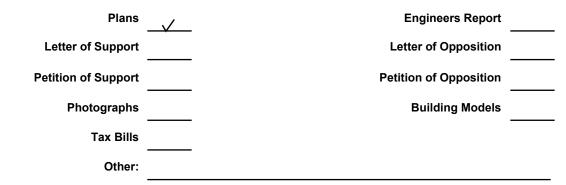
Article(s)

Description

```
Art. 09 Sec. 01
```

Reconstruction/Extenion of Nonconfroming Bldg.

Description: Replacing existing deck with 17'6" x12' deck. Rear of property



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

| 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: At the request of the Board, the Applicant described the proposed use in detail, that they would like to replace the existing deck with new deck same footprint. Board members inquired regarding previous deck if it was legal, applicant stated the the previous deck was legal. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Omalley's office support & Flaherty's office support. Board member Erlich move 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, January 24, 2017

Notice is hereby given that on **January 24**, **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: 21 | Hearing: 1 |
|-----------|--------------------------------------|--------------------------|
| BOA598839 | Address: 33 Kilmarnock St, Ward - 21 | Applicant: Brian Mcgrail |

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

Art. 06 Sec. 04

Other Protectional Conditions

Description: Request for a modification of an existing permit for Fenway Park events parking (Permit No. U49111932) (BZC 31782) to extend the time limit proviso for another 3 to 5 year period



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

| BPDA Design Review |
|-----------------------------|
| Sunset To Expire 12/31/2019 |
| |

| 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: At the request of the Board, Counsel described the proposed use in detail, stated that they would like to renew 43 parking spaces on site which is used for Fenway park events on the lower level. They are seeking sunset to expire December 31, 2019. Board members inquired regarding applicant renew on time next time, Counsel agreed, Board members also inquired about screening & buffering has it been maintained, Counsel stated that the screening and buffering has been maintained. The Board then requested testimony in opposition and in support from neighbors and the elected officials and their representatives. The Mayor's office was in support of the project. Board member Fortune moved to approve with provisos, the motion was seconded, and the Board voted to approve with provisos.

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, January 24, 2017

Notice is hereby given that on **January 24**, **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 |
|-----------|-----------------------------------|--------------------------|
| BOA654187 | Address: 44 Gerrish St, Ward - 22 | Applicant: Donal Carroll |

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.53 Screening&Buffering Req

Description: Erect single family dwelling on vacant lot.



| DECISION: | Yes | No |
|--------------------------|----------|----|
| SUSTAINED/APPROVED | <u> </u> | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

BPDA Design Review

| 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: At the request of the Board, the Applicant described the proposed use in detail, stating that there requesting to erect a single family dwelling. Board members inquired regarding the only violation was screening and buffering why can't it be met. The applicant stated that the lot can't accommodate two cars which require a retaining wall that takes up alot of room in the back yard. Board members inquired regarding the height of the retaining wall, applicant stated that the height of the wall is 12'. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office was in support Cimmono's office was in support & Brighton Allston Improvement Association was in support. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, January 24, 2017

Notice is hereby given that on **January 24**, **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 |
|-----------|------------------------------------|---------------------------|
| BOA666879 | Address: N 61 Beacon St, Ward - 22 | Applicant: Alyssa Languth |

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

| Description |
|-------------------------|
| |
| Use: Conditional |
| Use: Conditional |
| Dimensional Regulations |
| |

Description: An adaptive reuse of a 5-story brick building and to demolish an attached 1-story brick building and existing elevator shaft.



| DECISION: | Yes | No |
|--------------------------|-----|----|
| SUSTAINED/APPROVED | | |
| DENIED | | |
| DENIED WITHOUT PREDUDICE | | |
| | | |

BPDA Design Review

| 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: At the request of the Board, the Applicant described the proposed use in detail, stated that there was going to be a relocation of car dealership from 75 to 61 North Beacon, it's not an expansion, but a relocation. The new penthouse exceeds allowed zoning and the project has widespread support The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives, The Mayor's office was in support of the project, Brighton Allston Improvement Association was in support of the project and Ciommo's office was in support of the project. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.