

Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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	
BOA775979	Address:	191 - 201 Sumner ST, Ward - 01	Applicant: Michele Modica	
Seeking appeal for the	terms of the	Boston Zoning Code (see Acts of 1956	6, c. 665) in the following respect:	Variance
Article(s)		Description		
Article 53 Section 8		Use Regulations		
Article 53 Section 56		Off-Street Parking & Loading Req		
Notes				

521CMR Requirements 780CMR, 8th Edition

quirements Accessibility Noncompliance

8th CMR Fuel Gas/Plumbing 248 CMR, Fuel Gas & Plumbing Code

Description: Change of Occupancy from 2 Apts & Commercial to 2 Apts & New Restaurant (Mexicali Sushi Bar).

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

	AINED/APPROVED DENIED HOUT PREDUDICE	Yes	No
PROVISO: BRA- Exterior			
BOARD MEMBERS:	PRESI	<u>ENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Marie St. Fleur			
Craig Galvin			
Eugene Kelly			

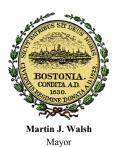
Kerry Walsh Logue

Tyrone Kindell, Jr

At the request of the Board, the applicant proposed to change occupancy from 2 apartments and commercial to 2 apartments and new restaurant (Mexicali Sushi Bar).

The Board members request how many seat. The applicant noted 20 or fewer, small restaurant <1000sf.

The Board members request testimony in oppositon and in support from neighbors and elected officials and their representatives. Mayors Offic eof Neighborhood Services , Councilor Flaherty and Councilor Edwards Approved



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or and only or bostom at	(.	app. and ionoming app.		
10:30 am	Ward: 01		Hearing: 2	
BOA784891	Address:	338 Meridian ST, Ward - 01	Applicant: Richard Lynds	
Seeking appeal for the t . Article(s)	erms of the	Boston Zoning Code (see Acts o	f 1956, c. 665) in the following respect:	Variance

Article 53 Section 12 Dimensional Regulations

Article 53, Section 56 Off-Street Parking & Loading Req

Article 53 Section 8 Use Regulations

Description: Interior renovations extending living area into basement for new unit and change occupancy from a

3 to a 4 unit residential dwelling as per plans.

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

	STAINED/APPROVED DENIED //ITHOUT PREDUDICE	Yes	No
PROVISO:			
BOARD MEMBERS:	PRES	<u>ENT</u>	RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Marie St. Fleur Craig Galvin Eugene Kelly Kerry Walsh Logue Tyrone Kindell, Jr	Yes	No	

At the request of the Board, the Applicant is requesting interior renovations extending living area into basement for new unit and change occupancy from a 3 to 4 unit residential dwelling. The applicant noted that Multi-Family Residential-Forbidden should not have been cited, it is an allowed use in this district. Applicant noted floor to ceiling basement-8"6". The Roof deck is accessed by spiral stair at rear. Applicant is requested a variance for 1 space. The Board members then requested testimony in opposition and in support from neighbors and elelcted officials and and their representatives. Mayor's Office of Neighborhood Developement, Councilor Edwards and Abutters-Support.



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10:30 am	Ward: 01	Hearing: 3
BOA785812	Address: 86 Princeton St, Ward - 01	Applicant: Diane Modica

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 53, Section 9	Lot Area Insufficient
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53, Section 56	Off-Street Parking & Loading Req
Article 53, Sec. 54	Screening & Buffering Req
Article 53 Section 8	Use Regulations
Notes	
780CMR 8th Edition 107	Construction Documents
780CMR, 8th ed.,705.2	Projections of EXTERIOR WALL
780CMR, 8th Edition	
780CMR, 8th Edition	
780CMR, 8th Edition	
521CMR Requirements	Accessibility Noncompliance

Description: Erect a three (3) family dwelling as per plans attached plans. ZBA.

OOCUMENTS CONSIDERED AT THE HE	ARING:		
Plans	<u> </u>	Engineers Report	
Letter of Support		Letter of Opposition	
Petition of Support		Petition of Opposition	
Photographs		Building Models	
Tax Bills			
Other:			
•			

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DENI	ED WITHOUT PREDUDICE		
PROVISO: BRA-approval			
BOARD MEMBERS:	PRESE	<u>NT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Marie St. Fleur	✓		
Craig Galvin			
Eugene Kelly			

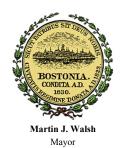
Kerry Walsh Logue

Tyrone Kindell, Jr

At the request of the Board, the applicant described the proposed 3 family dwelling, which included a roof deck exclusive to 3rd unit. Applicant noted that roof decks are common to this neighborhhood which is a mix of 1, 2, and 3, families. Applicant noted 3 story building does not exceed allowable height.

Board members inquired regarding parking. Applicant noted ancillary parking located at neighbors lot. Board members had no long time response to issue of parking. Board members are in agreement with the neighbors that parking should be recorded at the Registry.

The Board members then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayors office of Neighborhood Services Edwards and Flaherty support.



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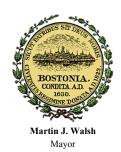
Hearings for Tuesday, January 30, 2018

10:30 am	Ward: 05		Hearing: 1	
BOA759845		167 Newbury ST, Ward - 05	Applicant: Chris Talanian	
Seeking appeal for the	terms of the	Boston Zoning Code (see Acts of 19	956, c. 665) in the following respect: Col	nditional Use
Article(s)		Description		
Notes				
Art. 08 Sec. 03		restaurant conditional		
521CMR Requirement	S	Accessibility Noncompliance		
780 CMR 8th Edition Note:		101.4.7 Referance Codes, 521	I CMR AAB	
DOCUMENTS CONSII	DERED AT TH	HE HEARING:		
DOCUMENTS CONSII		HE HEARING:	Engineers Report	
		lans	Engineers Report Letter of Opposition	
	Р	port		
	P Letter of Sup	port	Letter of Opposition	

Other:

DECISION:		Yes	No
SUSTAI	NED/APPROVED		
	DENIED		
DENIED WITHO	OUT PREDUDICE		
PROVISO:			
BOARD MEMBERS:	PRESI	<u>ENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			<u>—</u>
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff	─ ✓		
Marie St. Fleur	<u> </u>		
Craig Galvin			
Eugene Kelly			
Kerry Walsh Logue			
Tyrone Kindell, Jr		./	

At the request of the Board, the Applicant is proposing to change existing use from a retail, one residential and salon on ground floor to retail, one residence and restaurant #37 on ground floor. No work to be done (shell space only) under this application. Tenant fit out to be done under separate permit after change of use is approved. Building to be occupied for one restaurant, one retail space and one residence after this application is approved. Board members inquired regarding if a tenant was selected and how many seats? Applicant noted, they did not select a tenant and seating is too premature to know the answer. Board members has concerns about granting pocket zoning relief. Board memembers requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's Office of Neighborhood Services Zakim and 4 abutters opposed project. Neighborhood Association of the Back Bay opposed.



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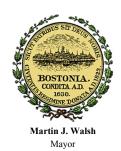
Hearings for Tuesday, January 30, 2018

	iven that on January 30, 2018 a public on at City Hall (Room 801) upon the fo	hearing will be held by the Zoning Board of Appeal ollowing appeals:
10:30 am	Ward: 06	Hearing: 1
BOA757965	Address: E 712 Sixth ST, Ward	I - 06 Applicant: Matthew O'Hara
Seeking appeal for	r the terms of the Boston Zoning Code	(see Acts of 1956, c. 665) in the following respect: IPOD
Article(s)	Description	
Art.27S Sec.5	S BOSTON IPOL	O APPLICABILITY
	rior/Exterior renovation of an exist relocating 3 decks	ting 3 unit building. Work will also include building a 3 story addition
DOCUMENTS CO	NSIDERED AT THE HEARING:	
	Plans	Engineers Report
	Letter of Support	Letter of Opposition
	Petition of Support	Petition of Opposition
	Photographs	Building Models
	Tax Bills	

Other:

DECISION:	SUSTAINED/APPROVED DENIED DENIED WITHOUT PREDUDICE		No
PROVISO:			
BOARD MEMBERS:	PRES	<u>SENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Marie St. Fleur			
Craig Galvin			
Eugene Kelly			
Kerry Walsh Logue			
Tion y Traion Logac			

At the request of the Board, the Applicant is proposing an interior and exterior renovation of an existing 3 unit building. Work will also include building a 3 story addition and relocating 3 decks. The applicant noted the rear addition is dimensionally compliant, extend depth of 40 inches within rear lot line height will not change 21 x 24 addition-635 square footage. Applicant noted project is zoning compliant except for IPOD. The Board members inquired about the basement. Applicant noted it is not a livings space. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's Office of Neighborhood Services, Councilor Flynn Councilor Flagherty and Councilor Collins opposed. Board member Pisani opposed. Three abutters opposed density, context, loss of air and light.



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of the City of Boston at City Hall (Room 801) upon the following appeals:				
10:30 am	Ward: 06		Hearing: 2	
BOA766148	Address: W3	333 Third St, Ward - 06	Applicant: Andrew Schena	
Seeking appeal for the t . Article(s)	erms of the Bos	oton Zoning Code (see Acts of 195	6, c. 665) in the following respect: IPOD	
Architectual Access Board 8th 780CMR1009.13.1 Art.27S Sec.5 Art.27S Sec.5		521 CMR Roof access S BOSTON IPOD APPLICABILIT S BOSTON IPOD APPLICABILIT		

Description: Raze existing structure. Erect new two family dwelling units, FP, FA with three (3) off-street parking in first

floor garage.

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

	DENIED OUT PREDUDICE	Yes	No
PROVISO: BRA no roof decks and no hatch.			
BOARD MEMBERS:	PRESE	<u>NT</u>	RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Marie St. Fleur Craig Galvin	Yes	No	
Eugene Kelly			
Kerry Walsh Logue			

Tyrone Kindell, Jr

At the request of the Board, the Applicant/Counsel proposed seeking to appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: IPOD. Applicant noted the project is a new 3 family with parking spaces. Dimensionally compliant ecept for IPOD. Roof deck and no hatch has been eliminated.

The Board the requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's Office of Neighborhood Services, Councilor Flynn, Councilor Essaibi-George and 2 abbutters opposed.



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10:30 am	Ward: 07	Hearing: 1
BOA786539	Address: 283 Old Colony Av, Ward - 07	Applicant: Stuart Mullally

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. 13 Sec. 04	Dwellings in Nonresidential district
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-3	Lot Width Insufficient
Art. 14, Section 4 **	Lot Frontage Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive
Article 16 Section 1	Building Height Excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 18 Section 1 **	Front Yard Insufficient
Art. 19 Sec. 01	Side yard insufficient
Art. 20 Sec. 01	Rear Yard Insufficient
Art. 23 Sec. 23-1 *	Off street parking insufficient
AIL 20 060. 20-1	On street parking insumoient

Description: Build new 4 story mixed use building consisting of 3 residential units and a restaurant-cafe as per plans submitted - remove existing one story commercial building.

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

DECISION:		Yes	No
SUSTA	INED/APPROVED		
	DENIED		
DENIED WITH	OUT PREDUDICE	<u> </u>	
PROVISO: BRA Review			
DOADD MEMDEDO.	DDE(OFNIT.	DECUCE
BOARD MEMBERS:	PRES	<u>SENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich	<u> </u>		
Bruce Bickerstaff			_
Marie St. Fleur			
Craig Galvin			
Eugene Kelly			

Kerry Walsh Logue

Tyrone Kindell, Jr

At the request of the Board, the Applicant is proposing to erect a new 4 story mixed use builing consiting of 3 residential units and a restaurant cafe and remove one story commerical building. Counsel for the Applicant noted that the District is a Local Industrial and all violations are applicable under teh base code. The structure will take up the entire lot. Lot is 1580 sf. No parking proposed but is walking distance to Andrew Square. No roof deck. The Board members inquired about what is on the lot know? The applicant noted a 1 story building. The Board members requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayors Office of Neighborhood Services, Councilor Flaherty and Flynn are in support.



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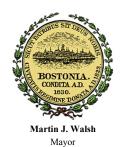
Hearings for Tuesday, January 30, 2018

9:30 am	Ward: 08		Hearing: 1
BOA712439	Address:	82 Kemble St, Ward - 08	Applicant:
Seeking appeal for the	terms of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect: Variand
Article(s)		Description	
Article 50, Section 32		Use Regulations in IDA	
Description:			
Erect new single fo	mily rocide	ential comi attached dwelling s	with one off-street parking in Lot E (3661
			736, ERT739735, ERT739734, ERT7397
ERT739730, ERT7	'39741, ER	RT739739, ERT739738, ERT7	39728, ERT739726, ERT739725, ERT7
	•	Subdividing Lot Reference: Al	LT739823, ALT739824, ALT739825, ALT
ALT739829, ALT73	39020.		
OCCUMENTS CONSI	SERED AT T	HE HEADING.	
DOCUMENTS CONSID	JEKEU AI I		
	-	\\	Frankrassa Banast
	F	Plans	Engineers Report
	F Letter of Sup		Engineers Report Letter of Opposition
		pport	
	Letter of Sup	oport	Letter of Opposition
	Letter of Sup etition of Sup Photogr	oport	Letter of Opposition Petition of Opposition

Other:

	STAINED/APPROVED DENIED //ITHOUT PREDUDICE	·	_ _ _	No
PROVISO:				
BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Marie St. Fleur				
Craig Galvin				
Eugene Kelly				
Kerry Walsh Logue				
Tyrone Kindell, Jr				

This case was postponed until March 6, 2018.



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9:30 am	Ward: 08	Hearing: 2
BOA720018	Address: 182 Norfolk Av, Ward - 08	Applicant: Emanuel Canuto

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

Art. 50, Section 43 ** Art. 50, Section 29 ** Art. 50, Section 29 ** Art. 50, Section 29 ** Dimensional Regulations Art. 50, Section 29 ** Dimensional Regulations Article 50 Section 29 Article 50 Section 29 Dimensional Regulations Dimensional Regulations Dimensional Regulations Dimensional Regulations Article 50 Section 29 Dimensional Regulations Article 50 Section 29 Dimensional Regulations Article 50 Section 29 Dimensional Regulations Dimensional Regulations	Article(s)	Description
Art. 50, Section 29 ** Art. 50, Section 29 ** Art. 50, Section 29 ** Article 50 Section 29 Article 50 Section 29 Article 50 Section 29 Article 50 Section 29 Dimensional Regulations Dimensional Regulations Dimensional Regulations Dimensional Regulations Dimensional Regulations	Art. 50, Section 43 **	Off-Street Parking Insufficient
Art. 50, Section 29 ** Article 50 Section 29 Article 50 Section 29 Dimensional Regulations	Art. 50, Section 29 **	Dimensional Regulations
Article 50 Section 29 Dimensional Regulations	Art. 50, Section 29 **	Dimensional Regulations
Article 50 Section 29 Dimensional Regulations Article 50 Section 29 Dimensional Regulations Article 50 Section 29 Dimensional Regulations	Art. 50, Section 29 **	Dimensional Regulations
Article 50 Section 29 Dimensional Regulations Article 50 Section 29 Dimensional Regulations	Article 50 Section 29	Dimensional Regulations
Article 50 Section 29 Dimensional Regulations	Article 50 Section 29	Dimensional Regulations
	Article 50 Section 29	Dimensional Regulations
Article 50 Section 29 Dimensional Regulations	Article 50 Section 29	Dimensional Regulations
	Article 50 Section 29	Dimensional Regulations

Description: Demolish existing 1 story garage and erect 3 story, 3 family dwelling w/rear & roof decks as per plans submitted

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

SUSTAINED/APPROVED DENIED DENIED DENIED				
BOARD MEMBERS: Yes No Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Marie St. Fleur Craig Galvin Eugene Kelly		DENIEI	D	No
Yes No Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Marie St. Fleur Craig Galvin Eugene Kelly	PROVISO: BRA Approval			
Yes No Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Marie St. Fleur Craig Galvin Eugene Kelly				
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Marie St. Fleur Craig Galvin Eugene Kelly	BOARD MEMBERS:	PRE	<u>SENT</u>	RECUSE
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Marie St. Fleur Craig Galvin Eugene Kelly		Yes	No	
Anthony Pisani Mark Erlich Bruce Bickerstaff Marie St. Fleur Craig Galvin Eugene Kelly	Christine Araujo, Chair			
Mark Erlich Bruce Bickerstaff Marie St. Fleur Craig Galvin Eugene Kelly	Mark Fortune, Secretary	✓		
Mark Erlich Bruce Bickerstaff Marie St. Fleur Craig Galvin Eugene Kelly	Anthony Pisani		<u>—</u>	
Bruce Bickerstaff Marie St. Fleur Craig Galvin Eugene Kelly	Mark Erlich			
Marie St. Fleur Craig Galvin Eugene Kelly	Bruce Bickerstaff			
Craig Galvin Eugene Kelly ——————————————————————————————————	Marie St. Fleur			
Eugene Kelly	Craig Galvin			
<u> </u>				
Kerry waish Loque	Kerry Walsh Logue			

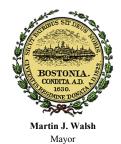
Tyrone Kindell, Jr

At the request of the Board, the Applicant/Counsel is proposing to demolish existing 1 story garage and erect 3 story, 3 family dwelling with rear and roof decks. The applicant noted that the lot is very similar with fairly identical 3 family buildings throughout neighborhood. Applicant does not believe there should be a lot width and parking violations.

Board members were concerned with density and lack of parking. The applicant noted that there are 3 units at 184 Norfolk.

The Board then requested testimony in support and opposition. Mayors Office of Neighborhood Services and Abutters-Support

Board member Araujo opposed.



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11:30 am	Ward: 09	Hearing: 1
BOA746997	Address: 1002 - 1004 Tremont ST, Ward - 09	Applicant: Sheryl Furnari

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

Variance Article(s) Description Art. 09 Sec. 01 ** Extension of Non Conforming Use Article 50 Section 26 Establish of Res. Subdistricts Establish of Res. Subdistricts Article 50 Section 26

Establish of Res. Subdistricts

Notes Material of FIRE WALL

Article 50 Section 26

8th 780CMR706.3

Description: Tremont Street Development LLC owns both 1008-1012 Tremont Street, Mission Hill 02120 Parcel ID#0902006000 and 1002-1006 Tremont Street, Mission Hill 02120. Parcel ID# 0902008000. Owner is proposing to combine and subdivide the two lots described above. Currently 1008-1012 Tremont Street, Mission Hill 02120. Parcel ID# 0902008000 has 2340 Square Feet of land. Owner is proposing, as shown on plan labeled "Subdivision Plan", to take 1554 Square Feet of land from 1002-1006 Tremont Street, Mission Hill 02120. Parcel ID#0902008000 and grant it to 1008-1012 Tremont Street, Mission Hill 02120 Parcel ID# 0902006000. The proposed new Square Footage of 1002-1006 Tremont Street, Mission Hill 02120. Parcel

> ID#090200800 will be 786 Square Feet. The proposed new Square Footage of 1008-1012 Tremont Street, Mission Hill 02120 Parcel ID#090200600 will be 3951 Square Feet. Please note 1002-1008 Tremont Street, Mission Hill 02120 Parcel ID#0902008000 has an existing structure on it that takes approximately

DOCUMENTS CONSIDERED AND THE HEAR ONE: 1012 Tremont Street, Mission Hill 02120 Parcel ID#0902006000 is open filed

with an existing Ei	≺ı permit. 	Engineers Report	
Letter of Support		Letter of Opposition	
Petition of Support		Petition of Opposition	
Photographs		Building Models	
Tax Bills			
Other:			

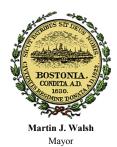
DECISION:	SUSTAINED/APPROVEI DENIEI ED WITHOUT PREDUDICI	·		No
PROVISO:				
BOARD MEMBERS:	<u>PRE</u>	<u>SENT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Marie St. Fleur				
Craig Galvin				
Eugene Kelly				
Kerry Walsh Logue	. /			

Tyrone Kindell, Jr

A the request of the Board, the Applicant described the proposed project as an ALT permit and is proposing to move the property line to subdivide the 2 lots.

The Board members inquired about the proposal of each lot,

The Board members requested testimony in opposition and in support from neighbors and elected officials and their representative Mayor's office of Neighborhood Services -Support.



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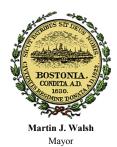
Hearings for Tuesday, January 30, 2018

11:30 am	Ward: 13		Hearing: 1
BOA553022	Address:	25 William T Morrissey BL, Ward -	13 Applicant: Michael Maurello
Seeking appeal for the	e terms of the	Boston Zoning Code (see Acts of 19	956, c. 665) in the following respect: Variance
Article(s)		Description	
Article 65, Sec. 40		Sign Regulations	
Article 11, Sec. 7		Electronic Signs	
Description: Replace	ce existing 2	sided 14 x 48 static billboard v	vith 2 sided 14 x 48 digital billboard.
DOCUMENTS CONS	IDERED AT T	HE HEARING:	
	P	lans	Engineers Report
	Letter of Sup	pport	Letter of Opposition
Р	etition of Sup	port	Petition of Opposition
	Photogra	aphs	Building Models
	Tax	Bills	

Other:

	INED/APPROVED DENIED OUT PREDUDICE	Yes	No
PROVISO: Withdrawn			
BOARD MEMBERS:	PRESE	ENT	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich	/		
Bruce Bickerstaff			_
Marie St. Fleur	<u> </u>		
Craig Galvin			
Eugene Kelly			
Kerry Walsh Logue			

Tyrone Kindell, Jr



Board Of Appeals

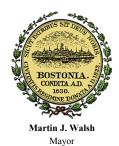
1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

of the City of Boston a			
11:30 am	Ward: 13		Hearing: 2
BOA554620	Address:	77R William T Morrissey Bl, Ward - 1	Applicant:
Seeking appeal for the	e terms of the	Boston Zoning Code (see Acts of 1956, o	c. 665) in the following respect: Variance & GPC
article(s)		Description	
Art. 09 Sec. 01 Notes		Reconstruction/Extenion of Nonconf	roming Bldg.
Article 11, Sec. 7		Electronic Signs	
Description:			
	otive parts,		outdoor sale of new and used motor vehicles without installation) along with a fit out of the
automo	otive parts,		
automo	otive parts, a same).	accessories and supplies (with or w	
automo for the	otive parts, a same).	accessories and supplies (with or w	
automo for the	otive parts, a same).	ACCESSORIES and Supplies (with or whether the HEARING:	vithout installation) along with a fit out of the
automo for the	otive parts, a same). DERED AT TI	HE HEARING:	Engineers Report
automo for the	DERED AT TI P Letter of Sup	HE HEARING: Plans poort poort	Engineers Report Letter of Opposition

Other:

	USTAINED/APPROVE DENIE WITHOUT PREDUDIO	ED	_ _ _	No
PROVISO:				
BOARD MEMBERS:	PRI	<u>ESENT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Marie St. Fleur				
Craig Galvin				
Eugene Kelly				
Kerry Walsh Logue	✓			
Tyrone Kindell, Jr				

This case was postponed until April 10, 2018.



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30**, **2018** 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: 14		Hearing: 1	
BOA653417	Address:	258 - 262 Washington ST, Ward - 14	Applicant: Peter Caro	
				_
Seeking appeal fo	r the terms of the	Boston Zoning Code (see Acts of 1956, o	c. 665) in the following respect: Variance	e & Condiional
Seeking appeal fo	r the terms of the	Boston Zoning Code (see Acts of 1956, o	c. 665) in the following respect: Variance	e & Condiional

Art.65 Sec.15**

Use Regulations
Art.65 Sec.15

Use: Conditional

Description: Change occupancy from branch station/garage to offices, community center and accessory cultural

spaces and seating area.

/

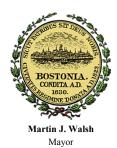
Plans	 Engineers Report	
Letter of Support	Letter of Opposition	
Petition of Support	Petition of Opposition	
Photographs	 Building Models	
Tax Bills		
Other:		

DECISION:	SUSTAINED/APPROVED DENIED IIED WITHOUT PREDUDICE	Yes	No
PROVISO: No Building Code Relief. BR	A Exterior /Screening and E	Buff	
BOARD MEMBERS:	PRESEN	<u>T</u>	<u>RECUSE</u>
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Marie St. Fleur Craig Galvin	Yes	No	
Eugene Kelly Kerry Walsh Logue			

Tyrone Kindell, Jr

At the request of the Board, the applicant is proposing to change the occupancy from branch station garage to offices, community center and accessory cultural spaces and seating area. The applicant noted that the property has been historically used for various automobile uses, garage, disptach, etc. Large open spaces building used flexibity for many uses.

Board members inquired about Zoning District and who is the Operator of the Center. The Applicant noted that the the Zoning District is local convenience and the Operator is Urban Guild. The discussion primarily focused on all the activities that the space will be used for Board members noted "plans don't show to much"-difficut to ascertain the occupancies. The Board members then requested testimony in opposition and in support form neighbors and elected officials and their representatives. Mayors office of Neighborhood Services Campbell-Support.



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on January 30 , 2018 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			
BOA783625	Address:	200 - 208 Adams ST, Ward - 15	Applicant: Mai Phung			
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.65 Sec.15		Use: Conditional				
Description: Propose	ed to chan	ge of occupancy from a convenier	nce store to barber shop (as per plans).			
DOCUMENTS CONSID	ERED AT T	HE HEARING:				
	P	Plans	Engineers Report			

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

	AINED/APPROVEI DENIEI HOUT PREDUDICI		No
PROVISO: BRA -approval			
BOARD MEMBERS:	PRE	<u>SENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Marie St. Fleur	√		
Craig Galvin			
Eugene Kelly			

Kerry Walsh Logue

Tyrone Kindell, Jr

At the request of the Board, the Applicant is proposing to change the occupancy form a convenience store to a barber shop as per plans. The Board noted that the Barber shop is a conditional use in the disctrict.

The proposed plans are accurate. The Board membes inquired about commercial/residential.

The Board members requested testimony in opposition and in support from neighbors and elected officials and their representative Mayor's Office of Neighborhood Services and Councilor Baker-Support.



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30**, **2018** 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
BOA786629	Address: 40 Westmoreland St, Ward - 16	Applicant: Tom Noto

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 * ***	Lot Frontage Insufficient
Article 65, Section 9 **	Floor Area Ratio Excessive
Article 65, Section 9 ***	Front Yard Insufficient
Article 65, Section 9 ****	Rear Yard Insufficient
Article 65, Section 9 ** *	Bldg Height Excessive (Stories)

Description: Combine vacant lots PID 1603448000 (1026 sf), PID 1603415000 (5046 sf) and PID 1603416000 with 40 Westmoreland Street for a total of 15,823 sf. Erect a new 12 unit residential building with parking at ground level as per plans. Permit set to be submitted upon ZBA approval. Existing house to be razed

under separate permit.

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

	AINED/APPROVED DENIED HOUT PREDUDICE	Yes	 	No
PROVISO:				
BOARD MEMBERS:	PRES	<u>ENT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Marie St. Fleur				
Craig Galvin				
Eugene Kelly				
Kerry Walsh Logue				
Tyrone Kindell, Jr		\ <u>/</u>		

This case was postponed to February 27, 2018.



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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
BOA767333	Address: 28 Mallard Av, Ward - 17	Applicant: Intiya Isaza-Figueroa

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. 10 Sec. 01 *	Limitation of Area of Accessory Uses
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations

Description: Erect new single family residential semi-attached dwelling with one off-street parking in Lot A (2,432SF

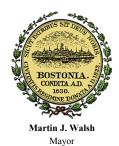
Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823,

ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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

DECISION:				Yes		No
	SUSTAIN	ED/APPRO	VED			
		DE	NIED			
1	DENIED WITHOU	JT PREDUI	DICE			
PROVISO:						
BOARD MEMBERS:		<u> </u>	PRESENT		RECUSE	
		Yes	N	o		
Christine Araujo, Chair	-	<u> </u>		<u></u>		
Mark Fortune, Secretary	-			<u></u>		
Anthony Pisani						
Mark Erlich	<u>-</u>	<u> </u>				
Bruce Bickerstaff	_	<u> </u>				
Marie St. Fleur	_	<u> </u>		<u></u>		
Craig Galvin				_		
Eugene Kelly				<u>/</u>		
Kerry Walsh Logue		/				
Tyrone Kindell, Jr	-			/		



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on January 30, 2018 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
BOA767336	Address: 30 Mallard Av, Ward - 17	Applicant: Intiya Isaza-Figueroa

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. 10 Sec. 01 *	Limitation of Area of Accessory Uses
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations

Description: Erect new single family residential semi-attached dwelling with one off-street parking in Lot b (2,390 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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

DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENIE	D WITHOUT PREDUDICE			
PROVISO:				
BOARD MEMBERS:	<u>PRES</u>	<u>ENT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Marie St. Fleur				
Craig Galvin				
Eugene Kelly				
Kerry Walsh Logue				
Tyrone Kindell, Jr		./		



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30**, **2018** 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: 3
BOA767337	Address: 32 Mallard Av, Ward - 17	Applicant: Intiya Isaza-Figueroa

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. 10 Sec. 01 *	Limitation of Area of Accessory Uses
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations

Description: Erect new single family residential semi-attached dwelling with one off-street parking in Lot C (2,429 SF

Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

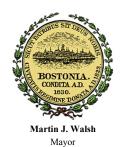
ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823,

ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

DOCHMENTS	CONSIDERED		TEVDING.
DUCUMENTS	COMPIDERED	AI INC	DEARING.

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

DECISION:				Yes		No
	SUSTAIN	IED/APPROV	ED .			
		DENI	IED			
	DENIED WITHO	UT PREDUDI	ICE			
PROVISO:						
BOARD MEMBERS:		<u>PF</u>	RESENT		RECUSE	
		Yes	No			
Christine Araujo, Chair		✓				
Mark Fortune, Secretary		<u> </u>		_		
Anthony Pisani		<u> </u>		_		
Mark Erlich				_		
Bruce Bickerstaff				<u> </u>		
				<u> </u>		
Marie St. Fleur				_		
Craig Galvin				_		
Eugene Kelly				_		
Kerry Walsh Logue				_		
Tyrone Kindell .lr						



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30**, **2018** 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: 4
BOA767339	Address: 34 Mallard Av, Ward - 17	Applicant: Intiya Isaza-Figueroa

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

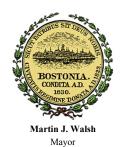
Article(s)	Description
Art. 10 Sec. 01 *	Limitation of Area of Accessory Uses
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations

Description: Erect new single family residential semi-attached dwelling with one off-street parking in Lot D (2,390 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828

DOCUMENTS CONSIDERED A	I THE HEARING:

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

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DENIE	D WITHOUT PREDUDICE		
PROVISO:			
			_
BOARD MEMBERS:	PRESEN	<u>IT</u>	<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Marie St. Fleur			
Craig Galvin			
Eugene Kelly			
Kerry Walsh Logue			
Tyrone Kindell, Jr		./	



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 5
BOA774447	Address: 129 Southern Av, Ward - 17	Applicant: Megan Reagon

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. 10 Sec. 01 *	Limitation of Area of Accessory Uses		
Article 65, Section 9	Dimensional Regulations		
Article 65, Section 9	Dimensional Regulations		
Article 65, Section 9	Dimensional Regulations		
Article 65, Section 9	Dimensional Regulations		
Article 65, Section 9	Dimensional Regulations		
Article 65, Section 9	Dimensional Regulations		
Article 65, Section 9	Dimensional Regulations		

Description: <P>Erect new single family residential dwelling with one off-street parking in Lot Q (2,310 SF Lot Area).</P>

<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential dwelling with one off-street parking in Lot Q (2,310 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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

DECISION:	SUSTAINED/APPROVED DENIED ED WITHOUT PREDUDICE	Yes	No
PROVISO:			
BOARD MEMBERS:	PRESEN	<u>NT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Marie St. Fleur			
Craig Galvin			
Eugene Kelly			
Kerry Walsh Logue			
Tyrone Kindell, Jr		. /	



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30**, **2018** 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: 6
BOA774452	Address: 131 Southern Av, Ward - 17	Applicant: Megan Reagon

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. 10 Sec. 01 *	Limitation of Area of Accessory Uses
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations

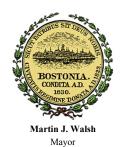
Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot P (2,662 SF Lot Area).</P>

<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential semi-attached dwelling with one off-street parking in Lot P (2,662 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828

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

DECISION:		Yes		No
S	SUSTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
PROVISO:				
BOARD MEMBERS:	<u>PRESI</u>	<u>ENT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Marie St. Fleur				
Craig Galvin	<u></u>			
Eugene Kelly				
Kerry Walsh Logue				
Tyrone Kindell, Jr				



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 7
BOA774454	Address: 90 New England Av, Ward - 17	Applicant: Megan Reagon

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. 10 Sec. 01 *	Limitation of Area of Accessory Uses	
Article 65, Section 9	Dimensional Regulations	
Article 65, Section 9	Dimensional Regulations	
Article 65, Section 9	Dimensional Regulations	
Article 65, Section 9	Dimensional Regulations	
Article 65, Section 9	Dimensional Regulations	
Article 65, Section 9	Dimensional Regulations	

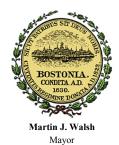
Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot O (1,951 SF Lot Area).</P>

<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential semi-attached dwelling with one off-street parking in Lot O (1,951 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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

DECISION:	SUSTAINED/APPROVED DENIED IED WITHOUT PREDUDICE	Yes	No
PROVISO:			
BOARD MEMBERS:	PRESEN	<u>NT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff	✓		
Marie St. Fleur			
Craig Galvin			
Eugene Kelly			
Kerry Walsh Logue			
Tyrone Kindell, Jr			



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30**, **2018** 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: 8
BOA774455	Address: 80 New England Av, Ward - 17	Applicant: Megan Reagon

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. 10 Sec. 01 *	Limitation of Area of Accessory Uses
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations

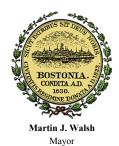
Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot N (2,223 SF Lot Area).</P>

<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential semi-attached dwelling with one off-street parking in Lot N (2,223 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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

DECISION:	SUSTAINED/APPROVED	Yes	No
	DENIED		
	DENIED WITHOUT PREDUDICE		
PROVISO:			
BOARD MEMBERS:	PRESE	<u>ENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Marie St. Fleur			
Craig Galvin			
Eugene Kelly			
Kerry Walsh Logue			
Tvrone Kindell, Jr		,	



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30**, **2018** 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: 9
BOA774458	Address: 70 New England Av, Ward - 17	Applicant: Megan Reagon

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. 10 Sec. 01 *	Limitation of Area of Accessory Uses
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations

Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot M (1,992 SF Lot Area).</P>

<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential semi-attached dwelling with one off-street parking in Lot M (1,992 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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

	STAINED/APPROVED DENIED VITHOUT PREDUDICE		_ _ _	No
PROVISO:				
BOARD MEMBERS:	PRES	ENT	RECUSE	
			<u></u>	
Christine Araujo, Chair	Yes ✓	No		
Mark Fortune, Secretary	<u> </u>			
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Marie St. Fleur				
Craig Galvin				
Eugene Kelly				
Kerry Walsh Logue				
Tyrone Kindell, Jr		<u> </u>		



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 10
BOA774460	Address: 60 New England Av, Ward - 17	Applicant: Megan Reagon

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

Article(s)	Description
Ai tiole(3)	Description
Art. 10 Sec. 01 *	Limitation of Area of Accessory Uses
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Description: <d>Erect new si</d>	ngle family regidential comi attached dwelling with one off street parking in

Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot L (2,290 SF Lot Area).</P>

<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential semi-attached dwelling with one off-street parking in Lot L (2,290 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		
PROVISO:			
BOARD MEMBERS:	PRESE	<u>NT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Marie St. Fleur			
Craig Galvin			
Eugene Kelly			
Kerry Walsh Logue			
Tvrone Kindell. Jr		,	



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30**, **2018** 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: 11
BOA774462	Address: 42 New England Av, Ward - 17	Applicant: Megan Reagon

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 9

Dimensional Regulations

Article 65, Section 9

Dimensional Regulations

Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot G (3,713 SF Lot Area).</P>

<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential semi-attached dwelling with one off-street parking in Lot H (2,715SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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

DECISION:			Yes		No
	SUSTAIN	ED/APPROV	'ED	_	
		DEN	IED		
	DENIED WITHO	UT PREDUD	ICE		
				_	
PROVISO:					
BOARD MEMBERS:		<u>PF</u>	<u>RESENT</u>	RECUSE	
		Yes	No		
Christine Araujo, Chair					
Mark Fortune, Secretary	,				
Anthony Pisani					
Mark Erlich		<u> </u>			
Bruce Bickerstaff					
Marie St. Fleur		<u> </u>			
Craig Galvin					
Eugene Kelly					
Kerry Walsh Logue		<u> </u>			
Tyrone Kindell, Jr			,		



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30**, **2018** 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: 12
BOA774467	Address: 30 New England Av, Ward - 17	Applicant: Megan Reagon

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 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Art. 10 Sec. 01 *	Limitation of Area of Accessory Uses

Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot F (2,670 SF Lot Area).</P>

<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential semi-attached dwelling with one off-street parking in Lot F (2,670 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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

DECISION:	SUSTAINED/A	PPROVED	Yes		No
		DENIED			
	DENIED WITHOUT D	DEDUDICE.			
	DENIED WITHOUT PR	KEDUDICE			
PROVISO:					
BOARD MEMBERS:		PRESENT		RECUSE	
	Ye	es	No		
Christine Araujo, Chair	,	<u> </u>			
Mark Fortune, Secretary		<u>/</u>			
Anthony Pisani		<u>/</u>			
Mark Erlich		<u>/</u>	<u></u>		
Bruce Bickerstaff	<u></u>	<u>/</u>			
Marie St. Fleur		<u>/</u>			
Craig Galvin					
Eugene Kelly					
Kerry Walsh Logue		<u></u>			
Tvrone Kindell. Jr			./		



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 13
BOA774468	Address: 70 Colonial Av, Ward - 17	Applicant: Megan Reagon

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. 10 Sec. 01 *	Limitation of Area of Accessory Uses
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations

Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot k (2,310 SF Lot Area).</P>

<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential semi-attached dwelling with one off-street parking in Lot k (2,310 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		
PROVISO:			
BOARD MEMBERS:	PRESE	<u>NT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Marie St. Fleur			
Craig Galvin			
Eugene Kelly			
Kerry Walsh Logue			
Tvrone Kindell. Jr		,	



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 14
BOA774470	Address: 68 Colonial Av, Ward - 17	Applicant: Megan Reagon

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. 10 Sec. 01 *	Limitation of Area of Accessory Uses
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations

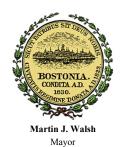
Description: <P>Erect new single family residential dwelling with one off-street parking in Lot J (2,310 SF Lot Area).</P>

<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

: Erect new single family residential dwelling with one off-street parking in Lot J (2,310SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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

DECISION:	SUSTAINED/APPROVED DENIED DENIED WITHOUT PREDUDICE		No
PROVISO:			
BOARD MEMBERS:	PRES	<u>SENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Marie St. Fleur			
Craig Galvin		<u> </u>	
Eugene Kelly			
Kerry Walsh Logue			
Tyrone Kindell, Jr			



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 15
BOA774472	Address: 63 Colonial Av, Ward - 17	Applicant: Megan Reagon

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

5	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
Article(s)	Description
Art. 10 Sec. 01 *	Limitation of Area of Accessory Uses
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Description: <p>Erect new si</p>	ngle family residential semi-attached dwelling with one off-street parking in

Lot H (2,715SF Lot Area).</P>
<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

: Erect new single family residential semi-attached dwelling with one off-street parking in Lot H (2,715SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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

DECISION:		Yes		No
•	SUSTAINED/APPROVED			
	DENIED			
DENIEC	O WITHOUT PREDUDICE			
PROVISO:				
BOARD MEMBERS:	PRESE	-NT	RECUSE	
			<u></u>	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Marie St. Fleur				
Craig Galvin				
Eugene Kelly				
Kerry Walsh Logue				
Tyrone Kindell, Jr				



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30**, **2018** 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: 16
BOA774473	Address: 36 Mallard Av, Ward - 17	Applicant: Megan Reagon

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 9 Dimensional Regulations
Article 65, Section 9 Dimensional Regulations

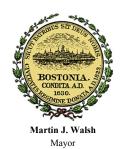
Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot E (3661 SF Lot Area).</P>

<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential semi-attached dwelling with one off-street parking in Lot E (3661 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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

DECISION:		Yes	No
	SUSTAINED/APPROVED	<u></u>	
	DENIED		
DENI	ED WITHOUT PREDUDICE		
PROVISO:			
BOARD MEMBERS:	PRESEN	<u>T</u>	RECUSE
	Yes	No	
Christine Araujo, Chair		NO	
Mark Fortune, Secretary			
			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Marie St. Fleur			
Craig Galvin			
Eugene Kelly			
Kerry Walsh Logue			
Tyrone Kindell .lr			



Board Of Appeals

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

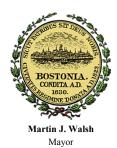
Hearings for Tuesday, January 30, 2018

of the City of Boston				
11:30 am	Ward: 17		Hearing: 17	
BOA753495	Address:	37 - 39 Thetford AV, Ward - 17	Applicant: Rui Rodrigues	
Seeking appeal for th amended in the follow		Massachusetts State Building Code,	Statute 1972, Chapter 802 as	
Article(s)		Description		
Art. 65 Sec. 9		Residential Dimensional Reg.s		
Building		Building Code Refusal:		
both ui		Ç	econd floor to the basement is a co	
DOCUMENTS CONS			Engineers Benert	
DOCUMENTS CONS	PI	ans	Engineers Report	
DOCUMENTS CONS		ans	Engineers Report	
	PI	port		
	Pl Letter of Sup	port	Letter of Opposition —	

Other:

	AINED/APPROVED DENIED HOUT PREDUDICE		No
PROVISO:			
BOARD MEMBERS:	PRES	ENT	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Marie St. Fleur			
Craig Galvin			
Eugene Kelly			
Kerry Walsh Logue			
Tyrone Kindell, Jr		<u> </u>	

This case was postponed until March 27, 2018.



BOSTON INSPECTION SERVICES DEPARTMENTBoard Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30**, **2018** 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:

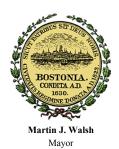
of the City of Boston at City Hall (Room 801) upon the following appeals:				
11:30 am	Ward: 17		Hearing: 18	
BOA753496	Address: 37	- 39 Thetford AV, Ward - 17	Applicant: Rui Rodrigues	
Seeking appeal for	r the terms of the Bos	ston Zoning Code (see Acts of 1956	s, c. 665) in the following respect: Va	ariance
Article(s)		Description		
Art. 65 Sec. 9 Building		Residential Dimensional Reg.s Building Code Refusal:		
Description: Exte	end living space fr	om 2nd floor to basement.		
DOCUMENTS CO	NSIDERED AT THE		<u>.</u>	
	Plan		Engineers Report	
	Letter of Suppor		Letter of Opposition	
	Petition of Suppor	rt	Petition of Opposition	
	Photograph	s	Building Models	

Tax Bills

Other:

	USTAINED/APPROVE DENIE WITHOUT PREDUDIC	D	_ _ _	No
PROVISO:				
BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff		<u></u>		
Marie St. Fleur				
Craig Galvin				
Eugene Kelly				
Kerry Walsh Logue				
Tyrone Kindell, Jr				

This case was postponed until March 27, 2018.



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018						
Notice is hereby given that on January 30, 2018 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: 19				Hearing: 1	
BOA767754	Address:	26 Bardwell S	ST, Ward - 19		Applicant: Michel Soltani	
Seeking appeal for the	e terms of the	Boston Zoning	Code (see Acts	of 1956, c. 6	665) in the following respect:	Variance
Article(s)		Descripti	on			
Article 55, Section 9 **		Floor Area	a Ratio Excessive)		
Article 55, Section 9 **	* **	Bldg Heig	ht Excessive (Sto	ories)		
Article 55, Section 9 **	* *	Side Yard	I Insufficient			
	Article 55, Section 9 *** * Side Yard Insufficient Description: : Construct a new rear addition to existing three- family residential dwelling. Construct dormers and exterior deck with egress stairs. Propose three (3) off-street parking.					
DOCUMENTS CONSI	DERED AT TH	HE HEARING:				
	Р	lans			Engineers Report	<u> </u>
	Letter of Sup	port			Letter of Opposition	
Pe	etition of Sup	port			Petition of Opposition	
Photographs Building Models						

Tax Bills

Other:

DECISION:		Yes	No
	TAINED/APPROVEI DENIEI THOUT PREDUDICI	D	
PROVISO: BRA-Approval			
BOARD MEMBERS:	PRE	<u>SENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Marie St. Fleur			
Craig Galvin			
Eugene Kelly			
Kerry Walsh Logue			

Tyrone Kindell, Jr

At the request of the Board, the applicant proposed to construct a new rear addition to existing 3 family building. Construct dormeres and exterior deck with egress stairs and three off street parking.

The Board members inquried about the size of each unit. Floor Area Ration from .8 to 1.3

The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayors office of Neighborhood Services, Councilor Flaherty and Councilor O'Malley -Support.



Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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
BOA759639	Address: 1650 Soldiers Field RD, Ward - 22	Applicant: Stephen Miller

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

Article(s)	Description
Article 51, Section 16	Use Regulations
Article 51, Section 16	Use Regulations
Article 51, Section 16	Use Regulations
Article 51, Section 16 * **	Use: Forbidden
Art. 29, Section 4 **	Greenbelt Protection Overlay District
Notes	
Article 51, Section 16 **	Use Regulations

Description: Erect a new one story building to include indoor and outdoor sale of new and used motor vehicles, automotive parts, accessories and supplies (with or without installation) along with a fit out of the space

for the same).

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

	SUSTAINED/APPROVED DENIED WITHOUT PREDUDICE	Yes		No
PROVISO:				
BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Marie St. Fleur				
Craig Galvin	<u> </u>			
Eugene Kelly				
Kerry Walsh Logue				
Tyrone Kindell, Jr		\checkmark		