



City of Boston
Board of Appeal

Tuesday, May 7, 2019

BOARD OF APPEALS

Room 801

HEARING MINUTES

Board Chair Araujo called the meeting to order promptly at 9:30 AM and commenced with a brief description of the hearing process and, pursuant to the Massachusetts Open Meeting Law, advised those in attendance that the hearings would be broadcast and recorded and hearing minutes would be kept. The Board members then commenced with discussion of the following Agenda items which were announced on the record by Board Secretary Mark Fortune:

APPROVAL OF HEARING MINUTES:

April 30, 2019 and revised minutes March 26, 2019 – The Board tabled discussion of these minutes until the next Hearing date.

EXTENSIONS: 9:30a.m.

Case: BOA-389047 **Address:** 98-102 White Street **Ward 1 Applicant:** Richard Lynds, Esq.

Upon a Motion and second the Board voted unanimously to approve a 1 year extension to the Applicant.

HEARING: 9:30 a.m.

Case: BOA-918868 **Address:** 80 Cottage Street **Ward 1 Applicant:** Douglas Stefanov

Article(s): 53(53-9) 53(53-52) 27G

Purpose: Amendment to ALT856444. Revised plans to create additional bathroom on mezzanine level and new private roof deck for top living Unit.

Discussion: At the applicant's request the matter was deferred to the June 11, 2019 Hearing.

Case: BOA-920147 **Address:** 216 Brooks Street **Ward 1 Applicant:** John Savilonis

Article(s): 53(53-9: Floor area ratio is excessive, Height is excessive, Required side yard is insufficient & Required rear yard setback is insufficient) 27G

Purpose: Modify roof line, changing a few interior wall layouts.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to add living space by changing the roof line.

Board Members asked how the additional living space will be used.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-916236 **Address:** 198 Byron Street **Ward 1 Applicant:** Frank Delmuto

Article(s): 27G

Purpose: Build a 2 story 19 x 15 addition (no basement). Addition to contain one bedroom at 2nd floor level and a study/office at the 1st floor level. Current 1st floor rear egress to grade level shall be maintained /renovated within the new addition. All new work to conform to current zoning codes.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect an addition to an existing single-family, owner-occupied dwelling.

Board Members asked if the dwelling is owner occupied and how the additional space would be used.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Logue seconded and the Board voted unanimously to approve.

Case: BOA-929259 **Address:** 73-75 Maverick Square **Ward 1 Applicant:** Nestor Limas

Article(s): 27T 53(53-56) 53(53-12: Insufficient rear yard setback, Excessive F.A.R., Excessive height & Insufficient open space/unit)

Purpose: Change Occupancy from 2 Units to 6 Units. Adding 4 Residential Units at 3rd floor: 2 Bedroom, including new roof. Enclosing 1st floor commercial space. Conventional wood construction, interior open floor layouts including; Kitchens, Bathrooms, Closets & Laundry areas. Upgrade and bring to date {Within scope of work} MEP, FP, Sprinkler. * Clarification: Change occupancy from a 2 family and store top a 6 family and store, then construct two additional stories to existing two story structure (4 story total).

Discussion: At the applicant's request the matter was deferred to the July 30, 2019 Hearing.

Case: BOA-918764 **Address:** 783 East Broadway **Ward 6 Applicant:** Anthony Virgilio

Article(s): 27S(27S-5)

Purpose: Legalize extended living space to basement for Unit 1 in existing two-family dwelling. (No work to be done).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to legalize basement living space that was built by previous owner.

Board Members asked about the ceiling height in the basement, how the space is used and about access to utilities.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. Councilors Flynn, Flaherty, Essaibi-George and an abutter are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with a proviso that no building code relief be granted and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-921174 **Address:** 71-75 West Broadway **Ward 6 Applicant:** Douglas Stefanov

Article(s): 27S(27S-9) 68(68-8: Floor area ratio excessive, Building height excessive, Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 68(68-33)

Purpose: Demolish existing Building. Erect a new 6 story, Mixed-Use Building with a Ground Floor Commercial space and Nine (9) Residential Units above.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a mixed use building with 9 dwelling units and ground floor commercial space.

Board Members asked about the square footage of the units and about a proposed roof deck.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and W. Broadway Neighborhood Association are in support. Councilors Flynn and Flaherty and an abutter are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with BPDA design review and Fortune seconded and the Board voted unanimously to approve.

Case: BOA938099- **Address:** 105 West First **Ward 6 Applicant:** Eli Long

Article(s): 21(21-1)

Purpose: Demolition of an existing warehouse building to allow for new construction of a ground up 7 story office building with one level of parking/basement space. retail space on 1st floor. (Note back to BOA for one additional violation part of original scope).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a 7 story office building.

Board Members asked about the parapet setback requirements.

Documents/Exhibits: Building Plans

Votes: Board Member Kindell moved for approval and Logue seconded and the Board voted unanimously to approve.

Case: BOA-824773 **Address:** 19-23 Clapp Street **Ward 7 Applicant:** Timothy Johnson

Article(s): 65(65-8) 65(65-9: Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Front yard insufficient, Side yard insufficient & Rear yard insufficient) 65(65-41)

Purpose: Erect new 5 story, 12 unit building w/20 car garage and front, side and roof decks as per plans submitted.

Discussion: At the applicant's request the matter was deferred to the July 30, 2019 Hearing.

Case: BOA-896463 **Address:** 30 Preble Street **Ward 7 Applicant:** Patrick Mahoney, Esq

Article(s): 27S(27S-5) 68(68-33) 68(68-8: Floor area ratio excessive, Usable open space insufficient, Front yard insufficient & Rear yard insufficient)

Purpose: Erect new three family dwelling building with four parking spaces and roof deck.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a new three-family dwelling with three parking spaces; reduced from four.

Board Members asked about the size of the units.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors Flynn and Essaibi-George are in support. Councilor Flaherty and multiple abutters are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with BPDA design review and Bickerstaff seconded and the Board voted unanimously to approve.

HEARINGS: 10:30 a.m.

Case: BOA-874938 **Address:** 197-201 Green Street **Ward 11 Applicant:** Green Craven Washington Realty Trust

Article(s): 55(55-19) 55(55-20: Floor area ratio excessive, Height excessive & Usable open space insufficient) 55(55-40: Off street parking insufficient & Off street loading insufficient)

Purpose: Seeking to consolidate Parcel ID 1102579000 and Parcel ID 1102580000 to create one new lot. Also to raze the existing structure and erect a four-story mixed use building with twenty-three residential units, one retail space, and six parking spaces. See ALT860172.

Discussion: At the applicant's request the matter was deferred to the July 9, 2019 Hearing.

Case: BOA-916653 **Address:** 2837-2839 Washington Street **Ward 11 Applicant:** Scott Kirkwood
Article(s): 50(50-29: Lot width is insufficient to accommodate the three buildings & Lot frontage is insufficient) **Purpose:** Erect new four (4) units residential townhouse dwelling with roof decks on vacant lot. Propose four (4) off-street parking.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a four unit townhouse.

Board Members asked about the square footage of the units and about roof decks and how they will be accessed.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-923818 **Address:** 1 Maple Street **Ward 12 Applicant:** David Gerrie
Article(s): 50(50-29: Add'l lot area insufficient, Floor area ratio excessive & Usable open space insufficient)
Purpose: Change occupancy from a two to a three family. Please see U49874243 for parking spots as well.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a two to a three-family.

Board Members asked about the proposed parking spaces and about a curb cut.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Kindell seconded and the Board voted unanimously to approve.

Case: BOA-923819 **Address:** 1 Maple Street **Ward 12 Applicant:** David Gerrie

Article(s): 50(50-43)

Purpose: Parking for 2 vehicles behind home.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a two to a three-family.

Board Members asked about the proposed parking spaces and about a curb cut.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Kindell seconded and the Board voted unanimously to approve.

Case: BOA-929131 **Address:** 4 Hartford Street **Ward 13 Applicant:** Brodrick Egodogbare

Article(s): 50(50-29)

Purpose: Change Occupancy from a One Family to a Two Family by closing off dining room and turning it to room 1st floor, creating access to living room, 2nd floor turning dining to kitchen, adding master bathroom, 3rd floor adding bedroom off the living area and extending the right side of the roof and moving bathroom from the right to the left side. up-grade.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a one to a two-family, as the dwelling has been in use as a two-family.

Board Members asked how the building is taxed, about the bedroom count and about access to the utilities.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support.

Documents/Exhibits: Building Plans

Votes: Board Member Bickerstaff moved for approval and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-904387 **Address:** 123-125 Centre Street **Ward 16 Applicant:** Patrick Mahoney, Esq

Article(s): 65(65-8) 65(65-9: Main entrance access location shall face the front lot line, Floor area ratio is excessive, Front yard setback is insufficient, Height is excessive (stories) & Height excessive (ft))

Purpose: Erect nine unit building with 11 parking spaces.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a 9 unit condo building on a 13,000+ square foot lot.

Board Members asked about floor area ratio and access to parking. Also asked if roof decks or basement living space is proposed.

Testimony: The Board then requested testimony from neighbors and elected officials. Councilor Baker, St. Marks Civic Association and an abutter are in support. Mayor's Office of Neighborhood Services, Melville Park Association and multiple abutters are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with BPDA design review and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-931125 **Address:** 1854 Dorchester Avenue **Ward 16 Applicant:** Patrick Mahoney, Esq
Article(s): 65(65-9: Lot area for the add'l dwelling units is insufficient, Floor area ratio is excessive, Height is excessive (stories), Height is excessive (ft), Front yard setback requirement is insufficient, Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient) 65(65-42)

Purpose: Construction of 9 dwelling units with parking on bottom floor.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a 9 unit residential building with 9 parking spaces.

Board Members asked about the parking requirement for the proposal and if a roof deck is proposed.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Baker and St. Marks Civic Association are in support. Greater Ashmont Main Street and an abutter are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with BPDA design review and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-938927 **Address:** 1876-1876A Dorchester Avenue **Ward 16 Applicant:** James Christopher

Article(s): 65(65-9: Floor area ratio excessive & Front yard insufficient)

Purpose: Change of occupancy from 9 Apts, Hair Salon & Day Spa, Day Care to 9 Apts, Hair Salon & Day Spa, Professional Office, and Local Retail. Construct new 2nd and 3rd story addition to the existing building as per the attached plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to add second and third floor additions and legalize occupancy.

Board Members asked if the proposed additions are to fill out the exist units.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Baker and Greater Ashmont Main Street are in support. Abutters were in opposition.

Documents/Exhibits: Building Plans, Photographs.

Votes: Board Member Galvin moved for approval with BPDA and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-892908 **Address:** 80 Minot Street **Ward 16 Applicant:** Patrick Mahoney, Esq

Article(s): 65(65-9: Excessive F.A.R., Insufficient side yard setback (L/Side 10' min. req.), Insufficient lot size (5,000sf req.), Insufficient lot width (40' req.), Insufficient lot width frontage (40' req.) & Insufficient open space (750/unit req.)) 65(65-41) 10(10-1)

Purpose: Subdivide lot (Parcel ID: 1604114000) into two lots: Lot 1 (5,933 SF) and Lot 2 (2,979 SF). Existing two-family dwelling remains under Lot 2: 80 Minot Street. No work to be done. Separate three-family dwelling filed under ERT856339 for 82 Minot Street. ZBA.

Discussion: At the applicant's request the matter was deferred to the July 30, 2019 Hearing.

Case: BOA-892915 **Address:** 82 Minot Street **Ward** 16 **Applicant:** Patrick Mahoney, Esq
Article(s): 10(10-1) 65(65-8) 65(65-9: Excessive F.A.R. (.5 max.), # of allowed stories has been exceeded (2.5 max.), Insufficient side yard (L/Side 10' min. req.) & (2) Location of main entrance (unit # 3)) 65(65-39) 65(65-41)

Purpose: Erect new three-family dwelling with three off-street parking on newly created Lot 1: 5,933 SF. Filed in conjunction with ALT856334 for subdivision. ZBA.

Discussion: At the applicant's request the matter was deferred to the July 30, 2019 Hearing.

Case: BOA-922385 **Address:** 481-487 Geneva Avenue **Ward** 17 **Applicant:** Marianny Baez
Article(s): 65(65-8)

Purpose: Change of Occupancy From Restaurant #36A, Offices, Store to Restaurant #36A, Offices, Nail Salon - ventilation system, tables and chairs existing in space.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change a store to a nail salon.

Board Members asked about the hours of operation and if there are grates on the building.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Campbell are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review for grate removal and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-878988 **Address:** 822 Canterbury Street **Ward** 18 **Applicant:** Edwin Solano
Article(s): 67(67-8: 2 Family is a forbidden use & Basement units are forbidden for this location) 67(67-9: Insufficient usable open space, Insufficient rear yard setback & Excessive F.A.R.) 67(67-32)

Purpose: Add new basement unit and change occupancy from single family to two family per submitted plans.

Discussion: At the applicant's request the matter was deferred to the July 30, 2019 Hearing.

Case: BOA-933655 **Address:** 288 Washington Street **Ward** 22 **Applicant:** Enterprise Rent-A-Car Company of Boston, LLC

Article(s): 51(51-16) 51(51-53)

Purpose: Seeking change of occupancy and permitting in order to renovate existing commercial property into auto rental location.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy of the 5,000+ square feet lot to an auto rental operation.

Board Members asked about the hours of operation, the number of vehicles to be kept on the lot and signage.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services Councilors Ciommo and Essaibi-George and the Carpenters Union are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with BPDA design review for screening and buffering and Bickerstaff seconded and the Board voted unanimously to approve.

45 Minute Lunch Break

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-812800 **Address:** 66R Cambridge Street **Ward 2 Applicant:** Edward Owens

Article(s): 11(11-6) 11(11-7) 62(62-18) 62(62-28)

Purpose: Fabricate and install 2 Digital Billboards to a height of 90' on-premises.

Discussion: At the applicant's request the matter was deferred to the September 10, 2019 Hearing.

Case: BOA-917597 **Address:** 27 Vinton Street **Ward 7 Applicant:** George Morancy

Article(s): 27P 68(68-33) 69(69-9): Rear yard insufficient, Floor area ratio excessive, Open space insufficient & Side yard insufficient)

Purpose: Erect four-story side and rear addition to existing three-family dwelling building. Change occupancy from three dwelling units to four dwelling units. Add two at-grade parking spaces at rear of lot, partly located on lot at 33 Jenkins Street, with access to parking provided via Jenkins Street across 33 Jenkins Street lot by easement to be recorded upon ZBA approval in conjunction with u49851536.

Discussion: At the applicant's request the matter was deferred to the August 13, 2019 Hearing.

Case: BOA-917602 **Address:** 33 Jenkins Street **Ward 7 Applicant:** George Morancy

Article(s): 68(68-13)

Purpose: Add two residential parking spaces to existing residential parking lot. New parking spaces are to be accessory/ancillary to use at 27 Vinton Street. Spaces will be located partly on 27 Vinton Street lot and partly on this lot and will utilize an easement to be recorded upon ZBA approval in conjunction with alt851345.

Discussion: At the applicant's request the matter was deferred to the August 13, 2019 Hearing.

Case: BOA- 845532 **Address:** 605 East Sixth Street **Ward 7 Applicant:** Mark Little

Article(s): 68(68-8: Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 68(68-34.6) 68(68-7.2) 27S(27S-5)

Purpose: Erect new four (4) residential units. Propose four (4) off-street parking.

Discussion: At the applicant's request the matter was deferred to the August 13, 2019 Hearing.

Case: BOA#845528 **Address:** 605 East Sixth Street **Ward 7 Applicant:** Mark Little

Purpose: Erect new four (4) residential units. Propose four (4) off-street parking. Section: 521 CMR 10.00 Public and Common Use Spaces. Public use and common use spaces shall include but not be limited to mailboxes, entrances, lobbies and foyers, as well as corridors and stairways leading to dwelling units. 9th 780 CMR 1006 Number of Exits and Exit Access Doorway. Section 1006.3 Egress from stories or occupied roofs. The means of egress system serving any story or occupied roof shall be provided with the number of exits or access to exits based on the aggregate occupant load served in accordance with this section.

Discussion: At the applicant's request the matter was deferred to the August 13, 2019 Hearing.

Case: BOA-921538 **Address:** 92 George Street **Ward 8 Applicant:** Gene Bernstein

Article(s): 50(50-32) 50(50-28) 50(50-29: Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient)

Purpose: Seeking to erect a four story building with nine residential units and nine parking spaces on combined parcel filed under ALT908648.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect an 8 unit dwelling with 9 parking spaces on an 8,000+ square feet lot.

Board Members asked about the bedroom counts and sizes of the units.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Janey and the New Market Civic Association are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Bickerstaff moved for approval with BPDA design review and Logue seconded and the Board voted unanimously to approve.

Case: BOA-922614 **Address:** 16R Robeson Street **Ward 11 Applicant:** Ritta Horsley

Article(s): 55(55-9) 55(55-9) 55(55-9) 55(55-40) 55(55-41.12)

Purpose: Erect a new single-family dwelling with roof deck above two car garage on existing 5,730 sq ft vacant lot. Propose two off-street parking access through 16 Robeson Street proposed driveway filed under U49909413.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a new single-family dwelling.

Board Members asked about the zoning subdistrict where the project is located and about the dimensional violations.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and abutters are in support. Councilor O'Malley and abutters are in opposition.

Documents/Exhibits: Building Plans, Letter of Support, Letter of Opposition

Votes: Board Member Galvin moved for approval with BPDA design review and a management plan to be filed and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-893750 **Address:** 10 Ruthven Park **Ward 12 Applicant:** Solmon Chowdhury

Article(s): 50(50-29: Lot area insufficient, Lot frontage insufficient, Floor area ratio excessive, Front yard insufficient, Rear yard insufficient & Usable open space insufficient) 50(50-43)

Purpose: Combine existing 2 Lots 1 Ruthven Park and 2 Ruthven Park. Create one lot 10 Ruthven Park. Construct a new 3 story, Three (3) Unit Residential building. There will be 3 Off-Street Parking spaces.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to combine lots and erect a three-story, three-unit dwelling with three parking spaces.

Board Members asked about the dimensional violations and the bedroom count and sizes of the units.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. The Garrison Trotter Neighborhood Association is in support.

Documents/Exhibits: Building Plans, Letters of Support

Votes: Board Member Erlich moved for approval with BPDA design review and Kindell seconded and the Board voted unanimously to approve.

Case: BOA-907324 **Address:** 1-7 Wilcutt Road **Ward** 14 **Applicant:** Derric Small
Article(s): 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41)
Purpose: We plan to build four - 3 story townhouses and combine two lots for parking. Existing building to be razed.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect four three-story townhouses with eight parking spaces on an 8,500 square feet lot.

Board Members asked about screening and buffering and if a roof deck or basement living space are proposed.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Campbell in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with BPDA design review and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-893819 **Address:** 761 Washington Street **Ward** 17 **Applicant:** Derric Small
Article(s): 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9)
65(65-9) 65(65-41)
Purpose: Erect a new 3 family house on a vacant lot as per plans. Permit set to be submitted upon ZBA approval.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a new three-family dwelling.

Board Members asked about parking requirements.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support.

Documents/Exhibits: Building Plans

Votes: Board Member Bickerstaff moved for approval with BPDA design review and Logue seconded and the Board voted unanimously to approve.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR
MARK FORTUNE-SECRETARY
BRUCE BICKERSTAFF
MARK ERLICH
CRAIG GALVIN

SUBSTITUTE MEMBERS:

TYRONE KINDELL, JR
KERRY LOGUE

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

For a video recording of the May 7, 2019 Board of Appeal Hearings please go to: https://www.cityofboston.gov/cable/video_library.asp