

Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 01	Same part of the same of	Hearing: 1	Marin Commission &
BOA678429	Address:	59 White ST, Ward - 01	Applicant: David Lammers	
Seeking appeal for the	terms of the	Boston Zoning Code (see Acts	of 1956, c. 665) in the following respect:	Variance
Article(s)		Description		
Notes				
Article 53 Section 9		Dimensional Regulations		
Article 53 Section 9		Dimensional Regulations		
Article 53, Section 52		Roof Structure Restrictions		
	renovation		for this is an existing condition for n Kitchen and bathrooms. Add 10x12	
DOCUMENTS CONSID	EDEN AT TL	TE HEVDING.		
DOCUMENTS CONSID		lans /	Engineers Repor	t
L	etter of Sup	рогт	Letter of Opposition	1
Pet	tition of Sup	port	Petition of Opposition	
	Photogra	phs	Building Models	s
	Tax E	Bills		

DECISION:		Yes	No
S	USTAINED/APPROVED		
	DENIED		
DENIED	WITHOUT PREDUDICE		
PROVISO:	n Review With Special Atte	ention To Context	
BPDA Desig	n Review With Special Atte	ention to Context	
	=\(18		
BOARD MEMBERS:	PRESENT	RECU	ISE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani	<u> </u>		
Mark Erlich	_		
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Fugene Kelly			

SUMMARY: At the request of the Board, Applicant described the proposed use in detail, stating to confirm as a two-family dwelling, property was perchased in 1945, there is much needed renovations. The main house 20x30 with a kitchen in the back 16x12. Looking to decrease the bedroom size from five-bedroom to three-bedroom put the observation room on the fourth floor. Taxes paid as two-family since 1940. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



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9:30 am	Ward: 01			Hearing: 2	100
BOA679814	Address:	456 Meridian	S T , Ward - 01	Applicant: Richard Lynds	
Seeking appeal for the	terms of the	Boston Zoning	Code (see Acts of	1956, c. 665) in the following respect: Va	ıriance
0					
Article(s)		Description	on		
Article 53 Section 9		Dimension	nal Regulations		
Article 53, Section 56		Off-Street	Parking Reg's		
Article 53 Section 8		Use Regul	lations		
Article 53, Section 52		Roof Struc	ture Restrictions		
Notes					
Article 53 Section 9		Dimension	al Regulations		
		J	ate and extend liv	8	
DOCUMENTS CONSID	ERED AT TI	HE HEARING:			
	Р	lans		Engineers Report	
L	etter of Sup.	port		Letter of Opposition	
Pe	tition of Sup	port		Petition of Opposition	
	Photogra	aphs		Building Models	

Tax Bills

ECISION:		Yes		No
	SUSTAINED/APPROVED	/		
	DENIED			
	DENIED WITHOUT PREDUDICE			
ROVISO:				
	BPDA Design Review			
OARD MEMBERS:	<u>PRESEN</u>	I	RECUSE	
ARD MEMBERS:	<u>PRESEN</u> Yes	I No	RECUSE	
ARD MEMBERS: Christine Araujo, Chair			RECUSE	
	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to an existing two family to be converted to a three family dwelling, consistent with other structures in neighborhood. Board members inquired regarding unit sizes, Counsel stated that the unit sizes are 1300-1400sqft for the lower level and 900-1000sqft for the upper level, there is a bedroom in the basement but the floor to ceiling height is 7'x6 and the building will be sprinklered, there is a proposed roof deck which will be accessed by hatch. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Lamattina's office support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



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Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 01		Hearing: 3
BOA681217	Address:	130 Coleridge St, Ward - 01	Applicant: Richard Lynds
Seeking appeal for the	ne terms of the	Boston Zoning Code (see Acts of 19	956, c. 665) in the following respect: Variance
9 %			
Article(s)		Description	
Art. 25 Sec. 5		Flood Hazard Districts	
Art. 53 Sec. 09 *		Dimensional Regulations	
Art. 53 Sec. 09 *		Dimensional Regulations	
Art. 53 Sec. 56		Off-Street Parking	
Art.53 Sec. 08		Use: Forbidden	

DOCUMENTS CONSIDERED 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:		Yes	No	
	SUSTAINED/APPROVED			
	DENIED			
DENIE	ED WITHOUT PREDUDICE			
PROVISO:				
BPDA	A Design Review			
BOARD MEMBERS:	PRESEN	σ	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary	,			
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff	-			
Peter Chin				
Craig Galvin		31 1 1 2 1		
Eugene Kelly				

SUMMARY:

At the request of the Board, Counsel described the proposed use in detail, stating to the demolition of existing two family dwelling combine lots to create a 7,500sqft lot and to erect a multifamily eight unit building. Parking in rear one per unit, sizes of units are 700-1500sqft one bedrooms up to three bedrooms roof deck proposed with accessed by hatch. Applicant is not asking for relief fro floor zone. Single building as opposed to 3 two familes which will allow for a more desirable setback. Handicap accessible unit on ground floor. Applicant agreed to landscaping, buffering for neighbor. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support-orginal proposal 12 units-reduce to 8 units, Lamattina's office suport, Abutter support with BPDA Abutter opposed-out of scale with neighborhood. Board member Galvin moved to approve with proviso Board voted to approve with proviso.



Board Of Appeals

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

Hearings for Tuesday, April 11, 2017

9:30 am	Ward: 01		Hearing: 4
BOA684653	Address:	39 Lexington St, Ward - 01	Applicant: Jeffrey Drago
Seeking appeal for the	e terms of the	Boston Zoning Code (see Acts of 1	956, c. 665) in the following respect: Varianc
Article(s)		Description	
Art. 53 Sec. 08*		Forbidden	
Art. 53 Sec. 09 **		Floor Area Ratio Excessive	
Art. 53 Sec. 09 ***		Side yard insufficient	
Art. 53 Sec. 09 *		Dimensional Regulations	
Art. 53 Sec. 09 *		Dimensional Regulations	
Art. 53 Sec. 09 *		Dimensional Regulations	
Art. 53 Sec. 56		Off-Street Parking	

0, 0102545000 and 0102544000 and erect a 4-story residential building with nine units and nine parking spaces.

DOCUMENTS CONSIDERED 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:		Yes	No	
	SUSTAINEDIAPPROVED			
	DENIED			
DENIE	D WITHOUT PREDUDICE			
PROVISO:				
	BPDA Design Review			
				and the same
BOARD MEMBERS:	PRESE	<u>ENT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin	/			
Eugene Kelly	经基础的 神器 生			

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to seeking relief to erect 9 units and 9 parking spaces, lot size is 5,000sqft proposed height is 40', unit size is 2-bed 2-bath with either side or rear balcony at 913-982sqft, with three exclusive only roof decks accessed by hatch. Board members inquired regarding side yard and rear yard, Counsel stated the rear yard is 30' there are at 5'and the side yard is 5' there are at 5.25'. FAR required is 08 proposed is 2.5. Applicant worked with Egal Hill for historical design, property surrounded by multifamily buildings. The Board than requested testimony in oppositon and in support from neighbors and elected officials and their representatives. Mayor's office, Lamattina's office & Flaherty's office all in support. Board member Bickerstaff moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



Board Of Appeals

Ward: 02

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

Hearing: 1

Martin J. Walsh Mayor

9:30 am

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

BOA674127	Address:	17 Walker ST, Ward - 02	Applicant: Andre Matias
Seeking appeal for	the terms of the	Boston Zoning Code (see Acts o	f 1956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 62 Sec. 08 Notes		Dimensional Regulations	
Description: Refi	nsih existing s	pace in the basement with a	a full bath and play room with alteration to the back
DOCUMENTS CON	ISIDERED AT T	HE HEARING:	
	Р	lans	Engineers Report
	Letter of Sup	port	Letter of Opposition
	Petition of Sup	port	Petition of Opposition
	Photogra	iphs	Building Models
	Tax	Bills	
	Ot	ther:	

DECISION:		Yes	No
S	USTAINEDIAPPROVED		State of the state of the
	DENIED		
DENIED	WITHOUT PREDUDICE		
PROVISO:	SPDA Design Review		
	Good Neighbor Policy	· Do Dovelandii	
BOARD MEMBERS:	PRES	ENT	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly			

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, The floor to ceiling height in the basement is 7'10" Board members inquired regarding if it is a single family home, applicant stated that it is a single family home. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support with proviso for applicant to work with abutter to limit access from the property at Walker street to 14 Franklin Street driveway. Lamattina's office support, Abutter opposed-use of neighbor driveway to access applicant property. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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Hearings for Tuesday, April 11, 2017

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9:30 am	Ward: 02		Hearing: 2
BOA679700	Address:	47 Chestnut ST, Ward - 02	Applicant: Paul Grant
Seeking appeal for th	ne terms of the	Boston Zoning Code (see Acts of	f 1956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 62 Sec. 08 8th 780CMR R310		Dimensional Regulations EMERGENCY ESCAPE/RES	SCUE OPEN'G
	rm as an exis ment.	sting 2 family dwelling. Reno	vate existing 2 family and extend living spac
DOCUMENTS CONS			
		lans	Engineers Report
	Letter of Sup		Letter of Opposition
F	Petition of Sup	1700	Petition of Opposition
	Photogra		Building Models
	Tax	Bills	

ECISION:		Yes		No
	SUSTAINED/APPROVED	/_		Jan 1
	DENIED			
DENIE	WITHOUT PREDUDICE			
PROVISO:				
2 - 1 XII - 1				,
				············
BOARD MEMBERS:	PRESENT		RECUSE	
Christine Araulo Chair	Yes	No		
Christine Araujo, Chair		No		
Mark Fortune, Secretary		No		
		No		
Mark Fortune, Secretary	<u> </u>	No		
Mark Fortune, Secretary Anthony Pisani		No		
Mark Fortune, Secretary Anthony Pisani Mark Erlich		No		
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff		No		

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, to extend living space into the basement 1273sqft. two-bedrooms, two bathrooms & media room. Board members inquired regarding if taxes has been paid as two family? Applicant stated yes over 30 years. The floor to ceiling height in the basement is 8'7". The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support, Lamattina's office support. Board member Pisani moved to approve, the motion was seconded, and the Board voted to approve.



Mayor

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the City of Boston at C		in oo iy upon a	ic tollowing appea		
9:30 am	Ward: 04	10. Oish	DK Marel OA	Hearing: 1	
BOA638075	Address:	19 Greenwich	PK, Ward - 04	Applicant: David Kiley	
Seeking appeal for the	terms of the	Boston Zoning	Code (see Acts of	f 1956, c. 665) in the following respect:	Variance
Article(s)		Description	on		
Article 64, Section 34 ** Notes 780CMR, 8th Edition Note:	•	Restricted	Roof Structure Re	egulations	
Description: Constru	uct of new	steel I beam	wood and comp	osite deck on rooftop.	
DOCUMENTS CONSID					
	P	lans		Engineers Report	
Ĺ	etter of Sup	port		Letter of Opposition	
Pet	tition of Sup	port		Petition of Opposition	
	Photogra	phs		Building Models	
	Tax 6	Bills			
	Ot	her:			

CISION:		Yes	No
	SUSTAINED/APPROVED		St. Allering
	DENIED		
DEI	NIED WITHOUT PREDUDICE		
ROVISO:			
			
	_ar watering a Risport to Symptom		
OARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			STATE OF THE STATE OF
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly			

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, construct a new roofdeck that was existing in the past. The roofdeck will be 20x30 and accessed by a bubble hatch and full stair case only for the penthouse unit. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Chin moved to approve, the motion was seconded, and the Board voted to approve.



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9:30 am	Ward: 05	Hearing: 1
BOA659943	Address: W 7 Cedar ST, Ward - 05	Applicant: Richard Cantelli
Seeking appeal for th	e terms of the Boston Zoning Code (see Acts	of 1956, c. 665) in the following respect: Variance
Article(s)	Description	
Art. 13 Sec. 13-1 Notes	Dimensional Regulations	
	ate existing basement bathroom to new oor washer/dryer as per the proposed m	proposed location, install new sauna and remoudroom layout. Amending ALT598426.
DOCUMENTS CONS	IDERED AT THE HEARING:	
	Plans	Engineers Report
	Letter of Support	Letter of Opposition
F	Petition of Support	Petition of Opposition
	Photographs	Building Models
	Tax Bills	
	Other:	

ECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENIEC	WITHOUT PREDUDICE			
ROVISO:				

William Street or because its				
OARD MEMBERS:	PRESENT		RECUSE	
OARD MEMBERS:	PRESENT	No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair		No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair Mark Fortune, Secretary		No	RECUSE	
Christine Araujo, Chair	Yes	No	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes	No	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes	No	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes	No	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes	No	RECUSE	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, that the residence is a one-family and the floor to ceiling height is 7'. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support and the Beacon Hill Civic Association not opposed. Board member Erlich moved to approve, the motion was seconded, and the Board voted to approve.



Mayer

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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Hearings for Tuesday, April 11, 2017

Notice is hereby given that on April 11, 2017 a public hearing will be held by the Zoning Roard of Appeal of

9:30 am	Ward: 05		Hearing: 2	20
BOA668767	Address:	34hf Beacon ST, Ward - 05	Applicant: Peter Calabrese	_
Seeking appe	eal for the terms of the	Boston Zoning Code (see Acts of 19	956, c. 665) in the following respect: variance	ce & IPOD
Article(s)		Description		
Art. 15 Sec. (01	Floor Area Ratio excessive		
Article 16 Sec	ction 1	Building Height Excessive		
Art. 27D		27D-5 Downtown IPOD		
Art. 16, Section	on 8 **	Restricted Roof Structure Distric	ct	
	the entire building	g is a pre-existing, nonconformi	ng use pursuant to M.G.L.c. 40A section	on 6.
DOCUMENTS	CONSIDERED AT TI	HE HEARING:	Engineers Report	
	Letter of Sup		Letter of Opposition	-
	Petition of Sup		Petition of Opposition	
	Photogra	aphs	Building Models	=
	9			_
	Tax	D:II-		

as

ECISION:		Yes		No
	SUSTAINED/APPROVED	71 17 15 415		
	DENIED			
DI	ENIED WITHOUT PREDUDICE			
ROVISO:				
OARD MEMBERS:	PRESENT		RECUSE	
OARD MEMBERS:	<u>PRESENT</u> Yes	No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			RECUSE	
OARD MEMBERS: Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

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



Mayer

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on April 11, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

9:30 am	Ward: 05			Hearing: 3	
BOA684111	Address:	8 Byron ST, Ward	- 05	Applicant: Kimberly Toomey	
Seeking appea	al for the terms of the	Boston Zoning Cod	le (see Acts of	f 1956, c. 665) in the following respect: GCOD	
Article(s)		Description			
Art. 32 Sec. 5		Specific Requi	rements		
,	walls), all new finis bath fixtures, new	shes, new window HVAC rooftop unew basement wi	ws in courty: inits not visit ndow @ lev	throughout existing house (minor re-framing ard – no visible from public way, + doors, new ole from public view; Scope of Exterior Work el 02 – all approved by BLC, new skylights ar	kitchen + - New enti
DOCUMENTS	CONSIDERED AT TI	HE HEARING:			
	P	lans		Engineers Report	
	Letter of Sup	port		Letter of Opposition	
	Petition of Sup	port		Petition of Opposition	
	Photogra	aphs		Building Models	
	Tax	Bills			
	Ot	ther:			

ECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
0	ENIED WITHOUT PREDUDICE		
		L VALUE BY SALE	
ROVISO:			
OARD MEMBERS:	PRESENT	RI	<u>ECUSE</u>
OARD MEMBERS:	<u>PRESENT</u> Yes	<u>RI</u>	ECUSE
OARD MEMBERS: Christine Araujo, Chair			ECUSE
	Yes		ECUSE
Christine Araujo, Chair	Yes		ECUSE
Christine Araujo, Chair Mark Fortune, Secretary	Yes		ECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Plaani	Yes		ECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Plaani Mark Erlich Bruce Bickerstaff	Yes		ECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Plaani Mark Erlich	Yes		ECUSE

SUMMARY: This case was postponed to June 13, 2017 @ 9:30a.m



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 11, 2017

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9:30 am	Ward: 05		Hearing: 4	
BOA685704	Address:	401 Beacon ST, Ward - 05	Applicant: Jonathan Berit-P	arkes
Seeking appo	eal for the terms of the	Boston Zoning Code (see Acts	of 1956, c. 665) in the following respect:	GCOD
Article(s)		Description		
Art. 32 Section	on 9	GCOD Enforcement		
Description:	New elevator cab	in existing shaft, existing en new groundwater recharge	erior renovation per plans. Install ne gress stairs to remain. No exterior v e in compliance with Article 32. Add	vork under this pe
		\$		
OCUMENT	S CONSIDERED AT TI	HE HEARING:		
	Р	lans	Engineers Repor	t
	Letter of Sup	port	Letter of Opposition	1
	Petition of Sup	port	Petition of Opposition	ı
	Photogra	aphs	Building Models	
	Tax	Bills		

CISION:		Yes	
	SUSTAINEDIAPPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		
oviso:			
		D. W. M. Card	DECURE
ARD MEMBERS:	PRESEN	ı	RECUSE
ARD MEMBERS:	PRESEN Yes	I No	RECUSE
ARD MEMBERS: Christine Araujo, Chair			RECUSE
	Yes		RECUSE
Christine Araujo, Chair	Yes		RECUSE
Mark Fortune, Secretary	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Plaani	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Plsanl Mark Erlich Bruce Bickerstaff	Yes		RECUSE

SUMMARY: Applicant was in compliance with GCOD Boston water and Sewer are in favor of the project, Board member Fortune moved to approve, the motion was seconded and the Board voted to approve.



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 11, 2017

9:30 am	Ward: 08		Hearing: 1
BOA668824	Address:	12 Loring ST, Ward - 06	Applicant: William Regan
Seeking appeal for the	e terms of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect: Variance
		-	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
Article(s)		Description	
Art. 68 Sec.08		Dimensional Req.	
Art. 68 Sec.08		Dimensional Req.	
Art. 68 Sec.08		Dimensional Req.	
Art. 68 Sec.08		Dimensional Req.	
Art. 68 Sec.08		Dimensional Req.	
Article 68, Section 29		Roof structure restrictions	
Art. 13 Sec. 13-1		Dimensional Regulations	
Art. 13 Sec. 13-1		Dimensional Regulations	
Art. 13 Sec. 13-1		Dimensional Regulations	
loccrintion: a c	n occupanc living space	/ as a three family. Complete e to basement, build new real	gut rebab including a sprinkler system, ex r addition, rear decks and roof decks, wind
Description: Confirm extend as per	plan.		
extend	plan.		

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

DECISION:		Yes		No
	SUSTAINEDIAPPROVED	_/_		the silvering
	DENIED			
DEN	IED WITHOUT PREDUDICE			
PROVISO:				
BPDA	Design Review	-2		
BOARD MEMBERS:	PRESE	NT .	RECUSE	
BOARD MEMBERS:	PRESE	NO No	RECUSE	
BOARD MEMBERS: Christine Araujo, Chair			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to no change in occupancy, essentially a gut rehab. Property taxed as a three-family, floor to ceiling height 7'6" size of units are 850-900sqft per unit, rear addition 12'x12', elimination of headhouse and reduction of size, roof deck 12x11. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Linehan's office support. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 11, 2017

9:30 am	Ward: 06		Hearing: 2
BOA671509	Address:	W 420 Broadway , Ward - 06	Applicant: C/O Joseph Hanley, Esq
Seeking appe	eal for the terms of the	Boston Zoning Code (see Acts of 1	956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 68 Sec.0	8	Dimensional Req.	
Art. 68 Sec.0	8	Dimensional Req.	
Art. 68 Sec.08	8	Dimensional Req.	
Art. 68 Sec.08	8	Dimensional Req.	
Art. 68 Sec.08	8	Dimensional Req.	
Art. 68 Sec.08	8	Dimensional Req.	
Art.68 Sec. 33	3	Off Street Loading Req.	
Art. 68 Sec. 3	3	Off Street parking Req.	
Description:	44,000 GSF, inclu 2-story building se	iding approximately 1,350 GS ection on West Broadway and	construct new mixed-use building of approximately F of ground level local retail space in the restored existi a new 6-story building section at rear, with 42 residenti aces, front roof deck, side and rear balcony open space

DOCUMENTS CONSIDERED AT THE HEARING: Plans Letter of Support Petition of Support Photographs Tax Bills Other:

ECISION		Yes	No
S	SUSTAINED/APPROVED		
	DENIED		
DENIED	WITHOUT PREDUDICE		
ROVISO:			
	BPDA Design Review		
		- milio X - XI - XI - XI - XI	
OARD MEMBERS:	PRESENT		RECUSE
OARD MEMBERS.	TREGENT		KEGOGE
OARD MEMBERS.	Yes	No	NEGOSE .
Christine Araujo, Chair		No	REGUSE
	Yes	No	RECOSE
Christine Araujo, Chair	Yes	No	TEODSE TO THE TEODS TO THE TEOD
Christine Araujo, Chair Mark Fortune, Secretary	Yes	No	NEOUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes	No	NEOUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes	No	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes	No	

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to renovate and construct a 6 story 65' 42 unit residential building with a very small portion of retail about 1350sf. Provide parking accessible from Athens Street 1to1 ratio parking. Board members inquired regarding loading? Counsel stated loading is less than 15,000 they only have about 1350, loading capacity off Broadway. Applicant will remove balconies and replace with terraces per neighbors concerns. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office, Linehan's office, 3 Abutter's all support. Flaherty's office & 2 Abutter's opposed. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



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Martin J. Walsh Mayor

Hearings for Tuesday, April 11, 2017

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9:30 am	Ward: 06		Hearing: 3	
BOA676127	Address:	306 Northern AV, Ward - 06	Applicant: Dennis Quilty	Was a series
Seeking appeal for	the terms of the	Boston Zoning Code (see Acts of 19	956, c. 665) in the following respect:	Conditional Use
Article(s)		Description		
Art. 42A Sec.18		Use regs app N/End Wtrfrnt		
		ved area for Friday and weeken with picnic tables. No structural		ll be a weather deper
uno	overed space	with picfile tables. No structural	changes involved. No tents.	
DOCUMENTS CON	ISIDERED AT T	HE HEARING:		
	Р	lans	Engineers Repor	t
	Letter of Sup	port	Letter of Opposition	1
	Petition of Sup	port	Petition of Opposition	1
	Photogra	phs	Building Models	

Tax Bills

CISION:		Yes	
	SUSTAINED/APPROVED	/	
	DENIED		
DENI	ED WITHOUT PREDUDICE		
ROVISO:			
SIR->			
DARD MEMBERS:	PRESENT		RECUSE
DARD MEMBERS:	PRESENT	No	RECUSE
OARD MEMBERS: Christine Araujo, Chair			RECUSE
			RECUSE
Christine Araujo, Chair			RECUSE
Christine Araujo, Chair Mark Fortune, Secretary			RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani			RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich			RECUSE
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff			RECUSE

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to the extension of their brewery and taproom use which is their storage area, this will be a seasonal outdoor use in the nature of a patio on their private property, every weekend weather permitted, there will also be nine portable bathrooms to accommodate the crowd. Board members inquired regarding capacity, counsel stated that is subject to Licensing Board, applicant hoping for 250. The Board then requested testimony in support from neighbors and elected officials and their representatives. Mayor's office, Linehan's office & Flaherty's office all in support. Board member Galvin moved to approve, the motion was seconded and the Board voted to approve.



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Martin J. Walsh Mayor

Hearings for Tuesday, April 11, 2017

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9:30 am	Ward: 06	Hearing: 4
BOA686328	Address: W 131hf Third ST, Ward - 06	Applicant: George Morancy

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

Article(s)	Description
Art. 09 Sec. 01	Reconstruction/Extenion of Nonconfroming Bldg.
Art. 57 Sec. 09	Dimensional Regulations
Art. 57 Sec. 09	Dimensional Regulations
Art. 57 Sec. 09	Dimensional Regulations
Art. 57 Sec. 09	Dimensional Regulations
Art. 57 Sec. 09	Dimensional Regulations
Art. 57 Sec. 09**	Front Yard Insufficient
Art. 57 Sec. 09**	Front Yard Insufficient
Art. 10 Sec. 01	Limitation of parking areas
Art. 57 Sec. 09	Dimensional Regulations
Art. 57 Sec. 08	Location of main entrance
Art. 57 Sec. 09	Floor Area Ratio excessive
Art. 57 Sec. 09 *	Height Excessive
Art. 57 Sec. 09 ***	Side Yard Insufficient
Art. 57 Sec. 09 **	Rear Yard Insufficient
Article 57, Section 9 * *	Add'l Lot Area Insufficient
Art. 57 Sec. 26	Off-St.Park'g Req'mnts
Article 57, Section 9 * ***	Lot Frontage Insufficient

Description: Change occupancy from a single to a 2 family dwelling. 1 story vertical addition to existing house and a 3 story rear addition as per plans. Construction set to be submitted upon ZBA approval

DOCUMENTS CONSIDERED AT THE HE	ARING:		
Plans		Engineers Report	
Letter of Support		Letter of Opposition	
Petition of Support	201200000000000000000000000000000000000	Petition of Opposition	
Photographs		Building Models	www.gog.com/com/com/com/com/com/com/com/com/com/
Tax Bills			
Other:			

DECISION:		Yes	No
	SUSTAINED/APPROVED	_/_	
	DENIED		
DENIE	D WITHOUT PREDUDICE		
PROVISO:			
BPDA	Design Review		
SOARD MEMBERS:	PRESE	a de la companya de l	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pleani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin	/		
	THE RESERVE TO STATE OF THE PARTY OF THE PAR	The second second	The same of the sa

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to take an existing building, erect a single story addition on Third Street side which will be one unit and add three-story addition on the Athens Street side which will become the second unit. 158 Athens Street could be the address for this proposal. No roof deck on the West 2nd Street side of building only a small roofdeck on Athens Street side accessed by hatch. 2 parking spaces beneath the posted rear portion of the building on the Athens Street side. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support-Applicant made revisions to address neighbors concerns, Linehan's office & abutter support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



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Martin J. Walsh Mayor

Hearings for Tuesday, April 11, 2017

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	Ward: 09		Hearing: 1
BOA686731	Address:	461 Massachusetts AV, Wa	rd - 09 Applicant: Hezekiah Pratt
Seeking appeal for the to	erms of the	Boston Zoning Code (see Ac	ts of 1956, c. 665) in the following respect: GCOD
Article(s)		Description	
Article 32, Section 4. Notes		GCOD, Applicability	
exterior F renovate	HVAC united under st	s, and acoustic fences. F nort forms SF606033 (un	drainage system, retaining walls, paving, exterior egress stair Renovate interior common areas and unit number 2. Other unit its 9, 12, A), SF631784 and (units 5, 6, B), and SF633612 der SF616128. Work as per plans.
DOCUMENTS CONSIDE	RED AT TH	IE HEARING:	
DOCUMENTS CONSIDE		HE HEARING:	Engineers Report
		lans	Engineers Report Letter of Opposition
Le	P	port	
Le	P etter of Sup	port	Letter of Opposition

DECISION:		Yes		No
SU	JSTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
PROVISO:				
BOARD MEMBERS:	PRESE	NT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary	/			
Anthony Pisani				
Mark Erlich	7		at the same	
Bruce Bickerstaff				
	- 		-	
Peter Chin				
Craig Galvin				
Eugene Kelly		./	Control of the second	

SUMMARY: Applicant was in compliance with the GCOD, Boston Water and Sewer are in favor of the project, Board member Fortune moved to approve, the motion was seconded, and the Board voted to approve.



Board Of Appeals

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Martin J. Walsh Mayor

Notes

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 09	Hearing: 2
BOA660623	Address: 888 - 892 Tremont ST, Ward - 09	Applicant: Elizabeth Mason

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

Article 86, Section 6

Description

Use and Dimen Regulations

Article 86, Section 6 Use and Dimen Regulations

DOCUMENTS CONSIDERED AT THE HEARING:

Other:

Description: Change of occupancy to include Wireless Communication. As more fully shown on the plans submitted herewith, the Facility would consist principally of the following elements: 1. Three (3) sets of two (2) antennas, each set concealed within a 42" stealth fiberglass canister and mounted to a 10' x 10' ballast frame on the Building's roof at a centerline elevation of 41.0'+ above ground level; 2. Three sets of three (3)

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

ECISION:		Yes	No
S	USTAINEDIAPPROVED		
	DENIED		
DENIED	WITHOUT PREDUDICE	Ada Mala	
ROVISO:			
BPD	DA Design Review		
OARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair			
Christine Araujo, Chair Mark Fortune, Secretary			
	<u></u>		
Mark Fortune, Secretary			
Mark Fortune, Secretary Anthony Pisani			
Mark Fortune, Secretary Anthony Pisani Mark Erlich			
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff			

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, only seeking conditional use permit no longer seeking relief for setback. The fiberglass canister is 8'. Board members inquired regarding exploring other locations and the applicant stated yes several others and the answer was no. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Jackson's office support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



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Martin J. Walsh Mayor

Hearings for Tuesday, April 11, 2017

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10:30 am	Ward: 10		Hearing: 1	14. Vi
BOA656461	Address: S 37	3 Huntington AV, Ward - 10	Applicant: Rafael Lopez	
Seeking appeal for	the terms of the Bost	on Zoning Code (see Acts of 1956	6, c. 665) in the following respect	Extension of No Conforming Use
Article(s)	ı	Description		Variance
Art. 9 Sec. 9-1	1	Ext/Recons nonconfor uses/bldg		
Art.55 Sec 9	1	Dimensional regulations		
Art.55 Sec 9	I	Dimensional regulations		
Description: Rer	move current deck	and build double deck on 1s	t and 2nd floor with stairs fro	om first floor to are
DOCUMENTS CON	NSIDERED AT THE HE	EARING:		
	Plans		Engineers Repo	rt
	Letter of Support		Letter of Opposition	n —
	Petition of Support		Petition of Opposition	 n
	Photographs		Building Mode	
		3	Dunung Mode	
	Tay Rille			

DECISION:		Yes		
CIL		100		No
30	STAINEDIAPPROVED			
	DENIED			
DENIED W	VITHOUT PREDUDICE	-		
PROVISO:				
BF	PDA Design Review			
BOARD MEMBERS:	PRESI	ENT	RECUSE	Tax Tiller
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich		TO DESCRIPTION	or news	
Bruce Bickerstaff				
		CALL CALL	C. C. Program	
Peter Chin	The state of the s			
Peter Chin Craig Galvin			-	

SUMMARY:

At the request of the Board, the Applicant described the proposed use in detail, to make the deck a little longer and about two feet wider. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



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Martin J. Walsh Mayor

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 12		Hearing: 1
BOA654896	Address:	11 Ruthven St, Ward - 12	Applicant: Harold Raymond

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

Article(s)	Description
Article 50 Section 29	Dimensional Regulations
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 44	Application of Dim. Req's
Article 50, Section 44	Application of Dim. Reg's

Description: Erect two (2) – three family residential dwelling units with seven (7) off-street parking on a vacant lot. (The other three-family residential units plan filed under ERT631196)

DOCUMENTS CONSIDERED 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:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENIE	ED WITHOUT PREDUDICE			
PROVISO:				
	BPDA Design Review))W	KOCTUIIS W
	Participant of the second seco			
BOARD MEMBERS:	PRESEN	r.	RECUSE	
BOARD MEMBERS:	PRESENT	No	RECUSE	
BOARD MEMBERS: Christine Araujo, Chair			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, vacant lot nearly 30years proposing 2 three-family stick frame with 7 parking in the rear for 6 units, 3-bedroom units at 1300sqft. Handicap accessibility will be lift to first floor unit. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office & Jackson's office support, 2 abutters opposed-concerned about parking. Board member Bickerstaff moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



Board Of Appeals

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

Mayor

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am Ward: 12 Hearing: 2
BOA655851 Address: 63 Perrin St, Ward - 12 Applicant: Patrick Hoban

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

Description
Establish of Res. Subdistricts
Dimensional Regulations
Screening and Buffering requirements abutting residential subdistrict/use.
Design Review
Off street parking requirements
Screening and Buffering requirements abutting residential subdistrict/use.
Off-Street Loading Insufficient
Establish of Res. Subdistricts
Dimensional Regulations
Dimensional Regulations
Rear Yard Insufficient
Floor Area Ratio excessive
Dimensional Regulations
Dimensional Requirements
Dimensional Requirements
Dimensional Requirements
Design Review
Rear Yard Insufficient
Dimensional Regulations
Establish of Res. Subdistricts
Page 1 of 3

Article 50 Section 29 Art. 50 Sec. 37 Notes Dimensional Regulations

Screening and Buffering requirements abutting residential subdistrict/use.

Description: Erect 28 Residential units as per plans.

DOCUMENTS	CONSIDERED	ΑI	IHE	HEARING:

Plans		Engineers Report	
Letter of Support	anomoussaskinononon	Letter of Opposition	
Petition of Support	24.4*000.mg/(///////////////////////////////////	Petition of Opposition	**************************************
Photographs		Building Models	***************************************
Tax Bills			
Other:	menonensus suurius Printerintennimi		

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DENIE	ED WITHOUT PREDUDICE		
PROVISO:			
NA CHARLEST THE EAST			
BOARD MEMBERS:	PRESEN		RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly		/	

SUMMARY: No show



Board Of Appeals

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

Mayor

Hearings for Tuesda	ay, April 11,	2017			
Notice is hereby given the City of Boston at C			-	eld by the Zoning Board of Appeal of	
10:30 am	Ward: 12			Hearing: 3	
BOA666186	Address:	34 Circuit ST, \	Ward - 12	Applicant: Jeffrey Drago	
Seeking appeal for the	terms of the	Boston Zoning	Code (see Acts of 1	956, c. 665) in the following respect: Variance	
Article(s)		Descriptio	n		
Article 50 Section 28		Use Regula	ations		
Article 50 Section 29		Dimension	al Regulations		
Article 50 Section 29		Dimension	al Regulations		
Article 50 Section 29		Dimension	al Regulations		
DOCUMENTS CONSID	NEREN AT TH	IE HEARING:		5	
DOCUMENTS CONSID					
		ans		Engineers Report	
ı	etter of Sup	port		Letter of Opposition	
Pe	tition of Sup	port		Petition of Opposition	
	Photogra	phs		Building Models	
	Tax E	Bills			

DECISION:		Yes	No
S	USTAINED/APPROVED		
	DENIED		197 19 NOR
DENIED	WITHOUT PREDUDICE		
ROVISO:	view-Access To Basemen	t I Init & Landscaning	
BPDA Design Re	view-Access to basemen	t Offit & Landscaping	
	N.SEWITE SEEMIT VICT		
SOARD MEMBERS:	PRESENT	R	ECUSE
OARD MEMBERS:	PRESENT	R.	<u>ECUSE</u>
OARD MEMBERS: Christine Araujo, Chair			ECUSE
			ECUSE
Christine Araujo, Chair Mark Fortune, Secretary			ECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani			ECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich			ECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani			ECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		ECUSE

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to ground floor level/ basement unit and change occupancy from 3-4family, ground floor unit is 78% above grade and the ceiling height is 9'4", proposed unit is 993sf 2-bed 2-bath, first floor unit 1260sf, 2nd floor 1300sf & 3rd floor 1300 sf. agreement with neighbor to have a rod iron fence between 32 Circuit and 34 Circuit. Two parking spots tandem front yard parking existing. Access to basement will be existing entrance on side the alley is approximately 4'9". The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office & abutter support, Jackson's office opposed. Board member Galvin moved to approve with proviso, the motion was seconded and the Board approve with proviso.



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 11, 2017

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10:30 am	Ward: 12	SHIP HAVE BELLEVING		Hearing: 4	
BOA684062	Address:	63 Perrin St, Ward -	· 12	Applicant: Patrick Hoban	
Seaking appeal for the t	terms of the	Boston Zoning Code	(see Acts of 195	i6, c. 665) in the following respect: Variance	
Article(s)		Description			
Art. 08 Sec. 04 Notes		Forbidden Use			
				treet and 12003540000 17,360 sf of 63 Pe Street to construct ERT615700 (28 resider	
DOCUMENTS CONSIDE	ERED AT TI	HE HEARING:			
DOCUMENTS CONSIDE		HE HEARING: lans∕		Engineers Report	
		lans		Engineers Report Letter of Opposition	
Le	Р	port			
	P etter of Sup	port		Letter of Opposition	

CISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
	DENIED WITHOUT PREDUDICE			
ROVISO:				
			1-1-10-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	
OARD MEMBERS:	PRESENT		RECUSE	
OARD MEMBERS:	PRESENT	I No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair	Yes		RECUSE	
	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: No show



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BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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Hearings for Tuesday, April 11, 2017

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10:30 am	Ward: 12		Hearing: 5	SUSSINE
BOA687124	Address:	13 Ruthven St, Ward - 12	Applicant: Harold Raymond	
Seeking appeal for the	e terms of the	Boston Zoning Code (see Acts of 1	1956, c. 665) in the following respect:	Variance
×				
Article(s)		Description		
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 44		Application of Dim. Req's		
Article 50, Section 44		Application of Dim. Req's		
•	` '	p;- three family residential dwelling nily residential units plans filed und	units with seven (7) off-street parking er ERT631175)	

DOCUMENTS CONSIDERED 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:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DENIEC	O WITHOUT PREDUDICE		
PROVISO:			
	BPDA Design Review		
BOARD MEMBERS:	PRESEN	I The second	RECUSE
	Yes	No	
Christine Araujo, Chair			
	V		
Mark Fortune, Secretary			
Mark Fortune, Secretary Anthony Pisani	THE PARTY OF THE P		
Anthony Pisani			
Anthony Pisani Mark Erlich			
Anthony Pisani Mark Erlich Bruce Bickerstaff			

SUMMARY: See companion minutes BOA-654896



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 13	AL-10-10-10-10-10-10-10-10-10-10-10-10-10-	Hearing: 1	10-000-00
BOA657089	Address:	157 - 157A Howard Av, Ward - 13	Applicant: Mai Phung	
Seeking appeal for	the terms of the	Boston Zoning Code (see Acts of 1956	, c. 665) in the following respect:	Variance
Article(s)		Description		
Article 50, Section	44.2	Conformity Ex Bldg Alignment		
Article 50, Section	29 * *	Add'l Lot Area Insufficient		
Article 50, Section	29 **	Floor Area Ratio Excessive		
Article 50, Section	29 ** **	Usable Open Space Insufficient		
Article 50, Section		Side Yard Insufficient		
Notes				
8th 780CMR 1021		Number of Exits and Continuity		
Note:		ŕ		
DOCUMENTS CON	ISIDERED AT TI	HE HEARING:		
	Р	lans	Engineers Repor	t
	Letter of Sup	port	Letter of Opposition	n
	Petition of Sup	port	Petition of Opposition	n
×	Photogra	phs	Building Models	s
	Tax	Bills		
	Of	ther:		

DECISION:		Yes		No
S	JSTAINED/APPROVE	D		
	DENIE	D		
DENIED	WITHOUT PREDUDIC	E		
PROVISO:				
AND THE COLUMN TWO CAN THE COLUM		31 (65 30 - 30)	- 1100 10004 4000	***************************************
BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani	/			
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly		THE RESERVE OF THE PARTY OF THE	101	

SUMMARY: This case was postponed to May 23, 2017 @ 11:30a.m.



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 16		Hearing: 1	49.44
BOA679132	Address:	23 Dix ST, Ward - 16	Applicant: Timothy Johnson	
Seeking appeal fo	r the terms of the	Boston Zoning Code (see Acts of	of 1956, c. 665) in the following respect:	Variance
Article(s)		Description		

Article 65, Section 8	Use Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 41 **	Off-Street Parking & Loading Req.
Article 65, Section 41 **	Off-Street Parking & Loading Req.

Other:

Description: Change occupancy from 3-family to 5-family building. Enlarge attic to full third floor w/roof deck & head house. Expand living area into basement. New electrical, plumbing, HVAC, and Sprinkler/Fire alarm systems, and 10 Off-street parking spaces as per plans submitted.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans
Letter of Support
Letter of Opposition
Petition of Support
Photographs
Tax Bills

Engineers Report
Letter of Opposition
Petition of Opposition
Building Models

DECISION:		Yes		No
St	JSTAINED/APPROVED	_/		
	DENIED			
DENIED	WITHOUT PREDUDICE	Charles H.		
PROVISO: BPDA	A Design Review			
	ton Tranportation De	epartment-Approval	-Review	
BOARD MEMBERS:	PRES	BENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich			almost a s	
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to change of occupancy from 3 to 5 family, basement unit 1200-1300sqft 2-bedrooms 2-bathroom removing gable roof adding third floor, no expansion of foot print, remove headhouse in favor of bulkhead. Parking 5 tandem spaces one per each unit. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Campbell's office support, Baker's office support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

the City of Boston at City	y Hall (Roo	om 801) upo	on the following appeals	:	
10:30 am	Ward: 16	LACT BALL		Hearing: 2	e eesse haard are
BOA682895	Address:	281 - 289 A	Adams St, Ward - 16	Applicant: Michael Welsh	
Seeking appeal for the te	rms of the	Boston Zoni	ing Code (see Acts of 1	956, c. 665) in the following respect:	Variance
Article(s)		Descrip	ption		
Article 65, Section 8		Use Re	egulations		
Article 65, Section 8		Use Re	egulations		
Article 65, Section 8 Notes		Use Re	egulations		
Article 65, Section 8		Use Re	egulations		
Description: Change (use of oc	cupancy fro	om 22 Apts, 4 Retail	Spaces and 2 restaurants. No	work to be don
DOCUMENTS CONSIDE	REN AT TI	HE HEARING	G·		
DOGINEIT TO GONGIDE			.		_
	Р	lans		Engineers Repo	rt
Let	tter of Sup	port	_ 0	Letter of Oppositio	n
Petit	ion of Sup	port	_	Petition of Oppositio	n
	Photogra	phs		Building M odel	S
	Tax	Bills			-

ECISION:		Yes		No
s	USTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
ROVISO:				
	A SOUTH WINDOWS CONTROL OF			
DARO MEMBERS:	PRESEN	r	RECUSE	e () 84
DARO MEMBERS:	<u>PREŞEN</u>		RECUSE	
ARD MEMBERS: Christine Araujo, Chair	Yes	<u>T</u> No	RECUSE	
	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Board members inquired regarding previous experience with takeout, applicant stated one has restaurant in Dorchester and the other in Framingham. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, Campbell's office support, Baker's office support & Flaherty's office support. Board member Galvin mobed to approve the motion was seconded and the Board voted to approve.



Mayer

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

			the state of the s
10:30 am	Ward: 17		Hearing: 1
BOA613890	Address:	1173 Adams St, Ward - 17	Applicant: Denis Keohane
Seeking appeal for the	terms of the	Boston Zoning Code (see Acts of 1	1956, c. 665) in the following respect: Variar
Article(s)		Description	
8th 780CMR 1015 Note:		Exit and Exit Access Doorway	s
Article 64, Section 8		Use: Forbidden	
Article 65, Section 9 **		Floor Area Ratio Excessive	
Article 65, Section 9 **		Building Height Excessive	
Article 65, Section 9 ***		Side Yard Insufficient	
Article 65, Section 9 ***		Rear Yard Insufficient	
Article 65, Section 42.2		Conformity w Ex Bldg Alignme	ent
Article 65, Section 41 *7 Notes	*	Off-Street Parking & Loading F	Req.
Description: Erect a	new four-s	story multi-family residential dv	welling with nine (9) units and three (13)
Description: Erect a	new four-s	story multi-family residential dv	welling with nine (9) units and three (13)
Description: Erect a			welling with nine (9) units and three (13)
	DERED AT T		welling with nine (9) units and three (13) Engineers Report
DOCUMENTS CONSID	DERED AT T	HE HEARING:	
DOCUMENTS CONSID	DERED AT TI	HE HEARING:	Engineers Report
DOCUMENTS CONSID	DERED AT TI P Letter of Sup	HE HEARING: lans port port	Engineers Report Letter of Opposition
DOCUMENTS CONSID	DERED AT TI P Letter of Sup tition of Sup Photogra	HE HEARING: lans port port	Engineers Report Letter of Opposition Petition of Opposition

ECISION		Yes		No
	SUSTAINED/APPROVED			
	DENIEC			3771
DENIE	ED WITHOUT PREDUDICE			
PROVISO:				
				
	orani i samata promonente de la como de la c			
BOARD MEMBERS:	PRES	SENT	RECUSE	100130
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani	/			
Mark Erlich				
Bruce Bickerstaff				
Peter Chin			KV-KAVARANIA	
reter Chill			A TOP OF THE PARTY	
Craig Galvin				

SUMMARY: This case was postponed to June 27, 2017 @ 11:30a.m.



Board Of Appeals

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

Mayer

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on April 11, 2017 a public hearing will be held by the Zoning Board of Appeal

		l 11, 2017 a public hearing will be hom 801) upon the following appeals	eld by the Zoning Board of Appeal of s:	
10:30 am	Ward: 17		Hearing: 2	
BOA642718	Address:	14 - 16 Upland AV, Ward - 17	Applicant: Eben Kunz	
Seeking appe	al for the terms of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect: Variance	
Article(s)		Description		
Art. 65 Sec. 9		Residential Dimensional Reg.	s	
Art. 65 Sec. 9		Residential Dimensional Reg.	s	
Art. 65 Sec. 9		Residential Dimensional Reg.	s	
Description:	Improve apartme deck.	nt 2 of existing 2 Family Home	e by enlarging 3 of the existing 4 dormers and	d adding
DOCUMENTS	CONSIDERED AT TI	HE HEARING:		
	Р	lans	Engineers Report	
	Letter of Sup	port	Letter of Opposition	
	Petition of Sup	port	Petition of Opposition	
	Photogra	nphs	Building Models	
	Tax	Bills		
	Ot	ther:		

ECISION:		Yes	No
S	USTAINED/APPROVED		
	DENIED		
DENIED	WITHOUT PREDUDICE		
PROVISO:			
	rith Adequate Screening T	o Mitigate Privacy	Concerns Of Neighbor
			N Description
BOARD MEMBERS:	PRESENT		RECUSE
BOARD MEMBERS:	PRESENT	No	RECUSE
BOARD MEMBERS: Christine Araujo, Chair		No	RECUSE
		No	RECUSE
Christine Araujo, Chair Mark Fortune, Secretary		No	RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes	No	RECUSE
Christine Araujo, Chair Mark Fortune, Secretary		No	RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes	No	RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes	No	RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes	No	RECUSE

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, expansion of dormers will not increase foot print, improvements to 2nd unit only. The size of the deck is 6'x8'. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support & Campbell's office support. Abutter opposed to deck too close to her unit. Board member Erlich moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



Board Of Appeals

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

Mayor

Hearings fo	or Tuesday, April 1	1, 2017	
		il 11, 2017 a public hearing will be held nom 801) upon the following appeals:	by the Zoning Board of Appeal of
10:30 am	Ward: 18		Hearing: 1
BOA656407	Address	129 Providence ST, Ward - 18	Applicant: Russell Forsberg
Seeking appe	eal for the terms of the	e Boston Zoning Code (see Acts of 198	56, c. 665) in the following respect: Variance
Article(s)		Description	
Article 69 Sec	ction 15	Dimensional Regulations	
Article 69 Sec	ction 14	Use Regulations	
	equipment, stora building as per pl	ge and processing of gravel by m	ith outdoor parking and stor-age of trucks and achinery. Build 1 addition on each side of the
DOCUMENTS	S CONSIDERED AT 1	THE HEARING:	
		Plans	Engineers Report
	Letter of Su	pport	Letter of Opposition
	Petition of Su	pport	Petition of Opposition
	Photog	raphs	Building Models
	Tax	Bills	

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DE	NIED WITHOUT PREDUDICE		
PROVISO:			
	BPDA Design Review	with Screening and	d Buffering
BOARD MEMBERS:	PRESEN	I	RECUSE
	Yes	No	
Christine Araujo, Chair	Yes	No	
Christine Araujo, Chair Mark Fortune, Secretary	Yes	No .	
		No	
Mark Fortune, Secretary Anthony Pisani		No	
Mark Fortune, Secretary Anthony Pisani Mark Erlich		No	
Mark Fortune, Secretary Anthony Pisani		No	
Mark Fortune, Secretary Anthony Pisani Mark Erlich		No	
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff		No	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Board members inquired regarding will storage and processing of gravel occur on site? Applicant stated yes currently the construction operates a yard much the same only when it is brought back before it can be properly disposed of. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Board member Galvin moved to approve with proviso the motion was seconded and the Board voted to approve with proviso.



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

•		, ,		
10:30 am	Ward: 18	isville M. C. Mozavson V. (1 = 1 = 1)	Hearing: 2	1
BOA678565	Address:	875 Morton ST, Ward - 18	Applicant: Stephan Champa	gne
Seeking appeal for the	terms of the	Boston Zoning Code (see Acts of	of 1956, c. 665) in the following respect:	Variance
9				variance
Article(s)		Description		
Art. 08 Sec. 07 Notes		Use: Forbidden		
Description: Using s	space for va	an/truck rental.		
DOCUMENTS CONSID	DERED AT TI	HE HEARING:		
	Р	lans	Engineers Report	
t	_etter of Sup	port	Letter of Opposition	
Pe	tition of Sup	port	Petition of Opposition	
	Photogra	phs	Building Models	
	Tax	Bills		

BPDA Design Review with Screening and Buffering	DECISION:		Yes		No
DENIED DENIED WITHOUT PREDUDICE ROVISO: BPDA Design Review with Screening and Buffering OARD MEMBERS: PRESENT Yes No Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin		SUSTAINED/APPROVED			
BPDA Design Review with Screening and Buffering BOARD MEMBERS: PRESENT Pessent Yes No Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin		DENIED			PUUT 3
BPDA Design Review with Screening and Buffering BOARD MEMBERS: PRESENT PRESENT RECUSE Yes No Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin	DENI	ED WITHOUT PREDUDICE			
BPDA Design Review with Screening and Buffering OARD MEMBERS: PRESENT Present Yes No Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin	ROVISO:				
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin		esign Review with Screen	ing and Buffering		-W
Yes No Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin					
Yes No Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin	BOARD MEMBERS:	PRESE	NT	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin					
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin	Christine Araujo, Chair		No		
Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin	Mark Fortune, Secretary				
Mark Erlich Bruce Bickerstaff Peter Chin	Anthony Pisani	- 			
Bruce Bickerstaff Peter Chin					
Peter Chin					
Craig Galvin					
	Craig Galvin		Victoria de la constante de la		

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, currently have a Uhaul dealership would like to move to a bigger location at 875 Morton Street empty lot. Board members inquired regarding what's around this space? Applicant stated mixed use-restaurants, commercial space. Applicant does not own land he leases it, he will have 30 vehicles on site and the hours of operation will be Monday-Saturday 7am-7pm and on Sundays 10am-4pm. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office, McCarthy's office and Campbell's office support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



Board Of Appeals

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

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on April 11, 2017 a public hearing will be held by the Zoning Board of Appeal of

1.46.50s.			w	
10: 30 am BOA683173	Ward: 18	74 Bradlee St, Ward - 18	Hearing: 3 Applicant: Sean Smith	
	Address.	74 Braulee St, Ward - 16	Аррисанс, Зеан Эпии	
Seeking appeal for the	terms of the	Boston Zoning Code (see Ac	ts of 1956, c. 665) in the following respect: Va	riance
Article(s)		Description		
Art. 69 Sec. 09		Dimensional Reg.		
Art. 69 Sec. 09 Notes		Dimensional Reg.		
Description: Constru	ct single fa	amily home as per plans.		
DOCUMENTS CONSID				
		lans	Engineers Report –	
L	etter of Sup	port	Letter of Opposition —	
Pet	ition of Sup	port	Petition of Opposition	
	Photogra	phs	Building Models	

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DENIE	D WITHOUT PREDUDICE	en <u>Lorne</u> i	
PROVISO:			
BPDA D	esign Review		
BOARD MEMBERS:	PRESEN		RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary	_		
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin	/		
Eugene Kelly	STATE OF THE PARTY AND THE		

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, new single family with attached two car garage. Board members inquired regarding decreasing size of curbcut and minimize garage space? Applicant stated they is a fire hydrant in front of the house, the curb cut can be reduce if necessary and have a more narrow driveway and just expand it into the house if need to. The Board then request testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office, McCarthy's office, Flaherty's office & Jackson's office all in support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 19	EATHER MAKESTIC CONTROL	Hearing: 1
BOA657398	Address:	12 Hubbard ST, Ward - 19	Applicant: Edward Honeycutt
Seeking appe	eal for the terms of the	Boston Zoning Code (see Acts of 19	956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 55 Sec. (Dimension Regulations.	
Article 55, Se Notes	ction 8	Use Regulations	
Description:	Extend living space Work to include no	ce to basement to create new dew egress in basement, add pa	welling unit. Two-family dwelling will rema artition walls and bathroom and kitchenette
DOCUMENTS	S CONSIDERED AT TI	HE HEARING:	
DOCUMENTS		HE HEARING:	Engineers Report
DOCUMENTS		lans	Engineers Report Letter of Opposition
DOCUMENTS	Р	port	
DOCUMENTS	P Letter of Sup	port	Letter of Opposition

ECISION:		Yes	No	
s	USTAINED/APPROVED			10
	DENIED			
DENIED	WITHOUT PREDUDICE			
PROVISO:				
BOARD MEMBERS:	PRESEN	I	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
	ENGLISHED STATE OF THE STATE OF		THE RESERVE OF THE PARTY OF THE	

SUMMARY: This case was postponed to May 23, 2017 @ 11:30a.m.



Board Of Appeals

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

Martin J. Walsh Mayer

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 20		Hearing: 1
BOA658688	Address:	3 Newburg ST, Ward - 20	Applicant: John De Angelis
Seeking appeal for the	terms of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect: Variance
∍ • • • • • • • • • • • • • • • • • • •			
Article(s)		Description	
Art. 67 Sec. 56		Off street parking requirement	ts
Notes			
		ork or alterations of any kind t nly. Conversion of occupancy	to be performed in the 2-family at 3 Newbur of ALT650550.
DOCUMENTS CONSID	NEDED AT TI	HE HEARING:	
DOGGINE IVIO GONGIE		lans	Engineers Report
L	etter of Sup	port	Letter of Opposition
Pe	tition of Sup	port	Petition of Opposition
	Photogra	phs	Building Models
	Tax I	Bills	
	04	her:	

ECISION:		Yes		No
	USTAINED/APPROVED			
	DENIED		TO ME THE PARTY	A TOTAL OF
DENIED	WITHOUT PREDUDICE			
PROVISO:				
				
OARD MEMBERS:	PRES	<u>ENT</u>	RECUSE	
OARD MEMBERS:	PRES!	<u>ENT</u> No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: This case was postponed to May 23, 2017 @ 11:30a.m.



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 11, 2017

10:30 am	Ward: 20		Hearing: 2
BOA658690	Address:	192 Belgrade AV, Ward - 20	Applicant: John De Angelis
Seeking appea	al for the terms of the	Boston Zoning Code (see Acts of 19	56, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 67 Sec. 56	6	Off street parking requirements	
Article 67, Sec Notes	ction 9	Dim reg applic in res sub dist	
Description:	same lot is a resi	dential 2-family known as 3 New The project involves the rehab	ial. Conversion of 1 freestanding 1-story building wburg Street (alteration permit being pulled for th bing of 192 Belgrade Ave. Existing building zoning
DOCUMENTS	CONSIDERED AT TH	HE HEARING:	
DOCUMENTS		HE HEARING:	Engineers Report
DOCUMENTS		lans	Engineers Report Letter of Opposition
DOCUMENTS	P	port	· ·
DOCUMENTS	P Letter of Sup	port	Letter of Opposition

CISION:		Yes	No
SI	USTAINED/APPROVED		
	DENIED	57 DE 19 18	
DENIED	WITHOUT PREDUDICE		
oviso:			
			Contract of the Contract of th
ARD MEMBERS:	PRESEN	П	RECUSE
ARD MEMBERS:	PRESEN	<u>IT</u> No	RECUSE
ARD MEMBERS: Christine Araujo, Chair			RECUSE
			RECUSE
Christine Araujo, Chair	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE

SUMMARY: This case was postponed to May 23, 2017 @ 11:30a.m.



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 20		Hearing: 3	
BOA664838	Address:	182 Cottage RD, Ward -	20 Applicant: Douglas Stefanov	
Seeking appeal for th	e terms of the	Boston Zoning Code (see	e Acts of 1956, c. 665) in the following respect: $\sqrt{3}$	ariance
Article(s)		Description		
Art. 56 Sec. 08 *		Residential Subdistri	ct:Dimensional Requirements	
Description: Expan-	d existing st	ructure with additional	living space.	
DOCUMENTS CONSI				
		ans	Engineers Report	0.000
	Letter of Sup	port	Letter of Opposition	ia e
Р	etition of Sup	port	Petition of Opposition	
	Photogra	phs	Building Models	
	Tax I	Bills	· · · · · · · · · · · · · · · · · · ·	

ECISION:		Yes		No
	STAINED/APPROVED	wykanie prik		
	DENIED	- V		HERMAN
DENIED V	WITHOUT PREDUDICE			
ROVISO:		70		
	A CONTRACTOR OF THE CONTRACTOR	ein sie sinn This sie em	= 414.00	- 1
DARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani	1			
Mark Erlich				
Bruce Bickers taff				
Bruce Bickerstaff				
Bruce Bickerstaff Peter Chin Craig Galvin				

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, two-story additon on the existing structure adding 712sqft. Lot is a triangular-difficult to develop. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support Flaherty's office & O'Malley's office support. Abutter opposed-concerned about flooding/run off. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve.



Board Of Appeals

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

Martin J. Walsh Mayer

Hearings for Tuesday, April 11, 2017

10:30 am	Ward: 21			Hearing: 1
BOA681023	Address:	446 - 450 Cambridge ST, Wa	ard - 21	Applicant: Joseph Consalvo
Seeking appeal for the amended in the follow		Massachusetts State Building	g Code, Statute	1972, Chapter 802 as
Article(s)		Description		
8th 780CMR Chaper	5	Bldg Ht & Area		
Area L of the not be detern	imitation. T floor area o included in	he aggregate area of a m of that room or space in w determination of the floor	ezzanine or a which they are r area of the	BOCMR Chapter 5 Building Height & Area 505.2 mezzanines with a room shall not exceed one-thing located. The enclosed portion of a room shall room in which the mezzanine is located. In the mezzanine shall not be included in the floor
DOCUMENTS CONSI				
	Р	lans		Engineers Report
	Letter of Sup	port		Letter of Opposition
P	etition of Sup	port		Petition of Opposition
	Photogra	phs		Building Models
	Tax	Rille		-

Other:

ECISION:		Yes		No
	BUSTAINED/APPROVED			STATE OF
	DENIED			
DENIED	WITHOUT PREDUDICE			
PROVISO:				
				سال و رواد د سال
	- Company - Sec. VIII.			
BOARD MEMBERS:	PRESE	NT	RECUSE	
	Yes	No		
Christine Araujo, Chair	Yes	No		
Christine Araujo, Chair Mark Fortune, Secretary		No		
Mark Fortune, Secretary		No		
Mark Fortune, Secretary Anthony Pisani		No		
Mark Fortune, Secretary Anthony Pisani Mark Erlich		No		
Mark Fortune, Secretary Anthony Pisani		No		
Mark Fortune, Secretary Anthony Pisani Mark Erlich		No		
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff		No		

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, It's a multifamily four story apartment building under construction. Applicant change the project to stick built as opposed to modular, there has been no change to the elevations or square footage. What it came down to is changing the words from mezzanine to fully occupiable space. Board member Pisani moved to approve the motion was seconded, and the Board voted to approve.



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 21			Hearing: 2	
BOA685504	Address:	900 Beacon ST, V	Ward - 21	Applicant: Daniel Brennan	
Seeking appeal for the	terms of the	Boston Zoning Co	de (see Acts of 19	956, c. 665) in the following respect:	Variance
Article(s)		Description			
Article 61 Section 10		Use Regulation			
Article 61 Section 10		Use Regulation	ons		
Description: Chang	e of occup	ancy to include r	restaurant with	outdoor seating on first floor.	
		HE HEARING:			
DOCUMENTS CONSID	DERED AT T				
DOCUMENTS CONSIL		lans ,		Engineers Report	
	Р	lans		Engineers Report	
				Engineers Report Letter of Opposition	No. in con-
ı	Р	port			
ı	P Letter of Sup tition of Sup	port		Letter of Opposition Petition of Opposition	
ı	P Letter of Sup	port		Letter of Opposition	

Other:

CISION:		Yes		No
	SUSTAINED/APPROVED	/		
	DENIED			
DENIE	D WITHOUT PREDUDICE			
ROVISO:				
OARD MEMBERS:	PRESENT		RECUSE	
OARD MEMBERS:	PRESENT	No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair		No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair Mark Fortune, Secretary	Yes	No	RECUSE	
Christine Araujo, Chair	Yes	No	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes	No	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes	No	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes	No	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes	No	RECUSE	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Change occuancy to include restaurant and outdoor seating on first floor, restaurant at 3500sqft, capacity will be 85 interior and 35 exterior. Board member inquired regarding outdoor seating on private property? Applicant stated yes. There is currently no venting but there will be. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Erlich moved to approve, the motion was seconded and the Board voted to approve.



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 11, 2017

DOCUMENTS CONSIDERED AT THE HEARING

Other:

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 22		Hearing: 1	
BOA667458	Address:	38 Shepard ST, Ward - 22	Applicant: Patrick Mahoney	
Sacking appeal to	r the terms of the	Paston Zaning Code (see Asta of 1	Q56 c 665) in the following respect:	Variance

Article(s)	Description	
Art. 51 Sec. 08	Use Regulations	
Art. 51 Sec. 09 *	Open Space insufficient	
Art. 51 Sec. 09	Dimensional Regulations	
Art. 51 Sec. 09	Dimensional Regulations	
Art. 51 Sec. 09	Dimensional Regulations	
Art. 51 Sec. 09	Dimensional Regulations	

Description: Change of use from two family to three family, add three parking spaces. Add new third story and rear addition. As per plans.

DOCUMENTS CONSIDERED AT THE HEARING.	
Plans	Engineers Report
Letter of Support	Letter of Opposition
Petition of Support	Petition of Opposition
Photographs	Building Models
Tax Bills	

CISION:		Yes	No
	STAINED/APPROVED	The Lights	
	DENIED		
DENIED W	WITHOUT PREDUDICE		
ROVISO:			
BPDA [Design Review		- Sile
		-7-31=-25	
OARD MEMBERS:	PRESENT		RECUSE
OARD MEMBERS:	PRESENT	No	RECUSE
OARD MEMBERS: Christine Araujo, Chair			RECUSE
			RECUSE
Christine Araujo, Chair			RECUSE
Christine Araujo, Chair Mark Fortune, Secretary			RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani - Recused			RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani - Recused Mark Erlich Bruce Bickerstaff			RECUSE
Mark Fortune, Secretary Anthony Pisani - Recused Mark Erlich			RECUSE

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to convert an existing 2 family 5 bedroom home to a 3 family dwelling unit with 2 bedrooms and 3 parking spaces to the rear. First floor unit is 990sqft, 2nd floor unit 1040sqft and 3rd floor unit 1230sqft. No extension of the building footprint. Parking is very important to the community, by adding parking it reduce the open space. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office approve & Ciommo's office support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso. Board member Pisani Recused himself from the case.



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 11, 2017

Petition of Support

Photographs

Tax Bills

Other:

Notice is hereby given that on April 11, 2017 a public hearing will be held by the Zoning Board of Appeal of

	Ward: 22		Hearing: 2	
BOA672867	Address:	549 Washington St, Ward - 22	Applicant: Joseph Keegan	
Seeking appeal for the	e terms of the	Boston Zoning Code (see Acts of 195	56, c. 665) in the following respect:	Variance & Condiional Use
Article(s)		Description		
Article 51 Section 16		Use Regulations		
Article 51 Section 17		Dimensional Regulations		
Article 51 Section 17		Dimensional Regulations		
Article 51 Section 17		Dimensional Regulations		
Art. 51 Sec. 56		Off street parking requirements		
DOCUMENTS CONSI	DERED AT T	HE HEARING:		
DOCUMENTS CONSI		HE HEARING:	Engineers Repor	t

Petition of Opposition

Building Models

ECISION:		Yes	N	0
s	USTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
ROVISO:				
OARD MEMBERS:	PRES	ENT	RECUSE	
OARD MEMBERS:	PRES	<u>ENT</u>	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			RECUSE	
			RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	

SUMMARY: This case was postponed to June 27, 2017 @ 11:30a.m.



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on April 11, 2017 a public hearing will be held by the Zoning Board of Appeal of

10:30 am	Ward: 22		Hearing: 3
BOA685756	Address:	37 Oak Square AV, Ward - 22	Applicant: Kai Lau
Seeking appeal for	or the terms of the	Boston Zoning Code (see Acts of 195	56, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 56		Off street parking requirements	
Art. 10 Sec. 01 Notes		Limitation of parking areas	
		cy from one family residential bu	ilding to two family residential building. Permit for tender separate permit.
DOCUMENTS CO	ONSIDERED AT T	HE HEARING:	
	Р	lans	Engineers Report
	Letter of Sup	pport	Letter of Opposition
	Petition of Sup	port	Petition of Opposition
	Photogra	aphs	Building Models
	Tax	Bills	
	•	thos:	

CISION:		Yes	No
SI	USTAINED/APPROVED	1	
	DENIED	N. S. Contract	
DENIED	WITHOUT PREDUDICE		-
OVISO:			
	Three Spaces Only Space	#1 Should Be Eli	iminated
DARD MEMBERS:	PRESENT		RECUSE
DARD MEMBERS:	<u>PRESENT</u> Yes	No	RECUSE
DARD MEMBERS: Christine Araujo, Chair		No	RECUSE
OARD MEMBERS: Christine Araujo, Chair Mark Fortune, Secretary	Yes	No	RECUSE
Christine Araujo, Chair	Yes	No	RECUSE
Christine Araujo, Chair Mark Fortune, Secretary	Yes	No	RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Plaani	Yes	No	RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes	No	RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Plaani Mark Erlich Bruce Bickerstaff	Yes	No	RECUSE

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, requesting the Board to grant relief for parking, changing from a 1family to 2family. First & second floor is 700sqft, attic is 550sqft. No addition or extension, footprint is the same. The attic space is connected to second unit. There is two existing parking spaces, would like to add two additional spaces in the back yard. Boston Transporation Department stated that the maneuveraability would be very difficult, the two spaces that is side by side the one closes to the house should be removed 3 spaces are workable. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Cimmo's office Support, BAIA support. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



Board Of Appeals

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

Hearing: 3

Martin J. Walsh Mayor

11:30 am

Hearings for Tuesday, April 11, 2017

Ward: 02

Tax Bills

Other:

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

BOA578669	Address: 34 -	42 Warren ST, Ward - 02	Applicant: Philip Hresko	
Seeking appeal for the	terms of the Bosto	on Zoning Code (see Acts of 1	956, c. 665) in the following respect:	Variance
Article(s)	ſ	Description		
Article 62, Section 14 **	•	Dimensional Regulations		
Article 62, Section 14 *	• [Dimensional Regulations		
Article 62, Section 14 **	•	Dimensional Regulations		
Article 62, Section 25	F	Roof structure restrictions		
Article 62, Section 29	(Off-Street Prkg Insufficient		
Roof of Lifesafe installa	the existing Buty systems thrown tion of a new W	ilding. Convert part of the ughout existing Garage a	and Offices. Construct a new 1 e first floor Garage space into R nd new Offices. Renovations to ance, new Elevator, Structural & Sprinkler systems.	etail space. Upgrade Building to include :
DOCUMENTS CONSID	ERED AT THE HE	EARING:		
	Plans		Engineers Repor	t
L	etter of Support		Letter of Opposition	1
Pet	tition of Support		Petition of Opposition	1
	Photographs		Building Models	3

		14-2	
ECISION:	SUSTAINED/APPROVED	Yes	No
	DENIED	- X	
	ENIED WITHOUT PREDUDICE		
PROVISO:			
	BPDA Design Revie	ew	
	-34		
BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair			
Christine Araujo, Chair Mark Fortune, Secretary			
Mark Fortune, Secretary			
Mark Fortune, Secretary Anthony Pisani			
Mark Fortune, Secretary Anthony Pisani Mark Erlich			
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff			

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, construction of fourth floor addition which will be a substantial rehab. Number of spaces will remain the same existing garage with 79 spaces. Applicant believes this is more than enough, doesn't understand violation. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & 2 abutters support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



Board Of Appeals

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

Martin J. Walsh Mayer

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 07		Hearing: 1
BOA605455	Address:	734 - 742 Dudley ST, Ward - 07	Applicant: Vargas Dasilveira
Seeking appeal for the	terms of the	Boston Zoning Code (see Acts of 1956	6, c. 665) in the following respect: Variance
i.			
Article(s)		Description	
Article 65, Section 16	r fe	Dimensional Regualtions	
Article 65, Section 16	**	Dimensional Regualtions	
Article 65, Section 16	**	Dimensional Regualtions	
Article 65, Section 16	**	Dimensional Regualtions	
Notes			
Art. 65 Sec. 41		Off street parking requirements	
Art. 65 Sec. 41*		Off-St. Loading Req'mnts	
Article 65, Section 16 '	r*	Dimensional Regualtions	

Description: Raze existing structures on lot and erect new 5 stories 20 units and 3 stores with 36a take out

DOCUMENTS CONSIDERED AT THE HEARING:

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

ECISION:		Yes		No
	SUSTAINEDIAPPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
ROVISO:				
OARD MEMBERS:	PRESEN	П	RECUSE	
OARD MEMBERS:	PRESE!	II No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			RECUSE	
OARD MEMBERS: Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: This case was postponed to June 27, 2017 @ 11:30a.m.



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 16	(I)		Hearing: 3	THE PARTY
BOA613478	Address:	820 William T Mo	orrissey BLVD, Ward	Applicant: Donald Wiest	
Seeking appeal for the	terms of the	Boston Zoning Co	ode (see Acts of 1956,	c. 665) in the following respect: V	ariance
Article(s)		Description			
Article 65, Section 40 Article 65, Section 40 Article 11, Section 7		Sign Regulat Sign Regulat Electronic Si	tions		
other s	ide Tri-Visi	on, with new dig		high billboard, one side currer ets. Replace existing steel stru = 0876/2004.	
DOCUMENTS CONSI	DERED AT T	HE HEARING:			
	P	lans		Engineers Report	استنست
		port		Letter of Opposition	
	Letter of Sup				
Pe	Letter of Sup			Petition of Opposition	
Po	·	port		Petition of Opposition Building Models	

Other:

ECISION:		Yes	No
St	JSTAINED/APPROVED		
	DENIED		
DENIED	WITHOUT PREDUDICE		
ROVISO:			
OARD MEMBERS:	PRES	ENT	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
	/		
Anthony Pisani		ALL STREET	
Anthony Pisani Mark Erlich			
Mark Erlich Bruce Bickerstaff	<u></u>		
Mark Erlich			

SUMMARY: This case was postponed to August 29, 2017 @ 11:30a.m.



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 21		Hearing: 3
BOA629541	Address:	85 Linden ST, Ward - 21	Applicant: James Christopher
Seeking appeal for the	e terms of the	Boston Zoning Code (see Acts of	f 1956, c. 665) in the following respect: Variance
Article(s)		Description	
Article 51, Section 9 **	•	Dimensional Regulations	
Article 51, Section 9 **	•	Dimensional Regulations	
Article 51, Section 9 *		Dimensional Regulations	
Article 51, Section 9 *1	•	Dimensional Regulations	
8th 780CMR R302		FIRE-RESISTANT CONSTR	UCTION
780CMR, 8th Edition			
DOCUMENTS CONSI	DERED AT T	HE HEARING:	
DOCUMENTO CONST			
	P	lans	Engineers Report
	Letter of Sup	port	Letter of Opposition
Pe	etition of Sup	pport	Petition of Opposition
	Photogra	aphs	Building Models
	Tax	Bills	
	0	ther:	

CISION:		Yes		No
S	USTAINED/APPROVED			
	DENIED			No.
DENIED	WITHOUT PREDUDICE			
ROVISO:				
(OVISO.				
OARD MEMBERS:	PRESEN	π	RECUSE	646.2
OARD MEMBERS:			RECUSE	
	PRESEN	No	RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary			RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: This case was postponed to June 27, 2017 @ 11:30a.m.



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 21		Hearing: 4	
BOA675914	Address:	624 Cambridge ST, Ward - 21	Applicant: Patrick Mahoney	
Seeking appeal for th	e terms of the	Boston Zoning Code (see Acts of 198	56, c. 665) in the following respect:	Variance
Article(s)		Description		
Art. 10 Sec. 01 **		Limitation of off street parking are	eas	
Art. 51 Sec. 09		Dimensional Regulations		
Art. 51 Sec. 09		Dimensional Regulations		
Art. 51 Sec. 09		Dimensional Regulations		

Description: Change single family to a two family and add parking.

DOCUMENTS CONSIDERED AT THE HEARING:

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 WITHOUT PREDUDICE BPDA Design Review BPDA Design Review Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin Craig Galvin				
DENIED DENIED WITHOUT PREDUDICE PROVISO: BPDA Design Review DOARD MEMBERS: PRESENT Pessent Yes No Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin Craig Galvin			Yes	No
DENIED WITHOUT PREDUDICE ROVISO: BPDA Design Review OARD MEMBERS: PRESENT RECUSE Yes No Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin Craig Galvin	S	USTAINED/APPROVED		
ROVISO: BPDA Design Review OARD MEMBERS: PRESENT RECUSE Yes No Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin Craig Galvin		DENIED		
BPDA Design Review FOARD MEMBERS: PRESENT RECUSE Yes No Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin Craig Galvin	DENIED	WITHOUT PREDUDICE		
PRESENT RECUSE Yes No Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin Craig Galvin		an Review		
Yes No Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin Craig Galvin				
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin Craig Galvin	OOARD MEMBERS:	PRESENT		RECUSE
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin Craig Galvin		Yes	No	
Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin Craig Galvin	Christine Araujo, Chair			
Mark Erlich Bruce Bickerstaff Peter Chin Craig Galvin	Mark Fortune, Secretary			
Mark Erlich Bruce Bickerstaff Peter Chin Craig Galvin	Anthony Pisani			
Bruce Bickerstaff Peter Chin Craig Galvin				
Peter Chin Craig Galvin	Mark Erlich			MXM. In the last of the last o
Craig Galvin	Bruce Bickerstaff			
	Peter Chin	/		
	Craig Galvin			
Eugene Kelly	Eugene Kelly			

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to this is a single family 3,000sqft, looking to convert to a two family, 2 three-bedroom units, the upper unit will be around 1450sqft and the lower unit will be around 1280sqft "Basement" level is almost entirely above grade. Adding two tandem parking spaces. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Ciommo's office support, BAIA support & ACA support. Abutter opposed-water run off, hard top replacing grass. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso. Board member Pisani recused himself from this case.



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 11, 2017

Notice is hereby given that on **April 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 22		Hearing: 4	EAGS!
BOA539624	Address:	61 Braintree St, Ward - 22	Applicant: Michael Maurelle	o
Seeking appeal for t	he terms of the	Boston Zoning Code (see Acts of 1	956, c. 665) in the following respect:	Extension of Non Conforming Use
Article(s)		Description		Variance
Article 9 Section 1		Extension of Nonconforming U	dse	
Article 51, Section 5	5 **	Sign Regulations		
Article 11, Section 7		Electronic Signs		
Article 51, Section 2	0 **	Dimensional Regulations		

Description: Convert existing 14 x 48 two sided static billboard to a 14 x 48 two sided digital billboard.

DOCUMENI	SCONSIDER	KEDAITHE	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
s	USTAINED/APPROVED			
	DENIEC			
DENIED	WITHOUT PREDUDICE			artro.
				211/200
PROVISO:				
BOARD MEMBERS:	PRES	BENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
	-			
Peter Chin				
Craig Galvin				
Eugene Kelty				

SUMMARY: This case was postponed to June 27, 2017 @ 11:30a.m.