

Board Of Appeals

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

Hearings for Tuesday, March 28, 2017

Notice is hereby given that on March 28, 2017 a public hearing will be held by the Zoning Board of Appeal of

the City of Bo	oston at City Hall (Roc	om 801) upon the following appea	als:
9:30 am	Ward: 04		Hearing: 1
BOA677280	Address:	40 Trinity PI, Ward - 04	Applicant: Christian Regnier
Seeking appe	eal for the terms of the	Boston Zoning Code (see Acts o	f 1956, c. 665) in the following respect: GCOD
Article(s)		Description	
Art. 32 Section	on 9	GCOD Enforcement	
Description:	Demolish existing including residen	building at 40 Trinity Place/ tial units, hotel rooms, resta	430 Stuart Street and construct a new mixed use buil urants, and accessory uses
DOCUMENTS	S CONSIDERED AT TH	IE HEARING:	
	PI	ans	Engineers Report
	Letter of Supp	port	Letter of Opposition
	Petition of Supp	port	Petition of Opposition
	Photogra	phs	Building Models
	Tax E	Bills	
	Oti	ner:	

DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENIE	ED WITHOUT PREDUDICE			
				1-71
ROVISO:				
NOVIGO.				
	community at the second			
OARD MEMBERS:	PRESEN	I	RECUSE	happing.
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary	/			
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff	<u></u>			
Peter Chin				
Craig Galvin			Total Services	

SUMMARY: The Applicant is in compliance with Boston Water and Sewer. Board member Fortune moved to approve, the motion was seconded, and the Board voted to approve.



Board Of Appeals

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the City of Bos	ston at City Hall (Roo	om 801) upon ti	he following appeals	5:	
9:30 am	Ward: 04			Hearing: 2	VIET DING
BOA677282	Address:	426 Stuart ST	, Ward - 04	Applicant: Christian Regr	nier
Seeking appear	al for the terms of the	Boston Zoning	Code (see Acts of	1956, c. 665) in the following respec	t: GCOD
Article(s)		Description	on		
Art. 32 Section	n 9	GCOD En	forcement		
Description:				ew building at 40 Trinity Place/4 rights. See related building Pe	
DOCUMENTS	CONSIDERED AT TH	HE HEARING:			
	P	lans		Engineers Rep	ort
	Letter of Sup	port		Letter of Oppositi	on
	Petition of Sup	port		Petition of Oppositi	on
	Photogra	phs		Building Mod	els
	Tax	3ills			

ECISION:		Yes		No No
	SUSTAINED/APPROVED			
	DENIED			
		-		
DENIED	WITHOUT PREDUDICE			
ROVISO:				
			H-WH-	***************************************
				CONTRACTOR SOCIAL
OARD MEMBERS:	PREŞEN		RECUSE	
OARD MEMBERS:	PREŞEN'	<u>r</u> No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			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	
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: The Applicant is in compliance with Boston Water and Sewer. Board member Fortune moved to approve , the motion was seconded and the Board voted to approve.



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9:30 am	Ward: 10	Hearing: 1
BOA647490	Address: 95 Calumet ST, Ward - 10	Applicant: Cynthia Loesch

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 59, Section 7	Use Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 37	Off-Street Parking/Loading Reqs

Description: Change of occupancy from three (3) family dwelling to nine (9) unit residential dwelling. Extension of living space to basement. Construct new 3-story rear addition to existing 3-story building. Complete interior renovation with new sprinkler system.

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			
DEI	NIED WITHOUT PREDUDICE			
PROVISO:				
ROVISO:				
	978140100			
and the second s		W= -1 4		
BOARD MEMBERS:	PRESE	NT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly		/		

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



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Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 11		Hearing: 1	
BOA649770	Address:	139 - 139a Marcella St, Ward - 11	Applicant: Andrew Chen	
Seeking appeal for the	e terms of the	Boston Zoning Code (see Acts of 1956	, c. 665) in the following respect:	Variance
4				
Article(s)		Description		
Article 50, Section 29	*	Lot Area Insufficient		
Article 50, Section 29	* *	Add'l Lot Area Insufficient		
Article 50, Section 29	* **	Lot Width Insufficient		
Article 50, Section 29	* ***	Lot Frontage Insufficient		
Article 50, Section 29	**	Floor Area Ratio Excessive		
Article 50, Section 29	** **	Usable Open Space Insufficient		
Article 50, Section 29	*** *	Side Yard Insufficient		
Article 50, Section 43		Off-Street Parking & Loading		
Article 50, Section 44.	2	Conformity Ex Bldg Alignment		
Notes				
Description: Frect	Two-Family	Residential Dwelling.		
Licot	TWO-T diffilly	residential bwening.		
DOCUMENTS CONSI	DERED AT TH	HE HEARING:		
	Р	lans	Engineers Report	
	Letter of Sup	port	Letter of Opposition	
Pe	etition of Sup	port	Petition of Opposition	
	Photogra	nnhe.	Ruilding Models	

Tax Bills

CISION:		Yes		No
	SUSTAINED/APPROVED	_/_		
	DENIED			
DI	ENIED WITHOUT PREDUDICE		at const	117
OVISO:	ing Daview			
BPDA Des	sign Review			
5-5-10 III				
PARD MEMBERS:	PRESEN	<u> </u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
			The second secon	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, site has been vacant for 50 years current lot is 2,124sqft. There will be two units, first floor ground floor and upper triplex unit. these units went from rental to the owner will occupy the upper unit and rent out the lower unit, the first unit will be 705sqft and the upper unit will be 2,085sqft. FAR required is .8, proposed is 1.28, no off street parking proposed. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support BPDA recommends DW/OP. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



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Mayor

Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 11		Hearing: 2
BOA667253	Address:	28 Cornwall ST, Ward - 11	Applicant: Matthew Brett
Seeking appeal for the	terms of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 55, Section 8 * **		Use: Forbidden	
Art. 55 Sec. 09 * Notes		Dimensional Regulations.	
			ne-bedroom units and convert Three Family Occording. No exterior modifications required.
DOCUMENTS CONSID	ERED AT TI	HE HEARING:	
	P	lans	Engineers Report
L	etter of Sup	port	Letter of Opposition
Pet	tition of Sup	port	Petition of Opposition
	Photogra	phs	Building Models
	Tax	Bills	

DECISION		Yes		No
SUSTA	AINED/APPROVED	The same of		
	DENIED			
DENIED WITH	OUT PREDUDICE			
PROVISO:				
ROVISO:				
		1105 - 1-1		
OADD MEMDERS,	DDCCCN		DECLISE	
OARD MEMBERS:	PREŞEN	Ī	RECUSE	
OARD MEMBERS:	PREŞEN Yes	<u>T</u>	RECUSE	
Christine Araujo, Chair -Opposed			RECUSE	
			RECUSE	
Christine Araujo, Chair -Opposed Mark Fortune, Secretary			RECUSE	
Christine Araujo, Chair -Opposed Mark Fortune, Secretary Anthony Pisani -Opposed			RECUSE	
Christine Araujo, Chair -Opposed Mark Fortune, Secretary Anthony Pisani -Opposed Mark Erlich			RECUSE	
Christine Araujo, Chair -Opposed Mark Fortune, Secretary Anthony Pisani -Opposed			RECUSE	
Christine Araujo, Chair -Opposed Mark Fortune, Secretary Anthony Pisani -Opposed Mark Erlich			RECUSE	
Christine Araujo, Chair -Opposed Mark Fortune, Secretary Anthony Pisani -Opposed Mark Erlich Bruce Bickerstaff -Opposed			RECUSE	

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to Interior renovation only to convert three family to four family, the first floor will be split 525sqft in front and 550sqft in back to create two units, orginal unit size is 1200sqft, parking will be seven off street parking-existing driveway seven cars parking there now. Board is concern about the small units-accustomed to min 650sqft The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support, O'Malley's office support. Board member Erlich moved to approve with proviso, the motion was seconded, Pisani, Bickerstaff & Araujo opposed to vote therefore the case was Deny.



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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Hearings for Tuesday, March 28, 2017

Notice is hereby given that on March 28, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

9:30 am	Ward: 13		Hearing: 1
BOA679493	493 Address: 152 Savin Hill Av, Ward - 13 Applicant: Peter Lydor		Applicant: Peter Lydon
Seeking appeal fo	r the terms of the	Boston Zoning Code (see Acts of 19	956, c. 665) in the following respect: Variance

Art. 65 Sec. 08	Forbidden
Art. 65 Sec. 42	Appl. of Dimensional Req'mnts
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Notes	
Art. 10 Sec. 01	Limitation of parking areas

Description: Construction of a new three-family building. Proposed project is to include a basement, covered parking area capable of accommodating four (4) vehicles. Three additional parking spaces are proposed for the surrounding open-air portions of the property. *This is one of two buildings on same parcel see 154 Savin Hill Ave ALT#672864 to combine lots, change occupancy and addition.

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

		Yes		No
);	SUSTAINED/APPROVED			
	DENIEC			
DENIED	WITHOUT PREDUDICE			
PROVISO:				
BPDA Design Revie	•W			
			A PART OF THE PART	
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	The state of the s			
OARD MEMBERS:	PRES	<u>SENT</u>	RECUSE	
OARD MEMBERS:	PRES	No No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			RECUSE	
Christine Araujo, Chair			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary			RECUSE	
Christine Araujo, Chair			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary			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: At the request of the Board, Counsel described the proposed use in detail, stating to existing single family home renovate it and convert it to a two family, to the right construc a new three family structure. The final lot size will be 10,108sqft it will consist of five units. Board members inquired regarding what would be as of right Counsel stated four units. in the basement will be bedrooms. The existing FAR is 2448, proposed is 3830, adding space in basement about 500sqft an addition off back to make one bedroom bigger about 140ft per floor, adding two dormers on the roof. New 3 story structure should be 2-2 1/2 story structure, two dwellings on same lot going to combine lots and have two separate dwellings. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's support 3 abutters support, 3 abutters opposed BPDA recommends DW/OP Board member Erlich approve with proviso Board seconded motion.



Mayor

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9:30 am	Ward: 13		Hearing: 2
BOA679497	Address:	154 Savin Hill AV, Ward - 13	Applicant: Peter Lydon

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

Article(s)	Description
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 42	Appl. of Dimensional Req'mnts
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Notes	

Description: Combine Parcel # 1302535000 (3600sf) and Parcel # 1302533000

(Existing One family structure 4417 sf) with Parcel #1302534000 (2626 s.f. +/- Vacant Land), this shall be one of two buildings on the same lot on new 10,108 sf parcel to be known as 152-154 Savin Hill Avenue in accordance with the submitted land survey dated 1/10/17 (ERT672357), then, Change Occupancy from a One Family (#1895/1929) to a Two Family by completely gutting renovation/rehabilitation of an existing structure. Work to include an addition on the rear area of building consisting of approximately 150 sq. ft. along with the construction of two roof dormers.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans		Engineers Report	
Letter of Support		Letter of Opposition	
Petition of Support		Petition of Opposition	
Photographs		Building Models	31 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Tax Bills			
Other:	Salara Maria Tananana		

DECISION:		Yes		No
	SUSTAINED/APPROVED	/		
	DENIED			
DENIE	D WITHOUT PREDUDICE			
PROVISO:				
BPDA De	esign Review			
<u></u>				
COMMUNICATION AND THE COMMUNICATION	SOUTH TO SERVICE TO SE			
BOARD MEMBERS:	PRESE	<u>VT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly				

SUMMARY: See companion minutes



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

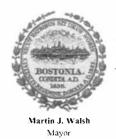
Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 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: 14		Hearing: 1
BOA679594	Address:	10 - 12 Roxton St, Ward - 14	Applicant: C/O Joseph Hanley, Esq
Seeking appeal for th	e terms of the	Boston Zoning Code (see Acts of 19	956, c. 665) in the following respect: Variance
Article(s)		Description	
Article 60, Section 9		Dimensional Regulations	
Article 60, Section 40	*	Off-Street Parking Regs	
Part of			g 5,000sq ft Lot utilizing existing curb cut implemented by the Department of Neig
OCUMENTS CONS	IDERED AT TH	HE HEARING:	
	Р	lans	Engineers Report
	Letter of Sup	port	Letter of Opposition
Р	etition of Sup	port	Petition of Opposition
	Photogra	phs	Building Models
		Bills	

ECISION:		Va-		Ma
		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENIE	D WITHOUT PREDUDICE			
ROVISO:				
BPDA Design	gn Review			
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OARD MEMBERS:	PRESE	<u>vī</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair	/			
Mark Fortune, Secretary				
		A STATE OF THE STA		
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly		1		

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to 5000sqft vacant lot, single driveway 8' wide, two family home with one parking space for each home. Rear deck triggers violation. for 141-143 Glenway Street it is a 5360sqft lot, substantial compliance, rear deck triggers violation. 166-168 Glenway Street, comply with the rear yard setback. 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, Wu's office support & DND support. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



Board Of Appeals

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Hearings for Tuesday, March 28, 2017

Notice is hereby given that on March 28, 2017 a public hearing will be held by the Zoning Board of Appeal of

9:30 am	Ward: 14			Hearing: 2	180
BOA679596	Address:	141 - 143 Glenway St, Wa	ard - 14	Applicant: C/O Joseph Hanle	ey, Esq
Seeking appea	al for the terms of the	Boston Zoning Code (see	Acts of 1956, c. 6	665) in the following respect:	Variance
Article(s)		Description			
Article 60, Sec	ction 9	Dimensional Regulation	ons		
Article 60, Sec	ction 40 *	Off-Street Parking Re	gs		
	Part of the Mayors	of a 2 Family Home or 'New Housing Initiativg	e being imple-	3 sq ft Lot utilizing existing mented by the	g curb cu
DOCUMENTS	CONSIDERED AT TH	IE HEARING:			
	Р	ans		Engineers Report	
	Letter of Sup	port		Letter of Opposition	
	Petition of Sup	port		Petition of Opposition	
	Photogra	phs		Building Models	
	Tax I	Bills			

DECISION:		Yes	No
S	USTAINED/APPROVED	/	
	DENIED		
DENIED	WITHOUT PREDUDICE		
PROVISO:	sign Review		
BI BA BO	Sign review		
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: see companion minutes



Board Of Appeals

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

Martin J. Walsh Mayor

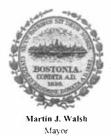
Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28**, **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; 14			Hearing: 3	
BOA679597	Address:	166 - 168 Gle	enway St, Ward - 14	Applicant: C/O Joseph Hanle	y, Esq
Seeking appe	eal for the terms of the	Boston Zoning	g Code (see Acts of 1956	6, c. 665) in the following respect: $$	/ariance
Article(s)		Descripti	ion		
Article 60, Se	ection 40 *	Off-Street	t Parking Regs		
Description:	New Construction Part of the Mayors Department of Ne	' New Hous	ing Initiative being in	5,500 sq ft Lot utilizing existing aplemented by the	curb cu
DOCUMENTS	S CONSIDERED AT TH	E HEARING:			
	PI	ans		Engineers Report	
	Letter of Sup	oort		Letter of Opposition	
	Petition of Sup	oort		Petition of Opposition	
	Photogra	phs	·	Building Models	
	Tax E	Bills			

DECISION:		Yes	N	0
	SUSTAINEDIAPPROVE	D		
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	DENIED WITHOUT PREDUDIC	E. 1919		
			1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	
PROVISO:				
BPD	A Design Review	41		
BOARD MEMBERS:	PRES	SENT	RECUSE	100
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff	_			
Peter Chin	_			
Craig Galvin				
Eugene Kelly				

SUMMARY: see companion minutes



Board Of Appeals

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

Hearings for Tuesday, March 28, 2017

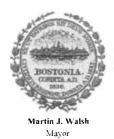
Notice is hereby given that on March 28, 2017 a public hearing will be held by the Zoning Board of Appeal of

9:30 am	Ward: 14			Hearing: 4	
BOA679718	Address:	115 Woodrow Av, Ward -	14	Applicant: Derric Small	
Seeking appeal for the t	erms of the	Boston Zoning Code (see	Acts of 1956,	c. 665) in the following respect: V	ariance
Article(s)		Description			
Article 60, Section 9		Dimensional Regulation	ons		
Article 60, Section 9		Dimensional Regulation	ons		
Article 60, Section 9		Dimensional Regulation	ons		
Article 60, Section 9		Dimensional Regulation	ons		
Article 60, Section 9		Dimensional Regulation	ons		
Article 60, Section 9		Dimensional Regulation	ons		
Article 60, Section 9		Dimensional Regulation	ons		
Article 60, Section 9		Dimensional Regulation	ons		
DOCUMENTS CONSIDE	RED AT TH	HE HEARING:			
DOCUMENTS CONSIDE		HE HEARING: lans		Engineers Report	
		lans		Engineers Report Letter of Opposition	
Le	P	port			
Le	Petter of Sup	port		Letter of Opposition	
Le	Pietter of Sup	port		Letter of Opposition Petition of Opposition	

DECISION:		Yes	No	
	SUSTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
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PROVISO:				
BPDA Desi	gn Review			
	-		=======================================	
ETERS DEM PRODUKTATISTO				rodg
SOARD MEMBERS:	PRESE	NT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff	/			
Peter Chin			Minister State of the State of	
Contra Catalan				
Craig Galvin				
Eugene Kelly				

SUMMARY:

At the request of the Board, Counsel described the proposed use in detail, stating to erect two family with two off street parking on vacant lot. Counsel stated the two parking spaces will be in the rear. Two of the violations no longer apply due to modifications. 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 and Wu's office support. Board member Galvin 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, March 28, 2017

Notice is hereby given that on March 28, 2017 a public hearing will be held by the Zoning Board of Appeal of

9:30 am	Ward: 15	Hearing: 1	
BOA658173	Address:	18 Greenwich ST, Ward - 15 Applicant: Mike Yeung	
Seeking appeal for the	terms of the	Boston Zoning Code (see Acts of 1956, c. 665) in the following respect	Variance
¥			
Article(s)		Description	
Art. 65 Sec. 41		Off street parking requirements	
Art. 65 Sec. 41		Off street parking requirements	
Description: Curb cu	ut for drive	way for 1 parking space.	
DOCUMENTS CONSID	ERED AT TH		
	P	lans Engineers Repo	rt
L	etter of Sup	port Letter of Opposition	on
Pe	tition of Sup	port Petition of Opposition	on
	Photogra	phs Building Mode	ls
	Tax I	Rills	

ECISION:		Ye		No
	SUSTAINED/APPROVE	D		
	DENIE	D		
	ENIED WITHOUT PREDUDIC	E		
ROVISO:				
		VII. 1000-100 - 1000-100		
OARD MEMBERS:	PRE	SENT	RECUS	E
OARD MEMBERS:	PRE Yes	SENT No	RECUS	<u>E</u>
OARD MEMBERS: Christine Araujo, Chair		A THE COLUMN	RECUS	<u>SE</u>
OARD MEMBERS: Christine Araujo, Chair Mark Fortune, Secretary	Yes	A THE COLUMN	RECUS	<u>SE</u>
Christine Araujo, Chair	Yes	A THE COLUMN	RECUS	<u>SE</u>
Christine Araujo, Chair Mark Fortune, Secretary	Yes	A THE COLUMN	RECUS	SE.
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes	A THE COLUMN	RECUS	<u>SE</u>
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes	A THE COLUMN	RECUS	<u>SE</u>
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes	A THE COLUMN	RECUS	<u>SE</u>

SUMMARY:

At the request of the Board, the Applicant described the proposed use in detail, to request driveway and curb cut for one parking space, the Applicant stated that he have a agreement for a easement with neighbor for shared driveway with 16 Greenwich Street. There was some confusion over the number of spaces. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Baker's office support. Board member Pisani moved to deny without prejudice, the motion was seconded, and the Board voted to deny without prejudice. Board recommend Applicant to come back and apply for two or three parking spaces.



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward:	17	Hearing: 1
BOA671180	Addres	s: 96 Milton AV, Ward - 17	Applicant: Hezekiah Pratt
Seeking appea	al for the terms of t	he Boston Zoning Code (see Acts	of 1956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 65 Sec. 08 Notes	В	Forbidden	
Art. 65 Sec. 6	5-8 *	Floor Area Ratio excessive	
Article 65, Sec		Off-Street Parking & Loading	ng Req.
Article 65, Sec	ction 39	Screening & Buffering	
DOCUMENTS	CONSIDERED AT	THE HEARING:	
DOCUMENTS	CONSIDERED AT	THE HEARING:	Engineers Report
DOCUMENTS	CONSIDERED AT	Plans	Engineers Report Letter of Opposition
DOCUMENTS		Plans	
DOCUMENTS	Letter of S	Plans	Letter of Opposition

ECISION:			Yes		No
	SUSTAINED				
		DENIED	-		
	DENIED WITHOUT F	PREDUDICE			
PROVISO:					
Man 150 - W. Toom					
OARD MEMBERS:		PRESENT		RECUSE	
	Y	es	No		
Christine Araujo, Chair		_			
Mark Fortune, Secretary		,			
Anthony Pisani		,			
Mark Erlich					
Bruce Bickerstaff		<u>′ </u>			
Peter Chin					
Craig Galvin					
Eugene Kelly					

SUMMARY: This case was withdrawn



Board Of Appeals

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

Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28**, **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: 20	Hearing: 1
BOA667451	Address: 577 - 583b Baker St, Ward - 20	Applicant: Patrick Mahoney

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. 56 Sec. 07	Use regulations applicable in residential sub districts
Art. 56 Sec. 08 *	Residential Subdistrict: Dimensional Requirements
Art. 56 Sec. 08 *	Residential Subdistrict: Dimensional Requirements
Art. 56 Sec. 08 *	Residential Subdistrict: Dimensional Requirements
Art. 56 Sec. 08 *	Residential Subdistrict: Dimensional Requirements

Description: To erect 6 new attached townhouse style units with roof decks & parking at grade 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		
Other:		

ECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DENIE	ED WITHOUT PREDUDICE		
ROVISO:			
	BPDA Design Review		
OARD MEMBERS:	PRESENT	REC	CUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary	/		
mark rollule, occurry			A SECULIA SOCIETA DE LA CONTRACTOR DE LA
Anthony Pisani			
Anthony Pisani			
Anthony Pisani Mark Erlich			
Anthony Pisani Mark Erlich Bruce Bickerstaff			

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to demo of single family home, construction of 5 townhouse units. on the orginial permit application it was for 6 townhouses the reduction of violations will be side and rear yard. There are one space per unit required each house will have 2 spaces the owner of the project will stay in on of the units. Board members inquired regarding any other options for garages, Applicant stated the townhouses are set back off of Baker -can't see them too clearly from the street. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support, O'Malley's office support, Flaherty's office support. Board member Pisani voted to approve with proviso, the motion was seconded, and the board voted to approve with proviso.



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

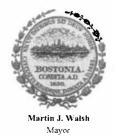
1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, March 28, 2017

9:30 am	Ward: 20		Hearing: 2
BOA670487	Address:	1 - 3 Dunbarton Rd, Ward - 20	Applicant: Gary Mrtell
Seeking appeal for the	e terms of the	Boston Zoning Code (see Acts of 195	6, c. 665) in the following respect: Variand
£			variant
Article(s)		Description	
Art. 56 Sec. 07		Use regulations applicable in res	idential sub districts
Art. 56 Sec. 08 ***		Rear Yard Insufficient	
Art. 56, Section 8 **		Dimensional Regulations	
Art. 56, Section 8 **		Dimensional Regulations	
Art. 56, Section 8 **		Dimensional Regulations	
Notes			
DOCUMENTS CONSI	DERED AT TH	HE HEARING:	
DOCUMENTS CONSI		HE HEARING:	Engineers Report
DOCUMENTS CONSI		lans	Engineers Report Letter of Opposition
	P	port	· 1
DOCUMENTS CONSI	P Letter of Sup	port	Letter of Opposition

ECISION:		Yes		No
s	SUSTAINED/APPROVED			
	DENIE			
DENIED	WITHOUT PREDUDICE			
	20 - 12 S #		100 y	,
PROVISO:				
Summer : Little Scotler, -				
-				
SOARD MEMBERS:	PRES	SENT	RECUSE	
OARD MEMBERS:	PRES Yes	<u>SENT</u>	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			RECUSE	
Christine Araujo, Chair			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani			RECUSE	
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.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28**, **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 Bo	oston at City Hall (Roo	m 801) upon the follow	ing appeals:		
9:30 am	Ward: 20			Hearing: 3	ALC: UN
BOA671694	Address:	193 Beech ST, Ward -	20	Applicant: Joshua Levine	
Seeking appe	eal for the terms of the	Boston Zoning Code (s	ee Acts of 1956, c.	665) in the following respect:	Variance
Article(s)		Description			
Article 67, Se	ection 9 **	Dimensional Regu	lations		
Description:	Remove and disp	ose of existing deck	and build new d	leck as per plan.	
DOCUMENTS	S CONSIDERED AT TH	E HEARING:			
	PI	ans		Engineers Repor	t
	Letter of Supp	port		Letter of Opposition)
	Petition of Supp	port		Petition of Opposition	1
	Photogra	phs		Building Models	<u> </u>
	Tax E	Bills			

DECISION:	SUSTAINED/APPROVE	Yes		No
	DENIË			
DENIED	WITHOUT PREDUDIC			AP III
PROVISO:				
TE CONTROL OF THE CON	- 11			
				
		- 1111 - 11		* THEORY
BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Ertich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly		/		

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, to demolish existing deck and build a new deck, the existing deck is 10'x16' and the proposed deck will be 10'x24'. Madam Chairperson lives around the corner from this project. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, McCarthy's office support, Flaherty's office support and abutter support. Board member Galvin 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, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 21			Hearing: 1	
BOA660775	Address:	1354A - 1356 Commonweal	th AV, Wa	Applicant: Alene Caldwell	
Seeking appe	eal for the terms of the	Boston Zoning Code (see Ac	ts of 1956, c.	665) in the following respect:	Conforming Use &
Article(s)		Description			Variance
Art. 9 Sec. 9-	1	Ext/Recons nonconfor us	ses/bldg		
Article 51, Se	ction 56 * **	Off-Street Loading Insuff	icient		
Description:	Fill in perimeter wi	ndows with block, add ne ectrical, provide newly de	ew EPDM ro	dd bathroom, break roor oof system, add new and ikler room and alarm sys	revamp existing HVAC,
DOCUMENTS	CONSIDERED AT TH	E HEARING:			
	PI	ans		Engineers Repor	t
	Letter of Sup	port		Letter of Oppositio	n
	Petition of Supp	port		Petition of Opposition	n
	Photogra	phs		Building Models	s
	Tax E	Bills			
	Oti	ner:			

	N = 201			
DECISION:		Yes		No
	SUSTAINEDIAPPROVED)		
	DENIED	an called w		
DENIEC	WITHOUT PREDUDICE			
				The law of some
DD0/480				
PROVISO: BPDA Desig	gn Review with Screen	ning and Buffering	& Signage	
ANCOLONIA MARINE DE LA COLONIA	France (0	2000 - 1 house 100 p. no. 1 14 100 V	- SWEEDS
			55 1111111	5435 5-5000 000 m W 1 W 50 E 1-3-
BOARD MEMBERS.	DOTES		DECUSE	
BOARD MEMBERS:	PRESE	NI CONTRACTOR OF THE PARTY OF T	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary	/			
Anthony Pisani				
Mark Erlich	<u>-</u>	100000		
			-	
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to long existing non conforming use storage facility, they're looking to eliminate the loading dock for handicap ramp. The Applicant owns clusters of buildings in area-storage facilities, looking to increase storage area by approximately 200sqft. Board members inquired regarding what prompted change, Applicant stated the there is new owners and they would like to improve front area. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support, Ciommo's office support, BAIA support. Abutters question regarding revamping of HVAC-Applicant stated that the condensers will be on the roof. Board member Erlich moved to approve with proviso, the motion wa 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, March 28, 2017

Notice is hereby given that on March 28, 2017 a public hearing will be held by the Zoning Board of Appeal of

the City of Boston at	City Hall (Roo	om 801) upon the following appeals:	
9:30 am	Ward: 21		Hearing: 2
BOA680193	Address:	710 Commonwealth AV, Ward - 21	Applicant: Suresh Wagle
Seeking appeal for the	terms of the	Boston Zoning Code (see Acts of 19	56, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 08 Sec. 07		Use: Forbidden	
Description: Change two apa	e the occupartments, la	ancy from "Store, two apartmen undromat" No work to be done.	ts, laundromat" to "Eyebrow Threading Serv
OCUMENTS CONSID	ERED AT TH	HE HEARING:	
	P	ans	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	

DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENIEC	WITHOUT PREDUDICE			
PROVISO:				
				=
BOARD MEMBERS:	PRES	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin			-	
Craig Galvin			1	

SUMMARY: No show



BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 22		Hearing: 1	
BOA672939	Address:	212 - 214 Market St, Ward - 22	Applicant: Jeffrey Drago	

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

Description
Use Regulations
Use Regulations
Dimensional Regulations
Dimensional Regulations
Dimensional Regulations
Dimensional Regulations
Dimensional Regulations
Dimensional Regulations
Off-Street Parking Insufficient
Off-Street Loading Insufficient
Off Street Pkg & Loading.

Description:

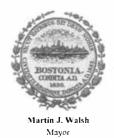
Demo existing structures at 4 Saybrook & 214 Market Street. This Project seeks to consolidate Parcel ID(s) 2202177000, 2202175000, and 2202174000 into one 14,150 square foot parcel, and erect a new five-story mixed use building with 29 residential units, 32 parking spaces and one retail space. *Existing Structures to be razed on a separate permit.

DOCUMENTS CONSIDERED AT THE HEARING				
	DOCH IMPRITS	CONGINEDED	AT THE HEADING	2.

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

DECISION:		Yes		No
	SUSTAINED/APPROVED	/		
	DENIED			
DENIE	ED WITHOUT PREDUDICE	*		
PROVISO:			1	
ВРС	DA Design Review			
		7.00		
BOARD MEMBERS:	PRESE	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, Counsel described the proposed use in detail, stating to the building area is 35,775sqft and the FAR is 2.52, 54' at the highest point steps down to 34' on Saybrook side and 54' at the Market Street commercial side. The project was going to be rentals but was change to condominium with 5 one-bedroom at 678sqft, 16 two-bedroom at 878sqft, 3 two-bed rooms with den at 1073sqft and 5 three-bedroom at 924sqft, with 3 affordable units on site. Board members inquired regarding what's at 218 Market, and about parking applicant stated small Pizza Shop. and parking will be 31 parking spaces. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. Mayor's office, Ciommo's office Flaherty's office Essaibi's office & BAIA all support, 3 abutters support & 2 abutters opposed. Board member Pisani moved to approve with provisos, 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

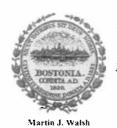
Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 01			Hearing: 1
BOA672010	Address:	225 Webster S	ST, Ward - 01	Applicant: Mary Ellen Welch
	eal for the terms of the he following respect:	Massachusetts	s State Building Cod	e, Statute 1972, Chapter 802 as
Article(s)		Description	on	
1009.1		Stairway V	Vidth	
Description:		ways shall be	e determined as	09.1 Stairway width: specified in Section 1005.1, (1118 mm).
DOCUMENTS	CONSIDERED AT TH	E HEARING:		
	Pi	ans		Engineers Report
	Letter of Supp	oort		Letter of Opposition
	Petition of Supp	oort		Petition of Opposition
	Photograp	phs		Building Models
	Tax E	Bills		

DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			R. III
DE	ENIED WITHOUT PREDUDICE			
PROVISO:				
BOARD MEMBERS:	PRESEN	T	RECUSE	
	Yes	No		
Christine Araujo, Chair	Yes	No		
Christine Araujo, Chair Mark Fortune, Secretary	Yes	No		
	Yes	No		
Mark Fortune, Secretary	Yes	No ——		
Mark Fortune, Secretary Anthony Pisani	Yes	No ———		
Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes	No		
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 that this is a building code only. The project is a 4 family dwelling, 3 story building with garden level, they're four units in the building the owner occupied unit #4. Applicant presents satisfactory design alternative for violation. Device clearly intended to be used solely by handicap person. Board member Pisani moved to approve with motion was seconded and the Board voted to approve.



BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

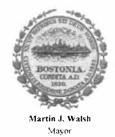
1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, March 28, 2017

10:30 am	Ward: 01		Hearing: 2
BOA680793	Address:	89 - 89D Prescott St, Ward - 01	Applicant: Celeste Ribeiro Myers
Seeking appeal for the	terms of the	Boston Zoning Code (see Acts of 195	6, c. 665) in the following respect: Varian
Article(s)		Description	
Article 53 Section 12		Dimensional regulations	
Article 53 Section 12		Dimensional regulations	
Article 53 Section 12		Dimensional regulations	
Article 53 Section 8		Use Regulations	
Article 53, Section 56		Off-Street Parking Reg's	
Art. 53 Sec. 54		Screening/Buffering	
Notes			
and to	erect a thro	ee level 5 unit townhouse style c	dwelling along with free standing garonstruction.
and to	erect a thro	ee level 5 unit townhouse style c	
and to			
	DERED AT TH		
DOCUMENTS CONSID	DERED AT TH	HE HEARING:	onstruction.
DOCUMENTS CONSID	DERED AT TH	HE HEARING: lans/_ port	Engineers Report
OCUMENTS CONSID	DERED AT TH P Letter of Sup	HE HEARING: lans/_ port port	Engineers Report Letter of Opposition

CISION:		Yes		No
	SUSTAINED/APPROVED			No
	DENIED			
DE	ENIED WITHOUT PREDUDICE			
OVISO:				
BPDA Desig	gn Review			
				_
	territor and the second			
ARD MEMBERS:	PRESEN	Ī	RECUSE	
	Yes	No		
Christine Araujo, Chair	_/_			
Mark Fortune, Secretary			A MY SA	
Anthony Pisani		TAMES OF STREET		
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to the removal of the existing building and build a three story building on 1875sqft of land which will be at the corner of Prescott and Chelsea street. Board members inquired regarding number of units and roof decks, Counsel stated that there will be 4 two-bedrooms at 1000sqft plus and 1 one-bedroom at 744sqft with four exclusive roof decks. This will be a transit oriented development very close to the T-stations. 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.



Board Of Appeals

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

Hearings for Tuesday, March 28, 2017

10:30 am	Ward: 02			Hearing: 1	
BOA677540	Address:	284 Bunker Hil	I ST, Ward - 02	Applicant: Daniel Glissman	
Seeking appea	al for the terms of the	Boston Zoning	Code (see Acts of 19	956, c. 665) in the following respect:	Conforming Use
Article(s)		Description	n		Variance
Art. 62 Sec. 2	25 *	Roof Struct	ure Restrictions		
Art. 09 Sec. 0	1	Reconstruc	tion/Extenion of Non	confroming Bldg.	
Art. 62 Sec. 08	8	Dimensiona	al Regulations		
Art. 62 Sec. 08	8	Dimensiona	al Regulations		
Art. 62 Sec. 6	2-29	Off street p	arking requirements		
Art. 09 Sec. 01	1	Reconstruc	tion/Extenion of Non	confroming Bldg.	
Art. 62 Sec. 6	2-25	Roof Struct	ures Restricted		
Art. 62 Sec. 6	2-29	Off street p	arking requirements		
Art. 62 Sec. 08	3	Dimensiona	al Regulations		
Art. 62 Sec. 08	3	Dimensiona	al Regulations		
Art. 62 Sec. 08	3	Dimensiona	al Regulations		
Description:				royed by fire; expand living sparking spaces in rear to serve the	
	Per plans (rev 1 2				ie residentiai unit
DOCUMENTS		2/21/1 7 per at			ie residentiai unit
DOCUMENTS	Per plans (rev 1 2	2/21/1 7 per at		Engineers Repor	
DOCUMENTS	Per plans (rev 1 2	2/21/17 per at HE HEARING:			t
DOCUMENTS	Per plans (rev 1 2 CONSIDERED AT THE	RE HEARING:		Engineers Repor	t 1
DOCUMENTS	Per plans (rev 1 2 CONSIDERED AT THE PLANT OF Sup.	BE HEARING: lans/_ port		Engineers Repor Letter of Opposition	t

DECISION:		Yes		No
	SUSTAINEDIAPPROVED			
	DENIED			
DEN	IED WITHOUT PREDUDICE			
PROVISO: BPDA Design	n Review			
BI DA Desigi	1 I CE AIEW			
		U.,	100 month	W
**************************************				X-20-
BOARD MEMBERS:	PRESEN	<u>vT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin	/		G ASSOCIA	
Eugene Kelly				

SUMMARY:

At the request of the Board, Counsel described the proposed use in detail, stating to rebuild four unit building that was damaged by fire deminimis changes will be made to the foot print of the building the FAR will increase about 1000sqft of the entire building the height will remain the same. Parking relief was previously granted however it was never exercised. There are looking for six tandem parking spaces. 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, abutter support and 3 abutters opposed-parking+size/density. 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

Hearings for Tuesday, March 28, 2017

Notice is hereby given that on March 28, 2017 a public hearing will be held by the Zoning Board of Appeal of

10:30 am	Wand: 03			Hearing: 1	
BOA666196	Address:	173 Endicott St,	Ward - 03	Applicant: Daniel Toscano	
Seeking appeal for the te	rms of the	Boston Zoning Co	ode (see Acts of 19	956, c. 665) in the following respect:	GCOD & Conditional Use
Article(s)		Description			
Art. 32 Section 9		GCOD Enfor	cement		
Art. 54 Section 10 **		Dimensional	Regulations		
Art. 54 Section 10 **		Dimensional	=		
Art. 54 Section 10 **		Dimensional	=		
Art. 54 Section 21 **			rking Insufficient		
Article 54, Section 21		Off-Street Pa			
					a-
DOCUMENTS CONSIDER	RED AT TI	HE HEARING:			a*
DOCUMENTS CONSIDER		HE HEARING:		Engineers Repor	t
		lans		Engineers Repor Letter of Opposition	
Let	Р	port		-	1
Let	P ter of Sup	port		Letter of Opposition	

DECISION:		Yes	" No
	SUSTAINED/APPROVED		
	DENIED		
DENIE	WITHOUT PREDUDICE		
Live tensor	THIN THE BODICE		
PROVISO:			
	ACTIVITY OF STREET		
BOARD MEMBERS:	PRESE	<u>NT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin		NAME OF THE OWNER, WHEN	
Eugene Kelly		/	

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



BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, March 28, 2017

Notice is hereby given that on March 28, 2017 a public hearing will be held by the Zoning Board of Appeal of

10:30 am	Ward: 04			Hearing: 3	
BOA663478	Address:	89 Pembro	ke ST, Ward - 04	Applicant: Ben Whitney	
Seeking appeal for	the terms of the	Boston Zoni	ing Code (see Acts of 19	956, c. 665) in the following respect:	Variance
Article(s)		Descrip	otion		
Art. 64 Sec. 09 Notes		Dimens	sional Regulations Applic	cable in Residential Sub Districts.	
Description: Add	to rear decks	to the first	and the second leve	el.	
OCUMENTS CON	SIDERED AT TH	HE HEARING	3 :		
	P	lans	_	Engineers Report	
	Letter of Sup	port		Letter of Opposition	
	Petition of Sup	port		Petition of Opposition	
	Photogra	phs		Building Models	
	Tax I				

CISION:		Yes		No
	SUSTAINEDIAPPROVED			
	DENIED			
	ENIED WITHOUT PREDUDICE	1)		
				45
ROVISO:				
OARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary	/			
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Bruce Bickerstan				
	HERITATION IN A STATE OF THE ST			
Peter Chin				
Peter Chin Craig Galvin				

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Add rear decks to first and second level. Board members inquired regarding Brackets support, Applicant stated they will be Cantilevered the decks will be 6'x width of building. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office was in support. Board member Pisani moved 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, March 28, 2017

Notice is hereby given that on March 28, 2017 a public hearing will be held by the Zoning Board of Appeal of

10:30 am	Ward: 05		Hearing: 1
BOA682683	Address:	288 Newbury ST, Ward - 05	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: Conditional L
Article(s)		Description	
Art. 6, Section	n 4 **	Other Conditions Necessary as	s Protection
Description:	Remove existing p Short form for work		obtain a new one for Pressed Juicery.
OCUMENTS	S CONSIDERED AT TH	E HEARING:	
	Pla	ans	Engineers Report
	Letter of Supp	port	Letter of Opposition
	Petition of Supp	port	Petition of Opposition
	Photograp	ohs	Building Models
	T D		

ECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
	DENIED WITHOUT PREDUDICE			315
PROVISO:				
XONE CONTROL OF THE C	Take-Out Language	=		
				191-
				10000
SOARD MEMBERS:	PRESE	NT	RECUSE	
BOARD MEMBERS:	PREŞE Yes	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 remove existing provisos from Pink Berries and obtain a new one for Pressed Juicery. Board members inquired regarding hours of operation, Counsel stated 7am-9pm seven days a week. It's a new business in Boston. No GCOD only cosmetic changes. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Zakim's office support. 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

Hearings for Tuesday, March 28, 2017

Notice is hereby given that on March 39, 2017 a public hearing will be held by the Zoning Roard of Appeal of

10:30 am	Ward: 06		Hearing: 1
BOA665680	Address:	159 - 165 M ST, Ward - 06	Applicant: Douglas Stefanov
Seeking appeal for the	he terms of the	Boston Zoning Code (see Acts of	of 1956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 15 Sec. 01		Floor Area Ratio excessive	
Art. 17 Sec. 01		Usable open Space Insuffic	ient
Art. 18 Sec. 01		Front Yard Insufficient	
Art. 20 Sec. 01		Rear Yard Insufficient	
Description: Rem	ove existing	deck. New addition to 2nd a	and 3rd floor units in rear of building.
DOCUMENTS CONS	SIDERED AT TH	IE HEARING:	
	Pi	ans 🗸	Engineers Report
	Letter of Sup	port	Letter of Opposition
F	Petition of Sup	port	Petition of Opposition
	Photogra	phs	Building Models
	Tax E	Bills	

DECISION:		Yes		No
	SUSTAINED/APPROV	ED		
	DENI	ED		
	DENIED WITHOUT PREDUDI	ICE V		
PROVISO:				
BOARD MEMBERS:	PR	RESENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Keliy		/		

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Unit 2 & 3 would like to create habitable space for additional living space the space from the existing deck the space will be 50sqft. Board members inquired regarding the roof deck and the applicant stated that the roof deck was existing. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office opposed, Linehan's office opposed & Flaherty's office opposed, 2 abutters was strongly opposed to the project very close to their property, safety issue, density, light and air. Board member Erlich moved to deny without prejudice, the motion was seconded, and the Board voted to deny without prejudice.



Board Of Appeals

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

Hearings for Tuesday, March 28, 2017

10:30 am	Ward: 07		Hearing: 1
BOA588068	Address:	606A - 608 Dorchester AV, Ward - 07	Applicant: Lorene Schettino
Seeking appeal for th	ne terms of the I	Boston Zoning Code (see Acts of 1956,	c. 665) in the following respect: Variance
*			
Article(s)		Description	
Art. 14 Sec. 14-2		Additional Lot Area Required	
Art. 17 Sec. 01		Usable open Space Insufficient	
Art. 23 Sec. 01		Off street parking requirements	
Description: Char	nge Occupan	cy from 7 apartments and 1 store	to 8 apartments. No work to be done
DOCUMENTS CONS	IDERED AT TH	E HEARING:	
	Pla	ans 🗸	Engineers Report
	Letter of Supp	port	Letter of Opposition
Р	etition of Supp	port	Petition of Opposition
	Photograp	phs	Building Models
	Tax B	ills	

DECISION:		Yes		No
	SUSTAINED/APPROVED	/		
	DENIED			
	DENIED WITHOUT PREDUDICE			
PROVISO:				
SOARD MEMBERS:	PRESENT		RECUSE	
	THE SERVICE OF THE SE		NEO OC	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary	<u> </u>			
Anthony Pisani	/			
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin			The state of	
Eugene Keily		/		

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to change occupancy from seven units and one store to eight units. the proposed unit is 674sqft street level unit. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Linehan's office support. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve.



BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 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:

	oston at City Hall (Not	co i, aponi	о томом ну арроа	
11:30 am	Ward: 06			Hearing: 2
BOA652854	Address:	W 377 First St	, Ward - 06	Applicant: James O'Mara
Seeking appe	eal for the terms of the	Boston Zoning	Code (see Acts of	1956, c. 665) in the following respect: Variar
Article(s)		Description	on	
Article 68, Se	ection 11	Dimension	nal Regulations	
Description:	This is a new appl	ication for a	previously subm	n Garage Parking. E- Plan. nitted application under ERT546147. esign to eliminate prior Height violation.
DOCUMENTS	S CONSIDERED AT TH	E HEARING:		
		ans 🗸		Engineers Report
	Letter of Supp	port		Letter of Opposition
	Petition of Supp	port		Petition of Opposition
	Photogra	phs		Building Models
	Tax E	Bills		

ECISION:		Yes		No
SUSTA	AINED/APPROVED			
	DENIED			
DENIED WITH	HOUT PREDUDICE			
PROVISO:				
OARD MEMBERS:	PRESEN		RECUSE	
	- TARLET AND A STATE OF THE STA			
	Yes	No		
Christine Araujo, Chair	Yes	No .		
Christine Araujo, Chair Mark Fortune, Secretary -Opposed	Yes	No .		
		No		
Mark Fortune, Secretary -Opposed		No .		
Mark Fortune, Secretary -Opposed Anthony Pisani		No		
Mark Fortune, Secretary -Opposed Anthony Pisani Mark Erlich		No		
Mark Fortune, Secretary -Opposed Anthony Pisani Mark Erlich Bruce Bickerstaff		No		

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to Excessive FAR is only violation required is 2.0 and Proposed is 3.0 all other dimensional requirements are met. Site is currently a demo business, area has been re-zoned. This Board has granted relief in this area previously, the height and depth would not change.FAR improvement to public realm. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office opposed, Linehan's office opposed, 3 abutters support. Board member Pisani moved to deny without prejudice, the motion was seconded, and the Board voted to deny without prejudice. Fortune opposed to vote.



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28**, **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: 06		Hearing: 3	0.85
BOA666883 Address		10 Grimes St, Ward - 06	Applicant: Niles Sutphin	

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

Article(s)	Description	
Art. 14 Sec. 14-1 *	Lot size insufficient	
Art. 14 Sec. 14-2	Additional Lot Area Required	
Art. 14 Sec. 14-3	Lot Width Insufficient	
Art. 14, Section 4 **	Lot Frontage Insufficient	
Art. 15 Sec. 01	Floor Area Ratio excessive	*:
Art. 17 Sec. 01	Usable open Space Insufficient	
Art. 18 Sec. 01	Front Yard Insufficient	
Art. 19 Sec. 01	Side yard insufficient	
Art. 20 Sec. 01	Rear Yard Insufficient	

Description: Demolish existing wood frame structure; Change Use and Occupancy;

Erect new 4 story residential condominium comprised of 3 dwelling units on 3 floors and a

3 car parking garage located at grade; Building to be wood frame construction for walls and floors;

Building to be fully sprinklered; All new systems-per plans.

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

DECISION:		Yes		No
	BUSTAINED/APPROVED			
	DENIED	N = 1		
DENIED	WITHOUT PREDUDICE	100 T		
PROVISO:				
			The second secon	
			average high a more	
BOARD MEMBERS:	PRESE	ENT	RECUSE	
BOARD MEMBERS:	PRESE	<u>ENT</u> No	RECUSE	
BOARD MEMBERS: Christine Araujo, Chair			RECUSE	
BOARD 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 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 May 9, 2017 @ 11:30a.m



BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 07		Hearing: 2
BOA598998	Address:	187 - 189 E St, Ward - 07	Applicant: Niles Sutphin

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

Article(s)	Description
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-3	Lot Width Insufficient
Art. 14 Sec. 14-3	Lot Width Insufficient
Art. 14, Section 4 **	Lot Frontage Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 18 Sec. 01	Front Yard Insufficient
Art. 20 Sec. 01	Rear Yard Insufficient
Art. 23 Sec. 01	Off street parking requirements
Architectual Access Board	521 CMR
Notes	

Description: Erect new Four story wood frame building for 6 Dwelling Units including 6 garaged parking spaces on grade - Raze existing structure on lot

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:		

CISION:		Yes		No
S	SUSTAINEDIAPPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
ROVISO:				
DARD MEMBERS:	PRESEN		RECUSE	
OARD MEMBERS:	PRESEN		RECUSE	
	PRESEN	<u>T</u>	RECUSE	
OARD 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 Bruce Bickerstaff	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	

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



BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, March 28, 2017

11:30 am	Ward: 14		Hearing: 5	
BOA651736	Address:	188 Harvard ST, Ward - 14	Applicant: Lucia Mendes	
Seeking appo	eal for the terms of the	Boston Zoning Code (see Acts of 1	956, c. 665) in the following respect: Varia	ance
Article(s)		Description		
Art. 60 Sec. 3	38	Dimensional Application		
Art. 60 Sec.	60-9 *	Side yard insufficient		
Art. 60 Sec.	09 * *	Rear yard insufficient		
		vating the rear deck to same e		
DOCUMENTS	S CONSIDERED AT TH	HE HEARING:		
	PI	lans	Engineers Report	
	Letter of Sup	port	Letter of Opposition	
	Petition of Supp	port	Petition of Opposition	<u></u>
	Photogra	phs	Building Models	
		Bills		

DECISION:		Yes		No
s	SUSTAINED/APPROVE	D /		
	DENIE	D	₩	
DENIED	WITHOUT PREDUDIC			
ROVISO:	A zazazaina Desi	- Daview		
BPDA Design Revie				
Wall Cannot Be Hig	ther Than 6' At Any	Point		
				
OARD MEMBERS:	PRE	SENT	RECUS	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
		-		
Mark Erlich				
Bruce Bickerstaff	/			
Peter Chin				
Craig Galvin				

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, build a retaining wall around the house one side is 4', back side is 6', right side is 9'. Board members inquired regarding between 186-188 Harvard what is the max height of wall, Applicant stated 6' front and 9' back, and between 188-190 Harvard what is the max height of was, Applicant stated 4' and rear of building 6'. 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, 1 abutter opposed-community garden care taker at 190 Harvard. Board member Pisani moved to approve with proviso the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.

Eugene Kelly



BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28**, **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	THE RESERVE OF THE PARTY OF THE	Hearing: 1	
BOA648704	Address:	1857 - 1859 Dorchester Av, Ward - 16	Applicant: Kevin Cloutier	
Seeking appeal for the t	erms of the	Boston Zoning Code (see Acts of 1956, c.	665) in the following respect:	Variance
Article(s)		Description		
Article(s)		Description		
Article 65, Section 9 ****		Rear Yard Insufficient		
Article 65, Section 9 ***	*	Side Yard Insufficient		
Article 65, Section 9 ** *	*	Usable Open Space Insufficient		
Article 65, Section 9 ** *		Building Height Excessive		
Article 65, Section 9 **		Floor Area Ratio Excessive		
Article 65, Section 9 * *		Add'l Lot Area Insufficient		
Article 65, Section 9		Dimensional Regulations		
Article 65, Section 39		Screening & Buffering		
Article 65, Sec 65-41		Off-Street Loading Req.		
Notes				
Art. 65 Sec. 41		Off street parking requirements		

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

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
S	SUSTAINED/APPROVE	ED		
	DENIE	ED		
DENIED	WITHOUT PREDUDK	CE		
				Mag - I
PROVISO:				
	78 			
OARD MEMBERS:	PRI	ESENT	RECUSE	
	Yes	No		
Christine Araujo, Chair			5100	
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin		100		
Craig Galvin				

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



Board Of Appeals

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

Mayor

Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 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:

,	, , ,	, , ,	3 11		
11:30 am	Ward; 20	YEAR DOOR		Hearing: 4	
BOA667189	Address:	111 Addingto	on RD, Ward - 20	Applicant: loan Truta	
Seeking appeal for	the terms of the	Boston Zoning	g Code (see Acts of 1	1956, c. 665) in the following resp	ect: Variance
Article(s)		Descripti	ion		
Art. 56, Section 8 *	*	Dimensio	onal Regulations		
Description: Cal	rport/canopy c	over on the	side of the garage		
DOCUMENTS CON	ISIDERED AT TH	E HEARING:			
	PI	ans	•	Engineers Re	port
	Letter of Sup	port		Letter of Oppos	ition
	Petition of Supp	port	i.	Petition of Oppos	ition
	Photogra	phs		Building Mo	odels
	Tov	Rille			

DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
	DENIED WITHOUT PREDUDICE			
PROVISO:				
	·!·			· · · · · · · · · · · · · · · · · · ·
BOARD MEMBERS:	PRES	PRESENT		
	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, to build a carport near the garage on dead end street for the winter time. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives The Mayor's office support. Board member Pisani moved to deny without prejudice, the motion was seconded and the Board moved to deny without prejudice.