

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, June 27, 2017

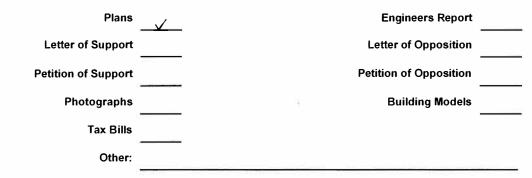
Notice is hereby given that on June 27, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

9:30 am	Ward: 04	Hearing: 1
BOA699741	Address: 31 Burbank ST, Ward - 04	Applicant: Andre Jones

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

Article(s)	Description	
Art. 32 Sec. 5 Notes	Specific Requirements	
Description: We are submitting pla	ins for Article 32 Compliance (

Description: We are submitting plans for Article 32 Compliance (zoning approval will be required) Window replacements, unit renovation, masonry repair, heating system upgrade, elevator replacement.



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		

	111 - 202 - 112 Mar -	110		
BOARD MEMBERS:	PRES	BENT	RECUSE	
	Yes	No		
Christine Araulo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin		<u> </u>	in the second	
Eugene Kelly	and the second			

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Applicant is in compliance, Boston Water & Sewer letter was received. Board member Fortune moved to Approve, the motion was seconded and the Board voted to Approve.

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

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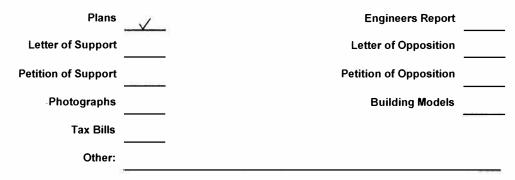
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 08	Hearing: 1
BOA701072	Address: E 16 Cottage ST, Ward - 08	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	
Art. 50 Sec. 29	Rear Yard Insufficient	
Art. 50 Sec. 29	Lot Area Insufficient	
Art. 50, Section 29 **	Dimensional Regulations	
Art. 50, Section 29 **	Dimensional Regulations	
Art. 50, Section 29 **	Dimensional Regulations	
Art. 50, Section 29 **	Dimensional Regulations	
Art. 50, Section 29 **	Dimensional Regulations	
Notes		

Description: Rebuild rear section of the structure by adding one floor of new construction to the third floor. Third Floor interior work consist of new framing, electrical, plumbing, HVAC, windows /doors, flooring and drywall/painting. Exterior work will consist of new siding and roofing. Additional interior and exterior for floors 1-2 will be completed under Short Form Permit SF664261.



DECISION		Yes	No	
	SUSTAINED/APPROVED			
	DENIED			5
	DENIED WITHOUT PREDUDICE	all and a state of the		
	DENIED WITHOUT PREDODICE	- The second		

	BPDA Design Review
~	Parking To Be Worked Out By Boston Transportation Department

DARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich	_ <u>_</u>		And Participation
Bruce Bickerstaff			· · · · · · · · · · · · · · · · · · ·
Peter Chin			
Craig Galvin	_ <u>√</u>	Logic Friday of	
Eugene Kelly		1	

SUMMARY: See companion minutes BOA-701080

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

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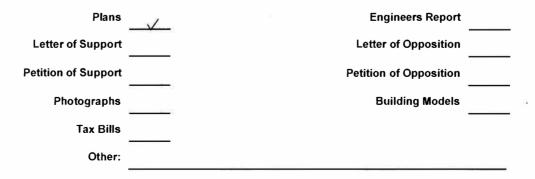
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9:30 am	Ward: 08	Hearing: 2
BOA701080	Address: E 16 Cottage ST, Ward - 08	Applicant: Harold Raymond

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 26 Article 50, Section 43	Establish of Res. Subdistricts Off-Street Parking & Loading

Description: Change residential parking from one to three parking spaces



	Yes	No
SUSTAINED/APPROVED		
DENIED		
		SUSTAINED/APPROVED DENIED

	BPDA Design Review
Park	ing To Be Worked Out By Boston Transportation Department

BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair		2010 12 St		
Mark Fortune, Secretary				
Anthony Pisani			and the second	
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin	<u></u>			
Eugene Kelly				

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, creating three parking spaces because there is three residential units which was about 1300sf, will be adding a floor and shed dormer, the rear decks are open. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support and BTD-proviso work with applicant re-designed parking in rear. Board member Galvin 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: 09	Hearing: 1
BOA666733	Address: 1065 Tremont St, Ward - 09	Applicant: Andrew Kara

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

Article(s)	Description
8th 780CMR3202	Encroachments
8th 780CMR 705	Exterior Walls
Note:	
Article 50, Section 11	Dimensional Regulations in Roxbury EDA
Article 50, Section 11	Dimensional Regulations in Roxbury EDA
Article 50, Section 43	Off-Street Parking & Loading
Notes	
Article 50, Section 11	Dimensional Regulations in Roxbury EDA
Article 50, Section 41	Screening and Buffering

Description: Construct new 6 story Type 1 Building in the rear of the existing building at 1065 Tremont Street. Proposed addition consists of 28 residential units. The proposed addition also includes expansion of the first floor unit in the existing building into the basement. The main entry of the building will be lo-cated on St. Syprian Street from Tremont Street.



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		
	DEMED WITHOUT PREDODICE		

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair -opposed				
Mark Fortune, Secretary		-9-12-8-13-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-3-		
Anthony Pisani				
Mark Erlich	_ <u></u>			
Bruce Bickerstaff -opposed				
Peter Chin		and the second second		
Craig Galvin				
Eugene Kelly				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to proposed 28 unit addition consist of 14 one-bedroom 400sf-750sf, 10 two-bedroom 800sf-1000sf, 2 three-bedroom 1000sf-1100sf & 4 four-bedroom 1700sf, This project will be 6 stories at 64' high. 44 units with no parking, parking spaces that was emiminated was 16. The targeted demographic will be young perfessionals. Board member inquired regarding no parking, unable to attract families if no parking. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Jackson's office support, Flaherty's office support and two abutters opposed. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso. Board member Bickerstaff & Araujo opposed to vote.

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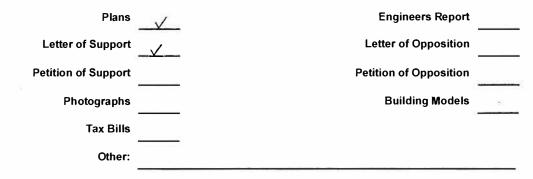
9:30 am	Ward: 11	Hearing: 1
BOA694598	Address: 21D - 35K Bismarck ST, Ward - 1	1 Applicant: Shannon Pope

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

Article(s)

Description

- Art. 55, Section 19 ** Use: Conditional
- **Description:** Change Occupancy from office, light mfgr, food processing, dance studio, res-taurant with live entertainment before 10:30pm & restaurant w/live entertainment, fitness ctr/gym to add. Daycare/ Preschool for 49 kids older than 2.9 years.



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE	Second States	

RD MEMBERS:	PRE	SENT	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			的名言————————————————————————————————————
Craig Galvin			

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, To allow for a pre-school in the current commercial space. current space is for 49, seeking to have two class rooms of 12. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Flaherty's office support, O'Malley's office support. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve.

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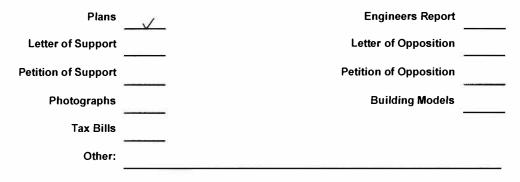
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 11			Hearing: 2
BOA700046	Address: 3686 - 3	688 Washington St	, Ward - 1	Applicant: James Greene

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, Section 8 * **	Use: Forbidden
Art. 55, Section 8 * **	Use: Forbidden
Art. 55, Section 8 * **	Use: Forbidden
Article 55, Section 9 * ***	Lot Frontage Insufficient
Article 55, Section 9 **	Floor Area Ratio Excessive
Article 55, Section 9 ** *	Building Height Excessive
Article 55, Section 9 ****	Rear Yard Insufficient
Article 55, Section 41	Application of Dim. Regs.
Art. 55 Sec. 09 *	Dimensional Regulations.
Art. 29, Section 4 **	Greenbelt Protection Overlay District
Article 55, Section 9	Dimensional Regulations
705.8	Openings in Exterior Walls

Description: Construct a new 215,755 SF building, 42,460 SF underground garage con-necting underground the two, six story buildings with commercial/retail on the ground floor and a total of 205 residential units on floors 2-6 and 121 parking below grade parking spaces. Approved through Article 80 at the BPDA with 3690 Washington Street ERT681875.



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		

BPDA Design Review

BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani			<u></u>	
Mark Erlich				
Bruce Bickerstaff				
Peter Chin			and the second second	
Craig Galvin			State March 1992	
Eugene Kelly				

SUMMARY: See companion minutes BOA-700050

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Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 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: 3
BOA700050	Address:	3690 Washington St, Ward - 11	Applicant: James Greene

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 16 * **	Use: Forbidden
Article 55 Section 17	Dimensional Regulations
Article 55 Section 17	Dimensional Regulations
Article 55 Section 17	Dimensional Regulations
Article 55 Section 17	Dimensional Regulations
Article 55, Section 41	Application of Dim. Regs.
Art. 29, Section 4 **	Greenbelt Protection Overlay District
705.8	Openings in Exterior Walls

Description: Construct a new 43,142, SF six story building with commercial /retail on the ground floor and 45 residential units on floors 2-6. Approved through Article 80 at the BPDA with 3686-3688 Washington Street.



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		

BPDA Design Review

BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani			1997	
Mark Erlich				
Bruce Bickerstaff	_ <u>√</u>			
Peter Chin	_ <u>/</u>			
Craig Galvin	_ <u>/</u>			
Eugene Kelly				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to property consists of two parcels, parcel A & B applicant will developby building a building on each lot. Building 1 will have six stories with retail on first floor no basement and no parking under this building 1 will consist of 45 units. Building 2a will consist of 122 units and 2b will have 83 units. Total project area is 2 acres 88,000sf. Proposed to construct 250 units of the 250 units 20% will be affordable the project will have 146 parking spaces 120 parking spaces will be located on the first floor podium garage. unit sizes are Studio's 140sf-621sf, One bedroom 600sf-900sf, two bedroom 935sf-1028sf, three bedroom 1200sf-1300sf. This project was revised in response to community. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, O'Malley's office support, Flaherty's office support & BPDA 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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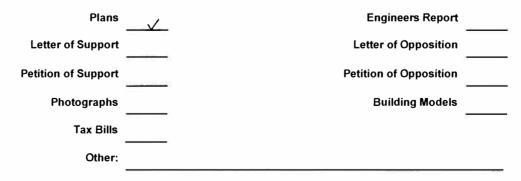
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 11	Hearing: 4
BOA707918	Address: 3686 - 3688 Washington St, Ward - 1	Applicant: James Greene

Seeking appeal for the terms of the Massachusetts State Building Code, Statute 1972, Chapter 802 as amended in the following respect:

Article(s)	Description
Art. 55, Section 8 * **	Use: Forbidden
Art. 55, Section 8 * **	Use: Forbidden
Art. 55, Section 8 * **	Use: Forbidden
Art. 55, Section 8 * **	Use: Forbidden
Article 55, Section 9 * ***	Lot Frontage Insufficient
Article 55, Section 9 **	Floor Area Ratio Exce s sive
Article 55, Section 9 ** *	Building Height Excessive
Article 55, Section 9 ****	Rear Yard Insufficient
Article 55, Section 41	Application of Dim. Regs.
Art. 55 Sec. 09 *	Dimensional Regulations.
Art. 29, Section 4 **	Greenbelt Protection Overlay District
Article 55, Section 9	Dimensional Regulations
705.8	Openings in Exterior Walls

Description: Construct a new 215,755 SF building, 42,460 SF underground garage connecting underground the two, six story buildings with commercial/retail on the ground floor and a total of 205 residential units on floors 2-6 and 121 parking below grade parking spaces. Approved through Article 80 at the BPDA with 3690 Washington Street ERT681875. SECTION: 705.8 Opening in Exterior Walls; Per table 705.8 exterior wall openings exceed allowed 25% of exterior wall within 5 to 10 feet property line.



DECISION:	Yes	No
SUSTAINED/APPROVED		Call In the State
DENIED		
DENIED WITHOUT PREDUDICE		

ARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani			en de <u></u> see	
Mark Erilch	_ <u>/</u>			
Bruce Bickerstaff				
Peter Chin	<u> </u>			
Craig Galvin	<u> </u>			
Eugene Kelly	And a start of the	1	te un de l'éclique	

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to Boston Water & Sewer conduit 3'x4' below grade, bisects the parcel. Code report submitted by code consultant describing compliance, will enter into easement to maintain and provide access to conduit. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve.

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Hearings for Tuesday, June 27, 2017

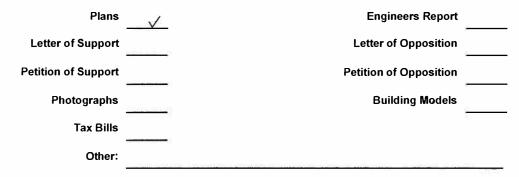
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 11	Hearing: 5
BOA707927	Address: 3690 Washington St, Ward - 11	Applicant: James Greene

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 16 * **	Use: Forbidden
Article 55 Section 17	Dimensional Regulations
Article 55 Section 17	Dimensional Regulations
Article 55 Section 17	Dimensional Regulations
Article 55 Section 17	Dimensional Regulations
Article 55, Section 41	Application of Dim. Regs.
Art. 29, Section 4 **	Greenbelt Protection Overlay District
705.8	Openings in Exterior Walls

Description: Construct a new 43,142, SF six story building with commercial /retail on the ground floor and 45 residential units on floors 2-6. Approved through Article 80 at the BPDA with 3686-3688 Washington Street.



DECISION:		Yes	No
	SUSTAINED/APPROVED		and the second
	DENIED		

2200 (01) (01) (01)				
BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich		1		
Bruce Bickerstaff		<u>.</u>		
Peter Chin				
Craig Galvin				
Eugene Kelly				

SUMMARY: See companion minutes BOA-707918

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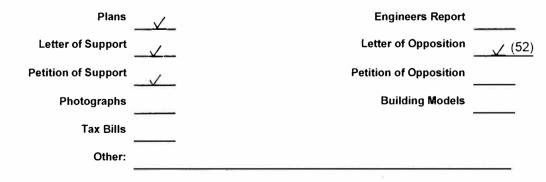
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 13	Hearing: 1	100-11
BOA696957	Address: 147 Grampian	WY, Ward - 13 Applicant: John M	loran

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

Article(s) Description	
Article 65, Section 8	Use Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 42	Appl. of Dimen Reqs
Article 65, Section 8	Use Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 42.2	Conformity w Ex Bldg Alignment

Description: Combine 147 Grampian Way [Parcel 13 02491-0001] 15,000sq ft and Lot Alpine Way [Parcel 13 02498-005] 9102 sq. ft. for total of 24,411sq. ft.; Change Occupancy from Two Dwelling Units to Seven Dwelling Units. Move the main structure forward and restore front facade with historic details and veranda. Demolish three rear additions and replace with 2 story addition containing 3 new dwelling units and connect the main structure to an existing Carriage House. Reconstruct and enlarge the stable to 2 dwelling addition in a portion of 9102sq. ft lot with 12 garage parking spaces. Building will be fully sprinklered. All per plans filed herewith.



DECISION:	Yes	No
SUSTAINED/APPROVED		
DENIED		a transferred states
DENIED WITHOUT PREDUDICE		

BPDA Design Review

DARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich	_¥			
Bruce Bickerstaff				
Peter Chin		Manager St.		
Craig Galvin	_			
Eugene Kelly		~		

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, seeking three variances, change occupancy from two to seven units, FAR .4 requesting .59. Property abutting Savin Hill Woods with 360,000sf of open space. the smallest unit is 1,482sf and the largest unit is 2,553sf. By combining the two lots to have a total of 24,000+sf. Applicant looking to perserved the historic character of structure. Board members inquired regarding how far forward is main house moving? Applicant stated it will be moving 28'. Board members inquired regarding community process, Applicant stated the he had a site meeting where 40 people appeared and 1/2 dozen people opposed to the project, also went before the planning Board and the Civic Association. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office opposed, several abutters opposed-density, traffic and open space.

Baker's office support, Essaibi George's office support & 4 abutters support. Board member Erlich 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: 18	Hearing: 1
BOA675065	Address: 7 DANA AV, Ward - 18	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
Article 69 Section 11 Article 69 Section 29	Use Regulations Off-Street Parking/Loading Reg's
Article 69 Section 30	Application Dimensional Req's

Description: Erect 2 1/2 story, 12 unit Townhouse. There will be exterior Off-Street Parking Spaces as per plans. Townhouse to be fully sprinklered



	Yes	No
SUSTAINED/APPROVED		
DENIED		
DENIED WITHOUT PREDUDICE		
		SUSTAINED/APPROVED DENIED

BPDA Design Review

BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani			1997 - 19	
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Gatvin			New Contraction	
Eugene Kelly				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to erect 8 townhouse, the corner of each townhouse there is two flats totaling 12 units, there is 12 parking spaces one space per unit. Residential on first level in a neighborhood shopping district. The eight townhouses are 1200sf. All are two bedrooms. Board member inquired regarding what is on site now, Applicant states that there is an existing three family on site. Dimensionally the structure is in compliant. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, McCarthy's office support & Flaherty's office support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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

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Martin J. Walsh Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 19		Hearing: 1	
BOA702594	Address:	4000 Washington ST, Ward - 19	Applicant: William N	Mohan

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

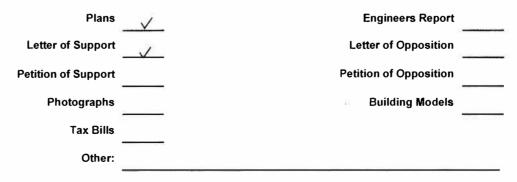
Article(s)

Description

Article 6, Section 4.

Other Cond Necc as Protection

Description: Remove Proviso "Take-out use granted to this petitioner only for this use only"



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		

Take-Out Language

BOARD MEMBERS:	PRE	SENT	RECUSE	
			THEFT	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich		E the second	· · · · · · · · · · · · · · · · · · ·	
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelty				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to requesting to take-out granted to this petitioner only. Board member inquired regarding if the applicant have any experience with take-out in the City of Boston. Applicant stated yes Mr. Jenks President of Boston Pie Inc is the largest Dominoes Franchise in New England currently he has 34 and he purchase 6 franchises from TBD Pizza Inc. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, McCarthy's office support & Wu's office support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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

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Mayer

BOSTON INSPECTION SERVICES DEPARTMENT Beard Of Appeals

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

Hearings for Tuesday, June 27, 2017

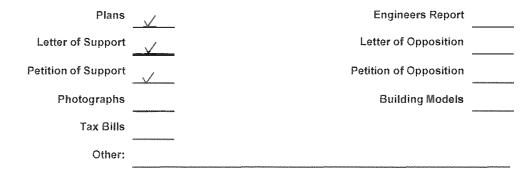
Notice is hereby given that on **June 27**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 20	Hearing: 1
BOA557810	Address: 82 Albano ST, Ward - 20	Applicant: Steven Apollonatos

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 67, Section 9 **	Excessive Building Height-Feet
Article 67, Section 9 **	Excessive Building Height-Feet
Article 67, Section 9 **	Excessive Building Height-Feet
Article 67, Section 9 **	Excessive Building Height-Feet
Article 67, Section 9 **	Excessive Building Height-Feet
Article 67, Section 9 **	Excessive Building Height-Feet
Article 67, Section 32 **	Off-Street Parking
Article 67, Section 33	Appl of Dimensional Reqs
Notes	
Article 67, Section 9 **	Excessive Building Height-Feet
Article 67, Section 9 **	Excessive Building Height-Feet
Article 67, Section 9 **	Excessive Building Height-Feet
Article 67, Section 9.3	Location of Main Entrance
Article 67, Section 32	Off-Street Parking and Loading
Article 67, Section 32	Off-Street Parking and Loading

Description: Change occupancy from single family to two-family. Remove roof and construct 1-1/2 story addition. Construct new rear deck and exteriors stairs. Relocate front retaining wall to propose additional 1 off-street parking.



ECISION:		Yes	No
	SUSTAINED/APPROVED		No. State State
	DENIED		
	DENIED WITHOUT PREDUDICE		

BPDA Design Review

BOARD MEMBERS:	F	PRESENT	RECUSE	
	Yes	No		Pulsions
Christine Arsujo, Chair	~			1.561.78
Mark Fortune, Secretary			Strength Strength	
Anthony Pisani -opposed				
Mark Erlich				
Bruce Bickerstaff			1	
Peter Chin	_			관점, 영
Craig Galvin				
Eugène Kelly				

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, single family ranch house that was built in a neighborhood of two families in 1964. Taking a one family and convert to a two family, remove roof to add 2nd and 3rd floors.Board members inquired regarding entrance to 2nd unit. Applicant stated that the entrance is on the side, because it's a split level ranch there is already an existing side entrance on the first floor. Owner made a 2nd floor entrance to go up on the same set back as the stairs on the side. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso. Board member Pisani opposed to vote.

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

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Maver

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, June 27, 2017

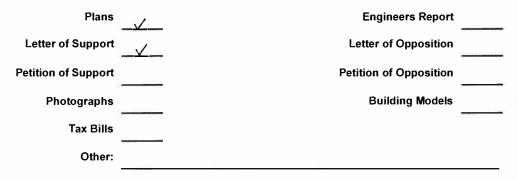
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 22	Hearing: 1
BOA633286	Address: W 11 Sorrento St, Ward - 22	Applicant: Denis Scanlon

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

Article(s)	Description
Art. 51 Sec. 08	Use Regulations
Art. 51 Sec. 09	Dimensional Regulations
	Ũ
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09 *	Open Space insufficient
Art. 51 Sec. 09 *	Open Space insufficient
Art. 51 Sec. 09 *	Open Space insufficient
Art. 51 Sec. 09 *	Open Space insufficient
Art. 51 Sec. 23	Off-street parking requirement
Art. 51 Sec. 51-57	Appl.of Dimensional Req.
Art. 51 Sec. 51-57	Appl.of Dimensional Req.
Art. 51 Sec. 09	Dimensional Regulations

Description: Erect new single family dwelling on same lot as an existing single family dwelling with an address of 36 Hopedale Street.



DECISION:		Yes	No
	SUSTAINED/APPROVED		Carlos Service - State
	DENIED		
	DENIED WITHOUT PREDUDICE		

ARD MEMBERS:	PRESENT	RECUSE
	Yes No	0
Christine Araujo, Chair		
Mark Fortune, Secretary		
Anthony Pisani	<u></u>	
Mark Erlich		
Bruce Bickerstaff	<u> </u>	and the second second
Peter Chin		
Craig Galvin -opposed		
Eugene Kelły	the system when the second	and the second second second second

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, New house will be parallel with the existing house, both single family buildings. The total lot size is 5,000+sf. Board members inquired regarding issue with two dwellings on same lot. This is a corner lot. Applicant stated that he is proposing that there is enough space between the house and fence that two cars can park there. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office opposed, Ciommo's office opposed, three Abutters support. Board member Pisani moved to Deny without prejudice, the motion was seconded and the Board voted to Deny without prejudice. Board member Galvin opposed to vote.

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BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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Hearings for Tuesday, June 27, 2017

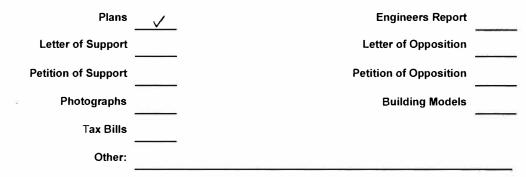
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 22	Hearing: 2
BOA633298	Address: 36 Hopedale ST, Ward - 22	Applicant: Denis Scanlon

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

Article(s)	Description
Art. 51 Sec. 08	Use Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09 *	Open Space insufficient
Art. 51 Sec. 09 *	Open Space insufficient
Art. 51 Sec. 40-5(a)	Off-street parking design
Art. 51 Sec. 51-57	Appl.of Dimensional Req.
Art. 51 Sec. 51-57	Appl.of Dimensional Req.

Description: Confirm Occupancy as a One Family Dwelling - existing building is on the same lot as a proposed one family at 11 West Sorrento Street ; this application is filed for zoning review



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE	1	

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

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, that the violations result from second proposed dwelling on same lot. (See companion case). This will be two single family homes. Board member then requested testimony in opposition and in support from neighbors and elected officials and their representatives, The Mayor's office opposed, Ciommo's office opposed, three Abutters support. Board member Pisani moved to Deny without prejudice, the motion was seconded, and the Board voted to Deny without prejudice. Board member Galvin opposed to vote.

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Hearings for Tuesday, June 27, 2017

Notice is hereby given that on June 27, 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: 3	
BOA698172	Address: 76 Lake Shore RD,	Ward - 22 Applicant: Eduardo Ma	atosinho

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

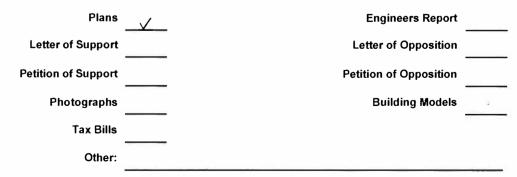
Article(s)

Description

Article 51 Section 9

Dimensional Regulations

Description: Build addition to construct full bathroom on first floor, master bedroom on second floor, frame new master bedroom entrance, walk in closet, bring laundry basement to second floor, new deck on second floor, build new stairs on the basement, install new floors, trims, cabinets, granite, drywall, and paint



DECISION:		Yes	No
	SUSTAINED/APPROVED		States and
	DENIED		
	DENIED WITHOUT PREDUDICE		

BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary			<u></u>	
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff	_ <u>/</u>		A the second	
Peter Chin	<u> </u>			
Craig Galvin				
Eugene Kelly		1		

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, adding a 70sf first floor addition and a 245sf second floor addition. 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. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve.

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Hearings for Tuesday, June 27, 2017

Notice is hereby given that on June 27, 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	1	Hearing: 1	and the second sec
BOA706857	Address: 55 Byron St, Ward - 01		Applicant: Rich	hard Lynds

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

Article(s)	Description
Art. 53 Sec. 08*	Forbidden
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 ***	Side yard insufficient
Art. 53 Sec. 09 **	Floor Area Ratio Excessive
Art. 53 Sec. 56	Off-Street Parking

Description: Remove two existing single family homes, construct a 5 condominium build-ing as per plans.



DECISION:		Yes	No
	SUSTAINED/APPROVED	1	W- ¹⁰
	DENIED		
	DENIED WITHOUT PREDUDICE	in the second second	

BPDA Design Review

BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair			and the state	
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				Charles in the
Bruce Bickerstaff				
Peter Chin			and the second	
Craig Galvin		199 <u>0</u>	Alter Million	EN REAL
Eugene Kelly				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to demolition of two existing single family homes and construct a single five unit building with parking for five vehicles. The proposal would be to combine the lot and create a conforming lot of 5,000sf and proposed a structure with the mixed of two & three bedroom units 870sf-1250sf the FAR 1.1 permitted .8, the Height 38' permitted 35'. No roof deck being proposed. However there are decks off of the upper level at the same level of the units. Board members inquired regarding garage door on sidewalk. Applicant stated that it se setback a good distance from the edge of the side walk which will allow a buffer for the vehicles as there inter the garage. Board members also inquired regarding handicap access, Applicant stated option will be to add a lift in the garage level. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives,

The Mayor's office support, Lamattina's office support, Essaibi George's office support, 3 abutters opposed-size, density, light & air. Board member Erlich moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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

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BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, June 27, 2017

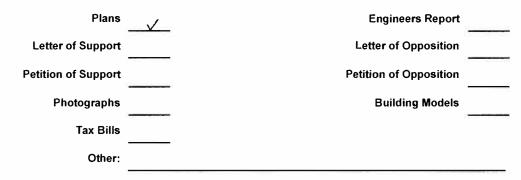
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 01	Hearing: 2
BOA708625	Address: 263 Webster ST, 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: Variance

Article(s)	Description
Article 53Section 9	Dim Reg Applic in Res Sub Dist
Article 53Section 9	Dim Reg Applic in Res Sub Dist
Article 53Section 9	Dim Reg Applic in Res Sub Dist
Article 53, Section 52	Roof Structure Restrictions
Notes	
Description: Extend living space	into basement, change floor plan layout and add rear roof decks.

ZBA variance - see FD



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		

BPDA Design Review

the second s	W 44 (410)			-
BOARD MEMBERS:	PRE	<u>SENT</u>	RECUSE	
	Yes	No		14/6
Christine Araujo, Chair				221
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff		1 Line P		
Peter Chin				
Craig Galvin				
Eugene Kelly				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to existing attached three family dwelling will maintain the existing three units, extend living space into basement to add additional square footage for the lower level unit, in addition 2 decks off the rear of the building and a private roof deck accessed by unit three by spiral stairs off the rear deck, there is no head house proposed for the roof deck. The floor to ceiling height in the basement is 7.5' to 8' The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Lamattina's office support. Board member Galvin moved to 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.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 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: 02	Hearing: 1
BOA668021	Address: 11 Short ST, Ward - 02	Applicant: Timothy Sheehan

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 62, Section 29

Off-Street Prkg Insufficient

Description: Confirm Occupancy as an existing Two Family Dwelling. Subdivide existing 7,544sq ft Lot 11-13 Short Street into 2 lots. Lot 1 to be known as 11-13 Short Street and to contain 4,075sq ft. Lot 2 to be known as 15-17 Short Street and to contain 3,469 sq ft. There will be a new Two Family Dwelling constructed thereon. (see ERT 587445)



DECISION:		Yes	No
	SUSTAINED/APPROVE	D	
	DENIE	D	
	DENIED WITHOUT PREDUDIC	E	

BOARD MEMBERS:	PRES	ENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				1.11
Mark Fortune, Secretary			dia anti-	
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin		A Providence	ant hitsers and	
Eugene Kelly			la de la deservação de la defensa de la de En la deservação de la des	

SUMMARY: This case was postponed to September 12, 2017 @ 11:30a.m.

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



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, June 27, 2017

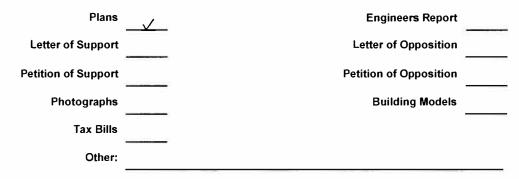
Notice is hereby given that on June 27, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

10:30 am	Ward: 02	Hearing: 2
BOA668023	Address: 15 - 17 Short St, Ward - 02	Applicant: Timothy Sheehan

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 62, Section 8	Dimensional regulations
Article 62, Section 8	Dimensional regulations
Article 62, Section 8	Dimensional regulations
Article 62, Section 8	Dimensional regulations
Article 62, Section 29	Off-Street Prkg Insufficient
Article 62, Section 30	Appl of Dimensional Reg's

Description: Construct a new 3 story, attached Two (2) Family dwelling on newly created 3,469sq ft Lot. Each dwelling unit will have access to private Roof Deck. Entire Dwelling to fully sprinklered. As per plans (see ALT 637367 for subdivision)



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		

OARD MEMBERS:	PRE	<u>SENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff		1. <u>.</u>	and <u>marked</u> in the second
Peter Chin		Service of	Part Alexander and
Craig Galvin	_ <u>/</u>		and the second
Eugene Kelły		1	

SUMMARY: This case was postponed to September 12, 2017 @ 11:30a.m.

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



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 03	Rearing: 1
BOA695201	Address: 85 - 95 Salem ST, Ward - 03	Applicant: Michael Dellorusso

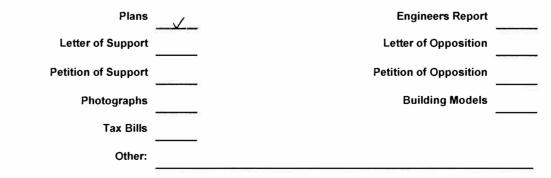
Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use

Article(s) Description

Article 54, Section 12,

Use Reg NEIGH Buis Sub Dist

Description: Change Occupancy to 89 Salem St. to include Fitness Center less than 2500sq. ft. See plans provided for build out



And the second
<u> </u>

BPDA Design Review-Exterior

				i
BOARD MEMBERS:	PRE	<u>SENT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani		19. <u></u>		
Mark Erlich				
Bruce Bickerstaff	<u>_</u>		<u></u>	
Peter Chin				
Craig Galvin				
Eugene Kelly			an and a second	

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to Prior use was a hardware home supply store, Applicant is looking to open up a fitness center the property will be subdivided into three seprate uses, Applicant will occupy just over 2,000sf as a fitness center. Applicant already operate a fitness center in the North End different theme which is cycling this fitness center will be boxing and other exercise. The Board then request testimony in opposition and in support from neighbors and elected officials and their representation. The Mayor's office support, Lamattina's office support, NEWRA support & Essaibi George's office support. 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.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 03	Hearing: 2
BOA698660	Address: 33 Upton ST, Ward - 03	Applicant: Natalie Lemle

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

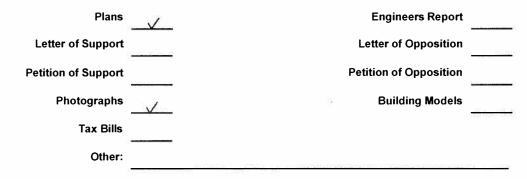
Article(s)

Description

Article 64 Section 9

Dimensional Regulations

Description: Construct a new 8'x33' exterior Deck at 2nd Floor .



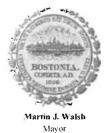
Yes	No
	and the second second
	a service and the service of the ser
	Yes

BPDA Design Review-Decks Will Be Bracket Supported

OARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			Richard Billings
Craig Galvin			
Eugene Kelly	A States and		

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, looking to build a back deck off the second floor of the building, the building is a 3 unit townhouse. the dimensions of the deck will be 8x33.5' which is consistent with the other decks in the neighborhood. Board members inquired regarding why not brackets supported, applicant stated that they would need a bracket in the middle which would interfere with the head room. 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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BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 03	Hearing: 3
BOA708902	Address: 65 - 71 Causeway ST, Ward - 03	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. 46 Sec. 08 Bul/Tri Dist Des Review

Description: Construct a roof-top deck bar with additional egress on top of existing structure.



DECISION:		Yes	No
	SUSTAINED/APPROVED	~	
	DENIED		
	DENIED WITHOUT PREDUDICE	States and	
			11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

BPDA Design Review

PRE	SENT	RECUSE	
Yes	No		
			A TANK
	1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.		
			ALL ALL ALL
		and the state	
		PRESENT Yes No	

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to The Causeway restaurant with the occupancy of 212 are proposing to add a 114sf addition -roof deck with the occupancy of 45. Board members inquired regarding if this will reduce the occupancy in the restaurant below and the applicant stated no the occupancy in the restaurant is 212 and they are adding 45 occupancy to the roof deck. 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.

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

1010 Mass Ave. Boston, MA 02119 - Tel. (617) 635-4775, Fax (617) 635-2918 www.cityofboston.gov/isd -Follow us on twitter @ISDBoston

Page 2 of 2



Mayer

BOSTON INSPECTION SERVICES DEPARTMENT Beard Of Appeals

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

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 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: 05	Hearing: 1
BOA694192	Address: 620 Newbury St, Ward - 05	Applicant: David Gottlieb

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

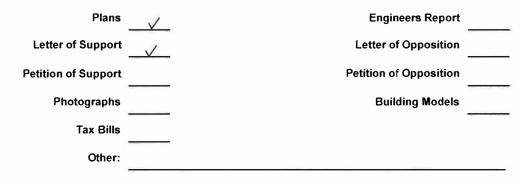
Article(s)

Description

article 6, Section 4

Other cond necc as protection.

Description: The applicant seeks to continue to use the premises as fee paid public parking lot capacity 22 vehicles under Permit U49687554 which expires August 31, 2017 under BOA Decision 33614.



3 Year Sunset/Extension	

BOARD MEMBERS:	PRES	<u>Bent</u>	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, Counsel described the proposed use in detail, stating to continue a open air fee paid parking lot for 22 vehicles this parking lot is owned by Mass Department of Transportation, paid lot since 1981. Board members inquired regarding screening & buffering applicant submits photos showing planting on Newbury Street and Brookline Avenue, 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 Chin 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.



Mayer

BOSTON INSPECTION SERVICES DEPARTMENT Board of Appeals

Board Of Appeals

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

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on June 27, 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: 05	Hearing:	2.
BOA702591	Address: 1252 - 1268	Boylston ST, Ward - 05 Applicant	t: William Mohan

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

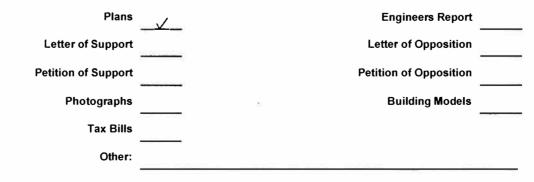
Article(s)

Description

Article 64-14

Neighborhood Bus. Use Regs.

Description: Add section 36A to existing usage permit.



DECISION:	Yes	No
SUSTAINED/APPROVED		
DENIED		
DENIED WITHOUT PREDUDICE		

BPDA Design Review	
Take-Out Language	

BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair		an <u>ales</u> tati	<u></u>	
Mark Fortune, Secretary				
Anthony Pisani		as the second		
Mark Erlich			a <u>anda</u> taka	
Bruce Bickerstaff				
Peter Chin				
Craig Galvin		an - contrations		
Eugene Kelly			an a state of the	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Domino's Pizza franchise seeking to add 36A to occupancy for delivery the previous owners didn't have 36A. Board members inquired regarding what percent of sales equal delivery? Applicant stated 80%. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, Zakim's office support. Board member Bickerstaff 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.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, June 27, 2017

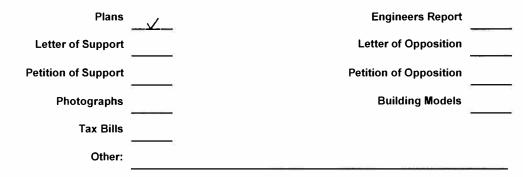
Notice is hereby given that on **June 27**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 05	Hearing: 3
BOA703494	Address: 399 Boylston ST, Ward - 05	Applicant: Karen Simao

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

Article(s)	Description
Notes	
Art. 08 Sec.07	Use: Conditional
8th 780CMR101.4	Referenced Codes
8th 780CMR101.4.3	248 CMR Plumbing Code

Description: Change existing building use from Bank, accessory cafeteria, offices and restaurant use its, 37/36A. To: Bank Accessory Cafeteria, Offices and cafe use item 37 w take-out. Use 36A and outdoor patio seating 30 Patrons.



ECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		and the second

BOARD MEMBERS:	PRES	ENT	RECUSE	and the second
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani			and the second	
Mark Erlich			1. <u>1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.</u> 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	
Bruce Bickerstaff	_ <u></u>			
Peter Chin				·注入了
Craig Galvin				
Eugene Kelly				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to change in use from restaurant to cafe use outdoor patio. Board members inquired regarding will outdoor seating be on private property, Applicant stated yes. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, NABB support. Board member Erlich moved to approve, the motion was seconded and the Board voted to approve.

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



Mayer

Art. 32 Section 9

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on June 27, 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:

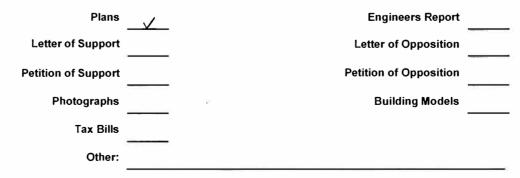
GCOD Enforcement

10:30 am	Ward: 05	Hearing: 4
BOA705408	Address: 14 David G Mugar Wy, Ward - 05	Applicant: Patrick Mahoney
Seeking appeal for	the terms of the Boston Zoning Code (see Acts of 195	6, c. 665) in the following respect: Extension of Non-
Article(s)	Description	Conforming Use, Variance, Conditional Use & GCOD
Art. 9 Sec. 9-1	Ext/Recons nonconfor uses/bldg	
Art.08 Sec.07	Use Regulations	

Art. 32 Section 9	GCOD Enforcement
Art. 08 Sec 07	Use: Conditional

Art. 9 Sec. 9-1 Ext/Recons nonconfor uses/bldg

Description: Construct, approximately 11,700 square feet, addition to existing hotel, and install new elevator in existing hotel.



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		

BPDA Design Review

ARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary		1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.		
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 12,000sf addition to existing hotel 66 units total this is new ownership, previously owned by Mass Eye & Ear. GCOD in compliance. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Beacon Hill Civic Association support & Abutter support. 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.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

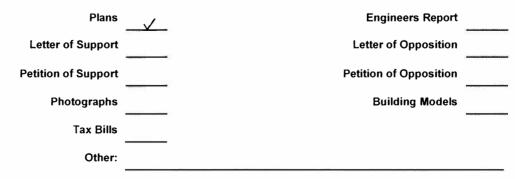
Hearings for Tuesday, June 27, 2017

Notice is hereby given that on June 27, 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: 05	Hearing: 5
BOA706261	Address: 36 River ST, Ward - 05	Applicant: Janet Hunkel

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 13, Section 1 ** Notes	Floor Area Ratio Excessive	
Description: Remove and replace Greenhouse structure on the fifth floor on the existing 5-unit dwellin Modify existing Greenhouse.		



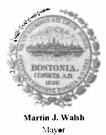
DECISION:		Yes	No
	SUSTAINED/APPROVED		* N 1
	DENIED		
	DENIED WITHOUT PREDUDICE		

BPDA Design Review

BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich		With Star		
Bruce Bickerstaff	_			
Peter Chin			和43. <u>西日第1</u> 3.5%	
Craig Galvin				
Eugene Kelly	A second second			

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, repair structural damage of previously approved green house. Increase the width from 12' to 14 1/2' which will be 14sf FAR. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, Zakim's office support & BHCA support. 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.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

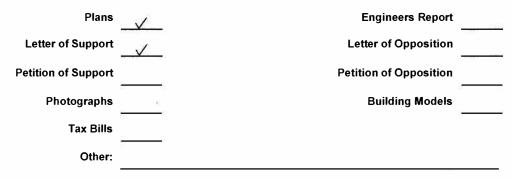
Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 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: 06	Hearing: 1
BOA486152	Address: 270 Dorchester Av, Ward - 06	Applicant: Marc Lacasse

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

Article(s)	Description
Art. 13 Sec. 04	Dwellings in Nonresidential district
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 15 Sec. 01	Floor Area Ratio excessive
Article 16, Section 1	Building Height Excessive
Article 17 Section 1	Usable Open Space Insufficient
Art. 19 Sec. 01	Side yard insufficient
Art. 18 Sec. 01	Front Yard Insufficient
Art. 18 Sec. 01	Front Yard Insufficient
Article 8, Section 6 **	Pre-Existing Conditional Uses
Notes	
Article 16, Section 1	Building Height Excessive
Description:	



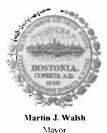
DECISION:		Yes	No
	SUSTAINED/APPROVED		and the second second
	DENIED		
	DENIED WITHOUT PREDUDICE	Sale and the second	

BPDA Design Review

BOARD MEMBERS:	PRE	<u>SENT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani -Recused				Conversion of
Mark Erlich		<u> </u>		
Bruce Bickenstaff			<u> </u>	a Section of
Peter Chin	_			He was
Craig Galvin				
Eugene Kelly				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to In new plan for Dorchester Avenue adopted by BPDA in December 2016, BPDA approval in May. The proposal has been going through community review for two years. consistent with recently adopted zoning in this area. There is 20 studios, 73 one-bedroom & 21 two-bedroom at 475sf-1100sf accessed to garage will be from West 6th Street. The roofdeck for all units acc essed by elevator & stairs. 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, Flaherty's office support & Wu's office support. Board member Galvin moved to approve with proviso the motion was seconded and the Board voted to approve with proviso

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



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, June 27, 2017

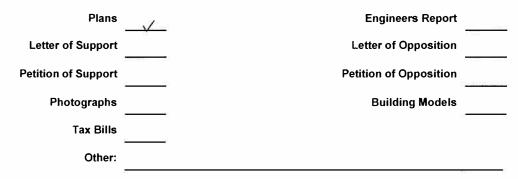
Notice is hereby given that on June 27, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

10:30 am	Ward: 06	Hearing: 2
BOA702707	Address: W 449A - 449 Broadway , Ward - 06	Applicant: Austin Ludwig

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. 68 Sec.08	Dimensional Req.
Art. 68 Sec.08	Dimensional Req.
Art. 68 Sec. 33	Off Street parking Req.
Art. 68 Sec. 07	Use Regs.
Art. 68 Sec.08	Dimensional Req.
Art. 68 Sec. 34	Appl. of Dim. Req.

Description: Raze existing 1 story commercial structure. Erect new 4 story structure with commercial (restaurant) use at basement and ground level and residential use on 2nd , 3rd, and 4th level. Total of 2 residential units.



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		

BPDA Design Review

BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair	_¥			
Mark Fortune, Secretary				
Anthony Pisani				2.5
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin	_			343
Eugene Kelly				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to there is a missing tooth in existing street scape, Applicant is looking to fill it in with new building, this building will be consistent with the other structures on street. with commercial space on ground floor and residential up above. Applicant is proposing a restaurant on the ground floor, one story apartment and then another two story apartment over that. The proposed building height will be same as existing ridge line of abutting building. The applicant stated that there will be three parking spaces. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, Linehan's office support and abutter support. Board member Chin 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.



BOSTON INSPECTION SERVICES DEPARTMENT Beard Of Appeals

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

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on June 27, 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: 06	Hearing: 3
BOA715524	Address: E 655 Fifth ST, Ward - 06	Applicant: James Christopher

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

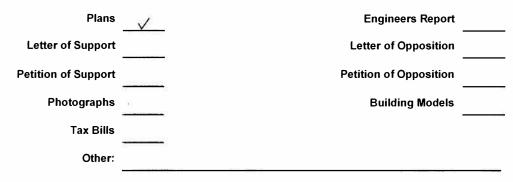
Article(s)

Description

Art.69 Sec. 29

Roof structures restrictions

Description: To renovate existing 2 family & add 3rd floor addition as per plans.



	Yes	No
SUSTAINED/APPROVED		
DENIED		
DENIED WITHOUT PREDUDICE		
		SUSTAINED/APPROVED

BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christins Araujo, Chair				
Mark Fortune, Secretary			Carlo Carrier Strange	
Anthony Pisani	_ <u>/_</u>		and the states	
Mark Erlich				
Bruce Bickerstaff	_ <u>/</u>			
Peter Chin				
Craig Galvín	_ <u>_</u>			
Eugene Kelly	and the second first			

SUMMARY:

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



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27**, **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: 06	Hearing: 4
BOA715525	Address: E 729 - 731 Fifth ST, Ward - 06	Applicant: James Christopher

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

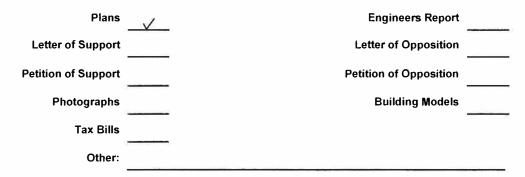
Article(s)

Description

Article 68, Section 29

Roof structure restrictions

Description: To renovate existing 2 family & add 3rd floor addition as per plans.



DECISION:		Yes	No
	SUSTAINED/APPROVED	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	
	DENIED		

PRE	SENT	RECUSE	
Yes	No		
_ <u>√_</u>			
_	and the second		
		并且限制的社会	
	~		a the mark
		Yes No	

SUMMARY: This case was postponed to September 12, 2017 @ 11:30a.m.

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



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, June 27, 2017

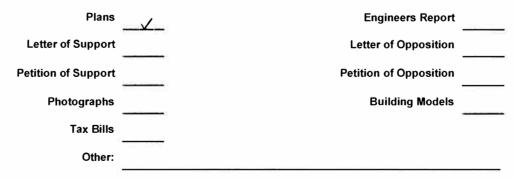
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 07	Hearing: 1
BOA687606	Address: E 497 Fourth ST, Ward - 07	Applicant: Andrew Schena

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

Article(s)	Description
Building	Building Code Refusal:
Building	Building Code Refusal:
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 20 Sec. 01	Rear Yard Insufficient

Description: Full gut interior/ exterior renovation of existing three (3) residential. Legalize living space Basement Unit. Propose new rear addition on first and second floor, new side decks on three levels and new roof deck spiral staircase from side deck. Install new sprinkler system.



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		

	No Roof Deck			
	BPDA Design Re	eview	The state of the s	
No Building Code Relief Granted				
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				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to there will be no roof deck, existing three family proposing the first floor be a bi-level unit proposed unit is a 1400sf for 2nd and 3rd floor and 1800sf for first floor. The rear deck is in existence there will be walls placed up to make it living space. Floor to ceiling heigh 9'3" in front & 7'8" in rear. 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.

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



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, June 27, 2017

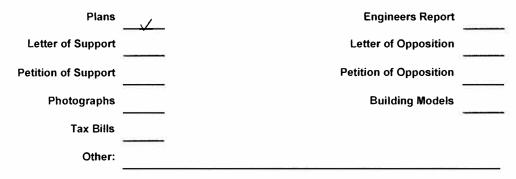
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 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 1956, c. 665) in the following respect: Variance

Article(s)	Description
8th 780CMR 1015 Note:	Exit and Exit Access Doorways
Article 64, Section 8	Use: Forbidden
Article 65, Section 9 **	Floor Area Ratio Excessive
Article 65, Section 9 ** *	Building Height Excessive (Stories)
Article 65, Section 9 *** *	Side Yard Insufficient
Article 65, Section 9 ****	Rear Yard Insufficient
Article 65, Section 42.2	Conformity w Ex Bldg Alignment
Article 65, Section 41 **	Off-Street Parking & Loading Req.
Notes	

Description: Erect a new four-story multi-family residential dwelling with nine (9) dwelling units and three (13) off-street parking.



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		

BPDA Design Review

Acknowledgement In Condo Docs Long Term Protecting Neighbor From Claims

BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary	_/			
Anthony Pisani		11		
Mark Erlich				
Bruce Bickerstaff		In the second		
Peter Chin			王王王王王王	
Craig Galvin				
Eugene Kelly	and the second		States and	The start

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to eliminate a commercial building and erect 8 unit residential building consisting of 2 bedroom over four floors the first floor is parking the parking provided is 12 spaces 9 spaces inside and 3 outside. The orginal proposal was 9 units and 13 parking spaces, revised to 8 units and 12 spaces. the unit sizes are 1195sf, 1250sf & 1235sf two-bed and two-bath, top floor 1200sf & 1270sf two-bed and two-bath. Board members inquired regarding why not meet alignment? Applicant stated that it doespart of revisions. What will applicant do to protect neighbor from propective owners suing? Condo docs. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office suppor, Baker's office support, abutter support & abutter opposed. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted

to approve with proviso.

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



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, June 27, 2017

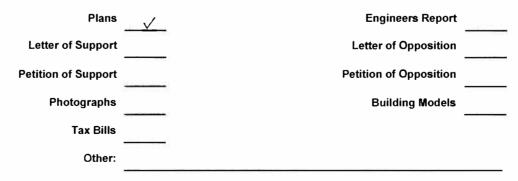
Notice is hereby given that on **June 27**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 21	Hearing: 1
BOA629541	Address: 85 Linden ST, Ward - 21	Applicant: James Christopher

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 51, Section 9 **	Dimensional Regulations
Article 51, Section 9 **	Dimensional Regulations
Article 51, Section 9 **	Dimensional Regulations
Article 51, Section 9 **	Dimensional Regulations
8th 780CMR R302	FIRE-RESISTANT CONSTRUCTION
780CMR, 8th Edition	

Description: Construct a new 3 story addition to the Rear of an existing Single Family Dwelling. Create three new Parking spaces at-grade and under the addition. To change Occupancy from a Single Family Dwelling to a Two (2) Family Dwelling.



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		

BPDA Design Review

BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani		1. <u></u>		
Mark Erlich				
Bruce Bickerstaff			and the second	
Peter Chin				
Craig Galvin				
Eugene Kelly		_	No. Contraction	1000

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, construct a rear addition to the exising single family home. It's s three story addition, the first story will be an open air garage under four bedroom on the second floor and living space on the third. FAR .8 proposed .84 The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Ciommo's office support. Board member Galvin 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.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27, 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
BOA539624	Address: 61 Braintree St, Ward - 22	Applicant: Michael Maurello

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

Article(s)	Description
Article 9 Section 1	Extension of Nonconforming Use
Article 51, Section 55 **	Sign Regulations
Article 11, Section 7	Electronic Signs
Article 51, Section 20 **	Dimensional Regulations

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

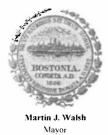


DECISION:		Yes	No
	SUSTAINED/APPROVED	10 - A	
	DENIED		
	DENIED WITHOUT PREDUDICE		a Shere was

BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary			Strate Block Strate	
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly	Steam and State	1		

SUMMARY: This case was withdrawn

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



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

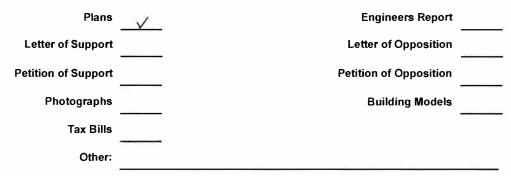
Hearings for Tuesday, June 27, 2017

Notice is hereby given that on **June 27**, **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: 5
BOA672867	Address: 549 Washington St, Ward - 22	Applicant: Joseph Keegan

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 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
Description: Erect new building for drawings	or 5 Residential units and one retail space Demolish existing building as per



~	
	and the second s

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair		1	No. Constant	
Mark Fortune, Secretary			and the second	
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin	_			
Craig Galvin	~			
Eugene Kelly	and the same way		the state of the state	

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to Due to the community input revised plans to eliminate the commercial space and erect 6 one-bedroom units no roof deck, no parking & no basement living space. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, Ciommo'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.

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



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, June 27, 2017

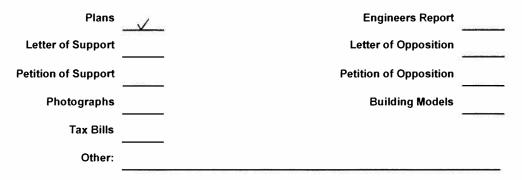
Notice is hereby given that on **June 27**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 07		Hearing: 2	
BOA605455	Address: 73	34 - 742 Dudley S T , Ward - 07	Applicant: Vargas Da	asilveira

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

Article(s)	Description
Article 65, Section 16 **	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 **	Dimensional Regualtions

Description: Change FontChange Font SizeBoldItalicUnderlineStrikethroughText ColorHighlight TextLeftCenterRightUnordered ListOrdered ListIndentUnindentCutCopyPasteInsert ImageInsert HyperlinkRaze existing structures on lot and erect new 5 stories 20 units and 3 stores with 36a take out



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED	A State State	
	DENIED WITHOUT PREDUDICE		
		Contraction of the second	Section and the section of the

BPDA Design Review
Hold Approval On Takeout Until There Is A Tenant

BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair				1
Mark Fortune, Secretary		4. <u>1995</u>		
Anthony Pisani				5
Mark Erlich				
Bruce Bickerstaff			providence in the second	
Peter Chin		<u> </u>		
Craig Galvin				
Eugene Kelly				

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Article 80 approved proposing 20 units 11 parking spaces 3 stores this is a five story building 3 units will be affordable one 3-bedroom, one 2-bedroom & one 1-bedroom. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, Baker's office support, Flaherty's office support, Abutter opposed & Uphans Corner Westside Association opposed-list of concerns submitted to the Board of Appeal. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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