

# **BOSTON INSPECTION SERVICES DEPARTMENT** Board Of Appeals

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

# Hearings for Tuesday, June 27, 2017

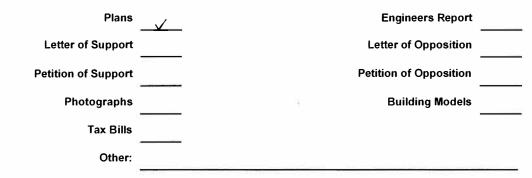
Notice is hereby given that on June 27, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

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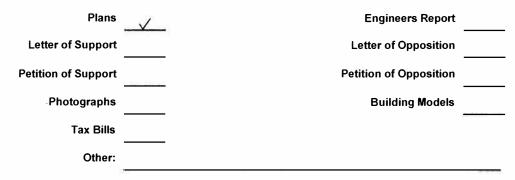
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 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 ** | <b>Dimensional Regulations</b> |  |
| Art. 50, Section 29 ** | <b>Dimensional Regulations</b> |  |
| Art. 50, Section 29 ** | <b>Dimensional Regulations</b> |  |
| Art. 50, Section 29 ** | <b>Dimensional Regulations</b> |  |
| Art. 50, Section 29 ** | <b>Dimensional Regulations</b> |  |
| 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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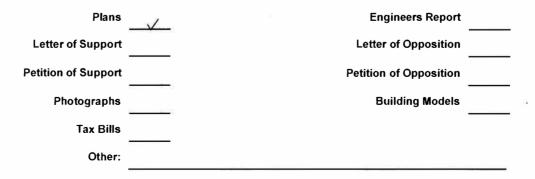
Notice is hereby given that on **June 27**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 9:30 am   | Ward: 08                            | Hearing: 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<br>Article 50, Section 43 | Establish of Res. Subdistricts<br>Off-Street Parking & Loading |
|   |  |

Description: Change residential parking from one to three parking spaces



|                    | Yes | No                           |
|--------------------|-----|------------------------------|
| SUSTAINED/APPROVED |     |                              |
| DENIED             |     |                              |
|                    |     |                              |
|                    |     | SUSTAINED/APPROVED<br>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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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: 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  |     |    |

| <b>BPDA Design Review</b> |
|---------------------------|
|---------------------------|

| 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.

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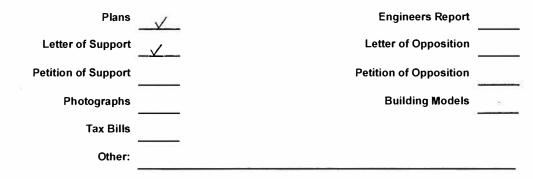
| 9:30 am   | Ward: 11                                 | Hearing: 1                |
|-----------|--|---------------------------|
| BOA694598 | Address: 21D - 35K Bismarck ST, Ward - 1 | 1 Applicant: Shannon Pope |

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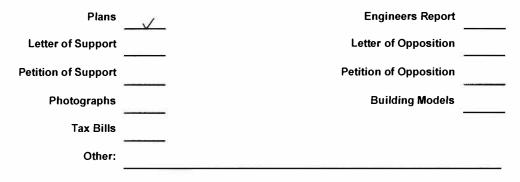
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 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

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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| 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.

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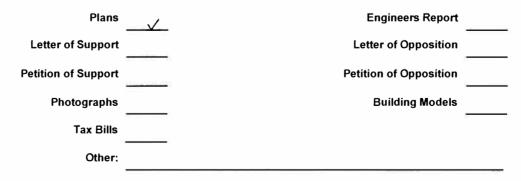
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 9:30 am   | Ward: 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 <b>s</b> 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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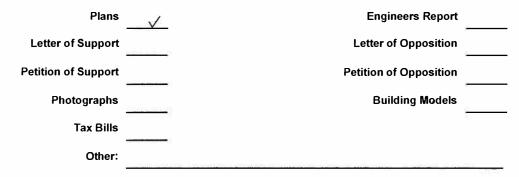
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 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

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

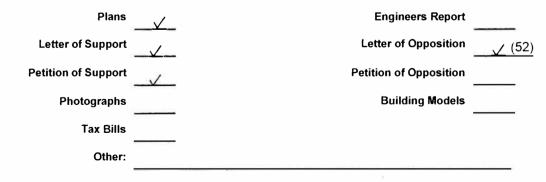
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 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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# **BOSTON INSPECTION SERVICES DEPARTMENT** Board Of Appeals

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

## Hearings for Tuesday, June 27, 2017

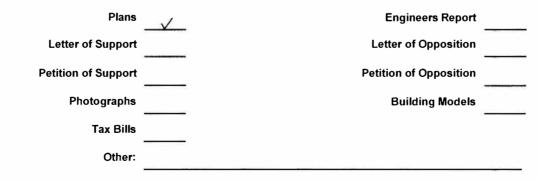
Notice is hereby given that on **June 27**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 9:30 am   | Ward: 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<br>Article 69 Section 29 | Use Regulations<br>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<br>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.

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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

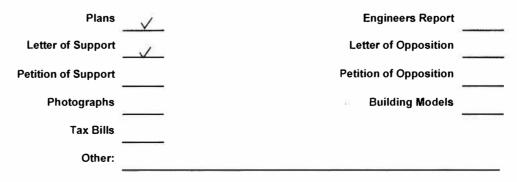
Article(s)

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.

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# **BOSTON INSPECTION SERVICES DEPARTMENT** Beard Of Appeals

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

# Hearings for Tuesday, June 27, 2017

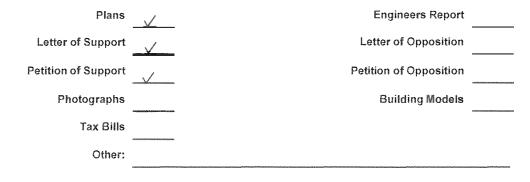
Notice is hereby given that on **June 27**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 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.

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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

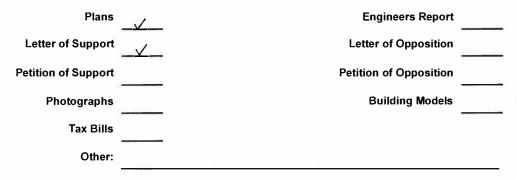
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 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.

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

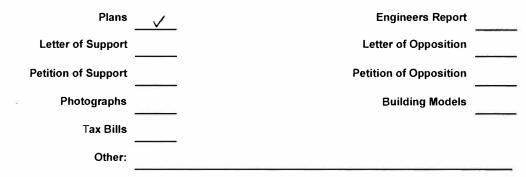
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 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.

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:

| 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

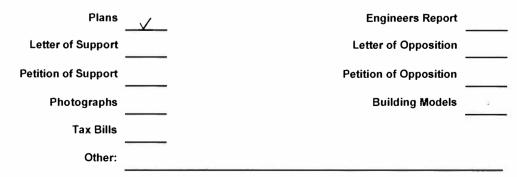
Article(s)

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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# **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: 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- <sup>10</sup> |
|           | 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.

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



# **BOSTON INSPECTION SERVICES DEPARTMENT** Board Of Appeals

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

# Hearings for Tuesday, June 27, 2017

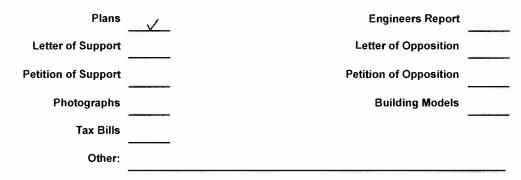
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 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 |

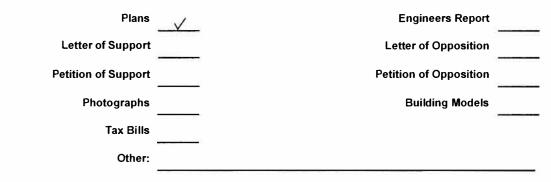
Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

| 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<br>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

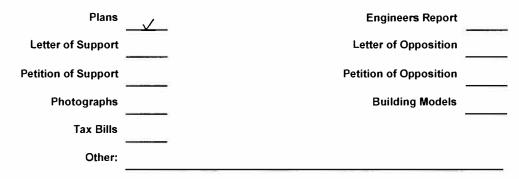
Notice is hereby given that on June 27, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

| 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

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

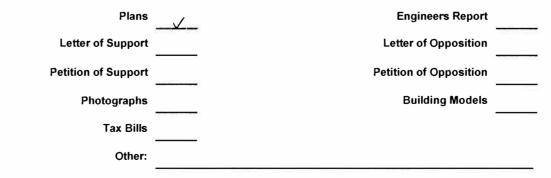
Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use

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

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: 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

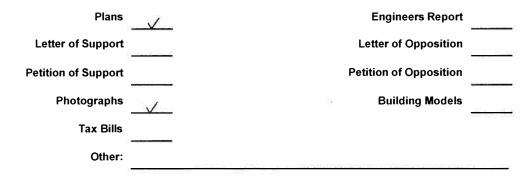
Article(s)

Description

Article 64 Section 9

**Dimensional Regulations** 

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



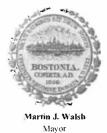
| Yes | No   |
|-----|--|
|     | and the second second  |
|     |  |
|     | a service and the service of the ser |
|     | Yes  |

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.

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: 03                                | Hearing: 3                 |
|-----------|---|----------------------------|
| BOA708902 | Address: 65 - 71 Causeway ST, Ward - 03 | Applicant: Patrick Mahoney |

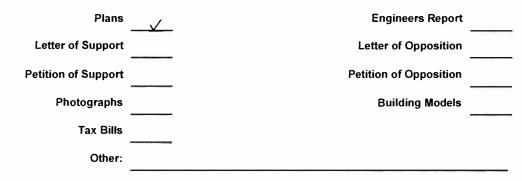
Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

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<br>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.

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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: <b>30 am</b> | 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

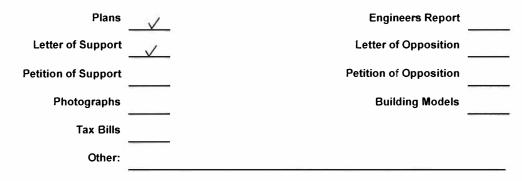
Article(s)

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.



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# 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

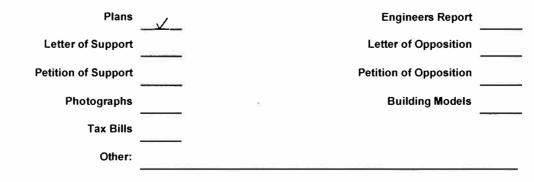
Article(s)

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

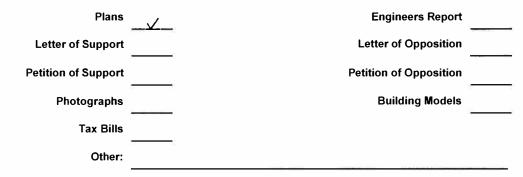
Notice is hereby given that on **June 27**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 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:

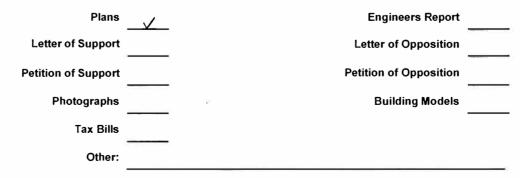
GCOD Enforcement

| 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,<br>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 **<br>Notes   | Floor Area Ratio Excessive |  |
| <b>Description:</b> Remove and replace Greenhouse structure on the fifth floor on the existing 5-unit dwellin Modify existing Greenhouse. |                            |  |



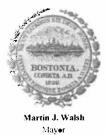
| DECISION: |                          | Yes | No    |
|-----------|--------------------------|-----|-------|
|           | SUSTAINED/APPROVED       |     | * N 1 |
|           | DENIED                   |     |       |
|           | DENIED WITHOUT PREDUDICE |     |       |

**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

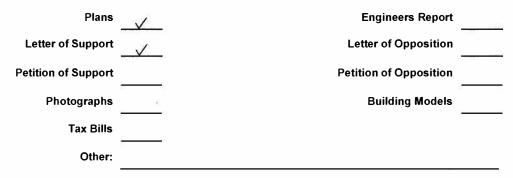
#### Hearings for Tuesday, June 27, 2017

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:            |                                      |



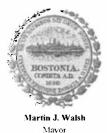
| DECISION: |                          | Yes                 | No                    |
|-----------|--------------------------|---------------------|-----------------------|
|           | SUSTAINED/APPROVED       |                     | and the second second |
|           | DENIED                   |                     |                       |
|           | 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

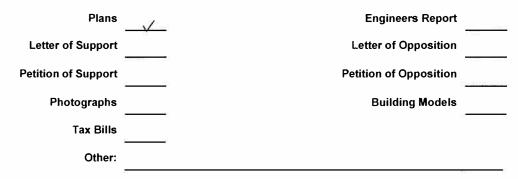
Notice is hereby given that on June 27, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

| 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

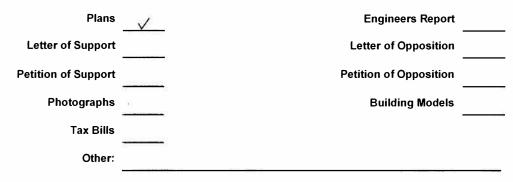
Article(s)

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

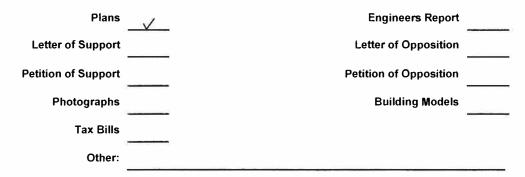
Article(s)

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

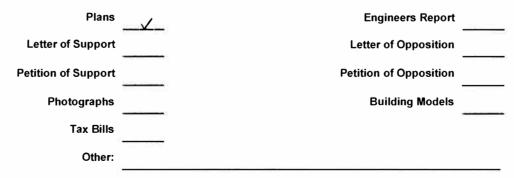
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 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

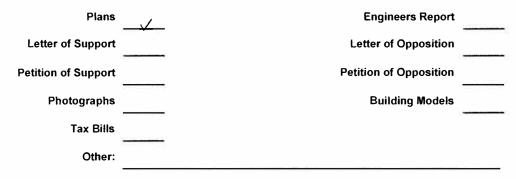
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 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<br>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              |                |               | <b>王王王王王王</b> |           |
| 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

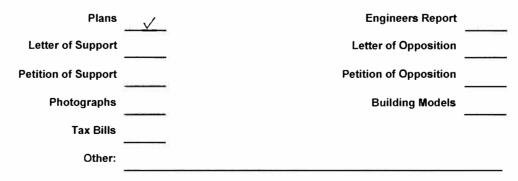
Notice is hereby given that on **June 27**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 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

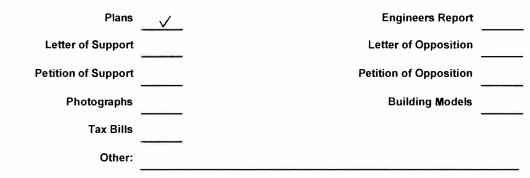
Notice is hereby given that on **June 27, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 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.

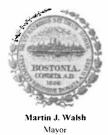


| DECISION: |                          | Yes    | No          |
|-----------|--------------------------|--------|-------------|
|           | SUSTAINED/APPROVED       | 10 - A |             |
|           | DENIED                   |        |             |
|           | DENIED WITHOUT PREDUDICE |        | 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

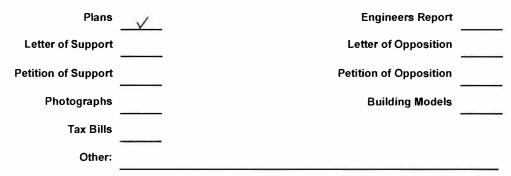
### Hearings for Tuesday, June 27, 2017

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 |



| ~ |  |
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|   | 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

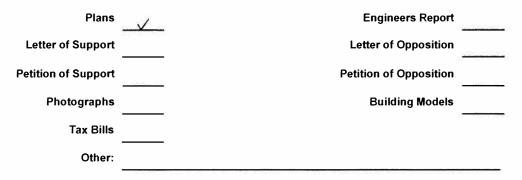
Notice is hereby given that on **June 27**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

| 11:30 am  | Ward: 07    |  | Hearing: 2           |           |
|-----------|-------------|--|----------------------|-----------|
| BOA605455 | Address: 73 | 34 - 742 Dudley S <b>T</b> , 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         |
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| 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.