

Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

9:30 am	Ward: 01	Hearing: 1
BOA712843	Address: 243 Condor 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 53 Section 8	Use Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 56	Off street Parking
Notes	

Description: Erect new 4 story building with 6 residential units with parking at grade also to raze existing structure as per plans.

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

DECISION:	Yes	No
SUSTAINED/APPROVED		
DENIED		
DENIED WITHOUT PREDUDICE		
PROVISO:		
BPDA Design Review-At	tention To Garage	
Hold Signature For Updated Plans-No Head House-Roo	f Deck To Be Accessed By	Hatch

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

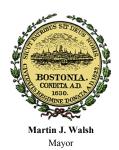
SUMMARY: Counsel stated that the existing auto repair shop would be changed to a four story, six unit two bedrooms, two bath residential use. Each unit is proposed at 1,200 sf with six parking spaces. The garage will be at grade and the roof deck would be accessed by a head house for the two top floor units. Board member inquired regarding the fact that the drawings do not show head house.

> Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services requested the removal of the head house, the addition of fencing around the property and to work with direct abutters for lighting at the rear of the property, and Councilor Lamattina. Opposition: None.

Motion was made by Board Member Pisani to Approve with the following provisos:

- BPDA Design Review with attention to an alternative to the garage door
- roof deck to be accessed by hatch and
- hold signature for updated plans.

The motion was seconded and the motion carried.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

11:30 am	Ward: 01	Hearing: 2
BOA662222	Address: 211 Condor St, Ward - 01	Applicant: Joe Hassell

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

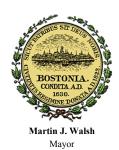
Article(s)	Description
. ,	•
Art. 53 Sec. 54	Screening/Buffering
Art. 53 Sec. 56	Off-Street Parking
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Article 52 Section 8	Use Regulations
Notes	

Description: Build new 14 unit building with parking spaces.

Plans		Engineers Report	
Letter of Support	 L	etter of Opposition	
Petition of Support	Pet	tition of Opposition	
Photographs		Building Models	
Tax Bills		-	
Other:			

DECISION:		Yes	No
,	SUSTAINED/APPROVED		
	DENIED		
DENIEL	O WITHOUT PREDUDICE		
			
PROVISO:			
BOARD MEMBERS:	PRESE	<u>NT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly		,	

SUMMARY: The case was postponed to July 25th, 2017 at 11:30 a.m.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

Dimensional Regulations

11:30 am	Ward: 01		Hearing: 3	
BOA662224	Address:	191 Condor St, Ward - 01	Applicant: Joe Hassell	
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 53 Section 9

Article 53 Section 9

Article 53 Section 8

Article 53 Section 8

Article 53 Section 9

Dimensional Regulations

Use Regulations

Dimensional Regulations

Dimensional Regulations

Screening & Buffering Reqs

Article 53, Section 56

Off-Street Parking Reg's

Article 53, Section 57.3

Traffic Visibility Across Corners

Notes

Article 53 Section 9

Description: Construct new 9 unit residential building with 11 parking spaces.

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

DECISION:		Yes	No
sus	TAINED/APPROVE	D	
	DENIE		
DENIED WI	THOUT PREDUDIC		
DENIED WI	IIIOOT FREDODIC	<u> </u>	
PROVISO:			
BOARD MEMBERS:	DDE	<u>SENT</u>	RECUSE
DOARD WEWDERS.	PRE	<u>SENI</u>	<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
			
Eugene Kelly		./	

SUMMARY: The case was postponed to July 25th, 2017 at 11:30 a.m.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

11:30 am	Ward: 01		Hearing: 4
BOA707972	Address:	816 Saratoga ST, Ward - 01	Applicant: Cornelis Holtjer
Seeking appeal for	the terms of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect: Varianc
Article(s)		Description	
Art. 53 Sec. 09 *		Dimensional Regulations	
Description: 2 nev	v bathrooms,	new window in roof.	

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

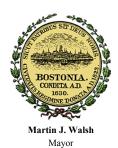
DECISION:	SUSTAINED/APPROVED DENIED ED WITHOUT PREDUDICE	Yes	No
PROVISO:			
BOARD MEMBERS:	PRESE	:NT	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			<u> </u>
Peter Chin			
Craig Galvin			
Eugene Kelly			

SUMMARY:

The applicant proposes to add a master bedroom and bath in the basement, two-bedrooms in the attic and the third floor will be 1 bed & bath. The floor to ceiling height in the basement is 7'8".

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services. Opposition: None.

Motion was made by Board Member Pisani to Approve. The motion was seconded and the motion carried.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

9:30 am	Ward: 02	Hearing: 1
BOA710277	Address: 6 Soley St, Ward - 02	Applicant: Nicholas Skiadas

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 7 * **

Article 62, Section 8 ***

Article 62, Section 8 ***

Article 62, Section 8 ***

Rear Yard Insufficient

Description: Construction of single family residence.

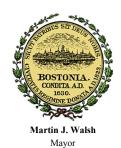
Plans	Engineers Report	
Letter of Support	Letter of Opposition	
Petition of Support	Petition of Opposition	
Photographs	Building Models	
Tax Bills		
Other:		

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DE	ENIED WITHOUT PREDUDICE		
PROVISO:			
	BPDA Design Review		
BOARD MEMBERS:	DDECENT	_	FOLIOF
BOARD MEMBERS:	PRESENT	<u>r</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary		<u></u>	
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Fugene Kelly			

SUMMARY: Counsel began by describing procedural history: as-of-right permit issuance, the Interpretation decison was appealed and reversed, the project changed minimally-dimensionally conforming, specifically FAR & height. In response to the zoning violations, counsel stated: required rear yard is 15', proposed is 2.5'; required lot size is 2,749 sf and the lot is 1,516 sf. There is a 2.5' distance from 59 Warren at all points, a roof deck is proposed. Board members also inquired regarding was the original structure attached, Counsel stated yes to 8 soley Street side.

> Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services. Councilor Lamattina, Charlestown Neighborhood Council. Opposition: Councilor Jackson, abutters. Councilor Essaibi George did not take a position in either support or opposition.

Motion was made by Board Member Galvin to Approve with BPDA Design Review. The motion was seconded and the motion carried.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

9:30 am	Ward: 03	Hearing: 1
BOA712280	Address: 45 - 55 Lagrange St, Ward - 03	Applicant: Christine Mcmahon

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

Article(s)	Description
Art. 32 Section 9	GCOD Enforcement
Article 38 Section 7	Building Height
Article 38 Section 7.	Floor Area Ratio
Article 38 Section 19	Street Wall Height
Article 38. Section 18	Use Regulations

Description: Develop a new 21 story, 160.380 SF 176 residential units building with retail on the ground floor and below grade parking per plans.

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

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		
PROVISO:			
	BPDA Design Review		
	Hold Signature For BOA To Stamp N	ew Plans/Boston Water	& Sewer Letter

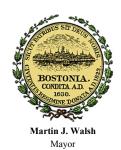
BOARD MEMBERS:	PRE	<u>ESENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly			<u> </u>

SUMMARY:

Counsel stated that the project includes 130 residential units and 1,500sqft of retail space with no on-site parking, the underground parking was eliminated. No shadow will be cast on Boston Common. This site is a very small site and an odd configuration. The following information was presented: Height is 170 ft.; FAR is 17. Unit sizes: studio 550sf, one bedroom with den 750sf-800sf, one bedroom 650sf, two bedroom 1000sf with 17 affordable. The Groundwater Trust stated that the Boston Water & Sewer received the no harm letter, plans for recharge out for Boston Water & Sewer review.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services, Councilors Flaherty, Linehan. Opposition: None

Motion was made by Board Member Pisani to Approve with BPDA Design Review and to hold the decision for signature until the Boston Water and Sewer letter was received. The motion was seconded and the motion carried.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

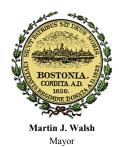
9:30 am	Ward: 03		Hearing: 2
OA712394	Address:	300 - 399 Faneuil Hall Marketplace , W	Applicant: Daniel Brennan
eking appeal for the	terms of the	Boston Zoning Code (see Acts of 1956, c	665) in the following respect: Variance
rticle(s)		Description	
rticle 45 Section 14		Use Regulations	
	of occupa ion for tena		cks Coffee Shop (Take-Out Restaura
OCUMENTS CONSID	ERED AT T	HE HEARING:	
	Р	lans	Engineers Report
I	_etter of Sup	port	Letter of Opposition
Pe	tition of Sup	port	Petition of Opposition
	Photogra	aphs	Building Models
	Tax	Bills	

	SUSTAINED/APPROVED DENIED D WITHOUT PREDUDICE	Yes	No	-
PROVISO:	BPDA Design R	Review-Exterior	Word & Signage	
BOARD MEMBERS:	<u>PRESEI</u>		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff Peter Chin Craig Galvin Eugene Kelly	Yes	No		

SUMMARY: The Applicant described the proposal for a change of occupancy from retail book store to Starbucks coffee shop with take-out. The size of the property is 3,500 sf on three levels: the ground level is a coffee service area, second level will be coffee dining area and the basement level will be storage and wear wash.

Testimony was requested in support and opposition. Support: The Mayor's Office of Neighborhood Services. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review for exterior work and signage. The motion was seconded and the motion carried.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

9:30 am	Ward: 04		Hearing: 1
BOA671723	Address:	111 Saint Botolph ST, Ward - 04	Applicant: Robert O Connor
Seeking appeal for the	e terms of the	Boston Zoning Code (see Acts of 195	66, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 16, Section 8 **		Restricted Roof Structure District	
Description: Install l	Pergola on	rear deck.	

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

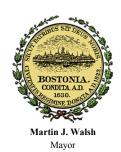
DECISION:		Yes		No
su	ISTAINED/APPROVE		_	
	DENIE	· 	_	
DENIED V	WITHOUT PREDUDICE	<u> </u>	_	
PROVISO:	slav Of Chrystian Ta	. Do Madified		
	olor Of Structure To	Be Modified		
BOARD MEMBERS:	PRES	<u>SENT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani -opposed				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kellv		,		

SUMMARY: The Applicant described the already built pergola at the rear yard and placed on top of a carport. The contractor did not pull permits. The existing deck is 850sf and the pergola is 8' tall. Because the structure is not visible from the street, it is exempt from The Saint Botolph Architectural Conservation District review.

> Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services. Opposition: two abutters were opposed to the size, design and color.

Motion was made by Board Member Pisani to Deny. The motion was seconded but opposed by Board Members Erlich, Galvin and Chin. Thus the motion did not carry.

Motion was made by Board Member Erlich to Approve with BPDA Design Review for change in the color of the pergola. The motion was seconded and the motion carried. Board Member Pisani was opposed.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

9:30 am	Ward: 05		Hearing: 1
BOA710429	Address:	237 Marlborough ST, Ward - 05	Applicant: Garrett Ingalls
Seeking appeal for the	e terms of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect: GCOD
Article(s)		Description	
Article 32, Section 4.		GCOD, Applicability	
		y form 4 residential units to a tions per plans. Installation of	single family. Interior floor plan layout modif fire sprinkler system.
DOCUMENTS CONSI	DEDED AT T	HE HEADING:	
		Plans /	Engineers Report
DOCOMENTO CONSI			Letter of Opposition
		nort	
	Letter of Sup		··
	Letter of Sup	pport	Petition of Opposition
	Letter of Sup	pport	··

Other:

DECISION:	SUSTAINED/APPROVED DENIED NIED WITHOUT PREDUDICE	Yes	No
PROVISO:			
BOARD MEMBERS:	PRESE	<u>ENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly			

SUMMARY: Boston Water & Sewer received the no harm letter from applicant which complies with GCOD requirements.

Motion was made by Board Member Fortune. The motion was seconded and the motion carried.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

9:30 am	Ward: 05		Hearing: 2
BOA718727	Address:	170 Beacon ST, Ward - 05	Applicant: James Chute
Seeking appeal fo	r the terms of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect: GCOE
Article(s)		Description	
Art. 32 Sec. 04		GCOD Applicability	
Description: Em	ergency repair	s to foundation as per structur	al engineers stamped sketch.
DOCUMENTS CO	NSIDERED AT T	HE HEARING:	
	P	lans	Engineers Report
	Letter of Sup	pport	Letter of Opposition
	Petition of Sup	port	Petition of Opposition
	Photogra		Building Models
	Photogra	арпэ	Building Models

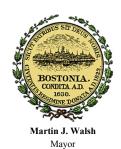
Tax Bills

Other:

DECISION:	SUSTAINED/APPROVED DENIED IIED WITHOUT PREDUDICE	Yes	No
PROVISO:	*Hold Signature	for Boston Water	& Sewer Approval*
BOARD MEMBERS:	<u>PRESENT</u>	•	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Fugene Kelly			

SUMMARY: Boston Water & Sewer received the no harm letter from applicant which complies with GCOD requirements.

Motion was made by Board Member Pisani to Approve and to hold the decision for signature until the Boston Water and Sewer letter was received. The motion was seconded and the motion carried.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

11:30 am	Ward: 05	Hearing: 3
BOA697078	Address: 11 Fayette ST, Ward - 05	Applicant: Gustavo Dejo-Suarez

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

Article(s)	Description
Art. 63, Section 8 **	Dimensional Regulations
Art. 32 Section 9	GCOD Enforcement
Art. 63, Section 8 **	Dimensional Regulations
Art. 63, Section 9	Density Limitation Regulations

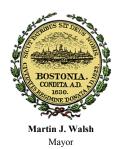
Description: Correct violation for Permits required to wit. New rear portico has been built at the rear entrance/exit on the first floor level without permit or inspection. Along with Installation of a fence in rear yard over

6 feet tall. Change Occupancy from single family to a 2 family.

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

	BUSTAINED/APPROVED DENIED WITHOUT PREDUDICE			No
PROVISO:				
BOARD MEMBERS:	PRES	<u>SENT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Fugene Kelly				

SUMMARY: The case was postponed to September 19th, 2017 at 11:30 a.m.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

9:30 am	Ward: 06		Hearing: 1
BOA656473	Address:	1 Grace CT, Ward - 06	Applicant: George Morancy
Seeking appeal for the	e terms of the	Boston Zoning Code (see Acts	of 1956, c. 665) in the following respect: Varian

Article(s) Description

Art. 17 Sec. 01 Usable open Space Insufficient

Art. 19 Sec. 01 Side yard insufficient
Art. 20 Sec. 01 Rear Yard Insufficient

Description: Building new two story decks.

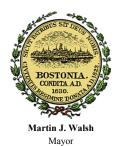
Plans	 Engineers Report	
Letter of Support	Letter of Opposition	
Petition of Support	Petition of Opposition	
Photographs	 Building Models	
Tax Bills		
Other:		

	TAINED/APPROVED DENIED THOUT PREDUDICE	Yes	No
PROVISO:			
BOARD MEMBERS:	PRESI	<u>ENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly			

SUMMARY: Counsel stated that the building is a legal four family dwelling where the second means of egress from the two second floor units are out dated fire escapes. The applicant proposes to build a two story rear deck with a stair case on either end leading to the back yard. The decks compensate for the open space insufficiency.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor Linehan. Opposition: None

Motion was made by Board Member Galvin to Approve. The motion was seconded and the motion carried



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

9:30 am	Ward: 06	Hearing: 2
BOA673434	Address: 88 F ST, Ward - 06	Applicant: George Morancy

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

Article(s)	Description
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 18 Sec. 01	Front Yard Insufficient
Art. 19 Sec. 01	Side yard insufficient
Art. 20 Sec. 01	Rear Yard Insufficient
Art. 23 Sec. 01	Off street parking requirements
Notes	

Description: Complete remodel of existing two family additions above and to the side. Change occupancy to 3 units.

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

	AINED/APPROVED DENIED HOUT PREDUDICE	Yes	No
PROVISO:	BPDA Desigi	n Review	
BOARD MEMBERS:	PRESE	<u>NT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary	✓		
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin	<u> </u>		
Craig Galvin			<u> </u>
Eugene Kelly		/	

SUMMARY: Counsel referred to the revised set of plans which were changed due to the community process and showed that the deck was eliminated. The new addition is being erected to the left of the building the existing building footprint is not being changed. Counsel stated that the lots are combined and two tandem parking spaces are proposed

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor Linehan. Opposition: an abutter stated their concern that potential deed restrictions haven't been addressed, size, density and parking.

Motion was made by Board Member Galvin to Approve with BPDA Design Review. The motion was seconded and the motion carried.



Board Of Appeals

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

9:30 am	Ward: 06		Hearing: 3
BOA702337	Address:	47 - 53 Farnsworth ST, Ward - 06	Applicant: Dennis Quilty
Seeking appeal for	the terms of the	Boston Zoning Code (see Acts of 198	56, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 08 Sec. 07		Use: Forbidden	
renc coni priva brev to b The calle	evated by the tain a restaura ate function roving facility will e consumed o space also feed growlers to	int/brewpub with the following sp iom, outdoor patio at grade level Il produce beverages containing in site in the restaurant as well a atures a retail shop where consi	to an A-2 restaurant use. The new occupancy with paces: microbrewery, full kitchen, a bar on each full, rooftop terrace, retail shop and staff areas. The 10.5% but not more than 15% alcohol by volume as packaged for retail sale for off premises consurumers can purchase bottles, cans refillable contaivell as brewery merchandise & apparel.
DOCUMENTS CON			Engineers Popert
DOCUMENTS CON	Р	Plans	Engineers Report
DOCUMENTS CON	P Letter of Sup	pport	Letter of Opposition
DOCUMENTS CON	Р	pport	· —

Tax Bills

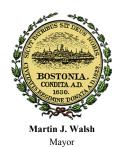
Other:

DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENI	ED WITHOUT PREDUDICE			
PROVISO:				
	BPDA De	esign Review		
BOARD MEMBERS:	PRESE	:NT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly				

SUMMARY: Counsel described that the proposal is the redevelopment of an older commercial building. The proposal is to create a new retail home and flagship for Trillium Brewery. The only violation is that the microbrewery use is forbidden.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors Linehan and Flaherty. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review. The motion was seconded and the motion carried.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

9:30 am	Ward: 07	Hearing: 1
BOA676659	Address: W 148 Ninth St, Ward - 07	Applicant: George Morancy

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

Article(s)	Description
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 20 Sec. 01	Rear Yard Insufficient
Art. 23 Sec. 23-1 *	Off street parking insufficient
Notes	

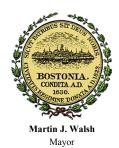
Description: Combine parcels 0700302000, 0700301000 and 0700300000 into one vacant lot totaling 4266 sf. Erect a new 8 Unit residential building with 2 roof decks and parking below, as per plans. Permit set to be

submitted upon ZBA approval.

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

DECISION:		Yes	No
sus	TAINED/APPROVEI	D	
	DENIEI		
DENIED WI	THOUT PREDUDIC		- <u></u>
52.4125 ***			
PROVISO:			
BOARD MEMBERS:	PRF	<u>SENT</u>	<u>RECUSE</u>
BOARD MEMBERG.	<u></u>	<u> </u>	<u>NEOGOL</u>
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary	/		
Anthony Pisani			
Mark Erlich		<u> </u>	
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
			
Eugene Kelly		. /	

SUMMARY: The case was postponed to September 12th, 2017 at 11:30 a.m.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

9:30 am	Ward: 07			Hearing: 2	
BOA683250	Address:	17 Roseclair S	ST, Ward - 07	Applicant: Clayton Chiavard	oli
Seeking appeal for th	ne terms of the	Boston Zoning	Code (see Acts of 19	56, c. 665) in the following respect:	Extension of N
article(s)		Descriptio	on		· ·
urt. 09 Sec. 01 ** lotes		Extension	of Non Conforming U	se	
escription: Repai	r existing roc	of deck.			
OCUMENTS CONS	SIDERED AT T	HE HEARING:			
	P	lans		Engineers Repor	t
	Letter of Sup			Letter of Opposition	n
ı	Petition of Sup	port		Petition of Opposition	n
	Photogra	aphs		Building Models	s
	Tax	Rills			

Other:

DECISION:		Yes		No
sus	STAINED/APPROVE	D		
	DENIE			
DENIED W	VITHOUT PREDUDIC	 E	_	
			_	
PROVISO:	RPDA Design	Review-Hold Signa	ature I Intil Plans	Δre Presented
	To The Board		ature oritir rians i	Are i resented
		-		
BOARD MEMBERS:	PRE	<u>SENT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				

SUMMARY:

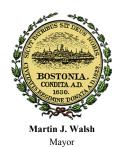
Craig Galvin

Eugene Kelly

The applicant stated that there was an existing roof deck when the Applicant purchased the property. The original deck was 8'x8' and the applicant is seeking to build a 8'x15'deck. The deck is accessed by stairs that go up from the top floor.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services, Councilor Baker and abutter. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review and to hold signature of the decision until revised plans were submitted. The motion was seconded and the motion carried.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

9:30 am	Ward: 07	Hearing: 3
BOA685446	Address: 39 Washburn St, Ward - 07	Applicant: Douglas George

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 60, Section 9 *	Lot Area Insufficient
Article 60, Section 9 * **	Lot Frontage Insufficient
Article 60, Section 9 * ***	Lot Width Insufficient
Article 60, Section 9 **	Floor Area Ratio Excessive
Article 60, Section 9 ** **	Usable Open Space Insufficient
Article 60, Section 9 *** *	Side Yard Insufficient
Article 60, Section 41.1	Conformity w/ Exist. Building Alignment
Article 60, Section 40 *	Off-Street Parking Regs

Description: Erect a new three-family dwelling on vacant lot. Construct balconies and roof deck through head house.

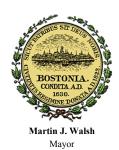
Plans	 Engineers Report	
Letter of Support	Letter of Opposition	
Petition of Support	Petition of Opposition	
Photographs	Building Models	
Tax Bills		
Other:		

DECISION:		Yes		No
	SUSTAINED/APPROVED)		
	DENIED		_	
			<u> </u>	
DENIE	D WITHOUT PREDUDICE	<u></u>	_	
PROVISO:	N. J. A. (1. 10 11 11 11 11 11 11 11 11 11 11 11 11		- O	C
BPDA Design F	Review-Attention To H	ead House Acces	s Consider Elimir	nating
BOARD MEMBERS:	PRES	<u>SENT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly		\		

SUMMARY: Counsel stated that the revised drawings showed the proposed three family dwelling on three levels, each a two bedroom unit. Counsel stated that the drawing shows a modal front yard, and that though three parking spaces are required, none will be provided. Roof deck access will be a walk-up access from third unit by a head house and not a hatch due to the need for privacy from the abutter.

Testimony was requested in support and opposition. Support: The Mayor's Office of Neighborhood Services, Councilors Linehan, Baker and Flaherty, and three abutters. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review with attention to the head house and to consider elimination of such. The motion was seconded and the motion carried.



BOSTON INSPECTION SERVICES DEPARTMENTBoard Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

9:30 am	Ward: 07		Hearing: 4	
BOA701560	Address:	6 Saint Margaret ST, Ward - 07	Applicant: Karolina Sabalsl	ka-Marek
Seeking appeal for the	e terms of the	Boston Zoning Code (see Acts of 19	956, c. 665) in the following respect:	Variance
Article(s)		Description		

Article 65, Section 9 ** **

Usable Open Space Insufficient

Article 65, Section 9 ****

Rear Yard Insufficient

Notes

8th 780 CMR R311.1

Means of Egress

Description: Change occupancy from one family to two family house. As is no work to be done.

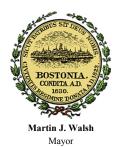
Plans	Engineers Report	
Letter of Support	Letter of Opposition	
Petition of Support	Petition of Opposition	
Photographs	Building Models	
Tax Bills		
Other:		

DECISION:		Yes	No
	SUSTAINED/APPROVED	✓	
	DENIED		
	DENIED WITHOUT PREDUDICE		
PROVISO:			
	BPDA Design Review		
·			
BOARD MEMBERS:	PRESENT	RECU	<u>SE</u>
	Yes	No	
Christine Araujo, Chair			<u></u>
Mark Fortune, Secretary		<u> </u>	<u> </u>
Anthony Pisani		<u> </u>	<u> </u>
Mark Erlich		<u> </u>	
Bruce Bickerstaff		<u> </u>	<u></u>
Peter Chin		<u> </u>	<u> </u>
Craig Galvin			_
Eugene Kelly		./	

SUMMARY: The violations are minimal. This is a companion case to BOA 701561.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors Baker and Flaherty. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review. The motion was seconded and the motion carried.



Board Of Appeals

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

Address: 6 Saint Margaret ST, Ward - 07 Applicant: Karolina Sabalska-Marek Geeking appeal for the terms of the Massachusetts State Building Code, Statute 1972, Chapter 802 as mended in the following respect: Article(s) Description Article 65, Section 9 ** ** Usable Open Space Insufficient Article 65, Section 9 **** Rear Yard Insufficient Idotes The 780 CMR R311.1 Means of Egress Description: Change occupancy from one family to two family house. As no work is to be done. 8th 780 CMR R3	Hearings for Tuesday,				
Address: 6 Saint Margaret ST, Ward - 07 Applicant: Karolina Sabalska-Marek leeking appeal for the terms of the Massachusetts State Building Code, Statute 1972, Chapter 802 as mended in the following respect: urticle 65, Section 9 **** Usable Open Space Insufficient ritcle 65, Section 9 **** Means of Egress Horough Space Insufficient lotes In 780 CMR R311.1 Means of Egress Rescription: Change occupancy from one family to two family house. As no work is to be done. 8th 780 CMR R3 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 MOCUMENTS CONSIDERED AT THE HEARING: Plans Letter of Support Letter of Support Petition of Support Photographs Building Models Building Models		_	-	-	eld by the ∠oning Board of Appeal of the
Description The following respect: The following res	9:30 am V	Vard: 07			Hearing: 5
mended in the following respect: urticle(s) Description urticle 65, Section 9 **** Usable Open Space Insufficient ricle 65, Section 9 **** Rear Yard Insufficient lotes th 780 CMR R311.1 Means of Egress Description: Change occupancy from one family to two family house. As no work is to be done. 8th 780 CMR R3 Means of Egress Proposed spiral stainway does not meet the minimum dimensions given in R311.7 DOCUMENTS CONSIDERED AT THE HEARING: Plans Letter of Support Petition of Support Petition of Support Petition of Opposition Photographs Building Models	BOA701561 A	Address:	6 Saint Margar	ret ST, Ward - 07	Applicant: Karolina Sabalska-Marek
Usable Open Space Insufficient riticle 65, Section 9 **** Rear Yard Insufficient lotes th 780 CMR R311.1 Means of Egress rescription: Change occupancy from one family to two family house. As no work is to be done. 8th 780 CMR R3 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 POCUMENTS CONSIDERED AT THE HEARING: Plans Plans Letter of Support Petition of Support Petition of Support Petition of Opposition Photographs Building Models	• ' '			State Building Code	le, Statute 1972, Chapter 802 as
Rear Yard Insufficient lotes th 780 CMR R311.1 Means of Egress Pescription: Change occupancy from one family to two family house. As no work is to be done. 8th 780 CMR R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given	Article(s)		Descriptio	on	
Pescription: Change occupancy from one family to two family house. As no work is to be done. 8th 780 CMR R: Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 POCUMENTS CONSIDERED AT THE HEARING: Plans Plans Letter of Support Letter of Support Petition of Support Photographs Building Models	Article 65, Section 9 ** ** Article 65, Section 9 **** Notes		· ·		ent
Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7 DOCUMENTS CONSIDERED AT THE HEARING: Plans Plans Letter of Support Letter of Support Petition of Support Photographs Building Models	8th 780 CMR R311.1		Means of E	Egress	
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Letter of Support Petition of Support Photographs Building Models	DOCUMENTS CONSIDER	ED AT TI	HE HEARING:		
Petition of Support Petition of Opposition Photographs Building Models		P	lans		Engineers Report
Photographs Building Models	Lett	er of Sup	port		Letter of Opposition
	Petitio	on of Sup	port		Petition of Opposition
Tax Bills		Photogra	aphs		Building Models
		Tax	Bills		

Other:

DECISION:		Yes	No
Sus	STAINED/APPROVED	<u> </u>	
	DENIED		
DENIED W	ITHOUT PREDUDICE		
DENIED W	ITHOUT PREDUDICE		
PROVISO:			
BOARD MEMBERS:	PRES	<u>ENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly			

SUMMARY: Diameter of spiral stair not wide enough. The applicant stated that they will comply with Building code. This is a companion case to BOA 701560.

Motion was made by Board Member Pisani to Deny. The motion was seconded and the motion carried.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

g appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance (s) Description Section 2 ** Side Yards with Driveways	eeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: ** ** ** ** ** ** ** ** **		324 K ST, Ward - 07	
(s) Description Section 2 ** Side Yards with Driveways ption: Change existing 2 family home to a 3 family home by building an addition on the same lot combination of lots are required. A 12 foot driveway already exists to the right building application will separation between the existing 2 family and the new build. Drawings have engine	Description Side Yards with Driveways tes Scription: Change existing 2 family home to a 3 family home by building an addition on the combination of lots are required. A 12 foot driveway already exists to the right building wall separation between the existing 2 family and the new build. Drawings har	al for the terms of the		Applicant: Brendan Mc Laughlin
Section 2 ** Side Yards with Driveways ption: Change existing 2 family home to a 3 family home by building an addition on the same lot combination of lots are required. A 12 foot driveway already exists to the right building application will separation between the existing 2 family and the new build. Drawings have engine	Side Yards with Driveways Side Yards with Driveways Change existing 2 family home to a 3 family home by building an addition on the combination of lots are required. A 12 foot driveway already exists to the right buildire wall separation between the existing 2 family and the new build. Drawings har		Boston Zoning Code (see Acts	of 1956, c. 665) in the following respect: Var
ption: Change existing 2 family home to a 3 family home by building an addition on the same lot combination of lots are required. A 12 foot driveway already exists to the right building app fire wall separation between the existing 2 family and the new build. Drawings have engineering the combination of lots are required.	combination of lots are required. A 12 foot driveway already exists to the right building wall separation between the existing 2 family and the new build. Drawings har		Description	
combination of lots are required. A 12 foot driveway already exists to the right building app fire wall separation between the existing 2 family and the new build. Drawings have engine	combination of lots are required. A 12 foot driveway already exists to the right bui fire wall separation between the existing 2 family and the new build. Drawings har	າ 2 **	Side Yards with Driveways	5
		fire wall separation	n between the existing 2 fa	mily and the new build. Drawings have
	CUMENTS CONSIDERED AT THE HEARING:		HE HEARING:	
MENTS CONSIDERED AT THE HEARING:	Plans Engineers Report	CONSIDERED AT T	Plans ,	Engineers Report
	Letter of Support Letter of Opposition			
Plans Engineers Report	Petition of Support Petition of Opposition	P		Letter of Opposition
Plans Engineers Report Letter of Support Letter of Opposition	Photographs Building Models	P Letter of Sup	pport	

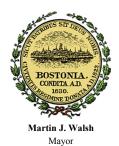
Other:

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DI	ENIED WITHOUT PREDUDICE		
PROVISO:			
	BPDA Design Revie	ew	
BOARD MEMBERS:	PRESEN	<u>ır</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly			

SUMMARY: The applicant stated that the zoning requirement is 10ft and the existing is just under 8ft. With the two-bedroom addition, two parking spaces are required and to meet this requirement, this driveway is needed.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors Linehan and Flaherty. Opposition: None.

Motion was made by Board Member Galvin to Approve with BPDA Design Review. The motion was seconded and the motion carried.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

10:30 am	Ward: 08	Hearing: 1
BOA682855	Address: 13 Shetland St, Ward - 08	Applicant: Joseph Holland

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 28	Use Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50, Section 43	Off-Street Parking & Loading
Article 50, Section 43	Off-Street Parking & Loading
Notes	
Notes	

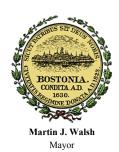
Description: Demolish existing building, erect new 57 unit apartment complex. Permit application will require zoning relief & variances, please charge nominal fee permit application. Req ZBA

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

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DEN	NIED WITHOUT PREDUDICE		
PROVISO:			
-			
BOARD MEMBERS:	PRESE	<u>ENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin -Recused			
Eugene Kelly		✓	

SUMMARY: The case was postponed to October 17th, 2017 at 11:30 a.m.

Board member Galvin recused himself.



BOSTON INSPECTION SERVICES DEPARTMENTBoard Of Appeals

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

Hearings for Tuesday, July 11, 2017

BOA713469 Address: 616 - 620 Massachusetts Av, Ward - Applicant: Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: GC Article(s) Description Art. 32 Sec. 04 GCOD Applicability Notes Description: To correct violation #V323671. Pave driveway DOCUMENTS CONSIDERED AT THE HEARING: Plans V Engineers Report Letter of Support Petition of Support Petition of Support Petition of Opposition Photographs Building Models Tax Bills	9:30 am	Ward: 09			Hearing: 1
Article(s) Description Art. 32 Sec. 04 GCOD Applicability Notes Description: To correct violation #V323671. Pave driveway DOCUMENTS CONSIDERED AT THE HEARING: Plans Letter of Support Letter of Support Petition of Support Photographs Building Models	BOA713469	Address:	616 - 620 Massa	achusetts Av, Ward -	Applicant:
Art. 32 Sec. 04 GCOD Applicability Notes Description: To correct violation #V323671. Pave driveway DOCUMENTS CONSIDERED AT THE HEARING: Plans	Seeking appeal for t	he terms of the	Boston Zoning C	Code (see Acts of 1950	6, c. 665) in the following respect: G(
Description: To correct violation #V323671. Pave driveway DOCUMENTS CONSIDERED AT THE HEARING: Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models	Article(s)		Description	1	
DOCUMENTS CONSIDERED AT THE HEARING: Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models			GCOD Appl	licability	
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models	Description: To co	orrect violation	n #V323671. P	Pave driveway	
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models					
Letter of Support Petition of Support Photographs Building Models					
Letter of Support Petition of Support Photographs Building Models	DOCUMENTS CON:	SIDERED AT T	HE HEARING:		
Petition of Support Petition of Opposition Photographs Building Models	DOCUMENTS CON		llane		Engineers Penert
Petition of Support Petition of Opposition Photographs Building Models	DOCUMENTS CON		llane		Engineers Report
Photographs Building Models	DOCUMENTS CON	P	lans		
	DOCUMENTS CON	P	lans		
		P Letter of Sup	pport		Letter of Opposition
		F Letter of Sup Petition of Sup	pport		Letter of Opposition Petition of Opposition
		F Letter of Sup Petition of Sup	pport		Letter of Opposition Petition of Opposition

Other:

DECISION:		Yes	No	
su	STAINED/APPROVE	D		
	DENIEI	 D		
DENIED V	VITHOUT PREDUDIC			
DEMIED V	VIIIOOTTREBOBIO		· ——	
PROVISO:				
BOARD MEMBERS:	DDE	<u>SENT</u>	<u>RECUSE</u>	
BOARD MEMBERS.	FRE	<u>SLIVI</u>	<u>KEGOSE</u>	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary	✓			
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin	/			
Craig Galvin	<u></u>			
Eugene Kelly		./		

SUMMARY: The case was postponed to September 12th, 2017 at 11:30 a.m.



BOSTON INSPECTION SERVICES DEPARTMENT **Board Of Appeals**

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

Hearings for Tuesday, July 11, 2017

10:30 am	Ward: 09		Hearing: 2
BOA693849	Address: 4	41 Shawmut AV, Ward - 09	Applicant: Bruce Miller
Seeking appeal fo	r the terms of the B	oston Zoning Code (see Acts of 19	956, c. 665) in the following respect: Varia
Article(s)		Description	
Article 64 Section	9	Dimensional Regulations	
Article 64, Section Notes	34 **	Restricted Roof Structure Regu	lations
Description: Ins	stall new roof de	ck-Anticipate Zoning Refusal	letter.
DOCUMENTS CO	NSIDERED AT THE	E HEARING:	
	Pla	ins	Engineers Report
	Letter of Supp		Letter of Opposition
	Petition of Supp	ort	Petition of Opposition
	Photograp	hs	Building Models
	Тах В	ills	

Other:

DECISION:		Yes	No	
s	SUSTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE		_	
PROVISO:				
	BPDA Design	Review		
		_		
BOARD MEMBERS:	PRESEN	<u>VI</u>	<u>RECUSE</u>	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly				

SUMMARY: Applicant is seeking to install a new roof deck with access from a landing outside the bedroom window with stairs leading to the roof deck.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review. The motion was seconded and the motion carried.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

11:30 am	Ward: 12	Hearing: 1
BOA664762	Address: 1 Waverly St, Ward - 12	Applicant: Joseph Feaster

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

Article(s)	Description
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Notes	

Description: 280 - 290 Warren Street - Construct a Mixed-Use Commercial / Residential Building of approx.

56,000 sq.ft including 28 Underground Parking spaces on a 38,000 sq.ft lot. Occupancy to be Restaurant,

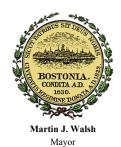
Coffee Shop & 44 Residential Units with Underground Parking Garage

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

DECISION:		Yes		No
su	ISTAINED/APPROVED	·		
	DENIED			
DENIED V	NITHOUT PREDUDICE			
PROVISO:	DDDA Docine	a Daview		
	BPDA Desigi	n Review		
-				
BOARD MEMBERS:	PRES	<u>SENT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				

SUMMARY: See companion minutes BOA-664763

Eugene Kelly



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

11:30 am	Ward: 12	Hearing: 2
BOA664763	Address: 8 Clifford St, Ward - 12	Applicant: Joseph Feaster

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

Article(s)	Description
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Notes	

Description: 280-290 Warren Street - Construct a 5 story Mixed-Use Commercial/Residential building of approx.. 84,779 sq. ft. There will be 74 Underground Parking Spaces on 32,000 sq ft. lot. Occupancy to be 51 Residential Units and Offices.

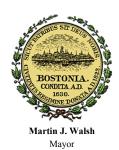
Plans	 Engineers Report	
Letter of Support	Letter of Opposition	
Petition of Support	Petition of Opposition	
Photographs	Building Models	
Tax Bills		
Other:		

	ISTAINED/APPROVED DENIED WITHOUT PREDUDICE		No
PROVISO: BPDA Design Review-S	pecial Attention To <i>i</i>	Abutter At 16 Cliffo	ord Street & Waverly Street
BOARD MEMBERS:	PRES	<u>ENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			<u> </u>
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly		,	

SUMMARY: Counsel stated that the proposal had Article 80 approval and would be constructed in two phases. Phase 1 will be four stories with all 51 units affordable family and elderly housing. There will also be a 7,000+sf commercial space to be occupied by Cruz Development Management and Construction, and 74 parking spaces in a two level garage. Phase 1 will consist of 44 one-bedrooms at 1000sf. four one-bedrooms at 750sf and two three-bedrooms at 1300sf. Phase 2 will be a five story building with 44 residential units with on-going discussion on the type of housing, a 4050sf coffee shop and restaurant, and 28 parking spaces on a surface level garage. This is a companion case to BOA 66472.

> Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services, Councilor Jackson, Roxbury Path Forward Neighborhood Association, Carpenter's union, Department of Neighborhood Development and two abutters. Opposition: Direct abutter opposed to height, lack of light and air.

Motion was made by Board Member Erlich to Approve with BPDA Design Review with special attention to the concerns of the direct abutters on Clifford and Waverly Streets. The motion was seconded and the motion carried.



BOSTON INSPECTION SERVICES DEPARTMENTBoard Of Appeals

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

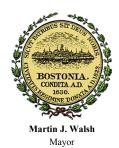
Hearings for Tuesday, July 11, 2017

10:30 am	Ward: 14		Hearing: 1
BOA683450	Address:	15 Woolson ST, Ward - 14	Applicant: Cecil Hansel
Seeking appeal for the	terms of the	Boston Zoning Code (see Act	s of 1956, c. 665) in the following respect: Varian
Article(s)		Description	
Art. 60 Sec. 40 Article 60, Section 8 *	**	Off street parking insuffic Use: Forbidden	ient
	e occupano ze existing		four family and renovate and install sprinkle
DOCUMENTS CONSI	DERED AT T	HE HEARING:	
	F	Plans	Engineers Report
	Letter of Sup	oport	Letter of Opposition
Pe	etition of Sup	pport	Petition of Opposition
	Photogr	aphs	Building Models
	Tax	Bills	

Other:

DECISION:		Yes	No	
su	STAINED/APPROVEI	0		
	DENIEI			
DENIED W	/ITHOUT PREDUDIC		·	
DENIED W	TITIOOT FREDODIC		·	
PROVISO:				
BOARD MEMBERS:	<u>PRE</u>	<u>SENT</u>	<u>RECUSE</u>	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary			<u> </u>	
Anthony Pisani			<u> </u>	
Mark Erlich				
Bruce Bickerstaff				
Peter Chin			<u> </u>	
Craig Galvin				
Eugene Kelly		,		

SUMMARY: The case was postponed to August 15th, 2017 at 11:30 a.m.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

10:30 am	Ward: 14	Hearing: 2
BOA716565	Address: 42 Glenway St, Ward - 14	Applicant: Eltion Allen

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. 10 Sec. 01 *	Limitation of Area of Accessory Uses
Art. 60 Sec. 09	Floor Area Ratio excessive
Art. 60 Sec. 09 * *	Rear yard insufficient
Art. 60 Sec. 40(4)	Off Street parking location
Article 60 Section 9	Dimensional Regulations
Article 60, Section 41	Appl of Dimensional Regs

Description: Erect a two family dwelling as per plans.

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

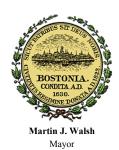
DECISION:	TAINED/APPROVED	Yes	No	_
	DENIE			
DENIED WIT	THOUT PREDUDICE	<u> </u>		_
PROVISO: BPDA Design Review-Strong	g Recommendatio	on For Stick Built		
BOARD MEMBERS:	PRE	<u>SENT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair			<u> </u>	
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich			<u> </u>	
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly		./		

SUMMARY:

The applicant proposes to build a two family, two-bedroom dwelling. In response to inquiries from the Board, the applicant stated that the building will be stick built and not modular and that parking will be in the side yard and not the front yard.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review with a strong recommendation for stick-built. The motion was seconded and the motion carried.



BOSTON INSPECTION SERVICES DEPARTMENT **Board Of Appeals**

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

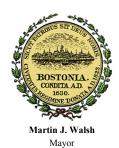
Hearings for Tuesday, July 11, 2017

10:30 am	Ward: 15			Hearing: 1	
BOA701131	Address:	416 - 422 Ger	neva AV, Ward - 15	Applicant: Anyel A Cruz	
Seeking appeal for the	e terms of the	Boston Zoning	Code (see Acts of 195	56, c. 665) in the following respect:	Variance
Article(s)		Description	on		
Article 65, Section 8 Notes		Use Regu	ulations		
Description: Remov	ve proviso "	To Petitioner	r Only" No plans file	d with this application.	
	·		,		
DOCUMENTS CONSI	DERED AT TI	HE HEARING:			
	Р	lans		Engineers Repor	t
	Letter of Sup			Letter of Opposition	n
Pe	etition of Sup	port	•	Petition of Opposition	n
	Photogra		•	Building Models	
	•			_	
	T _	Dilla	•		
	Tax	Bills	•		

DECISION:		Yes	No
Sus	STAINED/APPROVED		
	DENIED		
DENIED W	ITHOUT PREDUDICE		
PROVISO:			
BOARD MEMBERS:	PRESE	<u>NT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly			

SUMMARY: Neither the applicant nor a representative appeared before the Board.

Motion was made by Board Member Fortune to Deny without Prejudice. The motion was seconded and the motion carried



BOSTON INSPECTION SERVICES DEPARTMENTBoard Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

10:30 am	Ward: 15	Hearing: 2
BOA719517	Address: 265 Hancock St, Ward - 15	Applicant: Abraham Alvarez

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

Description: Demo existing structure and build new construction of three family wood frame building.

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

DECISION:		Yes	No
SUST	TAINED/APPROVE	D	
	DENIE	 D	
DENIED WIT	THOUT PREDUDIC		· ——
DENIED WIT	THOUT FREDODIC		
PROVISO:			
BOARD MEMBERS:	PRE	<u>SENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly			

SUMMARY: The case was postponed to September 12th, 2017 at 11:30 a.m.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

10:30 am	Ward: 16		Hearing: 1
BOA707521	Address:	1675 Dorchester AV, Ward - 16	Applicant: Derric Small
seeking appeal fo	or the terms of the	Boston Zoning Code (see Acts of 19	56, c. 665) in the following respect: Variance
Article(s)		Description	
Article 65, Section	ı 41 **	Off-Street Parking & Loading Ro	eq.
Description: Cha	ange of Occupa	ncy from One family dwelling to	o a Two (2) Family Dwelling. No work to b
DOCUMENTS CO	NSIDERED AT TH	IE HEARING:	
			Engineers Devent
	P	lans	Engineers Report
	Letter of Sup	port	Letter of Opposition
	Petition of Sup	port	Petition of Opposition
	Photogra	phs	Building Models
	_	<u> </u>	
	Tax I	Bills	

Other:

	INED/APPROVED DENIED OUT PREDUDICE	Yes	No
PROVISO:			
BOARD MEMBERS:	PRESE	<u>NT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly			

SUMMARY: Counsel described the proposal as change in occupancy from a one to a two family dwelling. The only violation is for off street parking. Counsel stated that there is no room for off street parking. Unit 1 is 1000sf two-bed, two-bath and unit 2 is 1300sf two-bed, 1 1/2 bath. Board member inquired about the kitchen on the third level which the applicant represented will be removed.

> Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor Campbell. Opposition: None.

> Motion was made by Board Member Bickerstaff to Approve. The motion was seconded and the motion carried.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

• • •	neld by the Zoning Board of Appeal of the
	Hearing: 1
	Applicant: Hong Nguyen
e Boston Zoning Code (see Acts of	f 1956, c. 665) in the following respect: Extension of I Conforming L
Description	
Extension of Non Conforming	g Use
2 Cars (parking spaces)	
THE HEARING:	
Plans	Engineers Report
ipport	Letter of Opposition
ipport	Petition of Opposition
raphs	Building Models
	a 801) upon the following appeals: 26 Walton ST, Ward - 17 e Boston Zoning Code (see Acts of Description

Other:

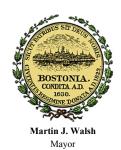
DECISION:	Yes	No
SUSTAINED/APPROVED DENIED DENIED WITHOUT PREDUDICE		<u>—</u>
PROVISO: Applicant To Work With BTD-For Tandem Parking BTD To Report Back To The Board When The Approval Is Final	Rather Then Side By Side	

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

SUMMARY: Counsel stated that the proposal is for two parking spaces, with a new curb cut. On-street parking is available on that side of the street.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor Campbell. Opposition: None.

Motion was made by Board Member Pisani to Approve with Boston Transportation Department (BTD) review for tandem rather than side by side parking. The BTD will report to the Board when the approval is final. The motion was seconded and the motion carried.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

10:30 am	Ward: 18	Hearing: 1
BOA696526	Address: 10 Brockton ST, Ward - 18	Applicant: Kertrice Caesar Caesar

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 60 Section 7 Est. of Res. Subdistricts

Article 9 Section 1 Extension of Nonconforming Use

Description: Extend living space into the basement as per plans. All costs reflected on SF650587.

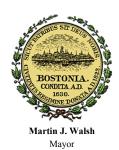
Plans	 Engineers Report	
Letter of Support	Letter of Opposition	
Petition of Support	Petition of Opposition	
Photographs	Building Models	
Tax Bills		
Other:		

DECISION:	SUSTAINED/APPROVED DENIED NIED WITHOUT PREDUDICE	Yes	No
PROVISO:			
BOARD MEMBERS:	PRESE	<u>NT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani	√		
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly			

SUMMARY: The Applicant described proposal to extend the living space from the first floor into the basement of this two-family dwelling. The basement will be used of a family room, and the floor to ceiling height is 7'.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors McCarthy and Flaherty. Opposition: None.

Motion was made by Board Member Galvin to Approve. The motion was seconded and the motion carried.



BOSTON INSPECTION SERVICES DEPARTMENTBoard Of Appeals

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

Hearings for Tuesday, July 11, 2017

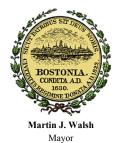
10:30 am	Ward: 19		Hearing: 1	
BOA690755	Address:	4172 - 4174 Washington St, Ward	- 1 Applicant: Rich Young	
Seeking appeal for th	he terms of the	Boston Zoning Code (see Acts of 19	956, c. 665) in the following respect:	Variand
Article(s)		Description		
Art. 67 Sec. 12 Notes		Dimensional Regulations		
see attached approv	ed BRA archite	ctural plans. and Cost reflected on Aned removed and court yard enclose		
DOCUMENTS CONS		-		
DOCUMENTS CONS	Р	lans	Engineers Report	
DOCUMENTS CONS		lans	Engineers Report Letter of Opposition	
	Р	port		
DOCUMENTS CONS	P Letter of Sup	port	Letter of Opposition	
	P Letter of Sup Petition of Sup	port	Letter of Opposition Petition of Opposition	

	AINED/APPROVED DENIED HOUT PREDUDICE	Yes	No
PROVISO:			
BOARD MEMBERS:	PRESI	<u>ENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly			

SUMMARY: The applicant stated that the work was done with permits however there was confusion in the work description. Applicant had to refile and was refused. There is a 10' rear yard that is required and the applicant is looking to add 10'x10'sq area on the side of the building.

Testimony was requested in support and opposition. Support: None. Opposition: Mayor's Office of Neighborhood Services.

Motion was made by Board Member Pisani to Approve. The motion was seconded and the motion carried.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

10:30 am	Ward: 19	Hearing: 2
BOA690834	Address: 279 Lamartine St, Ward - 19	Applicant: C/O Joseph Hanley, Esq

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 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 41	Application of Dim. Regs.
Article 55, Section 9	Dimensional Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 40	Off-Street Parking/Loading Reqs
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 40	Off-Street Parking/Loading Reqs
Article 55, Section 9	Dimensional Regulations

Description: Combine existing lot A (5,584 sq ft) with existing lot B (6,074 sq ft) to create a new lot of 11,658 sq ft. Demolish and remove existing single family dwelling. Erect a new 3 story, six (6) unit multifamily residential building. There will be a parking garage for 7 vehicles under the building. The building will be

fully sprinklered.

OCUMENTS CONSIDERED AT THE HEARIN	G:
Plans	Engineers Report
Letter of Support	Letter of Opposition
Petition of Support	Petition of Opposition
Photographs	Building Models
Tax Bills	
Other:	

DECISION:		Yes	No
s	USTAINED/APPROVED		
	DENIED		
DENIED	WITHOUT PREDUDICE		
PROVISO:			
BOARD MEMBERS:	PRES	<u>ENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Fugene Kelly		,	

SUMMARY: The case was postponed to September 12th, 2017 at 11:30 a.m.



Board Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

10:30 am	Ward: 19		Hearing: 3
BOA705747	Address:	33 Johnswood Rd, Ward - 19	Applicant: Evan Smith
Seeking appeal for th	e terms of the	Boston Zoning Code (see Acts of 19	956, c. 665) in the following respect: Variance
		Ç ,	, , , , , , , , , , , , , , , , , , , ,
Article(s)		Description	
Notes			
Article 67, Section 9		Dimensional Regulations	
Article 67, Section 9		Dimensional Regulations	
Article 67, Section 9		Dimensional Regulations	
Article 67, Section 32	!	Off-Street Parking and Loading	
Description: Erect	new single f	amily home per plans.	

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

DECISION:	SUSTAINED/APPROVED DENIED NIED WITHOUT PREDUDICE	Yes 		No
PROVISO:	BPDA Design Revi	ew		
BOARD MEMBERS:	PRESE	<u>NT</u>	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes	No		
Peter Chin				
Craig Galvin Eugene Kelly				

SUMMARY: The applicant is proposing to erect a 1,600 sf single family dwelling, with one parking spot using existing curb cut & driveway. Board members inquired about the modal front yard conformity and the applicant stated that the slope of the street makes it difficult.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services, Councilor McCarthy and abutter. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review. The motion was seconded and the motion carried.



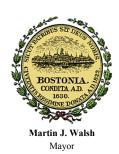
Board Of Appeals

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

Hearings for Tuesday	, July 11, 2017				
	-	117 a public hearing will be pon the following appeals	e held by the Zoning Board of Appeal of the :		
10:30 am	Ward: 20		Hearing: 1		
BOA585382	Address: 6 Lor	ng Te, Ward - 20	Applicant: Arthur Choo		
eeking appeal for the te	rms of the Bosto	n Zoning Code (see Acts	of 1956, c. 665) in the following respect: Variance		
rticle(s)	С	Description			
rt. 56 Sec. 08 *	F	Residential Subdistrict:Dim	nensional Requirements		
rt. 56 Sec. 08 *	F	Residential Subdistrict:Dim	nensional Requirements		
rt. 56 Sec. 08 * otes	F	Residential Subdistrict:Dim	ntial Subdistrict:Dimensional Requirements		
	parcel ID 200 itted upon ZBA		955000 to erect a new single family house. Fra		
	•				
OCUMENTS CONSIDE	RED AT THE HE	ARING:			
	Plans		Engineers Report		
Let	tter of Support		Letter of Opposition		
Petit	ion of Support		Petition of Opposition		
	Photographs		Building Models		
	Tax Bills				
	Other:				

	SUSTAINED/APPROVED DENIED ED WITHOUT PREDUDICE	Yes	No
PROVISO:			
BOARD MEMBERS:	<u>PRESENT</u>		RECUSE
Obstation Associa Obsta	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Fugene Kelly			

SUMMARY: The case will be re-advertised for September 19th, 2017 at 11:30 a.m.



BOSTON INSPECTION SERVICES DEPARTMENTBoard Of Appeals

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

Hearings for Tuesday, July 11, 2017

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

10:30 am	Ward: 21		Hearing: 1	
BOA716190	Address:	840 Beacon ST, Ward - 21 Applicant: Douglas Gordon		
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. 61, Section 10 * **		Use: Forbidden		
•				

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

	JSTAINED/APPROVEI DENIEI WITHOUT PREDUDICI		No
PROVISO:			
BOARD MEMBERS:	<u>PRESENT</u>		RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			<u> </u>
Peter Chin			
Craig Galvin			
Eugene Kelly		✓	

SUMMARY: The applicant described the proposal to open a retail package store. No construction to be done.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors Linehan and Flaherty. Opposition: None.

Motion was made by Board Member Bickerstaff to Approve. The motion was seconded and the motion carried.