



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 01	Hearing: 1
BOA723519	Address: 2 Brigham 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
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 52	Roof Structure Restrictions

Description: Erect 4th Floor addition and deck for unit 3.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____✓_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</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SUMMARY: This case was withdrawn by Council.

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

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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10:30 am	Ward: 01	Hearing: 2
BOA726159	Address: 245 Chelsea ST, Ward - 01	Applicant: Jeffrey Drago

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

Article(s)	Description
780CMR, 8th Edition	
780CMR, 8th Edition	
780CMR, 8th Edition	
Notes	
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 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Art. 53 Sec. 56	Off-Street Parking

Description: This project is seeking to change the occupancy from a 3-family dwelling to a 4-family dwelling. Also, to erect a fourth story addition, rear addition and extend living space into the basement. *AE Flood Zone (EL10)

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

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

SUMMARY: Counsel stated that the proposal is to change the occupancy from a three family dwelling to a four family dwelling and to renovate the existing building. A rear addition and a fourth floor addition would be constructed with the installation of a sprinkler system. The lot size 2,000sf, proposed square footage 3,152 sf. The first floor would have two bedrooms one bath, second and third floor two-bedroom two bath unit and fourth floor two- bedroom one-bath. Allowed height 35', proposed 39'-4", FAR allowed 1.0 proposed 1.57 and parking required 1.25 none is proposed.

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

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

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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10:30 am	Ward: 02	Hearing: 1
BOA717608	Address: 3 Cook Street Ct, 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 8	Dimensional regulations
Notes	

Description: This permit application is for the construction of non attached single family residence approximately 2735 square feet with a garage for a single car, three bedrooms, 2 1/2 baths and a roof deck accessed by a hatch. We expect to go before the ZBA as well as neighborhood and BPDA design review.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

 BPDA Design Review

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

SUMMARY: Applicant proposes to build a single family dwelling, with three stories and parking which will consist of three bedroom and 2.5 bath with small basement for storage & mechanical.

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

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

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10:30 am	Ward: 02	Hearing: 2
BOA718255	Address: 6 Cook ST, Ward - 02	Applicant: Alison Silveira

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 25	Roof structure restrictions
Notes	
Article 62,Section 8	Dimensional regulations

Description: Increase roofline to maximum Allowable height without exceeding local ordinance. Installation of roof deck on back portion of house to include extension of living space into the basement area.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

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

SUMMARY: Applicant proposes to purchase property in November and is seeking to increase the roof height by 3' to make the third floor which was attic space to full head height across the floor, that space will be used for a bedroom. The basement space will be used for play space and work shop. There will be a rood deck on the third floor.

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

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

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10:30 am	Ward: 02	Hearing: 3
BOA718302	Address: 156 - 164 Bunker Hill ST, Ward - 02	Applicant: Jimmy Carroll

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. 06 Sec. 04	Other Protectional Conditions

Description: To maintain the occupancy and remove Proviso Granted to that petitioner Under BZC#418775 of ALT339689.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

Take-Out Language

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

SUMMARY: Applicant proposes to have take-out for restaurant "Comer Restaurant". The restaurant will seat 24. The applicant has operated restaurants with take-out before.

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

Motion was made by Board Member Chin to Approve with Take-Out Language. The motion was seconded and the motion carried.

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10:30 am	Ward: 02	Hearing: 4
BOA719833	Address: 31 Essex ST, Ward - 02	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. 62 Sec. 08	Dimensional Regulations
Art. 62 Sec. 08	Dimensional Regulations

Description: Amendment to ALT 667618. Add exterior decks to floors. New bedroom addition on 3rd floor and roof deck.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

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

SUMMARY: Counsel stated that the proposal is for this two family dwelling is to expand living space into the basement, and construct a vertical addition to the roof consisting of a new bedroom for unit two and small roof deck.

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

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

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10:30 am	Ward: 03	Hearing: 1
BOA720055	Address: 193 - 195 State ST, Ward - 03	Applicant: Karen Simao

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. 25 Sec. 5	Flood Hazard Districts
Article 45 Section 5	Establ. of Protection Areas

Description: : Change occupancy to Hotel (78 Guestrooms). Horizontally extend floors 6-8 to align with main front and rear facade walls. Combine this building with 181-191 State. Construct new guestrooms, modify existing MEPFA and sprinkler systems. All work as per plans.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

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

SUMMARY: Counsel stated that the proposal is for an upper floor 3,400 sf addition and to increase the number of rooms to 78 at the existing Harborside Inn. The expansion of the upper level triggers the FAR violation.

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

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

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10:30 am	Ward: 03	Hearing: 2
BOA730574	Address: 60 State ST, Ward - 03	Applicant: Nabil Safwan

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 45 Section 14	Use Regulations

Description: Change of Occupancy from a Retail Space to a Take-Out Restaurant (Dock Square Café). Cost reflected SF712770.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

Take-Out Language

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

SUMMARY: Applicant proposes to have take-out for his restaurant "Dock Square Cafe" as they are adding coffee and sandwiches. Applicant has been operating for over 10 years.

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

Motion was made by Board Member Galvin to Approve with Take-Out Language. The motion was seconded and the motion carried.

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10:30 am	Ward: 05	Hearing: 1
BOA715743	Address: 284 Commonwealth AV, Ward - 05	Applicant: Daniel Glissman

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. 08 Sec.07	Use: Conditional

Description: Construct a new Roof Penthouse / Mezzanine.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

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

SUMMARY: Counsel states that the existing building prior to the penthouse was a 22 unit building, with the addition of the penthouse it's now up to 23 units. The penthouse is 312 sf and has an outdoor deck which is accessible to anyone who rents that particular room. The Conditional Use permit was approved in 1987 and has been operating for 30 years with long term and short term stays. Each room has its own bathroom and kitchenette.

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

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

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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9:30a.m		
10:30 am	Ward: 05	Hearing: 2
BOA723513	Address: 26 Lawrence ST, Ward - 05	Applicant: Marc Lacasse

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

Article(s)	Description
Article 32 Section 6	GCOD Conditional Use

Description:

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

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

SUMMARY: Representative from Boston Water and Sewer stated that the Applicant have the approval from Boston Water and Sewer and are in compliance.

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

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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:

9:30a.m.		
10:30 am	Ward: 05	Hearing: 3
BOA733841	Address: 29 Commonwealth AV, Ward - 05	Applicant: Patrick Mahoney

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

Article(s)	Description
Art. 08 Sec.07	Use: Conditional
Art. 32 Sec. 04	GCOD Applicability

Description: Change in Occupancy from commercial office space to private club (private membership required to use all aspects to the proposed facility). Interior and Exterior renovation as per plans. Repair/ Replace windows. Provide new mechanical, electrical, and plumbing services. Clean and spot ma-sonry as needed. Existing entrance off Berkley to remain ZBA.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</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: This case was postponed to October 31st, 2017 at 11:30a.m.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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
BOA698464	Address: 332 - 340 Summer ST, Ward - 06	Applicant: David Gottlieb

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. 08 Sec. 07	Use: Forbidden
Art. 06 Sec. 03A	Additional Conditions in Restricted Parking District
Art. 25 Sec. 5	Flood Hazard Districts

Description: The owner seeks to continue to use the premises for a parking lot for a fee - capacity 40vehicles under Use permit # 49518206 which expires December 31, 2017

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review-Replace Planters With Real Plants
 Extension For Three Years

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

SUMMARY: Counsel stated that the proposal is to continue the use as a fee paid parking for capacity of 40 vehicles beyond the expiration date of December 31, 2017 to December 31, 2020. Planters are placed on the side of the property which borders West Services Road.

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

Motion was made by Board Member Galvin to Approve with the following provisos: BPDA Design Review for screening and buffering and that the planters be replaced with in-ground plantings; and extension of use for three years. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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
BOA719823	Address: 29 A St, Ward - 06	Applicant: Patrick Mahoney

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

Article(s)	Description
Art. 08 Sec.07	Use: Conditional
Art. 13 Sec. 04	Dwellings in Nonresidential district
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-3	Lot Width Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive
Article 16 Section 1	Building Height Excessive
Article 17 Section 1	Usable Open Space Insufficient
Article 18, Section 1	Front Yard Requirements
Article 18, Section 1	Front Yard Requirements
Article 20 Section 1	Rear Yard
Art. 23 Sec. 09	Design
Notes	

Description: Erect new six story residential building containing nine dwelling units, and nine dwelling units, and nine parking spaces (1 HC and eight mechanical stackers).

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

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

SUMMARY: Counsel stated that the proposal is to demolish existing scrap metal business and erect a nine unit residential building with nine parking spaces. Eight spaces are automated and one is handicap. The building consists of four one-bedroom 890sf, four two- bedroom 1,325sf , and one three-bedroom at 1,923sf. Height requires is 50' proposed 69'-11".

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.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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
BOA721895	Address: 47 - 53 Farnsworth ST, Ward - 06	Applicant: Christine Walsh

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

Article(s)	Description
Art. 25 Sec. 5	Flood Hazard Districts
Art. 32 Section 9	GCOD Enforcement
Art. 32 Sec. 04	GCOD Applicability

Description: Renovation and demo of existing 2 level building, demo existing 1st level and reconstruct to meet existing street grade. New MEP's, elevator, bathrooms, FA/FP associated work.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

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

SUMMARY: Representative from Boston Groundwater Trust stated that the applicant received the approval from Boston Water and Sewer and is in compliance.

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

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 07	Hearing: 1
BOA526603	Address: 33 - 39 Ward St, Ward - 07	Applicant: Niles Sutphin

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

Article(s)	Description
Art. 14 Sec. 14-2	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
Art. 23 Sec. 09	Design
Art.80 Sec. 80E-2	Appl. of Small Project Review

Description: Erect new 5 story residential condominium of 24 Dwelling Units above on-grade parking garage accommodating 19 car parking spaces; New building to be primarily wood frame construction;except garage to be 2 Hr rated; All new systems; Fully sprinklered; combine two parcels into one parcel; Demolish all existing structures; as per plans.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</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: This case was postponed to September 19th, 2017 at 11:30 a.m.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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
BOA656910	Address: 259 - 263 Gold St, Ward - 07	Applicant: Douglas Stefanov

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 705	Exterior Walls
Note:	
Article 13, Section 1 **	Add'l Lot Area Insufficient
Article 13, Section 1 **	Floor Area Ratio Excessive
Article 13, Section 1 ** **	Usable Open Space Insufficient
Article 20 Section 4	Rear Yards in H Districts

Notes

Description: Combine lots (Parcel ID:0700880000, 0700881000, 0700882000). Erect new 4-story, multi-family dwelling with garage parking, roof deck and exterior deck.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review-Attention To Garage Doors

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

SUMMARY: Applicant stated that the proposal is for a four-unit building on a series of vacant lots that would be combined into one. Four tandem parking spaces are proposed and a mechanical lift will provide handicap access. 2nd floor is two-bedroom at 930sf, third and fourth are bi-level. No roof deck just rear deck. There will be two curb cuts approximately 14' that would provide access to the two individual single door garage bays each tandem space gets dedicated to a unit.

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 with BPDA Design Review will special attention to garage doors. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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
BOA698461	Address: 293 Northampton ST, Ward - 09	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
Art. 6, Section 4 **	Other Conditions Necessary as Protection
Description:	To continue to use the premises as a public parking lot for a fee, capacity 19 vehicles with 1 (one) handicap parking spaces and eighteen (18) regular parking spaces beyond the current expiration date of November 30, 2017, under permit U49344319.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review-Beautification Of Area

Extension Three-Years

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

SUMMARY: Counsel requested the continuance of the use as a fee paid parking, for 19 vehicles and one handicap space, beyond the expiration date of November 30th, 2017 to November 30th, 2020.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services, Councilor Jackson, Claremont Neighborhood Association.

Motion was made by Board Member Galvin to Approve with BPDA Design Review for screening and buffering and for an extension for three years. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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: 10	Hearing: 1
BOA704960	Address: 126R Calumet St, Ward - 10	Applicant: Jack Moriarty

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. 59, Section 7 * **	Use: Forbidden
Art. 59, Section 8 **	Dimensional Regulations
Art. 59, Section 8 **	Dimensional Regulations
Art. 59, Section 8 **	Dimensional Regulations
Art. 59, Section 8 **	Dimensional Regulations
Art. 59, Section 8 **	Dimensional Regulations
Art. 59, Section 8 **	Dimensional Regulations
Art. 59, Section 37 **	Off-Street Parking Insufficient
Article 59 Section 38	Application of Dim's Regs
8th 780CMR705.4	Materials of EXTERIOR WALL
8TH 780cmr705.5	Fire-resistance rating
8th 780CMR705.8.1	Allowable openings

Description: Renovate existing carriage house into single family as per plans. This is one of two buildings on the same lot.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____✓_____	_____

PROVISO:

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

SUMMARY: Applicant proposes to convert the 1,350 sf carriage house which was built in 1893 into a three-bedroom, two-bath residence. Discussion centered on the proposed parking and the Boston Transportation Department agreed that three spaces would work. The existing three family dwelling has a total of 11 bedrooms.

Testimony was requested in support and opposition. Support: Councilors Flaherty and Mission Hill Main Street, Abutter. Opposed: Mayor's Office of Neighborhood Services, Councilor Pressley, State Representative Sanchez and two abutters.

Motion was made by Board Member Pisani to Deny without Prejudice. The motion was seconded and the motion carried. Board Member Erlich was opposed to vote.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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: 10	Hearing: 2
BOA704962	Address: 126R Calumet St, Ward - 10	Applicant: Anthony Macchi

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. 59, Section 7 * **	Use: Forbidden
Art. 59, Section 8 **	Dimensional Regulations
Art. 59, Section 8 **	Dimensional Regulations
Art. 59, Section 8 **	Dimensional Regulations
Art. 59, Section 8 **	Dimensional Regulations
Art. 59, Section 8 **	Dimensional Regulations
Art. 59, Section 8 **	Dimensional Regulations
Art. 59, Section 37 **	Off-Street Parking Insufficient
Article 59 Section 38	Application of Dim's Regs
8th 780CMR705.4	Materials of EXTERIOR WALL
8TH 780cmr705.5	Fire-resistance rating
8th 780CMR705.8.1	Allowable openings

Description: Renovate existing carriage house into single family as per plans. This is one of two buildings on the same lot.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	✓ _____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</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 stated that the building code violations will be addressed.

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

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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: 10	Hearing: 3
BOA723510	Address: 1455 - 1459 Tremont St, Ward - 10	Applicant: Leland Dimeco

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

Article(s)	Description
Article 59, Section 15	Use Regulations
Article 59, Section 16	Dimensional Regulations
Article 59, Section 16	Dimensional Regulations
Article 59, Section 16	Dimensional Regulations
Article 59, Section 37	Off-Street Parking/Loading Reqs

Description: Demolition of existing Building. Erect new 5 story Mixed -Use Building. On the ground floor will be 4 indoor Parking Spaces. 1 Professional Office, One Private Club meeting room, and 1 Restaurant. On floors 2 thru 5 will be 40 Residential Units. There will be a Common Roof Deck for all Building Tenants.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

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

SUMMARY: Counsel represented that the proposal is to demolish existing building and build five story mixed use apartment building on the corner of Tremont and Parker Street. This project has completed the BPDA Article 80 small project review. The FAR allowed 2.0, proposed 5.0, Height 45', proposed 55', rear yard setback 20' proposed to extend to the rear lot line. Proposing 40 units, 10 units per floor with four one-bedrooms 550sf- 650sf, six studios 450sf-500sf, five affordable units which will include two one-bedroom and three studios and two handicap accessible units. Parking will consist of two handicap spaces, two tandem spaces "smart cars" and one space for building management.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services, Roxbury Neighborhood Council, Carpenter's Union, Mission Hill Main Street. Opposition: None.

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

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 11	Hearing: 1
BOA687968	Address: 3371 - 3375 Washington St, Ward - 1	Applicant: Jeffrey Drago

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 19	Use Regs in Local Industrial
Article 55, Section 40	Off-Street Parking/Loading Reqs
Article 55 section 40	Off-Street Parking/Loading Reqs
Article 55, Section 41	Application of Dim. Regs.
Article 55 Section 20	Dimensional regs in LI
Article 55 Section 20	Dimensional regs in LI
Article 55 Section 20	Dimensional regs in LI
Article 55 Section 20	Dimensional regs in LI

Description: The proposed job is to combine two lots: Parecl ID 1102584000 and 1102583002. Also, the project seeks to demolish the existing structure and erect a five-story mixed use building with 33 residential units, 20 parking spaces and ground floor commercial space. See also ERT667561

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____✓_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</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: This case was withdrawn by counsel.

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

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Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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
BOA696299	Address: 250 Centre St, Ward - 11	Applicant: Noah Sawyer

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

Article(s)	Description
Art. 55, Section 16 * **	Use: Forbidden
Art. 55, Section 17 **	Dimensional Regulations
Art. 55, Section 17 **	Dimensional Regulations
Art. 55, Section 17 **	Dimensional Regulations
Art. 55, Section 17 **	Dimensional Regulations
Article 29 Section 8	GPOD Enforcement
Notes	
Art. 55, Section 16 **	Use: Conditional

Description: 112 units of mixed - income rental housing, first floor retails space, and 50 enclosed parking spaces.
LS - LPR

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review-Public Way

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

SUMMARY: Counsel states 112 mixed use housing, 44 affordable units, 10 units set aside for formally homeless families. This case was approved through Article 80, two residential buildings, small retail space. The FAR required 2.0 proposed 3.0, the building will be six stories over parking. The Building is 70' tall, ancillary parking on another lot which is owned by MBTA with a recorded easement. The building will consist of one and two bedrooms and a small amount of three and some studios, providing 80 parking spaces.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services with the proviso that the road remain a public way, Councilors O'Malley, Essabai George and Flaherty, the Carpenter's Union, BPDA and the Department of Neighborhood Development with the proviso that the road remain a public way. The attorney representing the direct abutter at 4169 Amory Street in support of project with the proviso that the new road remain public way.

Motion was made by Board member Galvin to Approve with the following provisos: BPDA Design Review, and that the road remain a public way. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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
BOA617813	Address: 173 Humboldt AV, Ward - 12	Applicant: John Samaan

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. 50, Section 28 **	Use: Conditional

Description: Increase lodging from 10 to 20 persons, no work to be done, changing beds from one bed to two per room (previous drawings submitted to indicate building systems)

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</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: This case was postponed to December 19th, 2017 at 11:30 a.m.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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
BOA631563	Address: 75 Sydney St, Ward - 13	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
Article 65, Section 8	Use Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Sec 65-41	Off-Street Loading Req.
Article 65, Section 8	Use Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations

Description: Erect a new three family house with roof deck as per plans. Construction plans to be submitted upon ZBA approval. EXISTING BUILDING TO BE RAZED UNDER A SEPERATE PERMIT

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

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

SUMMARY: Counsel stated that the proposal is to demolish the existing single family and erect a two-family dwelling with two parking spaces located at the rear, one full size space 8.5'-20' and one compact space 7'-18.' The side yard requirement is 10' which is met on the right side not the left side. The building height 2.5 stories 35', the applicant is proposing below the 35' but there are three stories which triggers the violation. The proposal is to have a roof deck and side decks. the roof deck is 17'-12' accessed by hatch for the top floor only. Unit 1 is 2,200 sf and unit 2 is 2,427sf with separate heating systems.

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

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

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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: 2
BOA715060	Address: 89 Savin Hill AV, Ward - 13	Applicant: Obrian Stadhard

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. 65 Sec. 9	Residential Dimensional Reg.s
8th 780CMR705.8.1	Allowable openings

Description: Add new bathroom, laundry, playroom and home office in basement as part of unit one per drawings.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	✓ _____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</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 applicant stated that they are contracting a surveyor to show the exact dimensions of 3' from the building. They will bring in a certified plot plan to show the 3' from the building.

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

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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: 3
BOA715061	Address: 89 Savin Hill AV, Ward - 13	Applicant: Obrian Stadhard

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

Article(s)	Description
Art. 65 Sec. 9	Residential Dimensional Reg.s
8th 780CMR705.8.1	Allowable openings

Description: Add new bathroom laundry, playroom and home office in basement as part of unit one per drawings.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</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 states that the currently the lot is a 2,000sf, it's in a three family district. There is 3,000sf existing, when they expand into the basement it will be about 3800 s.f . The floor to ceiling height in the basement is 9'.

Testimony as requested in support and opposition. Support: None. Opposition: Mayor's Office of Neighborhood Services-Request postponement for community meeting.

Motion was made by Board Member Fortune to Deferred to October 17th, 2017 at 11:30 a.m. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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: 13	Hearing: 4
BOA683224	Address: 113 Pleasant St, Ward - 13	Applicant: Carlos Pereira

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

Article(s)	Description
Art. 65 Sec. 9	Residential Dimensional Reg.s
Notes	

Description: Demo existing rooftop deck to repair rubber membrane underneath. Rebuild rooftop larger than current according to plans submitted to city

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____✓_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</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: 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.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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: 15	Hearing: 1
BOA727377	Address: 34 Arcadia ST, Ward - 15	Applicant: Lorenzo Whitter

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

Article(s)	Description
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Art. 69 Sec. 09	Dimensional Reg.

Description: : Extend living space to basement in connection with first floor unit - see plans filed

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

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

SUMMARY: Applicant stated that the proposal is to extend living space into the basement for a playroom and bedroom. The floor to ceiling height in the basement is 7'-2".

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor Baker.

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

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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: 16	Hearing: 1
BOA699138	Address: 35 Chickatawbut St, Ward - 16	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 65, Section 8	Use Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 42	Appl. of Dimen Reqs

Description: Demolish an existing mixed use building, with commercial and 2 residential units. Erect 2 new two family dwellings with 4 units total, each with garaged parking, and create new landscaping. 2 - 2 unit buildings on one lot.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin -Recused	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Counsel stated that the proposal is to demolishing the existing building and erect two, two-family dwellings. One building will be at the front of the lot and the other 10' away. There will be eight parking spaces, the unit size is 1,720sf, building height 33'-4".

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors Baker and Flaherty.

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

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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: 16	Hearing: 2
BOA710259	Address: 51 Lawley St, Ward - 16	Applicant: Timothy Johnson

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 8	Use Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 41 **	Off-Street Parking & Loading Req.
Article 10, Section 1	Limitation of Area

Description: Erect a new 4 story, Two (2) Family Dwelling with Rear Deck on an existing 3,557 sq ft Lot
There will be a Head house built to access a new roof deck for unit #2. Anticipate a ZBA hearing

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</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: This case was postponed to October 17th, 2017 at 11:30 a.m.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 16	Hearing: 3
BOA613478	Address: 820 William T Morrissey BLVD, Ward	Applicant: Donald Wiest

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 40	Sign Regulations
Article 65, Section 40	Sign Regulations
Article 11, Section 7	Electronic Signs

Description: Replace both sides/faces of existing 48' wide by 14' high billboard, one side currently Static and the other side Tri-Vision, with new digital signage cabinets. Replace existing steel structure in kind. Change occupancy to include billboard See L/F 0876/2004.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</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: This case was postponed to December 19th, 2017 at 11:30 a.m.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 17	Hearing: 1
BOA726374	Address: 18 Armandine ST, Ward - 17	Applicant: Christopher Barbour

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 ** *	Building Height Excessive (Stories)
Article 65, Section 9 *** *	Side Yard Insufficient
Article 65, Section 9 ***	Front Yard Insufficient
Article 65, Section 9	Dimensional Regulations

Description: Change occupancy to a 3 family dwelling. Updating electrical, mechanical and plumbing systems. Update interior/exterior finishes. Build 3 story rear deck and exterior egress stairs, Add full shed dormers both sides to increase 2 1/2 story to 3 story. Install Fire Protection System with no site tanks. Demo existing garage. Add 3 car parking

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</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: This case was postponed to September 12th, 2017 at 11:30 a.m.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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: 2
BOA688842	Address: 12 Whitfield ST, Ward - 17	Applicant: Joseph Lindesay

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 **	Floor Area Ratio Excessive
Notes	
Description: extended living space into basement as per plans	

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

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

SUMMARY: Applicant stated that 12 Whitfield Street has two-bedroom on the first floor and three-bedroom on second floor. The proposal is to extend living space into the basement to make the first floor a four bedroom. The Board members inquired regarding what was the reason for the deferral. Applicant states that the reason for the deferral was to complete the community process which was completed. The floor to ceiling height of basement is 9' which will be used for bedrooms.

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

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

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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
BOA664869	Address: 726 Metropolitan AV, Ward - 18	Applicant: Jerome Foureau

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 & Conditional Use

Article(s)	Description
Art. 69 Sec. 09	Dimensional Reg.
Art. 69 Sec. 09	Dimensional Reg.
Article 69 Section 37	Screening & Buffering Req's
Article 69 Section 29	Off-Street Parking/Loading Req's
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Art. 08 Sec.07	Use: Conditional
Notes	
Art. 08 Sec.07	Use: Conditional
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Art. 69 Sec. 09	Dimensional Reg.
Art. 69 Sec. 09	Dimensional Reg.
Art. 69 Sec. 29	Off-St.Prk'g/Load'g
Article 69 Section 37	Screening & Buffering Req's
Notes	

Description: : Change of Occupancy from a 3 family to a 4 family dwelling (already existing living space into the basement) Adding a new kitchen to existing basement.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____✓_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</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: 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.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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
BOA720481	Address: 350 Jamaicaaway , Ward - 19	Applicant: Marvin Cine

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 Sec. 55-40	Off street parking insufficient

Description: Change of use from single family dwelling to an office use. The project site will also include certain accessory cultural uses such as educational displays and programs and house yours at the Project site.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

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

SUMMARY: Counsel stated that the building was constructed in 1915 as the primary residence of James M. Curley and was designated a Landmark in 1989. The building is currently vacant and the appellant was chosen by the City through a request for proposals process. The lease is for use of the second floor and a portion of the third floor for office use, accessory cultural use such as educational displays programs. This will require minimal interior and no exterior work.

Testimony was requested in support and oppositon. Support: Mayor's Office of Neighborhood Services and Councilors O'Malley, Essabiai George, Flaherty, Representative Sanchez, Mr. Richard Dennis and 2 Abutters. Opposition: None

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

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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
BOA709586	Address: 131R Maple ST, Ward - 20	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 56, Section 40.12	Two or More Dwelling Same Lot
Article 56, Section 8 ****	Rear Yard Insufficient
Article 56, Section 8 *** *	Side Yard Insufficient
Article 56, Section 8.2	Lot Frontage
Notes	
Note:	
8th 780CMR R310.1	Emergency Escape/Rescue Opng
8th 780CMR R311.1	Means of Egress
8th 780CMR R311.7	Stairways

Description: Change occupancy of existing garage to include single family dwelling above located in the rear of existing two family dwelling.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	✓ _____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</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 proposed to change the occupancy of an existing second level rear garage to a single family dwelling. Not change to exterior. The main house is a two-family dwelling, the garage at the rear of the property is 4' from the side yard, 5'-4" from rear and 9'-1" from the left side of property if you are facing the structure. The size of the unit is a one-bedroom at 750sf.

Testimony was requested in support and opposition. Support: one Abutter. Opposition: Mayor's Office of Neighborhood Services and Councilors O'Malley, Flaherty-Lack of community process.

Motion was made by Board member Pisani to Deny Without Prejudice. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 21	Hearing: 1
BOA735906	Address: 132 Chestnut Hill AV, Ward - 21	Applicant: Ruth Silman

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 8 * **	Use: Forbidden
Article 51, Section 8 * **	Use: Forbidden
Article 51, Section 9 **	Dimensional Regulations
Article 51, Section 9 **	Dimensional Regulations
Article 51, Section 9 **	Dimensional Regulations
Article 51, Section 9 **	Dimensional Regulations
Article 51, Section 9 **	Dimensional Regulations
780CMR, 8th Edition	
Article 51, Section 9 *** *	Side Yard Insufficient
Article 51, Section 9 ****	Rear Yard Insufficient

Notes

Description: Jewish Community Housing for the Elderly - Erect a new 6 story steel and wood framed building with new driveway and associated site improvements. There will be a Retail / Commercial space on the Ground level. There will be 61 one - bedroom affordable Apartments built above.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair -Recused	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich -Acting Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Counsel stated that the building was redesigned, what was known as Atwood Road. The relief is for side yard on the Atwood Road side 1'-2", on Carol apartment side 11'-4". Applicant is looking for rear yard relief because it is now 4'-3". Board member Pisani see a set back on plans 2'-8". Board member Erlich stated for the record you are looking for 2'-8" for rear yard, applicant stated yes.

Testimony was requested in support and opposition. Support: Mayor's office of Neighborhood Services and Councilors Ciommo, Flaherty, Essabiai George. Project manager for City of Boston, Boston Housing Authority, Commission on Affairs of the Elderly, Advisor to the Mayor to end Homelessness, Carpenter's Union and 1 tenant. Opposition: None.

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

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, August 29, 2017

Notice is hereby given that on **August 29, 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: 1
BOA630471	Address: 345 - 359 Washington St, Ward - 22	Applicant: Carolyn Conway

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 16 **	Use Regulations

Description: Change of Occupancy to a restaurant, bar with live entertainment operating after 10:30 p.m., and billiard Parlor on the basement and first floor. Rear addition to accommodate a new elevator service first floor To basement as per plans.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	✓ _____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</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: This case was withdrawn by applicant.

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

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