



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 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
BOA618306	Address: 4 Trull St, Ward - 15	Applicant: Michael Philbin

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

Article(s)	Description
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 41	Off street parking requirements
Art. 65 Sec. 65-41.5	Parking Size & Maneuverability

Description: Change Occupancy from four family to a two family dwelling as per plans.
This property located ay 4-6 Trull St. was subdivide under Alt553035 .
This build to now be know as 4 Trull Street. In conjunction with ALT562339, ALT562335

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:	PRESENT		RECUSE
	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: At the request of the Board, the Applicant described the proposed use in detail, stating that the board wanted him to clarify on drawings showing which side will be getting what parking spaces on the plans in the notes it shows that lots two & three will be combined to create a new lot with two parking spaces to be used by 4 Trull Street, and lot one & four will be held in common ownership with two spaces on lot 1 to be used by 6 Trull Street. we made the clarification that each side will receive two spaces each. Board member Pisani moved to approve, the motion was seconded, and the Board voted to approve.

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



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Hearings for Tuesday, February 7, 2017

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9:30 am	Ward: 02	Hearing: 1
BOA653568	Address: 15 Bunker Hill 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: Extension of Non-Conforming Use

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

Description: No work to be performed, increase beds from 27 to 33 beds in occupant load.

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:	PRESENT		RECUSE
	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: At the request of the Board, Counsel described the proposed use in detail, stating that project is a treatment facility for drug/alcohol rehab, no expansion just a reconfiguration of rooms going from 27 to 33 beds. Board members inquired regarding if the project meets building code requirements, Counsel stated yes it meets building code requirements. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office was in support and Lamattina's office was in support. Board member Galvin moved to approve, the motion was seconded, and the Board voted to approve.

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



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Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 02	Hearing: 2
BOA666399	Address: 56 Union St, Ward - 02	Applicant: Kevin Joyce, Esq.

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

Article(s)	Description
Art. 62 Sec. 08	Dimensional Regulations
Art. 62 Sec. 08	Dimensional Regulations
Art. 62 Sec. 08	Dimensional Regulations
Art. 62 Sec. 08	Dimensional Regulations
Art. 62 Sec. 08	Dimensional Regulations
Art. 62 Sec. 62-25	Roof Structures Restricted
Art. 62 Sec. 62-29	Off street parking requirements

Description: Change occupancy from one family building and store to three family building. Complete renovation of existing building as per building plans filed herewith including erecting a third story to restore building to original three story configuration. Install new sprinkler and fire alarm systems. All new electrical, HVAC, and plumbing. Building to be occupied as a three family building after renovation.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" 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:	PRESENT		RECUSE
	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: At the request of the Board, Counsel described the proposed use in detail, stating that it's a 1,970sqft lot existing two story two unit building, proposed three 1,500sqft units, each will have two bedrooms. Proposed roof deck is for the use of the third floor only. Board members inquired regarding the property will be rental or sale and Counsel stated for sale. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support the project and Lamattine's office support the project. Board member Galvin moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

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Mayer

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9:30 am	Ward: 03	Hearing: 1
BOA657440	Address: 125 - 145 High St, Ward - 03	Applicant: Andrew Layman

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. 11 Sec. 2	Signs Non-Residential Dist.
Description: Monument sign. See BRA approved 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"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	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: At the request of the Board, the Applicant described the proposed use in detail, that the sign will be 6'-6" wide and 3'-6" tall everything will be under the building canopy, the sign will have illuminated features. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office was in support. Board member Pisani moved to approve, the motion was seconded, and the Board voted to approve.

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9:30 am	Ward: 03	Hearing: 2
BOA660962	Address: 147 Tremont ST, Ward - 03	Applicant: Lesley St. Germain

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

Article(s)	Description
Article 38, Section 18	Use Regulations
Notes	

Description: Change occupancy to include restaurant with take out. Interior fit out for Dunkin Donuts work includes interior partitions, ceilings, floors, wall finishes, millwork, kitchen equipment, all associated MEP life safety including minor sprinkler and fire alarm system modifications, exterior store front and exterior sign.

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: At the request of the Board, Counsel described the proposed use in detail, stating that there are looking to get take-out for Dunkin Donuts coffee shop which will seat 24 partons this building has been vacant since 2014. Board members inquired regarding the use of sandwich boards, applicant stated that they change the size of the sandwich board and made them smaller. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office supported the project and Linehan's office supported the project. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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9:30 am	Ward: 03	Hearing: 3
BOA663211	Address: 2 - 8 Harrison Av, Ward - 03	Applicant: Anthony Virgilio

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

Article(s)	Description
Article 32 Section 6	GCOD Conditional Use
Article 43 Section 23 780CMR, 8th Edition	Off-Street Parking Regulations

Description: 8 Harrison Apartments- Change occupancy from a Telephone Exchange Building to a Telephone Exchange Building with 46 Residential Units (Floors 6-8).
The existing building is 8 stories and houses Telecommunications equipment on floors 1-5. We are proposing to renovate floors 6-8 creating residential units. Construct new metal stud partitions, all new corridors, wallboard, all existing MEP/HVAC/Fire Alarm & Sprinkler Systems.
780CMR, 8th Edition 705.8 Openings. Openings in exterior walls shall comply with Sections 705.8.1 through 705.8.6 Window openings are not permitted along property lines.

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:	PRESENT		RECUSE
	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: see companion minutes

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Hearings for Tuesday, February 7, 2017

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9:30 am	Ward: 03	Hearing: 4
BOA663212	Address: 2 - 8 Harrison Av, Ward - 03	Applicant: Anthony Virgilio

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
Article 32 Section 6	GCOD Conditional Use
Article 43 Section 23	Off-Street Parking Regulations
780CMR, 8th Edition	

Description: Change occupancy from a Telephone Exchange Building to a Telephone Exchange Building with 46 Residential Units (Floors 6-8). The existing building is 8 stories and houses Telecommunications Equipment on Floors 1-5. We are proposing to renovate Floors 6-8 creating residential units. Construct new metal stud partitions, all new corridors, wallboard, all finishes (tile, millwork, carpet). Installation of new kitchens and bathrooms. Alterations to existing MEP/HVAC/Fire Alarm & Sprinkler 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	<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:	PRESENT		RECUSE
	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: At the request of the Board, Counsel described the proposed use in detail, stating to the building is a residential conversion of the upper levels floors 6-8, it's a existing 8 story building which was subject to BPDA Article 80 Review, 46 units of rental housing with 7 affordable units. Board members inquired regarding size of units applicant stated that there will be 18 studios at 550sqft, 20 one-bedrooms at 650sqft and 8 two-bedrooms at 800-1000sqft. Board members also inquired regarding density of development and lack of parking, applicant stated that they have an agreement with 1 state street for ample parking 24/7 365 days for residential to rent if residents want. Building Code: 9 windows on lot line each window has sprinkler head. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives Mayor's support, Linehan support, BWSC support Carpenter's Union support. Board member Galvin approve with proviso.

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Hearings for Tuesday, February 7, 2017

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9:30 am	Ward: 05	Hearing: 1
BOA644701	Address: 235 Newbury ST, Ward - 05	Applicant: C/O Joseph Hanley, Esq

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

Article(s)	Description
Article 8 Section 7	Use regulations
Article 32, Section 4.	GCOD, Applicability
Notes	
8th 780CMR1014.2	Egress thru intervening space
Note:	
Article 32, Section 4.	GCOD, Applicability
Article 8 Section 7	Use regulations
Notes	

Description: Change occupancy from beauty salon to restaurant, to extend an existing ground floor restaurant by 1,682 SF. Work to include interior renovation, exterior renovation for new patio stairs, new accessible entry bay squaring off of existing entry bay, re-cladding of exterior, and excavation under the existing patio level to accommodate storage areas underneath.

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: At the request of the Board, Counsel described the proposed use in detail, stating that the second location of the restaurant will be a casual full service modern Italian restaurant, conversion/expansion of existing restaurant. Board members inquired regarding handicap accessible, Counsel stated yes it is there will be a vertical wheelchair lift in the left corner of the building with three stops total. Applicant is looking for a 1am close time which is typical on Newbury Street. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. BWSC support, Neighborhood Association of Back Bay opposed-concern with hours. Board member Chin voted to approve, the motion was seconded and the Board voted to approve.

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



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Hearings for Tuesday, February 7, 2017

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9:30 am	Ward: 05	Hearing: 2
BOA665286	Address: 535 - 541 Boylston St, Ward - 05	Applicant: Paul Gibbs

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

Article(s)	Description
Article 8 Section 7	Use regulations

Description: Outdoor seating for 18 patrons connected to restaurant use on ALT591790

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:

	<u>Yes</u>	<u>No</u>
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>
	<u>Yes</u>	<u>No</u>	
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: At the request of the Board, the Applicant described the proposed use in detail, that they were previously in front of the board for take-out for this project and not the owner is looking to have outdoor seating for 18 patrons. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office was in support and Neighborhood Association of Back Bay was in support of the project. Board member Chin moved to approve, the motion was seconded, and the Board voted to approve.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 06	Hearing: 1
BOA649306	Address: 109 - 123 Dresser 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: **Extension of Non-Conforming Use & Variance**

Article(s)	Description	Extension of Non-Conforming Use & Variance
Art. 09 Sec. 01 **	Extension of Non Conforming Use	
Art. 57 Sec. 22	Roof Structure Restrictions	

Description: Erect new roof deck spanning roof of existing 5-unit condominium building with spiral stairway access from existing rear decks of each of the five units.

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:	PRESENT		RECUSE
	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: Board members inquired regarding the building when first constructed was it subject to BOA process, and why was the deck not included in the request. Counsel stated that the roof deck was proposed by the owners and there wasn't originally proposed, there was no proviso on the decision with respect to the roof deck. Access to deck will be from spiral stair case on the exterior. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office was in support, Linehan's office support and Forry's office support. Board member Galvin moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 06	Hearing: 2
BOA652705	Address: W 135 Second 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: **Variance & Conditional Use**

Article(s)	Description
Art. 23 Sec. 09	Design
Art. 10 Sec. 01	Limitation of parking areas
Art. 08 Sec.07	Use: Conditional

Description: Parking lot for 8 cars-install new street lights and relocate as per plan, install new hydrants, install two new curb cuts.

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:

	<u>Yes</u>	<u>No</u>
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREDUDICE	<u> </u>	<u> </u>

PROVISO:

Seven Spaces Only & Submitt Drawings To Show Board Of Seven Spaces

BOARD MEMBERS:

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

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to 8 off street parking space, it will be private parking spaces will be sold to unit owners and if any spaces is left over there will be offer to community. Board members inquired regarding relocating of hydrant Counsel stated this process will be dealt with through curb cut application. Board member Pisani moved to approve with provisos, the motion was seconded, and the Board voted to approve with proviso

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 06	Hearing: 3
BOA652854	Address: W 377 First St, Ward - 06	Applicant: James O'Mara

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

Article(s)	Description
Article 68, Section 11	Dimensional Regulations

Description: Erect a 4 story, 9 Unit Residential Building with Garage Parking. E-Plan.
This is a new application for a previously submitted application under ERT546147.
Current plans have undergone significant redesign to eliminate prior height violation.

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 March 28, 3017 @ 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, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 06	Hearing: 4
BOA664930	Address: E 775 Sixth ST, Ward - 06	Applicant: Catherine Hurl

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. 15 Sec. 01	Floor Area Ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient

Description: Change occupancy to a two family dwelling and enclose 2nd floor rear porch.

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:

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: At the request of the Board, the Applicant described the proposed use in detail, that the house has been occupied as a 2 family for over 20years and they were looking to enclose rear porch. Board members inquired regarding sq ft of each unit the top unit is around 1200sqft and the bottom unit is 950sqft. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Linehan's office support, Flaherty's office support, Forry's office support and Abutter support. Board member Erlich moved to approve, the motion was seconded, and the Board voted to approve.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 06	Hearing: 5
BOA666883	Address: 10 Grimes St, Ward - 06	Applicant: Niles Sutphin

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

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

Description: Demolish existing wood frame structure; Change Use and Occupancy;
Erect a new 4 story residential condominium comprised of 3 dwelling units on 3 floors and a 3 car parking garage located at grade; Building to be wood frame construction for walls and floors; building to be fully sprinklered; All new systems-per plans.

DOCUMENTS CONSIDERED AT THE HEARING:

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:

	<u>Yes</u>	<u>No</u>
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____	_____

PROVISO:

BOARD MEMBERS:

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

SUMMARY: This case was postponed to March 28, 3017 @ 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, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 06	Hearing: 6
BOA670075	Address: W 482 Broadway , Ward - 06	Applicant: John Gillespie

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

Article(s)	Description
8th 780CMR101.4.3	248 CMR Plumbing Code
248 CMR 10.10	Plumbing Fixtures

Description: Add 10 new seating to an existing take-out restaurant. No work to be done. 248 CMR 10.10 Plumbing fixtures. Plumbing fixtures insufficient for propose 10 seating. 8th 780CMR101.43 248 CMR Plumbing Code. 101.43 Plumbing Reference to the International Plumbing Code shall be considered reference to the Board of State Examiners of Plumbers and Gas Fitters regulations at 248 CMR.

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: _____	

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

PROVISO:

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

SUMMARY: This case was a no-show Board member Fortune moved to Deny without prejudice, the motion was seconded, and the Board voted to Deny without prejudice.

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, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 07	Hearing: 1
BOA598998	Address: 187 - 189 E St, Ward - 07	Applicant: Niles Sutphin

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

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

Notes

Description: Erect new four story wood frame building for 6 dwelling units including 6 garaged parking spaces on grade-Raze existing structure on lot.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<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 March 28, 3017 @ 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, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 07	Hearing: 2
BOA656500	Address: E 742 Eighth ST, Ward - 07	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 15 Section 1	Floor Area Ratio
Article 20 Section 1	Rear Yard

Description: Construct a 3 story addition onto rear of building for a new garage and to create additional living space. Enlarge existing fourth floor headhouse structure. Remove all interiors of existing three family dwelling with new finishes and associated mechanical and electrical work. All new counters, and all finish carpentry. Install new automatic Fire suppression system throughout. Replace existing roof deck.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" 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:

	<u>Yes</u>	<u>No</u>
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREDUDICE	<u> </u>	<u> </u>

PROVISO:

BOARD MEMBERS:

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

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating that the FAR required is 1.35 and proposed is 1.6, the rear setback is 10. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Linehan's office support, Forry's office support & abutter support. Board member Galvin moved to approve, the motion was seconded, and the Board voted to approve

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 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: 09	Hearing: 1
BOA655329	Address: 44 Upton ST, Ward - 09	Applicant: Steven Deering

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

Article(s)	Description
Art. 32 Sec. 04	GCOD Applicability
Notes	

Description: Change occupancy of a one family and lodging house to a two family, then renovate building per plans by creating 2 units that consists of 3 bathrooms and 1 kitchen per unit.
*No exterior work will be completed under this 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:

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: Boston Water and Sewer voted to approve this project. Board member Fortune moved to approve the motion was seconded and the Board voted to approve.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 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: 11	Hearing: 1
BOA631617	Address: 76 Stonley Rd, Ward - 11	Applicant: Michael Forde

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 20	Dimensional regs in LI
Article 55 Section 20	Dimensional regs in LI
Article 55 Section 20	Dimensional regs in LI
Article 55, Section 40	Off-Street Parking/Loading Reqs
Article 55 Sect 40	Off-Street Loading Regs
Notes	

Description: Demolition of an existing brick veneer structure and erect a multi-family structure containing 32 residential units. This application is in conjunction with ALT479101.

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: At the request of the Board, the Applicant described the proposed use in detail, that there are proposing 28 units with 5 affordable units 23 parking spaces, zoning required 1.5 parking. unit sizes are 6 one-bedroom smallest is 800sqft largest is 960sqft, 20 two-bedrooms at 1100sqft and 2 three-bedrooms at 1200sqft. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, O'Malley's office support, Essaibi's office support and Flaherty's office support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 14	Hearing: 1
BOA652498	Address: 5 Jones AV, Ward - 14	Applicant: Stephenson King

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

Article(s)	Description
Art. 10 Sec. 01 **	Limitation of off street parking areas
Description:	Trying to get a curb cut so that I can park off street from getting tickets and being towed.

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:

Boston Transportation Department To Determine How Many Parking Spaces

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: At the request of the Board, the Applicant described the proposed use in detail, looking to get off street parking for two vehicles. Board member Pisani inquired regarding two parking spaces one car will be front yard parking because the distance from the bay window to the property line is 6.3ft. Applicant stated that parking is difficult the area is very congested. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Abutter support. Board member Chin voted to approve with proviso the motion was seconded and the Board voted to approve with proviso. Pisani 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, February 7, 2017

Notice is hereby given that on **February 07, 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: 16	Hearing: 1
BOA661957	Address: 491 - 493 Ashmont ST, Ward - 16	Applicant: Patrick Roche

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
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
Notes	
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Notes	

Description: Change occupancy from 2 family to 3 family. Convert existing 3rd floor into condo, work to include new gwb partitions, update kitchen and bathroom, new floors, paint, add dormers, new interior stairway, plumbing, HVAC and electrical.

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: At the request of the Board, Counsel described the proposed use in detail, stating that the project was previously approved however through design review, modification triggered additional violation was not a de minimus change. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office was in support, Baker's office was in support. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve. Galvin recused himself from this case.

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, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 18	Hearing: 1
BOA646747	Address: 15 - 17 June St, Ward - 18	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. 67 Sec. 33	App. of Dimensional Req.
Art. 67 Sec. 33	App. of Dimensional Req.
Notes	

Description: Erect Two Unit Townhouse on vacant land along with separate Two Unit Townhouse (ERT631062: 11-13 June St) on same parcel.

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:	PRESENT		RECUSE
	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: see companion minutes

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

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Board Of Appeals

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Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 18	Hearing: 2
BOA646755	Address: 11 - 13 June St, Ward - 18	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. 67 Sec. 33	App. of Dimensional Req.
Art. 67 Sec. 9.1	Dimensional Regulations Applicable in Residential Sub Districts.
Art. 67 Sec. 9.1	Dimensional Regulations Applicable in Residential Sub Districts.
Art. 67 Sec. 9.1	Dimensional Regulations Applicable in Residential Sub Districts.
Notes	

Description: Erect Two Unit Townhouse on vacant land along with separate Two Unit Townhouse (ERT631062:15-17 June St) on same parcel.

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: At the request of the Board, Counsel described the proposed use in detail, stating that the proposal would be as of right but for the 27ft easement. Counsel stated that they can meet all requirements Board members inquired regarding parking, Counsel stated that there is two parking spaces per unit with 8 parking spaces. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Galvin voted to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 18	Hearing: 3
BOA656303	Address: 57 Sunnyside ST, Ward - 18	Applicant: Patrick Sharkey

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

Article(s)	Description
Article 69 Section 29.4	Off-Street Parking Location
Article 69 Section 8	Use Regulations in Res District
Article 69, Section 9.3	Location of Main Entrance
Article 9, Section 2	Change in Non-Conforming Use
Article 10, Section 1	Limitation of Area
Notes	
Article 69, Section 9 ** **	Usable Open Space Insufficient

Description: Change occupancy from two-family to multi-family dwelling (4 units).
Extend existing seven (7) off-street parking to eight (8) off-street parking.
Interior renovation to include new partitions and one new kitchen, modify existing MEP/FA systems, and install new fire sprinkler.

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-Attention To Parking

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: At the request of the Board, the Applicant described the proposed use in detail, that the project was previously before the board at that time they were proposing five units now they are looking to go from a two-family to four-family. The bedroom sizes range from 850sqft for the one-bedroom to 1260sqft for three-bedrooms. Applicant is requesting 8 parking spaces. Board members inquired regarding curb cut, applicant stated the curb cut is on the side of the house. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Pisani voted to approve with proviso, the motion was seconded and the Board approve with proviso.

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, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 18	Hearing: 4
BOA668807	Address: 2 - 20 Fairmount AV, Ward - 18	Applicant: David Atkinson

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: Remove the proviso to this petitioner only for takeout (no drawings or work with this application)

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

BOARD MEMBERS:	PRESENT		RECUSE
	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: At the request of the Board, the Applicant described the proposed use in detail, that they are looking to do take-out at they restaurant Wings and Things, applicant has been operating restaurant since 2010. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Bickerstaff moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 19	Hearing: 1
BOA662260	Address: 20R Spring Park Av, Ward - 19	Applicant: Kyle Smith

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 9 * ***	Lot Frontage Insufficient
Article 55, Section 9 **	Floor Area Ratio Excessive
Article 55, Section 9 *** *	Side Yard Insufficient
Article 55, Section 9 ****	Rear Yard Insufficient
Article 55, Section 41	Application of Dim. Regs.
Notes	
8th 780CMR R302.1	EXTERIOR WALLS
Note:	

Description: Confirm Occupancy as a Carriage house. Change occupancy to a One Family Dwelling. Reconstruct and renovate existing building with new dormers for extension of living space.

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	<u> ✓ </u>	<u> </u>
	DENIED	<u> </u>	<u> </u>
	DENIED WITHOUT PREJUDICE	<u> </u>	<u> </u>

PROVISO:

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

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to existing structure is a one family, rehabbed carriage house. Board member inquired regarding lot area Counsel stated that it is 6,854sqft, size of the carriage house 1993sqft proposed 1998sqft, allowed FAR .5 proposed .6 and the carriage house is two stories. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, O'Malley's office support, Flaherty's office support. Board member Pisani voted to approve, the motion was seconded, and the Board voted to approve.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 19	Hearing: 2
BOA662261	Address: 20R Spring Park Av, Ward - 19	Applicant: Kyle Smith

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

Article(s)	Description
Article 55, Section 9 * ***	Lot Frontage Insufficient
Article 55, Section 9 **	Floor Area Ratio Excessive
Article 55, Section 9 *** *	Side Yard Insufficient
Article 55, Section 9 ****	Rear Yard Insufficient
Article 55, Section 41	Application of Dim. Regs.
Notes	
8th 780CMR R302.1	EXTERIOR WALLS

Note:

Description: Confirm occupancy as a Carriage house. Change occupancy to a one family dwlling. Reconstruct and renovate existing building with new dormers for extension of living space. Section 8th 780CMR R302.1 Exterior walls, opening in walls <3 feet is not allowed.

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: At the request of the Board, Counsel described the proposed use in detail, stating to windows being 3ft from lot line, Board members inquired regarding how will you mitigate fire safety Counsel stated that the nearest building is 60ft. Board member Pisani voted to Deny, the motion was seconded and the Board voted to Deny

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, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 21	Hearing: 1
BOA666750	Address: 101 Washington St, Ward - 21	Applicant: C/O Joseph Hanley, Esq

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

Article(s)	Description
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations

Description: Raze existing Mikvah structure and construct new 2-story Synagogue build-ing with on-site parking and Ancillary off-site parking by separate but related application at 105 Washington St, Parcel ID2101843000.

DOCUMENTS CONSIDERED AT THE HEARING:

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

DECISION:	Yes	No
SUSTAINED/APPROVED	<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:	PRESENT		RECUSE
	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: At the request of the Board, Counsel described the proposed use in detail, stating that the site has long been utilized by religious facilities, three contiguous parcels-3500sqft, they will raze structures and reconfigure buildings on lot. Board members inquired regarding dimensions what was allowed and proposed, Counsel describes parking there will be 70 parking spaces in garage 66 for Residential 4 for religious. The unit size is 22 one-bedroom one bath 820sqft, 44 two-bedrooms two bath 1070sqft and 4 three-bedrooms two bath at 1300sqft. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Ciommo's office support, BAIA support and two religious reps support. Board member Pisani voted to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 21	Hearing: 2
BOA666760	Address: 103 Washington St, Ward - 21	Applicant: C/O Joseph Hanley, Esq

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

Article(s)	Description
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations

Description: Erect new 2-story Mikvah building on vacant lot with accessory parking and ancillary off-site parking by separate but related application at 105 Washington Street, Parcel ID 2101843000.

DOCUMENTS CONSIDERED AT THE HEARING:

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

DECISION:

	Yes	No
SUSTAINED/APPROVED	<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:

	PRESENT		RECUSE
	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: see companion minutes

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, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 21	Hearing: 3
BOA666763	Address: 105 Washington St, Ward - 21	Applicant: C/O Joseph Hanley, Esq

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

Article(s)	Description
Art. 51 Sec. 08	Use Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations

Description: Raze existing synagogue structure and construct new 7-story, 73-unit residential building with both underground garage and above grade on-site parking for this project and including ancillary parking for the new Synagogue and Mikvah properties by separate but related applications at 101 Washington Street (Parcel ID2101841000) and at 103 Washington Street (Parcel ID2101842000) respectively.

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: see companion minutes

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, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 21	Hearing: 4
BOA666767	Address: 103 Washington St, Ward - 21	Applicant: Joe Hanley

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. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations

Description: Erect new 2-story Mikvah building on vacant lot with accessory parking and ancillary off-site parking by separate but related application at 105 Washington Street, Parcel ID 2101843000.

101.4 Referenced Codes. The other codes listed in Sections 101.4.1 through 101.4.6 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. 527 CMR Chapter 18. Fire Department Access. 705.5 Fire-Resistance Ratings. Exterior walls shall be fire-resistance rated in accordance with Table 601 and 602 and this section. The required fire-resistance rating of exterior walls with a fire separation distance is greater than 10 feet (3048 mm) shall be rated for exposure to fire from the inside.

The required fire-resistance rating of exterior walls with a fire separation distance of less than or equal to 10 feet (3048 mm) shall be rated for exposure to fire from both sides.

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:

	<u>Yes</u>	<u>No</u>
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREJUDICE	<u> </u>	<u> </u>

PROVISO:

BOARD MEMBERS:

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

SUMMARY: Board satisfied with code compliance alternative as described on minutes form BOA 667872

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, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 21	Hearing: 5
BOA667872	Address: 101 Washington St, Ward - 21	Applicant: Joe Hanley

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. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations

Description: Raze existing Mikvah structure and construct new 2-story Synagogue building with on-site parking and ancillary off-site parking by separate but related application at 105 Washington St., Parcel ID 2101843000.

705.5 Fire-Resistance Ratings Exterior walls shall be fire-resistance rated in accordance with tables 601 and 602 and this section. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet (3048 mm) shall be rated for exposure to fire separation distance of greater than 10 feet (3048 mm) shall be rated for exposure to fire from both sides. 705.8 Openings. Openings in exterior walls shall comply with sections 705.8.1 through 705.8.6.05.8.1 Allowable area of openings. The maximum area Of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in table 705.8

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:	PRESENT		RECUSE
	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: At the request of the Board, Counsel described the proposed use in detail, stating to three buildings tied together by underground parking garage, applicant proposed 3 hour fire separation as compliance alternative also 1 hour horizontal separation. Board member Pisani voted to approve, the motion was seconded and the Board voted to approve.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 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: 22	Hearing: 1
BOA634850	Address: 27 Holton ST, Ward - 22	Applicant: Dina Browne

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

Article(s)	Description
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 08	Use Regulations
Art. 51 Sec. 09	Dimensional Regulations

Description: Change occupancy of existing two family to four family – see plans filed.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" 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:

	<u>Yes</u>	<u>No</u>
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREJUDICE	<u> </u>	<u> </u>

PROVISO:

BPDA Design Review

BOARD MEMBERS:

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

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, to renovate existing structure change from a large two-family to four-family the lot size is 6893sqft with 7 parking spaces. Board members inquired regarding size of units two units are 1469sqft and the other two units are 1127sqft. Extension into basement the floor to ceiling height is 8'x6". Counsel disputes ISD's calculation of FAR. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support Ciommo's office support Flaherty's office support and Essaibi's office support. Board member Pisani voted to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 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: 2
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: Updated refusal letter on 6/3/16
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 April 11, 2017 @ 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, February 7, 2017

Notice is hereby given that on **February 07, 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: 14	Hearing: 2
BOA579668	Address: 73R Wellington Hill St, Ward - 14	Applicant: Prince Kallon

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

Article(s)	Description
Article 60, Section 8 * **	Use: Forbidden
Article 60, Section 9	Dimensional Regulations
Article 60, Section 9	Dimensional Regulations
Article 60, Section 9	Dimensional Regulations
Article 60, Section 9	Dimensional Regulations
Article 60, Section 9	Dimensional Regulations
Article 60, Section 40 *	Off-Street Parking Regs
Article 60, Section 41	Appl of Dimensional Regs
Article 60, Section 9	Dimensional Regulations

Description: Change occupancy from two car garage to a single family dwelling.
Legalize a one bedroom unit in an existing garage. See also alt570211 for 73 Wellington Hill St.

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:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, to legalize existing unit in garage which is a two-bedroom would like to convert it to a one-bedroom, Applicant stated that the size of the garage is 450sqft but Board member Pisani stated that it is around 600sqft. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office opposed the project. Board member Pisani moved to Deny, the motion was seconded and the Board voted to Deny.

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, February 7, 2017

Notice is hereby given that on **February 07, 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: 02	Hearing: 3
BOA578669	Address: 34 - 42 Warren ST, Ward - 02	Applicant: Philip Hresko

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 14 **	Dimensional Regulations
Article 62, Section 14 **	Dimensional Regulations
Article 62, Section 14 **	Dimensional Regulations
Article 62, Section 25	Roof structure restrictions
Article 62, Section 29	Off-Street Prkg Insufficient

Description: Change Occupancy from a Garage, Storage of Construction equipment, and Indoor Sale and Display of Used Motor Vehicles to a Garage, Retail Store, and Offices. Construct a new 1-story addition onto the Roof of the existing Building. Convert part of the first floor Garage space into Retail space. Upgrade Lifesafety systems throughout existing Garage and new Offices. Renovations to Building to include : installation of a new Wheelchair Accessible entrance, new Elevator, Structural work to add a new Floor system, upgrades to existing MEPs, Fire Alarm & Sprinkler 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 April 11, 2017 @ 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, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 01	Hearing: 1
BOA659442	Address: 100 Boardman St, Ward - 01	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. 11 Sec. 06	Signs Subject to Other Reg.
Art. 25 Sec. 5	Flood Hazard Districts
Art. 53, Section 26 **	Dimensional Regulations
Art. 53, Section 26 **	Dimensional Regulations
Art. 53, Section 55 **	Sign Regulations

Description: erect new billboard

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 a no-show Board member Fortune moved to Deny without prejudice, the motion was seconded and the Board voted to Deny without prejudice.

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



Martin J. Walsh
Mayer

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 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:

12:00 pm	Ward: 07	Hearing: 6
BOA640513	Address: 4 Salerno Pl, Ward - 07	Applicant: John Evans

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

Article(s)	Description
Building	Building Code Refusal:
Building	Building Code Refusal:
Building	Building Code Refusal:

Description: Citizens appeal to question the issuance of ERT580670 to ERECT NEW 4-STORY 2-FAMILY ROW HOUSE W/ROOF DECK AS PER PLANS SUBMITTED. Rowhouse development along with ERT580525, ERT580538

The petitioner seeks a determination that the Inspectional Services Department erred in issuing a permit for ERT580525, ERT580538 & ERT580670. The permit were issued as an allowed use.

DOCUMENTS CONSIDERED AT THE HEARING:

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

DECISION:	Yes	No
SUSTAINED/APPROVED	<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:	PRESENT		RECUSE
	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: Inspectional Services Department did erred in issuance of building permits.

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, February 7, 2017

Notice is hereby given that on **February 07, 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:

12:00 pm	Ward: 07	Hearing: 5
BOA640509	Address: 8 Salerno Pl, Ward - 07	Applicant: John Evans

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

Article(s)	Description
Building	Building Code Refusal:
Building	Building Code Refusal:
Building	Building Code Refusal:

Description: Citizens appeal to question the issuance of ERT580670 to ERECT NEW 4-STORY 2-FAMILY ROW HOUSE W/ROOF DECK AS PER PLANS SUBMITTED. Rowhouse development along with ERT580525, ERT580538

The petitioner seeks a determination that the Inspectional Services Department erred in issuing a permit for ERT580525, ERT580538 & ERT580670. The permit were issued as an allowed use.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	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: Inspectional Services Department did erred in issuance of building permits.

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, February 7, 2017

Notice is hereby given that on **February 07, 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:

12:00 pm	Ward: 07	Hearing: 4
BOA640507	Address: E 522 Seventh St, Ward - 07	Applicant: John Evans

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

Article(s)	Description
Building	Building Code Refusal:
Building	Building Code Refusal:
Building	Building Code Refusal:

Description: Citizens appeal to question the issuance of ERT580670 to ERECT NEW 4-STORY 2-FAMILY ROW HOUSE W/ROOF DECK AS PER PLANS SUBMITTED. Rowhouse development along with ERT580525, ERT580538

The petitioner seeks a determination that the Inspectional Services Department erred in issuing a permit for ERT580525, ERT580538, ERT580670. The permits were issued as an allowed use.

DOCUMENTS CONSIDERED AT THE HEARING:

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

DECISION:	Yes	No
SUSTAINED/APPROVED	<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:	PRESENT		RECUSE
	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: Inspectional Services Department did erred in issuance of building permits.

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, February 7, 2017

Notice is hereby given that on **February 07, 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:

12:00 pm	Ward: 07	Hearing: 3
BOA630333	Address: 192 I ST, Ward - 07	Applicant: Timothy Burke

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. 17 Sec. 01	Usable open Space Insufficient
Art. 20 Sec. 01	Rear Yard Insufficient
Art. 19 Sec. 01	Side yard insufficient

Description: Construct three decks on rear of building as shown on the drawings.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, that the information that was presented to the Board was not truthfull information regarding abutters approval of the decks Board members inquired that the applicant come back with a new case smaller dimension. Board member Erlich moved to Deny the reconsideration, motion was seconded, and the Board voted to Deny. BOA's original decision upheld.

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, February 7, 2017

Notice is hereby given that on **February 07, 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:

12:00 pm	Ward: 05	Hearing: 3
BOA637549	Address: 42 - 43 Beacon ST, Ward - 05	Applicant: John Gorman

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

Article(s)	Description
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Description: <P>Citizens Appeal</P>

<P> </P>

<P>*</P>

The petitioner seeks a determination that the Inspectional Services Department erred in issuing a permit for ALT608883 the permit was issued as an allowed use.

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:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

SUMMARY: Inspectional Services Department did not erred in issuing the permit for ALT608883

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