



City of Boston
Board of Appeal

Tuesday, November 27 2018

BOARD OF APPEALS

Room 801

HEARING MINUTES

Board Chairperson Araujo called the meeting to order promptly at 9:30 AM and commenced with a brief description of the hearing process and, pursuant to the Massachusetts Open Meeting Law, advised those in attendance that the hearings would be broadcast and recorded and hearing minutes would be kept. The Board members then commenced with discussion of the following Agenda items which were announced on the record by Board Secretary Mark Fortune:

APPROVAL OF 3 HEARING MINUTES:

October 16, 2018 & October 30, 2018

Extension: 9:30a.m.

Case: BOA-616423 **Address:** 482 West Broadway **Ward** 6 **Applicant:** George Morancy, Esq.

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above applications.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

Case: BOA-649308 **Address:** 1258-1262 Massachusetts Avenue **Ward** 7 **Applicant:** George Morancy, Esq.

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above applications.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension

Case: BOA-616423 **Address:** 482 West Broadway **Ward** 6 **Applicant:** George Morancy, Esq.

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above applications.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

Case: BOA-649316 **Address:** 1268-1272 Massachusetts Avenue **Ward** 7 **Applicant:** George Morancy, Esq.

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above applications.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

Case: BOA-558655 **Address:** 48-62 Brookline Avenue **Ward** 5 **Applicant:** Michael Maurello

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above applications.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

Case: BOA-594105 **Address:** 157 Cottage Street **Ward** 1 **Applicant:** Brian Scagliola

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above applications.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

GCOD: 9:30 a.m.

Case: BOA-874413 **Address:** 77 Warren Avenue **Ward** 4 **Applicant:** Patrick Mahoney, Esq.
Article(s): 32(32-4)

Purpose: Full renovation to existing single family building. Excavate basement for new ceiling height. Extend living space to basement. Propose new exterior windows and doors.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating plans were submitted to Boston Water and Sewer. A Representative of Ground Water Trust stated they have the no harm letter.

Testimony: The Board then requested testimony from neighbors and elected officials.

Documents/Exhibits: Building Plans

Votes: Board Member Fortun moved for approval, and Galvin seconded and the Board voted unanimously to approve.

HEARING: 9:30 a.m.

Case: BOA-851232 **Address:** 43 Trapelo Street **Ward** 22 **Applicant:** Alex Bush

Article(s): 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9)

Purpose: Renovations to the Building including a small, Rear addition and new Dormers to the existing 3rd Floor.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, proposing to install new Dormers to the existing 3rd floor, and build a small rear addition?

Board Members inquired about the size of the units. The applicant stated adding 561sf living space to unit 1, adding 1,227sf, with 2 bedroom, one bath to unit 2 and 2,334sf, 5 bedroom, 3 bath and 3rd floor, 4 bedroom, master bath. FAR .60 proposed .71 FAR.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services, Councilor Ciommo and Essabi-George are in support.

Documents/Exhibits: Building Plans

Votes: Board Member St. Fleur moved for approval, and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-781861 **Address:** 32-46 Brooks Street **Ward** 22 **Applicant:** Mesut Kara

Article(s): 06(6-4)

Purpose: Remove proviso from BZC-29362 and change to current owner.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating Boston Crust, new owner, no change in signage.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services, Councilor Ciommo and Essabi-George are in support.

Documents/Exhibits: Building Plans

Votes: Board Member St. Fleur moved for approval with Proviso, (takeout language) and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-796556 **Address:** 9 Mansfield Street **Ward** 22 **Applicant:** We Close the Deal LLC

Article(s): 51(51-8) 51(51-9) 51(51-9) 51(51-9) 51(51-57.2) 51(51-56)

Purpose: Demolish existing single family structure. Erect new six (6) residential units dwelling with six (6) off-street parking.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to plans have been revised from 6 units to 5 units with 6 parking spaces in rear.

Board Members inquired about the size of the units and FAR. The applicant stated height is 2 ½ stories, proposing 3 stories. Unit 1, 1,364 sf, 3 bedroom, 2 bath. Units 2 and 3 873sf, 2bed, 1 bath. Units 4 and 5 884sf, 1 bedroom, 1 bath. All units are rentals.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services, Councilor Ciommo and Allston Civic Association are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso, BPDA, and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-895596 **Address:** 2193-2201 Commonwealth Avenue **Ward** 22 **Applicant:** John Pulgini

Article(s): 51(51-16)

Purpose: Playa Bowls- Change Occupancy to include Smoothie shop. Demo existing Realty Office. Proposed Restaurant fit out for new Smoothie/Food service space.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating change use to restaurant with takeout.

Board Members inquires about the size of the space. The applicant stated 1,510 sf one story with basement and 1 bath.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services, Councilor Ciommo, Essabi-George and BAIA are in support.

Documents/Exhibits: Building Plans

Votes: Board Member St. Fleur moved for approval with Proviso, (takeout language) and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-885363 **Address:** 38 Englewood Avenue **Ward** 21 **Applicant:** Jonathan Berit-Parkes

Article(s): 51(51-9: Lot area for additional dwelling units, side yard, rear yard insufficient; Floor area ratio excessive) 51(51-56) off street parking insufficient 51(51-56.5 off street parking design)

Proposed: Renovation and Addition of existing three (3) family building into Eight (8) dwelling unit building. The proposed rear addition is 3 stories above grade and does not pass existing structure height.

Discussion: At the request of the applicant **this case has been deferred to 12/11/2018 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-864000 **Address:** 11 Leniston Street **Ward** 20 **Applicant:** Dan De Angeli

Article(s): 67(67-9) 67(67-9)

Purpose: Extend living space to attic to include master bedroom and bathroom to existing single-family dwelling.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to extend living space to attic and master bath and bedroom.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services, and Councilor McCarthy are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-871140 **Address:** 3-7 Poplar Street **Ward** 20 **Applicant:** Russell Flynnne

Article(s): 67(67-12) 67(67-12) 67(67-32)

Purpose: Adding 2 stories to include 8 residential apartments above existing building.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to add 2 stories on top of the Wall Paper City retail space to include 8 residential apartments.

Board Members inquired about the breakdown of the units. The applicant stated each story will be 400sf, eight rental units, 6 one bedroom, 761sf-867sf, 2, two bedroom, 1,150sf and 4 private roof decks access by hatch. No off street parking. FAR 2 Proposed 2.72.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services, Councilor McCarthy, Councilor Wu, Councilor Flaherty and Councilor Essabi-George are in support. Roslindale Village Maine Street is also in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso, BPDA Design Review and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-886105 **Address:** 17-21 Poplar Street **Ward** 20 **Applicant:** Rafiha Azrak

Article(s): 67(67-11)

Purpose: To address occupancy noted in ISD violation #V391810 (The ISD occupancy has a social hall occupancy on 2nd floor offices area).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to address occupancy noted in ISD violation #V391810 (The ISD occupancy has a social hall occupancy on 2nd floor offices area). Grant the Conditional Use to maintain the telecommunications control.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services, Councilor McCarthy, Councilor Wum and Roslindale Village Maine Street are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with Proviso, BPDA Design Review and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-89357 **Address:** 659 Centre Street **Ward** 19 **Applicant:** Katie Alaimo

Article(s): 09(9-1) 55(55-17) 55(55-17)

Purpose: Construction of exterior freezer and storage improvement.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating adding a freezer to the outside of the existing building 10X43, 12' high accessible inside and outside.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services, Councilor O'Malley, Councilor Flaherty, and Councilor Essabi George are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and St. Fleur seconded and the Board voted unanimously to approve.

Case: BOA-856626 **Address:** 208 Neponset Valley Park Way **Ward** 18 **Applicant:** Kiera McKinney

Article(s): 29(29-4) 69(69-11) 69(69-12) 69(69-12) 69(69-12) 69(69-12) 68(68-33)

Purpose: Combine lot A parcel# 1809836000 with Lot B Parcel# 1809835000 to become one lot and erect a new 7Unit Residential building with Parking under as per plans supplied.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating on April 24, 2018 this was before the Board. A violation on the Refusal Letter was missing. Applicant is before the Board to erect a new 7Unit Residential building with Parking under as per plans supplied.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services and Councilor McCarthy are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso, (BPDA Review) and St. Fleur seconded and the Board voted unanimously to approve.

Case: BOA-856534 **Address:** 26 Glide Street **Ward 16 Applicant:** Ted Ahern

Article(s): 65(65-9) 65(65-9)

Purpose: Remove existing Attic space and reframe roof to create more space to the existing structure. This addition will stay within the foot print of the existing building.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating change from a 2 ½ story to 3 stories, Single family, change from a 2 bedroom to a 3 bedroom.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services, Councilor Baker and Councilor Flaherty are in support. Abutter in support.

Documents/Exhibits: Building Plans

Votes: Board Member St. Fleur moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-864614 **Address:** 118-120 Granite Avenue **Ward 16 Applicant:** Daniel Perry

Article(s): 9(9-14) 65(65-9)

Purpose: Roof Deck.

Discussion: **This case has been Dismissed Without Prejudice/No Show**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-794211 **Address:** 19 Inwood Street **Ward 15 Applicant:** Jose Pina

Article(s): 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41)

Purpose: Combine existing Lots. Change Occupancy from a Three Family Dwelling to a Six Family Dwelling. Construct a new 3 story addition onto existing Three Family Dwelling. Building to be fully Sprinklered.

Discussion: **This case has been Dismissed Without Prejudice/No Show**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-857595 **Address:** 34 Church Street **Ward 15 Applicant:** Jeremy Davidson

Article(s): 65(65-9)

Purpose: New roof deck built on existing flat roof. New stairs extending from 3rd floor to roof deck.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating building a deck on existing roof to the rear of the building. Construct a stair penthouse to connect the 3 story to the roof deck. Three units in the building.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services is in support.

Documents/Exhibits: Building Plans

Votes: Board Member St. Fleur moved for approval and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-859079 **Address:** 14-16 Cushing Avenue **Ward** 13 **Applicant:** Alicia Meyers

Article(s): 09(9-1)

Purpose: Add infant's ages 6 weeks -15 months increasing capacity from 35 to 54.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail state to increase capacity from 35 children to 54 ages 6 weeks -15 months. Basement space at grade level.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services, Councilor Baker are in support.

Documents/Exhibits: Building Plans

Votes: Board Member St. Fleur moved for approval and Fortune seconded and the Board voted unanimously to approve.

Case: BOA#859080 **Address:** 14-16 Cushing Avenue **Ward** 13 **Applicant:** Alicia Meyers

Purpose: Add infants ages 6 weeks-15 months, increasing capacity from 35-54.

Section: 780 CMR 1007, 9th Edition- Exit and Exit Access Doorway Configured - Two Exits are required from each classroom and exits need to be remote from each other, no less than half the longest diagonal of the space. Classroom #3 exits are to close each other.

Discussion: This case has been Denied

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-859209 **Address:** 26 Willis Street **Ward** 13 **Applicant:** Derric Small

Article(s): 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9)65(65-41.5) 65(65-14.3)

Purpose: Demolish existing structure, erect a three-family dwelling. Existing building to be razed under a separate short form permit.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail state to demolish existing structure, erect a three-family dwelling with four parking spaces.

Board Members asked about the unit sizes. Unit 1, 3 bedroom, 2 ½ bath, 1 1600sf. Unit 2 & 3 1,200sf. FAR allowed .5, proposing 1.34, Height 2 1/2 3 proposed. Proposed roof deck 15x15 access by hatch.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services, Councilor Baker and Abutter are in support.

Documents/Exhibits: Building Plans

Votes: Board Member St. Fleur moved for approval with BPDA and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-850023 **Address:** 175 Howard Avenue **Ward** 13 **Applicant:** Hugo Correa Fiho
Article(s): 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29)

Purpose: Erect a New Two Family Dwelling; Job description: • Furnish all necessary labor, supervision & tools for the below work. The proposal includes: Framing & Rear Decks Framing & Finish • Install Foundation and Slab per plan • Install Sill Sealer • Install Sill Plates • Install 2x6 Exterior Walls • Install Exterior Sheathing • Install Headers • Install Posts • Install LVL Beams • Install Clips, Hangers And Connectors For Our Work • Install Floor Joist And Sistered Floor Joists • Install Rough Framing Interior Stairs • Install Interior Partitions • Install Subfloor Infills • Install Window Framing • Install Windows • Install Exterior Doors • Install Roof Framing Per Plans Structural • Install Rough Framing and Finish For Rear Decks And Stairs • The subcontractor is responsible for all safety during framing and deck installation • Provide a clean and safe workplace • Clean to dumpster provided by Contractor • Install Finish trim • Paint and Plaster • Supervise all sub-contracts on site

Discussion: At the request of the applicant **this case has been deferred to 02/05/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-844566 **Address:** 35 Dade Street **Ward** 9 **Applicant:** Peter Vanko
Article(s): 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-44)

Purpose: New 4 story, (2) family dwelling to be known as "35 Dade St". The lots for the proposed building are the product of lot subdivisions produced under companion projects ALT812352 (38 Williams), ALT812353 (40 Williams).

Discussion: At the request of the applicant **this case has been deferred to 12/18/2018 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-863406 **Address:** 28 Upton Street **Ward** 9 **Applicant:** David Arrowsmith
Article(s): 64(64-34) 64(64-34) 64(64-34)

Purpose: Double 2x12 sleepers at all structural locations per plans. 60" x 60" opening for roof hatch per plans. 2x6 platform and salter spiral staircase per plans. Installation of structural steel beams per plans mechanically fastened. 2x12 deck frame per plans. Trex Decking and Railings. Exterior Alterations propose a 340sf roof deck to be accessed via spiral stair.

Discussion: At the request of the applicant **this case has been deferred to 12/11/2018 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA#863408 **Address:** 28 Upton Street **Ward** 9 **Applicant:** David Arrowsmith
Purpose: Double 2x12 sleepers at all structural locations per plans. 60" x 60" opening for roof hatch per plans. 2x6 platform and salter spiral staircase per plans. Installation of structural steel beams per

plans mechanically fastened. 2x12 deck frame per plans. Trex Decking and Railings. Exterior Alterations propose a 340sf roof deck to be accessed via spiral stair.

SECTION: 780CMR, 9th Edition Section 1011.12.2; Roof Access: Where a stairway is provided to a roof located 4 stories or > from grade, access to the roof shall be provided through a penthouse.

SECTION: 780CMR, 9th Edition Section 1011.10 Spiral stairways; Spiral stairways are only permitted to be used as a component in the means of egress from a space which is not more than 250sf.

Discussion: At the request of the applicant **this case has been deferred to 12/11/2018 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-854014 **Address:** 903-909 Massachusetts Avenue **Ward 8 Applicant:** EJT Management

Article(s): 50(50-32) 09(9-2)

Purpose: Actual Description: Combine addresses of 903 ,905, 907 AND 909 MASS. AVE. (Lot #1 (26,814 sf, lot#2 (46219sf), Lot#3 (2956sf) in common ownership byThomas Scott H TS (Massachusetts investment nominee Rlty trust) per Stamped Land Survey submitted with a total lot size of (76729sfTBD) to correct ISD building jacket, then, change occupancy to garage with Taxi Dispatch, office and service(no work to be done.)

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail seeking approval for a taxi cab dispatch center, storage and garage. 362 vehicles, include staff , 24 hour use. Applicant will provide screening and buffering.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services, Newmarket Business Association and Good Neighborhood Policy.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA (screening and buffering) Fortune seconded and the Board voted unanimously to approve.

HEARINGS: 10:30 a.m.

Case: BOA-857422 **Address:** 42 Thomas Park **Ward 7 Applicant:** Mark Little

Article(s): 68(68-8)

Purpose: Construct rear deck with spiral stairway on existing two-family dwelling.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to construct rear deck with spiral stairway on existing two-family dwelling. 12x3 deck.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-893387 **Address:** 1662 Columbia Road **Ward 7 Applicant:** Doris Rooney
Article(s): 27S(27S-5) 68(68-8) 68(68-29)

Purpose: Renovation of existing 3 family dwelling . Replace rubber roof , windows and siding , extend living space into basement . Install new sprinkler system ,extend front and rear stairs to roof for new deck access , demo garage and rear decks to create 3 parking spaces as per plan.(see sf844692 for garage demo ,3 family interior demo, new roof and windows,u49844658 for parking)

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to expand first floor unit to be bi-level unit. Demolish existing garage, 3 parking spaces at rear. Floor to ceiling is over 8' in the basement. Common roof deck.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval with Proviso (BPDA Design Review) and St. Fleur seconded and the Board voted unanimously to approve.

Case: BOA-878021 **Address:** 18 Mount Vernon Street **Ward 7 Applicant:** Thomas Bierbaum
CEO, Volunteers of America of Massachusetts Inc.
Article(s): 65(65-9)

Purpose: Enclose existing porches for living space

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to enclose 2nd and 3rd floor existing porch to create additional living space. 215sf on each level.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services is in support.

Documents/Exhibits: Building Plans

Votes: Board Member St. Fleur moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-872527 **Address:** 409 East Seventh Street **Ward 7 Applicant:** Timothy Sheehan
Article(s): 68(68-8) 68(68-33) 68(68-33)
Purpose: Propose four (4) off-street parking accessed by shared driveway. See plan ALT821748.

Discussion: At the request of the applicant **this case has been deferred to 12/18/2018 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-872531 **Address:** 409 East Seventh Street **Ward** 7 **Applicant:** Timothy Sheehan
Article(s): 68(68-8) 27S(27S-5)
Purpose: Change of occupancy from two-family to three-family dwelling. Construct rear addition. Renovate existing building, replace new exterior sidings and windows. Propose eight (8) off-street parking filed under U49861758 and U49861767

Discussion: At the request of the applicant **this case has been deferred to 12/18/2018 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-872523 **Address:** 411 East Seventh Street **Ward** 7 **Applicant:** Timothy Sheehan
Article(s): 68(68-7) 68(68-8) 68(68-33) 68(68-33)
Purpose: Propose four (4) ancillary parking accessed by shared driveway for 409 East Seventh Street. See plan ALT821748.

Discussion: At the request of the applicant **this case has been deferred to 12/18/2018 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-873270 **Address:** 105 West Third Street **Ward** 6 **Applicant:** George Morancy
Article(s): 57(57-9) 57(57-9) 57(57-22)
Purpose: Amend application ERT618507, as approved by ZBA, to add two roof decks with head house access, as per plans, and to add garage door as required by BPDA design review.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating two decks were not included in the original application. BPDA require a garage door on the revised plans add 2nd penthouse.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-876216 **Address:** 148 Athens Street **Ward** 6 **Applicant:** George Morancy
Article(s): 27S(27S-5) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-33)
Purpose: Erect new 4-story two-family dwelling with rear deck. Propose (2) off-street parking on the ground floor as per plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to erect new 4-story two-family dwelling with rear deck.

Board Members inquired about parking. The applicant stated required parking is 3 cars, 2 car parking space will be provided. Board Members asked size of units. Unit 1, 135sf, 2 bed, 2 bath. Unit 2, 1331sf.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with and St. Fleur seconded and the Board voted unanimously to approve.

Case: BOA-860197 **Address:** 141 I Street **Ward 6 Applicant:** Kris McCabe

Article(s): 27S(27S-5) 68(68-8) 68(68-8) 68(68-33) 68(68-33)

Purpose: Change of occupancy from a one-family dwelling to a two-family dwelling. Construct 2-story rear addition. Extend living space to basement for Unit #1. Full renovation. Propose one (1) off-street parking at rear.

Discussion: At the request of the applicant **this case has been deferred to 12/11/2018 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-879362 **Address:** 225 Beacon Street **Ward 5 Applicant:** Sea-Dar Construction

Article(s): 13(13-1)

Purpose: Construct new roof deck. Amend ALT755583. All costs filed under A793065

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to construct a new roof deck with access by hatch. 350sf roof deck, roof deck height is 68-4”

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor’s Office of Neighborhood Services and Neighborhood Association of Back are in support.

Documents/Exhibits: Building Plans

Votes: Board Member St. Fleur for approval with and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-855955 **Address:** 11 Chestnut Street **Ward 5 Applicant:** Clinton Garrett

City Hall, upon the appeal of Clinton Garrett seeking with reference to the premises at 11 Chestnut Street, Ward 05 for

Article(s): 9(9-1) 15(15-1)

Purpose: Selective Remodel throughout townhouse. 1 new kitchen. 4 new bathrooms. New floors, ceilings, trim & finishes throughout.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to dig out of the existing basement space, lower to get clear head height of 8’ to make a habitable space.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor’s Office of Neighborhood Services is in support.

Documents/Exhibits: Building Plans

Votes: Board Member Bickerstaff for approval with and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-818164 **Address:** 121-123 Beach Street **Ward** 3 **Applicant:** Robert Tuckett by Chris Rapczynski

Article(s): 44(44-5) 44(44-6)

Purpose: Legalize existing condition of roof deck and renovate per plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to legalize existing condition of roof deck.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member St. Fleur for approval with and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-849600 **Address:** 279 North Street **Ward** 3 **Applicant:** Daniel Toscano

Article(s): 9(9-1) 32(32-4) 54(54-13) 54(54-13) 54(54-13) 54(54-18)

Purpose: Seeking to change the occupancy from a four-family dwelling to a three-family dwelling, to renovate the building, and to extend living space into the basement. Renovations will include a second, third, and fourth story addition to extend living space. Also to erect a new, fifth story addition with a roof deck.

Discussion: At the request of the applicant **this case has been deferred to 12/18/2018 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-812800 **Address:** 66R Cambridge Street **Ward** 2 **Applicant:** Edward Owens

Article(s): 11(11-6) 11(11-7) 62(62-18) 62(62-28)

Purpose: Fabricate and install 2 Digital Billboards to a height of 90' on-premises.

Discussion: At the request of the applicant **this case has been deferred to 2/05/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-890701 **Address:** 656 Saratoga Street **Ward** 1 **Applicant:** Aresco Family Limited Partnership

Article(s): 53(53-56) 53(53-56.5.a) 53(53-8) 53(53-9: F.A.R excessive; number of stories & max allowed height exceeded) 53(53-54) 53(53-57.2)

Purpose: Combine lots with parcel numbers, 0100764000, 0100767000, 0100768000, 0100789000, and

0100788000 to create one lot consisting of 16,501 s.f. and erect a 45 unit residential dwelling. See also **ALT800400.** (Survey descriptions corrected 3.15.18)

Discussion: At the request of the applicant **this case has been deferred to 12/18/2018 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-848572 **Address:** 3-3G Walley Street **Ward 1 Applicant:** Walley Three LLC

Article(s): 53(53-25) 53(53-54) 53(53-56) 53(53-26)

Purpose: Raze existing building and erect an 8 Unit residential dwelling. Assessors map identifies lot size detail for parcel #0101574001 to be 3,379sf. Existing structure to be razed on a separate permit.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating existing two family lot size, 3300sf, raze existing building and erect 8 Unit residential town house dwellings. Two stories in height mix unit with (1) and (2) bedroom, 710sf-890-sf. No Parking being proposed.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services and Councilor Edwards are in support. Abutter opposed because overcrowded parking.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani for approval with Proviso, (BPDA Design Review) and St. Fleur seconded and the Board voted unanimously to approve.

Case: BOA-870470 **Address:** 2 Brigham Street **Ward 1 Applicant:** Daniel Jacobson

Article(s): 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-52)

Purpose: Erect 4th floor addition and deck for unit 3

Discussion: At the request of the applicant **this case has been deferred to 2/26/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-820537 **Address:** 20-23 William C Kelly Square **Ward 1 Applicant:** Rulver Hernandez

Article(s): 07(7-4) 53(53-11)

Purpose: Remove proviso for sit down w/Take out change to La Gran Manzana and add live entertainment. Include front outdoor seating for 20. Add new bathroom and increase occupant load from 78 to 98 persons GROSS

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating owner has owned the restaurant for 2 ½ years, and is seeking take-out with capacity of 78-98 persons and live entertainment inside only.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin for approval with Proviso, (Take-Out Language 50% take out 50% sit down) and St. Fleur seconded and the Board voted unanimously to approve.

Case: BOA-848569 **Address:** 113-115 Falcon Street **Ward 1 Applicant:** 113 Falcon, LLC
Article(s): 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-56) 53(53-56)
Purpose: Erect a 4 story, Six (6) Unit Residential Dwelling with Parking Garage under Building.
Lot Combined under ALT835818.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to combined lots and erect 4 story, 6 unit residential dwelling with 6 parking spaces. The unit will be Home Ownership condos.

Board Members inquired about unit size and FAR. The applicant stated they are proposing 1.63 FAR , allowed FAR .8, 1200sf total, 2 bedroom and 2 bathroom. Setback is 26’

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor’s Office of Neighborhood Services, Councilor Edwards and abutter are in support. Opposed abutter because of height.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin for approval with Proviso, (Take-Out Language 50% take out 50% sit down) and St. Fleur seconded and the Board voted unanimously to approve.

Case: BOA-854182 **Address:** 197-207 Maverick Street **Ward 1 Applicant:** 205 Maverick Street LLC

Article(s): 10(10-1) 53(53-8) 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-56) 53(53-56) 53(53-54) 53(53-56.5)

Purpose: Erect a new five-story mixed-use building with two local retail/commercial spaces on the ground floor, 55 residential units on the upper floors and 34 off-street garage parking spaces. Building will include bike storage, courtyard, patio, balcony and roof decked open space and related improvements. Demolition of existing commercial structure will be on separate permit.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to erect a 5 story mixed use building with 34 parking spaces

Board Members inquired about the breakdown of the units The applicant stated unit count went from 55 to 49 units with 7 affordable units rental, 12 studios, 17 (1) bedroom, 780 (sf), 20 (2) bedroom 850sf.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor’s Office of Neighborhood Services, Councilor Edwards , BPDA, East Boston Social Center and Abutter are in support.

Documents/Exhibits: Building Plans

Votes: Board Member St. Fleur for approval with Proviso, (BPDA Design Review) and Galvin seconded and the Board voted unanimously to approve.

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-765159 **Address:** 139 Walter Street , **Ward** 20 **Applicant:** Nora Duclos

Article(s): 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-29.5)
69(69-29)

Purpose: Construct new 2-family town house dwelling per plans

Discussion: At the request of the applicant **this case has been deferred to 2/26/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-835790 **Address:** 57 Hemman Street , **Ward** 18 **Applicant:** Scott Johnson

Article(s): 67(67-9) 67(67-9) 67(67-9)

Purpose: To be filed in conjunction with ERT803437-59 Hemman Street, two buildings on one lot. No work to be done on this permit.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to erect a 2 unit dwelling with 4 parking spaces.

Board Members inquired about lot size and size of units. The applicant stated lot size is 14,715sf. Applicant is reducing the size of building and garage and is proposing one curb cut. Unit (1) 2050sf, 3 bedroom with 3 bath, Unit 2 1775sf, with 3 bedroom and 2 ½ bath. FAR .5 allowed .49 proposing. The applicant will get rid of the easement when the Certificate of Occupancy is pulled.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services is in support. Councilor McCarthy and several abutter are opposed because of parking and construction.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin for approval with Proviso, (BPDA Design Review) and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-821722 **Address:** 59 Hemman Street , **Ward** 18 **Applicant:** Scott Johnson

Article(s): 67(67-8) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-33)

Purpose: Refile abandoned ERT617609 reviewed by FD. Erect a new 2 family on same lot as existing 3 family. Permit set to be submitted upon ZBA approval. ERT617609- (7/27/16)

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to erect a 2 unit dwelling with 4 parking spaces.

Board Members inquired about lot size and size of units. The applicant stated lot size is 14,715sf. Applicant is reducing the size of building and garage and is proposing one curb cut. Unit (1) 2050sf, 3 bedroom with 3 bath, Unit 2 1775sf, with 3 bedroom and 2 ½ bath. FAR .5 allowed .49 proposing. The applicant will get rid of the easement when the Certificate of Occupancy is pulled.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services is in support. Councilor McCarthy and several abutter are opposed because of parking and construction.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin for approval with Proviso, (BPDA Design Review) and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-838951, **Address:** 744-746 East Broadway **Ward:** 6 **Applicant:** Phuong Nguyen

Article(s): 27S(27S-5)

Purpose: Changing the occupancy from two family and office to two and nail salon.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to change from a 2 family and office to a two family and nail salon.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services is in support. Nail salon has been there for many years.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-835144 **Address:** 870 East Fifth Street , **Ward** 6 **Applicant:** Anthony Virgilio

Article(s): 27S(27S-5)

Purpose: Full gut interior renovation for existing three-family dwelling units. Extend living space to basement. Installation of new MEP/FA/FP.

Discussion: At the request of the applicant **this case has been deferred to 2/26/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-819529 **Address:** 48-62 Brookline Avenue , **Ward** 5 **Applicant:** City Wide Contracting LLC

Article(s): 32(32-4)

Purpose: Build out Retail store with new entryway at street level.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to change from a 2 family and office to a two family and nail salon.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood Services is in support. Nail salon has been there for many years.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-871519, **Address:** 218 Everett Street **Ward:** 1 **Applicant:** David Aiken

Article(s): 53(53-56)

Purpose: Propose one (1) off-street parking with proposed new curb cut on existing single family dwelling.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating existing single family home, proposing one (1) off street parking with new curb cut.

Board Member asked about landscaping. The applicant proposed to add landscape. Board Member Pisani will mark the plans to show how a rotated compact space will work.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards is in Support.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-881681, **Address:** 20 Manthorne Road **Ward:** 20 **Applicant:** Lucio Trabucco

Article(s): 9(9-1) 56(56-8: Floor area ratio excessive & Side yard insufficient)

Purpose: Total Interior remodeling of an existing two family structure, with the addition of an exterior deck at the rear of the building.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating rehab of existing two family home, extend living area into the basement and a deck in the rear.

Board Member inquired about floor to ceiling height in the basement. The applicant stated floor to ceiling height in the basement is 7x6.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor O'Malley and Councilor Flaherty are in Support.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval and St. Fleur seconded and the Board voted unanimously to approve.

INTERPRETATION: 12:00Noon.

Case: BOA-884323 **Address:** 41-43 Westland Avenue **Ward** 4 **Applicant:** Catamount Westland LLC

City Hall, upon the appeal of Catamount Westland LLC seeking with reference to the premises at 41-43 Westland Avenue, Ward 04 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Interpretation

Purpose: The petitioner's seeks a determination that the Inspectional Services Department erred in issuing the Violation Notice V387256

Case: BOA-892970 **Address:** 91A Baker Street **Ward 20 Applicant:** Michael and Maria Keville
City Hall, upon the appeal of Michael and Maria Keville seeking with reference to the premises at
91A Baker Street, Ward 20 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the
following respect: Interpretation

Purpose: The petitioner's seeks a determination that the Inspectional Services Department erred in
issuing the permit ERT476672, The permit was issued as an allowed use.

Discussion: At the request of the Board, the applicant presented plans and described the proposed
project in detail stating the lot was created by the MBTA. In 2008, the lot was subdivided and
offered the lots to abutter. The abutter was told that two of the lots that the applicant purchased
where not buildable lots so she sold the lots. The new owner went to ISD and obtained a permit that
allowed construction of a home. Since the lot was created in 2008 they are not eligible for the
grandfather provision and not eligible for exception to setback requirements in West Roxbury.

Upon a motion in a second, the board voted to refer the matter to the Law Department for an opinion

RECOMMENDATION/HEARINGS:

*(The Zoning Advisory Subcommittee held hearings for the following cases November 15, 2018.
Board Secretary Mark Fortune reported the Subcommittee's recommendations from these
hearings to the Board.)*

Case: BOA-877912, **Address:** 105 Pembroke Street **Ward:** 4 **Applicant:** Paul MacNeely
Article(s): 64(64-9.4)

Purpose: Construct new 16 x 20 deck/balcony, metal frame with wood joists, install trex decking
and steel painted railings.

Discussion/Vote: At the request of the Board, the applicant presented plans and described the
proposed use in detail, stating the reasons for this appeal. The applicant described proposed project.
Following a brief discussion regarding the violations, the Subcommittee voted to recommend
approval.

Documents/Exhibits: Building plans

Case: BOA-880385, **Address:** 163 Newbury Street **Ward:** 5 **Applicant:** Plant-Based Pizza
Boston, LLC

Article(s): 8(8-7)

Purpose: Create outdoor seating area in lower patio for 30 people. Patio is below sidewalk grade at
Newbury St. Associated with ALT to change use to restaurant.

Discussion/Vote: At the request of the Board, the applicant presented plans and described the
proposed use in detail, stating the reasons for this appeal. The applicant described proposed project.
Following a brief discussion regarding the violations, the Subcommittee voted to recommend
approval.

Documents/Exhibits: Building plans

Case: BOA-880391, **Address:** 163 Newbury Street **Ward:** 5 **Applicant:** Plant-Based Pizza Boston, LLC

Article(s): 5(8-7: Use item #37 restaurant & Use item #36A conditional)

Purpose: Interior fit-out for restaurant at ground floor. Change existing building use and occupancy to include one restaurant with use item No. 37 with Takeout Use Item 36A, and to provide outdoor patio seating in conjunction with the same.

Discussion/Vote: At the request of the Board, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described proposed project. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-876897, **Address:** 523 East Fifth Street **Ward:** 6 **Applicant:** Douglas Stefanov

Article(s): 27S(27S-5) 68(68-29) 68(68-8)

Purpose: Renovate the interior and exterior finishes of an existing 2 story single family home and build new 3rd Floor as well as build a 2 story addition to the rear of the house with basement and roof deck above. All Doors, Windows, and Finishes to be replaced with new.

Discussion/Vote: At the request of the Board, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described proposed project. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA Design Review.

Documents/Exhibits: Building plans

Case: BOA-866356, **Address:** 806 East Third Street **Ward:** 6 **Applicant:** Adam Dizdari

Article(s): 27S(27S-5) 68(68-8: Usable open space insufficient & Side yard insufficient)

Purpose: Change of occupancy to a two-family dwelling. Full interior renovation of two-family dwelling. Extend living space to basement. Add second means of egress by extending exterior rear porch with new roof. Propose (2) off-street parking.

Discussion: At the request of the applicant **this case has been deferred to 01/29/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-868581, **Address:** 293 Silver Street **Ward:** 6 **Applicant:** Timothy Johnson

Article(s): 68(68-29) 68(68-8)

Purpose: Erect new roof deck to be accessed by existing head house as per plans submitted.

Discussion/Vote: At the request of the Board, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described proposed project. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-861576 **Address:** 413 West Fourth Street **Ward:** 7 **Applicant:** Sara Mills

Article(s): 68(68-33) 68(68-8)

Purpose: Change of occupancy from single-family dwelling to two-family dwelling. Legalize existing two-family dwelling.

Discussion: At the request of the applicant **this case has been deferred to 01/24/2019 at 5:00 p.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA#861575, **Address:** 413 West Fourth Street **Ward:** 7 **Applicant:** Sara Mills

Purpose: Change of occupancy from single family dwelling to two family dwelling. Legalize existing two-family dwelling. Section 9th 780 CMR R311 Means of Egress. R311.1 Means of Egress (MA Amendment). Dwelling units shall be provided with a primary and secondary means of egress in accordance with this section. 9th 780 CMR R311 Means of Egress. R311.7.6 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served.

Deferred to 1/24/19

Case: BOA-855613, **Address:** 64 Pleasant Street **Ward:** 13 **Applicant:** Huyen Nguyen

Article(s): 9(9-1) 10(10-1) 65(65-8)

Purpose: Use premises for outdoor sale and display of 3 motor vehicles.

Discussion/Vote: At the request of the Board, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described proposed project. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA Design Review.

Documents/Exhibits: Building plans

Case: BOA-868656, **Address:** 646 Blue Hill Avenue **Ward:** 14 **Applicant:** Phi Hong Dang

Article(s): 60(60-16)

Purpose: Changing Occupancy from Convenient to Nail Salon.

Discussion/Vote: At the request of the Board, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described proposed project. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA Design Review.

Documents/Exhibits: Building plans

Case: BOA-888979, **Address:** 98 Myrtlebank Avenue **Ward:** 16 **Applicant:** James Christopher

Article(s): 65(65-9: Floor area ratio excessive, Bldg height excessive (stories) & Side yard insufficient)

Purpose: To construct a new shed dormer to increase living spaces as per attached plans.

Discussion/Vote: At the request of the Board, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described proposed project.

Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-877180, **Address:** 100 Garfield Avenue **Ward:** 18 **Applicant:** Williston Johnson

Article(s): 9(9-1) 69(69-9: Excessive F.A.R. & Insufficient rear yard setback)

Purpose: To erect a vertical addition from the existing basement up to the 1st floor and 2nd floor.

Discussion/Vote: At the request of the Board, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described proposed project. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA Design Review.

Documents/Exhibits: Building plans

Case: BOA-876850, **Address:** 44 Osceola Street **Ward:** 18 **Applicant:** Ruben Laorche

Article(s): 69(69-9)

Purpose: To build 14' x 13' unheated sun room on sonatube footings with 4' x 4' landing and stairs.

Discussion/Vote: At the request of the Board, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described proposed project. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA Design Review.

Documents/Exhibits: Building plans

Case: BOA-871895, **Address:** 215 West Street **Ward:** 18 **Applicant:** Miguel Santiago

Article(s): 69(69-9)

Purpose: Proposed to build a new addition for a master bedroom with new bathroom, new rear deck and stairs, new front addition.

Discussion/Vote: At the request of the Board, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described proposed project. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA Design Review.

Documents/Exhibits: Building plans

Case: BOA-873216, **Address:** 14-16 Whitford Street **Ward:** 18 **Applicant:** Patrick Mahoney, Esq.

Article(s): 67(67-33) 67(67-9: Insufficient additional lot area per dwelling unit, Excessive F.A.R., Insufficient usable open space per dwelling unit, Insufficient front yard setback & Insufficient side yard setback)

Purpose: Construct a 20x30 addition creating a second dwelling. Change occupancy from one family to 2 family as per plans.

Discussion/Vote: At the request of the Board, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described proposed project. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA Design Review.

Documents/Exhibits: Building plans

Case: BOA-845989, **Address:** 28 Bogandale Road **Ward:** 20 **Applicant:** Tyler Gilbreath

Article(s): 56(56-8)

Purpose: Add 14X30 2 story addition to house.

Discussion/Vote: At the request of the Board, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described proposed project. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA Design Review.

Documents/Exhibits: Building plans

Case: BOA-862309 **Address:** 82 Clement Avenue **Ward:** 20 **Applicant:** Christopher Counihan

Article(s): 56(56-8: Floor area ratio excessive & Side yard insufficient)

Purpose: Remove roof of existing cape style house. Addition of 16 x 31 full basement at rear. Add full second floor.

Discussion/Vote: At the request of the Board, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described proposed project. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA Design Review.

Documents/Exhibits: Building plans

Case: BOA-891122, **Address:** 182 Durnell Avenue **Ward:** 20 **Applicant:** Emily Haber

Article(s): 67(67-9)

Purpose: Construct one-story addition containing bedroom and bathroom built with wood-framed construction on concrete foundation on existing single-family dwelling.

Discussion/Vote: At the request of the Board, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described proposed project. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA Design Review.

Documents/Exhibits: Building plans

Case: BOA-854922, **Address:** 2 Ledgewood Road **Ward:** 20 **Applicant:** Pramond Pandey

Article(s): 56(56-8: Excessive F.A.R. & Insufficient rear yard setback)

Purpose: Demolish an existing addition (approximately 150 SF) and install a new addition in its place. The new addition will be two stories where the existing is only one story.

Discussion/Vote: At the request of the Board, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described proposed project. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-881681, **Address:** 20 Manthorne Rd **Ward:** 20 **Applicant:** Lucio Trabucco

Article(s): 9(9-1) 56(56-8:Floor area ratio excessive & side yard insufficient)

Purpose: Total Interior remodeling of an existing two family structure, with the addition of an exterior deck at the rear of the building,

Case: BOA-855084, **Address:** 197 Weld Street **Ward:** 20 **Applicant:** Rodney Vanderwarker

Article(s): 56(56-8)

Purpose: Adding a Shed Dormer, Exterior re-shingling and bathroom renovation.

Discussion/Vote: At the request of the Board, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. The applicant described proposed project. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

DISCUSSION OF OPEN MEETING COMPLAINT REGARDING BOA#823636:

MEETING WITH COMMISSIONER:

***Expanded Criteria for Subcommittee**

***Compact Dwelling Units With The BPDA**

**STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775**

BOARD MEMBERS:

**CHRISTINE ARAUJO- CHAIR
MARK FORTUNE-SECRETARY
MARIE ST. FLEUR
BRUCE BICKERSTAFF
MARK ERLICH
ANTHONY PISANI
CRAIG GALVIN**

SUBSTITUTE MEMBERS:

For a video recording of the November 27, 2018 Board of Appeal Hearings please go to:
https://www.cityofboston.gov/cable/video_library.asp

For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to https://www.municode.com/library/ma/boston/codes/redevelopment_authority