

City of Boston Board of Appeal

Tuesday, December 13, 2016

BOARD OF APPEALS

CITY CLERK'S OFF

Room 80

		Approval of Hearing Minutes		- ří	
		December 6, 2016			
. 9	9:30AM	Extension	WARD	APPLICANT	(BY)
BZC	30890	316 Main Street	2	Mishawum Park Tenants Association	
BZC	32997	15 Mallard Avenue	17	Muammar Hermanstyne	
BZC	32998	14 New England Avenue	17	Muammar Hermanstyne	
BZC	32999	18-20 New England Avenue	17	Muammar Hermanstyne	
BZC	33000	17 Mallard Avenue	17	Muammar Hermanstyne	
BZC	32943	531 East Second Street	6	George Morancy	
BZC	32903	188 High Street	3	Frederick Mannix	
S):30AM	Board Final Arbiter	WARD	APPLICANT	(BY)
ВОА	443524	20-22 Haynes Street	1	Philip Hresko	
9):30AM	HEARINGS	WARD	APPLICANT	(BY)
ВОА	646788	167-183 Chestnut Hill Avenue	22	Purr Cat Cafe, Inc	
BOA	645268	167-183 Chestnut Hill Avenue	22	Panagiota, Inc	
BOA	624101	15-17 Arborough Road	20	Russell Forsberg	
BOA	648168	264 Neponset Valley Parkway	18	John Pulgini	
BOA	652473	65 Ashland Street	16	Chris Drew	
BOA	585226	296 Neponset Avenue	16	Mai Phung	
BOA	642693	3 Mill Street	16	Albert Holland	
BOA	633952	616-624 Blue Hill Avenue	14	Charles Seagraves	
BOA	651452	79 Harbor View Street	13	Jill E. Ohrenberger	
BOA	634407	32 Buttonwood Street	13	Dave Gambone	
BOA	624721	192-194 Amory Street	11	Andreas Hawang	
ВОА	641206	174 Forest Hills Street	11	Mark Langlais	
ВОА	636829	32 Cherokee Street	10	James Dickey	
BOA	636644	38 William Street	9	Joe Digangi	
BOA	644475	202 Southampton Street	8	Anthony Virgilio	
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10	D:30AM	HEARINGS	WARD	APPLICANT	(BY)
ВОА	628576	205 West Eighth Street	7	George Morancy	
ВОА	643238	511 East Fifth Street	6	Francis Adams	
ВОА	643240	502R East Sixth Street	6	Francis Adams	
BOA	601472	545-547 East Third Street	6	George Morancy	
BOA	654490	112 Saint Botolph Street	4	Douglas Miller	
воа	634842	212 West Canton Street	4	David McGrath	
воа	578758	67-93 Kingston Street	3	NStar Services Co. Stanhope Garage Inc.	
воа	633247	194-200 Shawmut Avenue	3	Robert J. Gottlieh, LLC by The Druker Company, Ltd	
BOA	618637	37 Merrimac Street	3	David Sokol	
BOA	626436	19-21 Lancaster Street	3	Lancaster Parking, LLC	
BOA	626429	31-39 Lancaster Street	3	Lancaster Parking, LLC	
BOA	626430	73-75 Causeway Street	3	Lancaster Parking, LLC	
BOA	543193	16 Boardman Street	1	Patrick Mahoney	
BOA	627220	3 Lamson Court	1	Jason Kahan	
BOA	627219	18-20 Lamson Street	1	Jason Kahan	
	1 20444	DE DICCUISCION	WARR	ADDUCANT	/pv/
BOA	1:30AM 606484	RE-DISCUSSION 64-64C Allandale Street	WARD 20	APPLICANT The Wonder Group LLC	(BY)
BOA	606486	66-66C Allandale Street	20	The Wonder Group LLC	
BOA	606487	68-68B Allandale Street	20	The Wonder Group LLC	
BOA	606488	70-70B Allandale Street	20	The Wonder Group LLC	
BOA	606489	72-72B Allandale Street	20	The Wonder Group LLC	
BOA	606490	74-74B Allandale Street	20	The Wonder Group LLC	
BOA	608954	89 Claybourne Street	17	Vargas Dasilveira	
BOA	585221	11 Lafield Street	16	Mai Phung	
BOA	588115	1824 Columbia Road	6	Stuart Mullally	
BOA	616423	482 West Broadway	6	George Morancy	
BOA	615645	278-284 North Street	3	Jeffrey Drago	
					CONTRACTOR OF THE PARTY OF THE

12:00Noon		COURT REMAND	WARD	APPLICANT	(BY)
BOA	509918	9-11 Ward Street	7	Ryan Connelly by Niles Sutphin	

Stephanie Haynes Board of Appeal 617-635-4775

Board Members:

> Christine Araujo, Chair Mark Fortune, Secretary Peter Chin Bruce Bickerstaff Mark Erlich Craig Galvin Anthony Pisani

Substitute Members: ce is hereby given that at 9:30 a.m. on Tuesday, December 13, 2016 a public hearing will be held by the Board of Appeal of the City of Boston in Room 801, City Hall, on the following appeals;

City Hall, upon the appeal of Panagiota, Inc. seeking with reference to the premises at 183 Chestnut Hill Ave, Ward 22 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use Article(s): 51(51-16) Purpose: At 181 (including 171), for proposed tenant Gyro City, change occupancy from retail to restaurant 37 with cafe seating on corner sidewalk.

City Hall, upon the appeal of Purr Cat Cafe, Inc. seeking with reference to the premises at 167-183 Chestnut Ave, Ward 22 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 51(51-16) Purpose: Change Occupancy to include "Pet Center", a gathering place that holds Cats overnight and does not prepare, serve or sell food. Build bathrooms/office and shelving.

City Hall, upon the appeal of Russell Forsberg seeking with reference to the premises 15-17 Arborough Rd, Ward 20 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 67(67-8) 67(67-9) 67(67-9) 19 purpose: Change occupancy from 2 family to 3 family for this is an existing condition since 1927, requesting occupancy committee.

City Hall, upon the appeal of John Pulgini seeking with reference to the premises at Neponset Valley Parkway, Ward 18 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance & Extension of Non-Conforming Use Article(s): 69(69-8) 69(69-9) 9(9-1) Purpose: Change Occupancy from a Gas Station to a Gas Station and Retail Store. Build an addition onto existing Gas Station for inspections, and convert one existing service bay into a Retail Space. See plans Filed.

City Hall, upon the appeal of Chris Drew seeking with reference to the premises at 65 land St, Ward 16 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 65(65-8) 65(65-9) Purpose: To demo existing single family dwelling & erect new 2 family with parking in garage at grade as per plans.

City Hall, upon the appeal of Mai Phung seeking with reference to the premises at 296 Neponset Ave, Ward 16 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 65(65-9) Purpose: Proposed to erect an addition at rear of an existing 2 family dwelling structure.

City Hall, upon the appeal of Albert Holland seeking with reference to the premises at 3 Mill St, Ward 16 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): 1) 65(65-9) Purpose: New 1-story addition to the rear of the building (Unit D) with roof deck. Extension of living space to the basement.

City Hall, upon the appeal of Charles Seagraves seeking with reference to the premises at 616-624 Blue Hill Ave, Ward 14 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 60(60-16) Purpose: Change occupancy from wireless communications, church, restaurant, offices, and barber shop. doc.#alt72705/2011.

City Hall, upon the appeal of Jill E. Ohemberger seeking with reference to the premises at 79 Harbor View St, Ward 13 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): 9(9-1) 65(65-9) Purpose: Construct addition Living space to Basement first floor, family room, home office, and work shop.

City Hall, upon the appeal of Dave Gambone seeking with reference to the premises at 32 Buttonwood St, Ward 13 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 65(65-9) 65(65-41) Purpose: Confirm as existing Single-Family Dwelling. Change Occupancy to a Three Family Dwelling. Extend living space to basement. Rear and dormer addition. Complete interior renovation to include new MEP/FA/FP.

City Hall, upon the appeal of Andreas Hwang seeking with reference to the premises 192-194 Amory St, Ward 11 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 55(55-9) Purpose: Finish Attic space (violates FAR and height requirement). Create opening between third and fourth floor.

City Hall, upon the appeal of Mark Langlais seeking with reference to the premises 174 Forest Hills St, Ward 11 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): 1) Purpose: Laurel Ridge Skilled Care Center - Install a new fixed awning above the First Floor Patio. The awning is "L" shaped measuring 23'9" across the front by 22'7" on the right side.

City Hall, upon the appeal of James Dickey seeking with reference to the premises at 32 Cherokee St, Ward 10 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 59(59-8) Purpose: This amendment is for approval of the set backs for the existing deck with the new third floor deck on the same foot print # ALT469561.

City Hall, upon the appeal of Joe Digangi seeking with reference to the premises at 38 Williams St, Ward 09 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 50(50-29) 50(50-43) Purpose: Change of Occupancy from Community Center to a Legalize existing 3 residential unit, construct New vertical rear one story addition on top of existing one story rear construction, construct New roof deck, renovate entire building.

City Hall, upon the appeal of Anthony Virgilio seeking with reference to the premises at 202 Southampton St, Ward 08 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 90(90-7) Purpose: Combine lots 0801031001 with 080131000 to = 85,375 sf.

FOR THE BOARD OF APPEAL OF THE CITY OF BOSTON Matthew Fitzgerald Assistant Corporation Counsel ce is hereby given that at 10:30 a.m. on Tuesday, December 13, 2016 a public hearing will be held by the Board of Appeal of the City of Boston in Room 801, City Hall, upon the following appeals;

City Hall, upon the appeal of George Morancy seeking with reference to the premises 205 W Eighth St, Ward 07 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 14(14-14-1) 14(14-14-2) 14(14-3) 14(14-4) 15(15-1) 17(17-1) 18(18-1) 20(20-1) 19(19-1) 23(23-9) Purpose: Erect a new 6 unit residential building with roof deck as per plans. Construction plans to be submitted upon ZBA approval. See ALT615885 to combine parcel 0700508000 with 0700509010.

City Hall, upon the appeal of Francis Adams seeking with reference to the premises at 511 E Fifth St, Ward 06 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 14(14-14-2) 15(15-1) 17(17-1) 20(20-1) 23(23-1) 14(14-14-3) 18(18-1) 19(19-1) Purpose: To Renovate existing building. Change occupancy to 7 residential units & add 2 story addition to existing footprint. There will be a side addition for a new stairwell as per plans.

City Hall, upon the appeal of Francis Adams seeking with reference to the premises at 502R E Sixth St, Ward 06 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use, Extension of Non-Conforming Use Variance Article(s): 23(23-9) 9(9-1) 8(8-7) Purpose: To renovate existing building and install parking lifts for 26 parking spaces as per plans.

City Hall, upon the appeal of George Morancy seeking with reference to the premises 545-547 E Third St, Ward 06 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 57(57-8) 57(57-9) 59(59-37) 57(57-26) Purpose: Demolish existing structure, combine two lots into one lot and to erect a new 26 unit residential building with indoor garage parking on 1stfl for 26 cars on the first floor indoor garage.

City Hall, upon the appeal of Douglas Miller seeking with reference to the premises 112 Saint Botolph St, Ward 04 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 41(41-18) Purpose: Change occupancy to a single family dwelling. Renovation of basement 2nd and 3rd floors, replacement window installation. New 1st floor rear deck.

City Hall, upon the appeal of David McGrath seeking with reference to the premises 212 W Canton St, Ward 04 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 64(64-9.4) Purpose: Replace rear deck to same footprint. Cost reflected on SF587243.

City Hall, upon the appeal of NStar Services Co. Stanhope Garage, Inc. seeking with reference to the premises at 67-93 Kingston St, Ward 03 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use Artle(s): 6(6-4) Purpose: Use the existing Parking Lot for a fee paid Public Parking (capacity 30 vehicles) to be operated under license agreement with Stanhope Garage, Inc. Under Permit No. U49345724 the parking lot expires on June 30, 2016.

City Hall, upon the appeal of Robert J. Gottlieh, LLC By The Druker Company, Ltd seeking with reference to the premises at 194-200 Shawmut Ave, Ward 03 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use Article(s): 6(6-3A) Purpose: Continue to Use premises as an open air public parking lot for a fee, capacity 89 vehicles.

City Hall, upon the appeal of David Sokol seeking with reference to the premises at 37 Merrimac St, Ward 03 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use Article(s): 46(46-9) 6(6-3A) 4) Purpose: Parking for a fee for 75 vehicles & extend proviso which will expire on 8/19/2016.

City Hall, upon the appeal of Lancaster Parking, LLC seeking with reference to the premises at 19-21 Lancaster St, Ward 03 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use Article(s): 6(6-Purpose: Continue to use premises for open air public parking for a fee, capacity 17 spaces in conjunction with use of adjoining premises at 73-75 Causeway Street and 31-39 Lancaster Street. In conjunction with U49600905, U49600911.

City Hall, upon the appeal of Lancaster Parking, LLC seeking with reference to the premises at 31-39 Lancaster St, Ward 03 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use Article(s): 6(6-Purpose: Continue to use premises for open air public parking for a fee, capacity spaces in conjunction with use of adjoining premises at 19-21 Lancaster Street and 73-75 Causeway Street. In conjunction with U49600908, U49600905.

City Hall, upon the appeal of Lancaster Parking, LLC seeking with reference to the premises at 73-75 Causeway St, Ward 03 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use Article(s): 6(6-Purpose: Continue to use premises for public parking 2 handicap spaces in conjunction with use of adjoining premises at 19-21 Lancaster Street. In conjunction with U49600908, U49600911.

City Hall, upon the appeal of Patrick Mahoney seeking with reference to the premises at 16 Boardman St, Ward 01 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 53(53-8) 53(53-9) 53(53-Purpose: Erect a new 3 story, 19 Unit Residential Building on newly created Combined lot (ALT518735) as per plan.

City Hall, upon the appeal of Jason Kahan seeking with reference to the premises at 3 Lamson Ct, Ward 01 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 53(53-9) Purpose: Raze existing structure to erect new 3-story townhouses.

City Hall, upon the appeal of Jason Kahan seeking with reference to the premises at 20 Lamson St, Ward 01 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 53(53-9) 53(53-57) Purpose: Erect new 3-story two family townhouses on parcel.

FOR THE BOARD OF APPEAL OF THE CITY OF BOSTON Matthew Fitzgerald Assistant Corporation Counsel

ce is hereby given that at 12:00 p.m. on Tuesday, December 13, 2016 a public hearing will be held by the Board of Appeal of the City of Boston in Room 801, City Hall, upon the following appeals:

COURT REMAND City Hall, upon the appeal of Ryan Connelly (by Niles Sutphin) seeking with reference to the premises at 9-11 Ward St, Ward 07 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 14(14-2) 15(15-1) 17(17-1) 18(18-1) 19(19-1) 20(20-8) 23(23-9): off street parking design 23(23-1) 80(80E-2) Purpose: Demolish existing wood frame multi-family residence; combine 2 land parcels into 1 parcel. Erect new 4 Story 16 dwelling unit multi-family residence from the continuous of wood frame construction new building to Have one story parking garage at grade line to accommodate 22 car parking; All new systems new building to be Fully sprinklered. FOR THE BOARD OF APPEAL OF THE CITY OF BOSTON Matthew Fitzgerald Assistant Corporation Counsel