



REVISED AGENDA

City of Boston
Board of Appeal

Tuesday, January 10, 2017

BOARD OF APPEALS

Room 80:

APPROVAL OF HEARING MINUTES:
December 13, 2016

EXTENSION: 9:30a.m.

Case: BOA-301417, Address: 571B Washington Street, Ward: 17, Applicant: Michael Leung

Case: BOA-382897, Address: 104 Canal Street, Ward: 3, Applicant: Somnath Hospitality LLC

Case: BZC-32884, Address: 385-391 Dudley Street, Ward: 8, Applicant: Roxbury Development LLC

Case: BZC-32885, Address: 200-210 Hampden Street Ward: 8, Applicant: Roxbury Development LLC

BOARD FINAL ARBITER 9:30a.m.

Case: BOA-520146, Address: 300 Harrison Avenue, Ward 3, Applicant: Ink Block LLC

CALL OF THE CHAIR:9:30a.m

Case: BOA-639862, Address: 38A-38South Russell Street, Ward 3, Applicant: 38 South Russell Street, LLC

GCOD: 9:30 a.m.

Case: BOA-656900, Address: 20-22 Union Park, Ward: 5, Applicant: Steven Derring

Article(s): 32(32-4)

Purpose: Renovate unit #1 per plan consisting of 2 bedrooms, 3 bathrooms and 1 kitchen.

Case: BOA-658399, Address: 595 Tremont Street, Ward: 5, Applicant: Kelly Robbins

Article(s): 32(32-4)

Purpose: Change occupancy to 4 units and store. *Existing store & Lodging.

Case: BOA-604337, Address: 279 Marlborough Ward: 5, Applicant: Taylor Harrington

Article(s): 32(32-4)

Purpose: Complete interior renovation of single family residential. New addition at existing courtyard, new 1-story addition at fourth floor with roof deck. Work to include MEP/FA/FP.

HEARINGS: 9:30 a.m

Case: BOA-662108, Address: 2-0 Putnam Street Ward: 1, Applicant: Jorge Betancur

Article(s): 52(52-8) 53(53-56) 52(52-9) 53(53-9)

Purpose: Owner is seeking to legalize street level unit facing Condor Street changing occupancy from a two to three family residence.

Case: BOA-642871, Address: 19 Chelsea Street, Ward: 1, Applicant: Boris Kuritnik

Article(s): 53(53-9) 9(9-1)

Purpose: New rear addition for additional living space with deck and exterior stair for second means of egress to existing four residential dwelling units. Interior renovation to all units to include new fire sprinkler and fire alarm system.

Case: BOA-654173, Address: 20 Saratoga Street, Ward: 1, Applicant: 28 Saratoga Realty Trust

Article(s): 53(53-9)

Purpose: Subdivide a portion of existing lot located at 22 Saratoga Street see (ALT) and combine with existing lot located at 20 Saratoga Street, see also (ERT629866 & ERT629869)

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Case: BOA-654172, **Address:** 20 Saratoga Street, **Ward:** 1, **Applicant:** 28 Saratoga Realty Trust

Article(s): 53(53-9)

Purpose: Erect single family residential dwelling on vacant lot. Combine and re-subdivide lots on ALT637438 & ALT637440.

Case: BOA-654174, **Address:** 22 Saratoga Street, **Ward:** 1, **Applicant:** 28 Saratoga Realty Trust

Article(s): 53(53-9)

Purpose: Erect single family home on vacant lot. Combine and subdivide lots on ALT637438 & ALT637440.

Case: BOA-654176, **Address:** 22 Saratoga Street, **Ward:** 1, **Applicant:** 28 Saratoga Realty Trust

Article(s): 53(53-9)

Purpose: Subdivide a portion of existing lot located at 22 Saratoga Street and combine with existing lot located at 20 Saratoga Street, see (ALT637438), see also (ERT629866 and ERT659869).

Case: BOA-659442, **Address:** 100 Boardman Street, **Ward:** 1, **Applicant:** Anthony Losurdo

Article(s): 11(11-6) 25(25-5) 53(53-26) 53(53-55)

Purpose: Erect new billboard.

Case: BOA-655214, **Address:** 46 Geneva Street, **Ward:** 1, **Applicant:** Vladimir Kondratenok

Article(s): 53(53-56) 53(53-57.2) 53(53-9)

Purpose: Erect a three-story, three-family residential building, which will include a roof deck, head house and rear deck.

Case: BOA-656348, **Address:** 60 Entaw Street, **Ward:** 1, **Applicant:** Fletcher Family Trust, LLC

Article(s): 53(53-9) 53(53-52) 9(9-1)

Purpose: Construct new rear addition, exterior second means of egress stairs, and new roof deck. Interior renovation to existing three-family residential dwelling unit. New fire sprinkler system.

Case: BOA-646751, **Address:** 65 Meridian Street, **Ward:** 1, **Applicant:** Meridian Maverick, LLC

Article(s): 25(25-5) 53(53-12) 53(53-56) 53(53-12)

Purpose: Erect 5 story building with 2 retail spaces on first floor and six residential units on the top floor.

Case: BOA-654170, **Address:** 214 Marginal Street, **Ward:** 1, **Applicant:** Kathleen Morris & Thomas Davis

Article(s): 8(8-7) 53(53-9) 53(53-56) 53(53-54)

Purpose: Erect 4 unit residential dwelling on vacant lot.

Case: BOA-635102, **Address:** 31 Brighton Street, **Ward:** 2, **Applicant:** Matthew McCarthy

Article(s): 62(62-8)

Purpose: Full gut of 3 family property, finish as per plans, new sprinkler system, additional living space to basement, new deck on back of property. All costs, fees were paid on issued SF602902

Case: BOA-635103, **Address:** 31 Brighton Street, **Ward:** 2, **Applicant:** Matthew McCarthy

Purpose: the terms of the Commonwealth of Massachusetts, State Building Code, Chapter 802, Acts of 1972, in the following respect: Full gut of 3 family property, finish as per plans, new sprinkler system, additional living space to basement, new deck on back of property. All costs, fees were paid on issued SF602902. 8th 780CMR1009.9 Spiral Stairways are only allowed to be utilized as an egress component from within the building.

Case: BOA-648249, **Address:** 20R Park Street **Ward:** 2, **Applicant:** Maria Hanlon

Article(s): 62(62-14)

Purpose: Build a roof deck.

Case: BOA-648345, **Address:** 8 Cooper Street **Ward:** 3, **Applicant:** Daniel Toscano

Article(s): 54(54-10) 54(54-19)

Purpose: Existing single family-3 stories and basement. Proposed plan is for the 4th story addition 1 master bedroom and full bathroom and a private roof deck. See plans submitted.

Case: BOA-648341, **Address:** 112-118 Fulton Street, **Ward:** 3, **Applicant:** Daniel Toscano

Article(s): 54(54-10)

Purpose: Enclose level 1 of an existing duplex balcony (condo unit 6A) install new windows, finish interior portion. Supply and install new decking and railings at the upper level. Project to match previously completed version in the neighboring unit 6B. Exterior to be copper to match. (See plans provided).

Case: BOA-634674, **Address:** 1387-1393 Washington Street, **Ward:** 3, **Applicant:** Sarah Waters

Article(s): 64(64-9) 64(64-34)

Purpose: To amend ALT80368 by Interior: Reconfiguration for Master Suite. Exterior: Construct a new roof deck with a new access head house. Penthouse #4 & #5.

Case: BOA-615910, **Address:** 55 West Fifth Street, **Ward:** 6, **Applicant:** 40 B Street, LLC

Article(s): 14(14-2) 15(15-1) 16(16-1) 17(17-1) 18(18-1) 20(20-1) 23(23-1) 18(19-3)

Purpose: Build a new 5 story, Mixed-Use building. There will be a 25 space parking garage located under the building. On the ground floor will be an additional 11 parking spaces, and a commercial/restaurant space. There will be 36 residential units on floors 2 thru 5. Building will be fully sprinklered.

Case: BOA-655982, **Address:** 10-50 Old Colony Avenue, **Ward:** 6, **Applicant:** Robert Adams

Article(s): 8(8-7)

Purpose: Change occupancy from to include Community Center/Assembly and renovate as per plans.

Case: BOA-639251, **Address:** 205 Gold Street, **Ward:** 6, **Applicant:** Robert Adams

Article(s): 14(14-14-1) 14(14-14-3) 14(14-4) 15(15-1) 17(17-1) 18(18-1)

Purpose: Erect new 3 story single family dwelling w/garage and rear decks as per plans submitted.

Case: BOA-637911, **Address:** 306 West Third Street, **Ward:** 6, **Applicant:** Patrick Murtagh

Article(s): 57(57-9) 57(57-26) 57(57-53-57)

Purpose: Subdivide land parcel; Existing 3-family; add 3 story residential addition at rear of building; convert to 3 unit condominium; Gut re-hab of existing structure; all new systems; Entire building to be completely sprinklered; provided 2-on grade parking spaces at rear of building; per plans.

Case: BOA-653547, **Address:** 260 West Third Street, **Ward:**6, **Applicant:** Patrick Mahoney

Article(s): 57(57-9) 57(57-8) 57(57-26)

Purpose: Combine lot parcel #06016750000 (258 West Third Street) with 260 West Third Street. Erect a new 6 unit multifamily building with parking on ground level, rear balconies and roof decks as per plans. Permit set to be submitted upon ZBA approval. Existing house on 260 West Third to be razed under separate permit.

Case: BOA-661390, **Address:** 2 Dry dock Avenue **Ward:** 6, **Applicant:** SCD Drydock Q1 LLC

Article(s): 15(15-1) 21(21-1) (6-3A) 25(25-5)

Purpose: Erect 13 story building for offices and retail, parking on existing vacant lot.

Case: BOA-605455, **Address:** 734-742 Dudley Street **Ward:** 7, **Applicant:** Vargas Dasilveira

Article(s): 65(65-16) 65(65-41) 65(65-16)

Purpose: Raze existing structures on lot and erect new 5 stories 20 units and 3 stores with 36A take out.

Case: BOA-657507, **Address:** 32 Boston Street **Ward:** 7, **Applicant:** Tony Tiro

Article(s): 15(15-1) 16(16-1)

Purpose: Amendment to Alt601250. Work to include adding a roof deck and extend living space into the basement. Cost reflected on ALT601250.

HEARINGS: 10:30 a.m.

Case: BOA-619574, **Address:** 41 Hawthorne Street, **Ward:** 11, **Applicant:** Scotland Willis

Article(s): 50(50-29)

Purpose: Subdivide existing Parcel 1100168000 into two parcels-Lot A will contain 9,089 sq ft. This application is for a zoning review for existing two family dwelling on newly subdivided lot B (6,820 sq ft). See ERT603037 for plans to erect a new three family dwelling.

Case: BOA-655851, **Address:** 63 Perrin Street, **Ward:** 12, **Applicant:** Patrick Hoban

Article(s): 50(50-37) 50(50-43) 50(50-26) 50(50-29) 50(50-1) 50(5-38)

Purpose: Erect 35 residential units as per plans.

Case: BOA-658314, **Address:** 3-7 Cottage Court, **Ward:** 13, **Applicant:** Vargas Dasilveira

Article(s): 50(50-29)

Purpose: Combine two vacant lot (Parcel ID 130038100 and 130038000) into single lot. Erect three-story, three family townhouse dwelling with garage as per plans.

Case: BOA-661867, **Address:** 11 Havelock Street, **Ward:** 14, **Applicant:** Paulo Demorais

Article(s): 56(56-8)

Purpose: This application is filed to amend ERT392183 by adding a playroom in the basement.

Case: BOA-579668, **Address:** 73R Wellington Hill Street, **Ward:**14, **Applicant:** Prince Kallon

Article(s): 60(60-8) 60(60-9) 60(60-40) 60(60-41)

Purpose: 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.

Case: BOA-649642, **Address:** 17 Trull Street **Ward:** 15, **Applicant:** Oxbow Urban LLC

Article(s): 65(65-9) 65(65-41) 10(10-1)

Purpose: Existing permit is for a 2 family townhouse dwelling on an existing 4,600 sq ft lot. As part of the Department of Neighborhood Development's (DND) NHI program, we are submitting a modification to change this permit to a 1 family semi-attached with zero lot line. Subdivide existing lot. A new permit for the second unit (10 Glen St) included in the original permit has been applied for as ERT636822. Note the permit value of \$500,000 has been reallocated with \$250,000 for ERT568809 and \$250,000 for ERT636822.

Case: BOA-649646, **Address:** 10 Glen Street **Ward:** 15, **Applicant:** Oxbow Urban LLC

Article(s): 65(65-9)

Purpose: Part of the City of Boston's Department of Neighborhood Development's Neighborhood Homes Initiative 10 Glen St will be a new single family attached home with a party wall. 17 Trull St is to be subdivided down the center of the buildings party wall into two separate parcels to be formally known as 17 Trull St. On the East side and 10 Glen St. On the West side. Reference ERT568809.

Case: BOA-651938, **Address:** 49 Hamilton Street, **Ward:** 15, **Applicant:** Vargas Dasilveira

Article(s): 65(65-39) 65(65-65-42.13) 65(65-8) 65(65-9)

Purpose: Construct two (3 family) structures on one lot; one to be known as 51 Hamilton ERT623489 and the other is 49 Hamilton ERT623211- see plans filed.

Case: BOA-651909, **Address:** 51 Hamilton Street, **Ward:** 15, **Applicant:** Vargas Dasilveira

Article(s): 65(65-8) 65(65-9) 65(65-39)

Purpose: Construct two (3 family) structures on one lot; one to be known as 49 Hamilton St. ERT623211 and the other shall be known as 51 Hamilton on ERT623489 – see plans filed.

Case: BOA-631861, **Address:** 123 Hamilton Street, **Ward:** 15, **Applicant:** Timothy Russell

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

Purpose: Erect 3-story, 52 studio units residential building. First floor proposes enclosed parking, residential units, accessory offices and common areas. Upper floors proposes residential units.

Case: BOA-613478, **Address:** 820 William T Morrissey BLVD, **Ward:** 16, **Applicant:** Outfront Media, LLC

Article(s): 65(65-40) 11(11-7)

Purpose: 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.

Case: BOA-632366, **Address:** 750 Hyde Park Avenue, **Ward:** 18, **Applicant:** Clyde Nesbitt

Article(s): 67(67-8)

Purpose: Use of parking lot to store cars to be sold.

Case: BOA-604392, **Address:** 930 American Legion HW **Ward:** 18, **Applicant:** Roslindale Cummins Hw Realty LLC

Article(s): 69(69-11)

Purpose: Erect new building and 2 lane drive thru ATM structure to be used as a bank with drive thru ATM and teller as per plans filed herewith.

Case: BOA-659224, **Address:** 966-966B Hyde Park Avenue, **Ward:** 18, **Applicant:** Sayde Halabi

Article(s): 69(69-9) 69(69-29.5) 69(69-8)

Purpose: Demolish an existing two family residential wood structure and free standing garage, and erect a wood structure to house nine residential units, with underground parking level containing 18 parking spaces.

Case: BOA-633555, **Address:** 12-14 Revere Street, **Ward:** 19 **Applicant:** Alondra Batista

Article(s): 55(55-9)

Purpose: Family room addition on first floor and office space on second floor. Addition will be attached to existing house.

Case: BOA-557495, **Address:** 144 Beech Street **Ward:** 20 **Applicant:** Angelo Musto

Article(s): 9(9-1) 67(67-9)

Purpose: Provide driveway and parking on to the property st 144 Beech St, for two vehicles.

RE-DISCUSSION: 11:30

Case: BOA-631069, **Address:** 336 Chelsea Street, **Ward:** 1, **Applicant:** Magrath Realty, LLC

Article(s): 53(53-8) 53(53-56) 53(53-9)

Purpose: Demolish the existing glass shop. Erect a mixed-use building which will be occupied as a funeral home and six residential units

Case: BOA-578360, **Address:** 530 East Third Street, **Ward:** 6, **Applicant:** Meagan Donnelly

Article(s): 13(13-1) 20(20-1)

Purpose: Addition of a 4th floor family room for extended living

Case: BOA-590411, **Address:** 440 East Eighth Street, **Ward:** 7, **Applicant:** AMPM Properties, LLC

Article(s): 13(13-1)

Purpose: Combining lots. Raze existing structures to erect new multifamily - seven (7) residential units with garage parking.

Case: BOA-611780, **Address:** 17 Centre Street **Ward:** 9, **Applicant:** Centre Place Realty Trust

Article(s): 50(50-29) 50(50-43)

Purpose: Consolidate 2 lots (17 Centre Street and 234 Roxbury Street totaling 2,540 sq. ft. per plan and erect a three family building, with two garage parking spaces and one outdoor parking space; General contractor has not been contracted so total cost of new construction has not yet been determined. 4 story building above the garage. Height is 34 feet on Centre St. **(Revised 6/29/16)**

Case: BOA-634526, **Address:** 3193-3201 Washington Street, **Ward:** 11, **Applicant:** John Pulgini

Article(s): 55(55-19) 55(55-20) 55(55-40)

Purpose: Raise existing building and construct new 40 unit condo building and 3 retail spaces. as per plans

Case: BOA-577858, **Address:** 53 Sturbridge Street **Ward:** 17 **Applicant:** Patrick Foley

Article(s): 65(65-8) 65(65-9) 65(65-42.7)

Purpose: Erect Three family dwelling on existing lot of 3,022 sf as part of subdivision with 55 Sturbridge St ALT558337) and combined parking

Case: BOA-577851, **Address:** 55 Sturbridge Street, **Ward:** 17, **Applicant:** Patrick Foley

Article(s): 65(65-9) 65(65-42.7)

Purpose: Subdivide existing 6624 sq ft lot with lot into two lots; Lot A with existing 2 1/2 story three family. Basement storage .living area on 1st 2nd and 3rd floors .lot to have 3,602 SF, Lot A2 will be 3,022 SF and will have a proposed three family (ERT558358) parking to be on both lots

Case: BOA-525282, **Address:** 15 Brainerd Road, **Ward:** 21, **Applicant:** George Morancy

Article(s): 51(51-56) 51(51-57) 51(51-9)

Purpose: Combine Parcels 2101559000 and 2101560000 to create a new 11,037 sf Lot. Erect a new 5 story Residential Building to contain 32 Dwelling Units on floors 2 through 5. There will be an open Parking Garage with 24 spaces at-grade under Building.

Case: BOA-579656, **Address:** 12-12C Glenmont Road **Ward:** 22, **Applicant:** Brookline Development Corp, LLC

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

Purpose: Build 4 new single family townhouses and demolish 20 garages per plans of Osullivan architects 1/29/16

Case: BOA-579659, **Address:** 12-12C Glenmont Road **Ward:** 22, **Applicant:** Brookline Development Corp, LLC

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

Purpose: Build 4 new single family townhouses and demolish 20 garages per plans of Osullivan architects 1/29/16

For information on the definitions of the articles mentioned in this agenda, please [view the City of Boston Municipal code](#).

STEPHANIE HAYNES
BOARD OF APPEAL
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