



City of Boston
Board of Appeal

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Tuesday, March 14, 2017

BOARD OF APPEALS 2017 MAR -8 A 10: 53

Room 801

BOSTON, MA

The board will hold a hearing on MARCH 14, 2017 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

February 28, 2017

EXTENSION 9:30a.m.

Case: BOA-448640, Address: 4 Norfolk Terrace, Ward 17 Applicant: Gail Latimore, Executive Director

Case: BOA-448637, Address: 5-5A Norfolk Terrace, Ward 17 Applicant: Gail Latimore, Executive Director

Case: BOA-448639, Address: 6 Norfolk Terrace, Ward 17 Applicant: Gail Latimore, Executive Director

Case: BOA-448638, Address: 207 Norfolk Terrace, Ward 17 Applicant: Gail Latimore, Executive Director

Case: BOA-415116, Address: 137-141 Hyde Park Avenue, Ward 19 Applicant: Urbanica

Case: BOA-415015, Address: 133-135 Hyde Park Avenue, Ward 19 Applicant: Urbanica

Case: BOA-415113, Address: 127-131 Hyde Park Avenue, Ward 19 Applicant: Urbanica

Case: BOA-415012, Address: 119-125 Hyde Park Avenue, Ward 19 Applicant: Urbanica

Case: BOA-415047, Address: 93-95 Hyde Park Avenue, Ward 19 Applicant: Urbanica

Case: BZC-33486, Address: 312 Spring Street Ward 20, Applicant: Michael Philbin

Case: BOA-432644, Address: 246-248 Dorchester Avenue Ward 6 Applicant: Evergreen Property Group

Case: BOA38029, Address: 123 Crawford Street Ward 12 Applicant: 123 Crawford Street Inc

BOARD FINAL ARBITER 9:30a.m.

Case: ALT83580, Address: 150 West Fourth Street, Ward 6, Applicant: Doug Reed

Case: BOA-644283, Address: 13 Isabella Street, Ward 5 Applicant: Monte French

Case: BZC-32012, Address: 3 Brigham Street, Ward 1 Applicant: Patricia McSherry

BUILDING CODE: 9:30a.m.

Case: BOA-#665878, Address: 7-9 Park Street Ward: 3, Applicant: Union Club of Boston, Inc

Purpose: Repair the front entry steps to 8 Park Street, Boston, MA. Section 780CMR, 8th Edition Ch 32 Section 320.2.1 Encroaches into public way is > 12".

HEARINGS: 9:30 a.m

Case: BOA-650553, Address: 99 Lexington Street Ward: 1, Applicant: Mai Phung

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

Purpose: Proposed to change occupancy from one family to 2 family (as per plans).

Case: BOA-662224, Address: 191 Condor Street Ward: 1, Applicant: Joe Hassell

Article(s): 53(53-9) 53(53-8) 53(53-54) 53(53-56) 53(53-57.3)

Purpose: Construct new 9 unit residential building with 11 parking spaces.

Case: BOA-662222, Address: 211 Condor Street Ward: 1, Applicant: Joe Hassell

Article(s): 53(53-54) 53(53-56) 53(53-9) 52(52-8)

Purpose: Build new 14 unit building with parking spaces.

Case: BOA-676735 Address: 400-408 Tremont Street Ward: 5, Applicant: Chang Xin Global Creations

Article(s): 64(64-8)

Purpose: Change occupancy from Pet Care to Restaurant and outdoor seating for 44 patrons.

Case: BOA-674105 Address: 543 East Third Street Ward: 6, Applicant: Timothy Johnson

Article(s): 57(57-9) 59(59-37)

Purpose: Erect new 3-story, 2 Family dwelling over open parking w/roof deck as per plans submitted.

Case: BOA-668412 **Address:** 194 K Street **Ward:** 6, **Applicant:** Timothy Johnson

Article(s): 14(14-14-1) 14(14-14-2) 14(14-14-3) 14(14-4) 15(15-1) 17(17-1) 20(20-1)

Purpose: Demolish existing 1-story garage and erect new 4-story, 3-Family dwelling w/garage, rear and roof decks as per plans submitted.

Case: BOA-673812 **Address:** 117 H Street **Ward:** 7, **Applicant:** Daniel Walsh

Article(s): 2(2-R202)

Purpose: Finish basement using Owens Corning Basement Finishing system, 288 sf+/-, 2x2 drop ceiling finish Height 6'9", room to be used as a family room.

Case: BOA-#673813 **Address:** 117 H Street **Ward:** 7, **Applicant:** Daniel Walsh

Purpose: Finish basement using Owens Corning basement Finishing system, 288+/-, 2x2' drop ceiling finish height 6'9", room to be used as a family room. Ch. 2 Sec. R202 1 & 2 Family/Definitions IRC-CH2-Sec-2-202. A dwelling unit is an independent and complete facility for living, bathing, cooking, and sleeping. (Note that The proposed unit 1 space in the basement provides access to unit 2 utility equipment violates the independency of unit 1).

Case: BOA-652703 **Address:** 86 Old Harbor Street **Ward:** 7 , **Applicant:** Patrick Mahoney

Article(s): 10(10-1)

Purpose: Construct curb cut and driveway for residential parking for 2 vehicles for detached single family home.

Case: BOA-598705 **Address:** 420 East Fifth Street **Ward:** 7 , **Applicant:** Alex Lanstein

Article(s): 15(15-1) 17(17-1) 23(23-1) 23(23-9) 14(14-1)

Purpose: Raze existing garage. Erect a new 3-story, Two (2) Family Dwelling with Off-street parking located in front yard.

HEARINGS: 10:30 a.m.

Case: BOA-555340, **Address:** 178 Thornton Street , **Ward:** 11 , **Applicant:** Timothy Johnson

Article(s): 50(50-28) 50(50-29) 50(50-44)

Purpose: Erect new 3-story, 7-Unit residential building w/8 car garage, exterior balconies and decks on a vacant parcel as per plans submitted.

Case: BOA-672571, **Address:** 25 Amory Street , **Ward:** 11, **Applicant:** Jamaica Plain Neighborhood Development Corp.

Article(s): 55(55-16) 55(55-17)

Purpose: New Construction - 44 Unit Affordable Housing - Jackson Square Master Plan (Building M).

Case: BOA-664763, **Address:** 8 Clifford Street , **Ward:** 12, **Applicant:** Joseph Feaster

Article(s): 50(50-29)

Purpose: 280-290 Warren Street - Construct a 5 story Mixed-Use Commercial/Residential building of approx.. 84,779 sq. ft. There will be 74 Underground Parking Spaces on 32,000 sq ft. lot. Occupancy to be 51 Residential Units and Offices.

Case: BOA-664762, **Address:** 1 Waverly Street , **Ward:** 12, **Applicant:** Joseph Feaster

Article(s): 50(50-29)

Purpose: 280-290 Warren Street - Construct a Mixed-Use Commercial/Residential building of approx.. 56,000 sq. ft. including 28 Underground Parking spaces on a 38,000 sq. ft. lot. Occupancy to be restaurant, Coffee shop & 44 Residential Units with Underground Parking Garage .

Case: BOA-673584, **Address:** 244R Savin Hill Avenue , **Ward:** 13 , **Applicant:** Romas Slezas

City Hall, upon the appeal of Romas Slezas seeking with reference to the premises at 244R Savin Hill Ave, 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(65-42) 65(65-41) Purpose: Confirm occupancy of an existing carriage house in the rear of an existing two family dwelling And then change it to a one family dwelling. All on the same lot. Plans refiled with revisions. *See previously filed ALT441473 with BOA zoning approval BOA447842.

Case: BOA-648324, **Address:** 106 Cushing Avenue, **Ward:** 13, **Applicant:** Agilio Monteiro

Article(s): 65(65-9)

Purpose: Extend first floor living space in to the basement. New walls, new finished floors, new ceilings, new bathroom, new electrical and plumbing.

Case: BOA-676263, **Address:** 78 Callender Street, **Ward:** 14, **Applicant:** Douglas Wohn

Article(s): 60(60-9) 60(60-40) (5)

Purpose: Confirm occupancy as a Three family dwelling, for this is an existing condition for many years and paying Taxes as a three family. Requesting occupancy committee, occupancy in question.

Case: BOA-656043, **Address:** 34 Dix Street, **Ward:** 16, **Applicant:** Douglas George

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

Purpose: Erect a new 6 unit residential building with rear parking as per plans. Existing building to be razed under separate permits.

Case: BOA-646728, **Address:** 26 Walton Street, **Ward:** 17 , **Applicant:** Hong Nguyen

Article(s): 9(9-1)

Purpose: Off street parking for 2 Cars (parking spaces).

Case: BOA-676306, **Address:** 118 Arlington Street, **Ward:** 18, **Applicant:** John Pulgini

Article(s): 9(9-1) 69(69-9)

Purpose: Add approx. 600 sq. ft. to third floor unit, using existing footprint. Amend ALT615679.

Case: BOA-670635, **Address:** 18 Granfield Avenue, **Ward:** 19, **Applicant:** Filomania Falcucci

Article(s): 67(67-9) 67(67-32)

Purpose: Raze the existing single family building and erect a new 3-family building.

Case: BOA-670634, **Address:** 20 Granfield Avenue, **Ward:** 19, **Applicant:** Filomania Falcucci

Article(s): 67(67-9) 67(67-32)

Purpose: Erect a new 3-Family building on the empty lot.

Case: BOA-630471, **Address:** 345-349 Washington Street, **Ward:** 22, **Applicant:** Carolyn Conway

Article(s): 51(51-16)

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

RE-DISCUSSION: 11:30a.m.

Case: BOA-629564, **Address:** 105 West Third Street, **Ward:** 6, **Applicant:** George Morancy

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

Purpose: Combining parcels 0601362000, 0601363000, 0601364000, 0601365000 to make new parcel 5,073 SF in total area. Erect a new 4 story residential building with 9 units and parking in garage for 9.

Case: BOA-639307, **Address:** 12 Ward Street, **Ward:** 7, **Applicant:** Kenneth Morin

Article(s): 14(14-14-2) 15(15-1) 17(17-1)

Purpose: Change one family row house to a two family row house. No external work.

Case: BOA-642903, **Address:** 2597-2601 Washington Street, **Ward:** 9, **Applicant:** Jeffrey Drago

Article(s): 50(50-43: off street parking & Loading)

Purpose: This project is to allow vehicular access to 37R-39R Juniper Street over driveway access easement. Please see also ERT549966 and ALT561596.

Case: BOA-642897, **Address:** 37-39 Juniper Street, **Ward:** 9, **Applicant:** Jeffrey Drago

Article(s): 50(50-29: Dimensional Requirements) 50(50-43: Off street parking & loading) 50(50-44: Dimensional Requirements)

Purpose: Existing two (2) family dwelling. This will be on of two dwelling on same lot Please see ERT549966

Case: BOA-642893, **Address:** 37R-39R Juniper Street, **Ward:** 9, **Applicant:** Jeffrey Drago

Article: 50(50-29) 50(50-43) 50(50-44)

Purpose: The proposed job is to erect two townhouses.

Case: BOA-642902, **Address:** 31-35 Juniper Street, **Ward:** 9, **Applicant:** Jeffrey Drago

Article(s): 50(50-43)

Purpose: This project is to allow vehicular access to 37R-39R Juniper Street over the driveway access easement. Please see also ERT549966 and ALT561596

Case: BOA-585226, **Address:** 296 Neponset Avenue, **Ward:** 16, **Applicant:** Mai Phung

Article(s): 65(65-9)

Purpose: Proposed to erect an addition at rear of an existing 2 family dwelling structure.

Case: BOA-585221, **Address:** 11 Lafield Street, **Ward:** 16, **Applicant:** Mai Phung

Article(s): 65(65-9)

Purpose: Proposed to renovate an existing basement and convert into additional living space for unit #1. And external rear stair case from second floor to ground level as new second mean of egress for unit # 2 & # 3 (as per plans) ref to alt588870

INTERPRETATION: 12:00Noon

Case: BOA-672562, **Address:** 42-43 Beacon Street, **Ward:** 5, **Applicant:** Linda Schubert Bodman

Purpose: The petitioner seeks a determination that the Inspection Services Department erred in issuing the Certificate of Inspection No. 68847.

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

BOARD MEMBERS:

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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