



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 04</b>	<b>Hearing: 1</b>
<b>BOA677280</b>	<b>Address:</b> 40 Trinity Pl, Ward - 04	<b>Applicant:</b> Christian Regnier

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

Article(s)	Description
Art. 32 Section 9	GCOD Enforcement
<b>Description:</b>	Demolish existing building at 40 Trinity Place/430 Stuart Street and construct a new mixed use building including residential units, hotel rooms, restaurants, and accessory uses

### DOCUMENTS CONSIDERED AT THE HEARING:

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

**DECISION:**

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

**PROVISO:**

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**BOARD MEMBERS:**

	<b><u>PRESENT</u></b>		<b><u>RECUSE</u></b>
	<b>Yes</b>	<b>No</b>	
<b>Christine Araujo, Chair</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mark Fortune, Secretary</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Anthony Pisani</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mark Erlich</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bruce Bickerstaff</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Peter Chin</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Craig Galvin</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Eugene Kelly</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** The Applicant is in compliance with Boston Water and Sewer. Board member Fortune moved to approve, the motion was seconded, and the Board voted to approve.

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



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<b>9:30 am</b>	<b>Ward: 04</b>	<b>Hearing: 2</b>
<b>BOA677282</b>	<b>Address:</b> 426 Stuart ST, Ward - 04	<b>Applicant:</b> Christian Regnier

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

Article(s)	Description
Art. 32 Section 9	GCOD Enforcement

**Description:** Application to allow for the construction of a new building at 40 Trinity Place/430 Stuart Street that will cantilever over 426 Stuart Street in air rights. See related building Permit application ERT652809.

#### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

**SUMMARY:** The Applicant is in compliance with Boston Water and Sewer. Board member Fortune moved to approve , the motion was seconded and the Board voted to approve.

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



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Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 10</b>	<b>Hearing: 1</b>
<b>BOA647490</b>	<b>Address:</b> 95 Calumet ST, Ward - 10	<b>Applicant:</b> Cynthia Loesch

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

Article(s)	Description
Article 59, Section 7	Use Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 37	Off-Street Parking/Loading Reqs

**Description:** Change of occupancy from three (3) family dwelling to nine (9) unit residential dwelling.  
Extension of living space to basement. Construct new 3-story rear addition to existing 3-story building.  
Complete interior renovation with new sprinkler system.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: This case was postponed to May 23, 2017 @ 11:30a.m.

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



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### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 11	Hearing: 1
<b>BOA649770</b>	<b>Address:</b> 139 - 139a Marcella St, Ward - 11	<b>Applicant:</b> Andrew Chen

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

Article(s)	Description
Article 50, Section 29 *	Lot Area Insufficient
Article 50, Section 29 **	Add'l Lot Area Insufficient
Article 50, Section 29 ***	Lot Width Insufficient
Article 50, Section 29 ****	Lot Frontage Insufficient
Article 50, Section 29 **	Floor Area Ratio Excessive
Article 50, Section 29 ***	Usable Open Space Insufficient
Article 50, Section 29 **** *	Side Yard Insufficient
Article 50, Section 43	Off-Street Parking & Loading
Article 50, Section 44.2	Conformity Ex Bldg Alignment
Notes	

**Description:** Erect Two-Family Residential Dwelling.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, site has been vacant for 50 years current lot is 2,124sqft. There will be two units, first floor ground floor and upper triplex unit. these units went from rental to the owner will occupy the upper unit and rent out the lower unit, the first unit will be 705sqft and the upper unit will be 2,085sqft. FAR required is .8, proposed is 1.28, no off street parking proposed. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support BPDA recommends DW/OP. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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





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<b>9:30 am</b>	<b>Ward: 11</b>	<b>Hearing: 2</b>
<b>BOA667253</b>	<b>Address: 28 Cornwall ST, Ward - 11</b>	<b>Applicant: Matthew Brett</b>

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

Article(s)	Description
Art. 55, Section 8 * **	Use: Forbidden
Art. 55 Sec. 09 *	Dimensional Regulations.
Notes	

**Description:** Split existing 1st floor unit into two individual one-bedroom units and convert Three Family Occupancy to Four Family Occupancy. Renovate 1st floor only. No exterior modifications required.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to Interior renovation only to convert three family to four family, the first floor will be split 525sqft in front and 550sqft in back to create two units, original unit size is 1200sqft, parking will be seven off street parking-existing driveway seven cars parking there now. Board is concern about the small units-accustomed to min 650sqft The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support, O'Malley's office support. Board member Erlich moved to approve with proviso, the motion was seconded, Pisani, Bickerstaff & Araujo opposed to vote therefore the case was Deny.

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Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 13</b>	<b>Hearing: 1</b>
<b>BOA679493</b>	<b>Address:</b> 152 Savin Hill Av, Ward - 13	<b>Applicant:</b> Peter Lydon

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

Article(s)	Description
Art. 65 Sec. 08	Forbidden
Art. 65 Sec. 42	Appl. of Dimensional Req'mnts
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Notes	
Art. 10 Sec. 01	Limitation of parking areas

**Description:** Construction of a new three-family building. Proposed project is to include a basement, covered parking area capable of accommodating four (4) vehicles. Three additional parking spaces are proposed for the surrounding open-air portions of the property. \*This is one of two buildings on same parcel see 154 Savin Hill Ave ALT#672864 to combine lots, change occupancy and addition.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugens Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to existing single family home renovate it and convert it to a two family, to the right construc a new three family structure. The final lot size will be 10,108sqft it will consist of five units. Board members inquired regarding what would be as of right Counsel stated four units. in the basement will be bedrooms. The existing FAR is 2448, proposed is 3830, adding space in basement about 500sqft an addition off back to make one bedroom bigger about 140ft per floor, adding two dormers on the roof. New 3 story structure should be 2-2 1/2 story structure, two dwellings on same lot going to combine lots and have two separate dwellings. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's support 3 abutters support, 3 abutters opposed BPDA recommends DW/OP Board member Erlich approve with proviso Board seconded motion.

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



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Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 13</b>	<b>Hearing: 2</b>
<b>BOA679497</b>	<b>Address:</b> 154 Savin Hill AV, Ward - 13	<b>Applicant:</b> Peter Lydon

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

Article(s)	Description
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 42	Appl. of Dimensional Req'mnts
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Notes	

**Description:** Combine Parcel # 1302535000 (3600sf) and Parcel # 1302533000 (Existing One family structure 4417 sf) with Parcel #1302534000 (2626 s.f. +/- Vacant Land), this shall be one of two buildings on the same lot on new 10,108 sf parcel to be known as 152-154 Savin Hill Avenue in accordance with the submitted land survey dated 1/10/17 (ERT672357), then, Change Occupancy from a One Family (#1895/1929) to a Two Family by completely gutting renovation/rehabilitation of an existing structure. Work to include an addition on the rear area of building consisting of approximately 150 sq. ft. along with the construction of two roof dormers.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

**DECISION:**

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

**PROVISO:**

BPDA Design Review

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**BOARD MEMBERS:**

	<b><u>PRESENT</u></b>		<b><u>RECUSE</u></b>
	<b>Yes</b>	<b>No</b>	
<b>Christine Araujo, Chair</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mark Fortune, Secretary</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Anthony Pisani</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mark Erlich</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bruce Bickerstaff</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Peter Chin</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Craig Galvin</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Eugene Kelly</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** See companion minutes

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



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<b>9:30 am</b>	<b>Ward: 14</b>	<b>Hearing: 1</b>
<b>BOA679594</b>	<b>Address:</b> 10 - 12 Roxton St, Ward - 14	<b>Applicant:</b> C/O Joseph Hanley, Esq

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

Article(s)	Description
Article 60, Section 9	Dimensional Regulations
Article 60, Section 40 *	Off-Street Parking Regs

**Description:** New Construction of a 2 Family Home on existing 5,000sq ft Lot utilizing existing curb cut. Part of the Mayors' New Housing Initiative being implemented by the Department of Neighborhood Development.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to 5000sqft vacant lot, single driveway 8' wide, two family home with one parking space for each home. Rear deck triggers violation. for 141-143 Glenway Street it is a 5360sqft lot, substantial compliance, rear deck triggers violation. 166-168 Glenway Street, comply with the rear yard setback. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Campbell's office support, Wu's office support & DND support. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

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





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Mayor

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<b>9:30 am</b>	<b>Ward: 14</b>	<b>Hearing: 2</b>
<b>BOA679596</b>	<b>Address:</b> 141 - 143 Glenway St, Ward - 14	<b>Applicant:</b> C/O Joseph Hanley, Esq

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

Article(s)	Description
Article 60, Section 9	Dimensional Regulations
Article 60, Section 40 *	Off-Street Parking Regs

**Description:** New Construction of a 2 Family Home on existing 5,360 sq ft Lot utilizing existing curb cut. Part of the Mayors' New Housing Initiative being implemented by the Department of Neighborhood Development.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** see companion minutes

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 14	Hearing: 3
<b>BOA679597</b>	<b>Address:</b> 166 - 168 Glenway St, Ward - 14	<b>Applicant:</b> C/O Joseph Hanley, Esq

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

Article(s)	Description
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Article 60, Section 40 *	Off-Street Parking Regs
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**Description:** New Construction of a 2 Family Home on existing 5,500 sq ft Lot utilizing existing curb cut. Part of the Mayors' New Housing Initiative being implemented by the Department of Neighborhood Development.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** see companion minutes

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 14</b>	<b>Hearing: 4</b>
<b>BOA679718</b>	<b>Address:</b> 115 Woodrow Av, Ward - 14	<b>Applicant:</b> Derric Small

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

Article(s)	Description
Article 60, Section 9	Dimensional Regulations
Article 60, Section 9	Dimensional Regulations
Article 60, Section 9	Dimensional Regulations
Article 60, Section 9	Dimensional Regulations
Article 60, Section 9	Dimensional Regulations
Article 60, Section 9	Dimensional Regulations
Article 60, Section 9	Dimensional Regulations
Article 60, Section 9	Dimensional Regulations

**Description:** Proposed to erect a two family and 2 off-street parking on an vacant lot (as per plans).

#### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to erect two family with two off street parking on vacant lot. Counsel stated the two parking spaces will be in the rear. Two of the violations no longer apply due to modifications. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Campbell's office support and Wu's office support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 15</b>	<b>Hearing: 1</b>
<b>BOA658173</b>	<b>Address:</b> 18 Greenwich ST, Ward - 15	<b>Applicant:</b> Mike Yeung

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

Article(s)	Description
Art. 65 Sec. 41	Off street parking requirements
Art. 65 Sec. 41	Off street parking requirements

**Description:** Curb cut for driveway for 1 parking space.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, to request driveway and curb cut for one parking space, the Applicant stated that he have a agreement for a easement with neighbor for shared driveway with 16 Greenwich Street. There was some confusion over the number of spaces. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Baker's office support. Board member Pisani moved to deny without prejudice, the motion was seconded, and the Board voted to deny without prejudice. Board recommend Applicant to come back and apply for two or three parking spaces.

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





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 a.m	Ward: 17	Hearing: 1
BOA671180	Address: 96 Milton AV, Ward - 17	Applicant: Hezekiah Pratt

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

Article(s)	Description
Art. 65 Sec. 08	Forbidden
Notes	
Art. 65 Sec. 65-8 *	Floor Area Ratio excessive
Article 65, Section 41 **	Off-Street Parking & Loading Req.
Article 65, Section 39	Screening & Buffering

**Description:** Change occupancy from three family (ALT559340) to 24 unit Lodging House. Install partitions, and electrical system. Install new fire alarm and sprinkler systems. Work as per plans.

#### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

**SUMMARY:** This case was withdrawn

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 20</b>	<b>Hearing: 1</b>
<b>BOA667451</b>	<b>Address:</b> 577 - 583b Baker St, Ward - 20	<b>Applicant:</b> Patrick Mahoney

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

Article(s)	Description
Art. 56 Sec. 07	Use regulations applicable in residential sub districts
Art. 56 Sec. 08 *	Residential Subdistrict:Dimensional Requirements
Art. 56 Sec. 08 *	Residential Subdistrict:Dimensional Requirements
Art. 56 Sec. 08 *	Residential Subdistrict:Dimensional Requirements
Art. 56 Sec. 08 *	Residential Subdistrict:Dimensional Requirements

**Description:** To erect 6 new attached townhouse style units with roof decks & parking at grade as per plans.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO: BPDA Design Review

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to demo of single family home, construction of 5 townhouse units. on the orginial permit application it was for 6 townhouses the reduction of violations will be side and rear yard. There are one space per unit required each house will have 2 spaces the owner of the project will stay in on of the units. Board members inquired regarding any other options for garages, Applicant stated the the townhouses are set back off of Baker -can't see them too clearly from the street. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support, O'Malley's office support, Flaherty's office support. Board member Pisani voted to approve with proviso, the motion was seconded, and the board voted to approve with proviso.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 20</b>	<b>Hearing: 2</b>
<b>BOA670487</b>	<b>Address:</b> 1 - 3 Dunbarton Rd, Ward - 20	<b>Applicant:</b> Gary Mrtell

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

Article(s)	Description
Art. 56 Sec. 07	Use regulations applicable in residential sub districts
Art. 56 Sec. 08 **	Rear Yard Insufficient
Art. 56, Section 8 **	Dimensional Regulations
Art. 56, Section 8 **	Dimensional Regulations
Art. 56, Section 8 **	Dimensional Regulations

Notes

**Description:** On lot-C with 9,229 sq ft of land erect new construction 2 family dwelling as per attached plan.

#### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

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

**SUMMARY:** This case was postponed to May 23, 2017 @ 11:30a.m.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 20</b>	<b>Hearing: 3</b>
<b>BOA671694</b>	<b>Address:</b> 193 Beech ST, Ward - 20	<b>Applicant:</b> Joshua Levine

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

Article(s)	Description
Article 67, Section 9 **	Dimensional Regulations

**Description:** Remove and dispose of existing deck and build new deck as per plan.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, to demolish existing deck and build a new deck, the existing deck is 10'x16' and the proposed deck will be 10'x24'. Madam Chairperson lives around the corner from this project. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, McCarthy's office support, Flaherty's office support and abutter support. Board member Galvin moved to approve, the motion was seconded and the Board voted to approve.

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





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 21</b>	<b>Hearing: 1</b>
<b>BOA660775</b>	<b>Address:</b> 1354A - 1356 Commonwealth AV, Wa	<b>Applicant:</b> Alene Caldwell

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Extension of Non-Conforming Use & Variance

Article(s)	Description	Extension of Non-Conforming Use & Variance
Art. 9 Sec. 9-1	Ext/Recons nonconfor uses/bldg	
Article 51, Section 56 * **	Off-Street Loading Insufficient	
<b>Description:</b> Renovate open space for prefab metal storage units. Add bathroom, break room and janitors closet. Fill in perimeter windows with block, add new EPDM roof system, add new and revamp existing HVAC, provide all new electrical, provide newly designed sprinkler room and alarm systems, change out all exterior doors and door systems.		

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review with Screening and Buffering & Signage

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to long existing non conforming use storage facility, they're looking to eliminate the loading dock for handicap ramp. The Applicant owns clusters of buildings in area-storage facilities, looking to increase storage area by approximately 200sqft. Board members inquired regarding what prompted change, Applicant stated the there is new owners and they would like to improve front area. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support, Ciommo's office support, BAIA support. Abutters question regarding revamping of HVAC-Applicant stated that the condensers will be on the roof. Board member Erlich moved to approve with proviso, the motion wa seconded, and the Board voted to approve with proviso.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 21</b>	<b>Hearing: 2</b>
<b>BOA680193</b>	<b>Address:</b> 710 Commonwealth AV, Ward - 21	<b>Applicant:</b> Suresh Wagle

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

Article(s)	Description
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Art. 08 Sec. 07	Use: Forbidden
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**Description:** Change the occupancy from "Store, two apartments, laundromat" to "Eyebrow Threading Service, two apartments, laundromat" No work to be done.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: No show

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 22</b>	<b>Hearing: 1</b>
<b>BOA672939</b>	<b>Address:</b> 212 - 214 Market St, Ward - 22	<b>Applicant:</b> Jeffrey Drago

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

Article(s)	Description
Article 51, Section 16	Use Regulations
Article 51, Section 16	Use Regulations
Article 51, Section 17	Dimensional Regulations
Article 51, Section 17	Dimensional Regulations
Article 51, Section 17	Dimensional Regulations
Article 51, Section 17	Dimensional Regulations
Article 51, Section 17	Dimensional Regulations
Article 51, Section 17	Dimensional Regulations
Article 51, Section 17	Dimensional Regulations
Article 51, Section 56 **	Off-Street Parking Insufficient
Article 51, Section 56 * **	Off-Street Loading Insufficient
Article 51, Section 56.	Off Street Pkg & Loading.

**Description:** Demo existing structures at 4 Saybrook & 214 Market Street. This Project seeks to consolidate Parcel ID(s) 2202177000, 2202175000, and 2202174000 into one 14,150 square foot parcel, and erect a new five-story mixed use building with 29 residential units, 32 parking spaces and one retail space. \*Existing Structures to be razed on a separate permit.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to the building area is 35,775sqft and the FAR is 2.52, 54' at the highest point steps down to 34' on Saybrook side and 54' at the Market Street commercial side. The project was going to be rentals but was change to condominium with 5 one-bedroom at 678sqft, 16 two-bedroom at 878sqft, 3 two-bed rooms with den at 1073sqft and 5 three-bedroom at 924sqft, with 3 affordable units on site. Board members inquired regarding what's at 218 Market, and about parking applicant stated small Pizza Shop. and parking will be 31 parking spaces. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. Mayor's office, Ciommo's office Flaherty's office Essaibi's office & BAIA all support, 3 abutters support & 2 abutters opposed. Board member Pisani moved to approve with provisos, the motion was seconded and the Board voted to approve with proviso.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 01	Hearing: 1
BOA672010	Address: 225 Webster ST, Ward - 01	Applicant: Mary Ellen Welch

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

Article(s)	Description
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1009.1	Stairway Width
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**Description:** Installation of a new Wheelchair lift. Section 1009.1 Stairway width:  
The width of stairways shall be determined as specified in Section 1005.1, but such width shall not be less than 44 inches (1118 mm).

#### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating that this is a building code only. The project is a 4 family dwelling, 3 story building with garden level, they're four units in the building the owner occupied unit #4. Applicant presents satisfactory design alternative for violation. Device clearly intended to be used solely by handicap person. Board member Pisani moved to approve with motion was seconded and the Board voted to approve.

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





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 01</b>	<b>Hearing: 2</b>
<b>BOA680793</b>	<b>Address:</b> 89 - 89D Prescott St, Ward - 01	<b>Applicant:</b> Celeste Ribeiro Myers

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

Article(s)	Description
Article 53 Section 12	Dimensional regulations
Article 53 Section 12	Dimensional regulations
Article 53 Section 12	Dimensional regulations
Article 53 Section 8	Use Regulations
Article 53, Section 56	Off-Street Parking Reg's
Art. 53 Sec. 54	Screening/Buffering
Notes	

**Description:** The plan includes demolition of existing two family dwelling along with free standing garage and to erect a three level 5 unit townhouse style construction.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to the removal of the existing building and build a three story building on 1875sqft of land which will be at the corner of Prescott and Chelsea street. Board members inquired regarding number of units and roof decks, Counsel stated that there will be 4 two-bedrooms at 1000sqft plus and 1 one-bedroom at 744sqft with four exclusive roof decks. This will be a transit oriented development very close to the T-stations. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Lamattina's office support. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 02</b>	<b>Hearing: 1</b>
<b>BOA677540</b>	<b>Address:</b> 284 Bunker Hill ST, Ward - 02	<b>Applicant:</b> Daniel Glissman

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Extension of Non-Conforming Use & Variance

Article(s)	Description	
Art. 62 Sec. 25 *	Roof Structure Restrictions	
Art. 09 Sec. 01	Reconstruction/Extension of Nonconforming Bldg.	
Art. 62 Sec. 08	Dimensional Regulations	
Art. 62 Sec. 08	Dimensional Regulations	
Art. 62 Sec. 62-29	Off street parking requirements	
Art. 09 Sec. 01	Reconstruction/Extension of Nonconforming Bldg.	
Art. 62 Sec. 62-25	Roof Structures Restricted	
Art. 62 Sec. 62-29	Off street parking requirements	
Art. 62 Sec. 08	Dimensional Regulations	
Art. 62 Sec. 08	Dimensional Regulations	
Art. 62 Sec. 08	Dimensional Regulations	

**Description:** Rebuild 4 existing residential dwelling units destroyed by fire; expand living space and create six tandem with green roof/deck over tandem parking spaces in rear to serve the residential units. Per plans (rev 1 2/21/17 per atty).

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to rebuild four unit building that was damaged by fire deminimis changes will be made to the foot print of the building the FAR will increase about 1000sqft of the entire building the height will remain the same. Parking relief was previously granted however it was never exercised. There are looking for six tandem parking spaces. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Lamattina's office support, abutter support and 3 abutters opposed-parking+size/density. Board member Erlich moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 03</b>	<b>Hearing: 1</b>
<b>BOA666196</b>	<b>Address:</b> 173 Endicott St, Ward - 03	<b>Applicant:</b> Daniel Toscano

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

Article(s)	Description
Art. 32 Section 9	GCOD Enforcement
Art. 54 Section 10 **	Dimensional Regulations
Art. 54 Section 10 **	Dimensional Regulations
Art. 54 Section 10 **	Dimensional Regulations
Art. 54 Section 21 **	Off-Street Parking Insufficient
Article 54, Section 21	Off-Street Parking Regs

**Description:** This is a new construction. Looking to construct 5 story 9 residential building with garage parking.

#### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisani	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

SUMMARY: This case was postponed to May 23, 2017 @ 11:30a.m.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 04	Hearing: 3
<b>BOA663478</b>	<b>Address:</b> 89 Pembroke ST, Ward - 04	<b>Applicant:</b> Ben Whitney

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

Article(s)	Description
Art. 64 Sec. 09 Notes	Dimensional Regulations Applicable in Residential Sub Districts.
<b>Description:</b>	Add to rear decks to the first and the second level.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, Add rear decks to first and second level. Board members inquired regarding Brackets support, Applicant stated they will be Cantilevered the decks will be 6'x width of building. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office was in support. Board member Pisani moved to approve the motion was seconded, and the Board voted to approve

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





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 05	Hearing: 1
BOA682683	Address: 288 Newbury ST, Ward - 05	Applicant: C/O Joseph Hanley, Esq

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

Article(s)	Description
Art. 6, Section 4 **	Other Conditions Necessary as Protection
<b>Description:</b>	Remove existing provisos from Pink Berries and obtain a new one for Pressed Juicery. Short form for work SF673558.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

Take-Out Language

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to remove existing provisos from Pink Berries and obtain a new one for Pressed Juicery. Board members inquired regarding hours of operation, Counsel stated 7am-9pm seven days a week. It's a new business in Boston. No GCOD only cosmetic changes. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Zakim's office support. Board member Erlich moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 06</b>	<b>Hearing: 1</b>
<b>BOA665680</b>	<b>Address:</b> 159 - 165 M ST, Ward - 06	<b>Applicant:</b> Douglas Stefanov

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

Article(s)	Description
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 18 Sec. 01	Front Yard Insufficient
Art. 20 Sec. 01	Rear Yard Insufficient

**Description:** Remove existing deck. New addition to 2nd and 3rd floor units in rear of building.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, Unit 2 & 3 would like to create habitable space for additional living space the space from the existing deck the space will be 50sqft. Board members inquired regarding the roof deck and the applicant stated that the roof deck was existing. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office opposed, Linehan's office opposed & Flaherty's office opposed, 2 abutters was strongly opposed to the project very close to their property, safety issue, density, light and air. Board member Erlich moved to deny without prejudice, the motion was seconded, and the Board voted to deny without prejudice.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 07</b>	<b>Hearing: 1</b>
<b>BOA588068</b>	<b>Address:</b> 606A - 608 Dorchester AV, Ward - 07	<b>Applicant:</b> Lorene Schettino

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

Article(s)	Description
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 23 Sec. 01	Off street parking requirements

**Description:** Change Occupancy from 7 apartments and 1 store to 8 apartments. No work to be done.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

**DECISION:**

	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

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**BOARD MEMBERS:**

	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to change occupancy from seven units and one store to eight units. the proposed unit is 674sqft street level unit. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Linehan's office support. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 06</b>	<b>Hearing: 2</b>
<b>BOA652854</b>	<b>Address:</b> W 377 First St, Ward - 06	<b>Applicant:</b> James O'Mara

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

Article(s)	Description
Article 68, Section 11	Dimensional Regulations
<b>Description:</b>	Erect a 4 story, 9 Unit Residential Building with Garage Parking. E- Plan. This is a new application for a previously submitted application under ERT546147. Current plans have undergone significant redesign to eliminate prior Height violation.

#### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to Excessive FAR is only violation required is 2.0 and Proposed is 3.0 all other dimensional requirements are met. Site is currently a demo business, area has been re-zoned. This Board has granted relief in this area previously, the height and depth would not change.FAR improvement to public realm. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office opposed, Linehan's office opposed, 3 abutters support. Board member Pisani moved to deny without prejudice, the motion was seconded, and the Board voted to deny without prejudice. Fortune opposed to vote.

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





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 06</b>	<b>Hearing: 3</b>
<b>BOA666883</b>	<b>Address: 10 Grimes St, Ward - 06</b>	<b>Applicant: Niles Sutphin</b>

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

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

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

### DOCUMENTS CONSIDERED AT THE HEARING:

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

**DECISION:**

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

**PROVISO:**

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**BOARD MEMBERS:**

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

**SUMMARY:** This case was postponed to May 9, 2017 @ 11:30a.m

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 07</b>	<b>Hearing: 2</b>
<b>BOA598998</b>	<b>Address: 187 - 189 E St, Ward - 07</b>	<b>Applicant: Niles Sutphin</b>

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

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

**Description:** Erect new Four story wood frame building for 6 Dwelling Units including 6 garaged parking spaces on grade - Raze existing structure on lot

### DOCUMENTS CONSIDERED AT THE HEARING:

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

DECISION:	Yes	No
	SUSTAINED/APPROVED	_____
DENIED	_____	_____
DENIED WITHOUT PREDJUDICE	_____	_____

PROVISO:

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

SUMMARY: This case was postponed to May 9, 2017 @ 11:30a.m

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 14</b>	<b>Hearing: 5</b>
<b>BOA651736</b>	<b>Address:</b> 188 Harvard ST, Ward - 14	<b>Applicant:</b> Lucia Mendes

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

Article(s)	Description
Art. 60 Sec. 38	Dimensional Application
Art. 60 Sec. 60-9 *	Side yard insufficient
Art. 60 Sec. 09 **	Rear yard insufficient
<b>Description:</b>	Building footing of 4ft high and installing concrete block wall fence; left wall front 5ft / back 12ft right 6ft back 12ft digging 8ft to remove tree stump paving rear of the house and right side - existing curb cutting Renovating the rear deck to same existing scope

### DOCUMENTS CONSIDERED AT THE HEARING:

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

**DECISION:**

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

**PROVISO:**

BPDA Design Review-Aggressive Design Review

Wall Cannot Be Higher Than 6' At Any Point

**BOARD MEMBERS:**

	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
<b>Christine Araujo, Chair</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mark Fortune, Secretary</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Anthony Pisani</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mark Erlich</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bruce Bickerstaff</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Peter Chin</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Craig Galvin</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Eugene Kelly</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, build a retaining wall around the house one side is 4', back side is 6', right side is 9'. Board members inquired regarding between 186-188 Harvard what is the max height of wall, Applicant stated 6' front and 9' back, and between 188-190 Harvard what is the max height of was, Applicant stated 4' and rear of building 6'. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Campbell's office support, 1 abutter opposed-community garden care taker at 190 Harvard. Board member Pisani moved to approve with proviso the motion was seconded and the Board voted to approve with proviso.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 16	Hearing: 1
<b>BOA648704</b>	<b>Address:</b> 1857 - 1859 Dorchester Av, Ward - 16	<b>Applicant:</b> Kevin Cloutier

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

Article(s)	Description
Article 65, Section 9 ****	Rear Yard Insufficient
Article 65, Section 9 *** *	Side Yard Insufficient
Article 65, Section 9 ** **	Usable Open Space Insufficient
Article 65, Section 9 ** *	Building Height Excessive
Article 65, Section 9 **	Floor Area Ratio Excessive
Article 65, Section 9 * *	Add'l Lot Area Insufficient
Article 65, Section 9	Dimensional Regulations
Article 65, Section 39	Screening & Buffering
Article 65, Sec 65-41	Off-Street Loading Req.
Notes	
Art. 65 Sec. 41	Off street parking requirements

**Description:** Erect a 20 unit, multi-family dwelling to include 2 accessory retail units.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisani	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

SUMMARY: This case was postponed to May 9, 2017 @ 11:30a.m

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





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, March 28, 2017

Notice is hereby given that on **March 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 20</b>	<b>Hearing: 4</b>
<b>BOA667189</b>	<b>Address:</b> 111 Addington RD, Ward - 20	<b>Applicant:</b> Ioan Truta

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

Article(s)	Description
Art. 56, Section 8 **	Dimensional Regulations
<b>Description:</b>	Carport/canopy cover on the side of the garage

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, to build a carport near the garage on dead end street for the winter time. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives The Mayor's office support. Board member Pisani moved to deny without prejudice, the motion was seconded and the Board moved to deny without prejudice.

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