



City of Boston  
Board of Appeal

Tuesday, June 13, 2017

BOARD OF APPEALS

Room 801

The board will hold a hearing on June 13, 2017 starting at 9:30 a.m.

**APPROVAL OF HEARING MINUTES:**

May 23, 2017

**EXTENSION 9:30a.m.**

Case: BOA-224964, Address: 749 East Broadway, Ward 6 Applicant: Michael Norton

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

Case: BOA-397922, Address: 1465 Commonwealth Avenue, Ward 21 Applicant: Brighton marine Health Center, Inc

**BOARD FINAL ARBITER 9:30a.m.**

Case: BOA-554022, Address: 42 Dennis Street, Ward 8 Applicant: Maya Tal-Baker

Case: BOA-565519, Address: 388-390 Blue Hill Avenue, Ward 14 Applicant: April Edwards

Case: BOA-696981, Address: 317 Belgrade Avenue, Ward 20 Applicant: Michael Forde. Partner

**GCOD 9:30a.m.**

Case: BOA-707140, Address: 89 Beacon Street, Ward 5 Applicant: 89 Beacon Street, LLC

Article(s): 32(32-6)

**Purpose:** Renovations to existing building. Convert existing studio apartment space into a garage. Work includes: Installation of a new elevator, structural upgrades, new MEP work, new heating and cooling system, all new finishes/dry wall/tile/millwork. New landscaping. Install new fire alarm & sprinkler system. Install a new exterior deck at 2nd floor.

**HEARINGS: 9:30 a.m**

Case: BOA-687533, Address: 51 Breed Street, Ward 1 Applicant: Ocean City Development, LLC

Article(s): 53(53-8) 53(53-56) 53(53-9) 53(53-56.5) 53(53-54) 53(53-57)

**Purpose:** Erect 6 Unit residential dwelling with 6 parking spaces. Existing building to be razed on separate permit application ZBA.

Case: BOA-697758, Address: 298-298C Marginal Street, Ward 1 Applicant: Elizabeth Whittaker

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

**Purpose:** New Construction. 3-story light frame multi-family residential building. Fully sprinklered. \*Ae-flood Zone 7 unit building

Case: BOA-693483, Address: 312 Bunker Hill Street, Ward 2 Applicant: Paul Grant

Article(s): 62(62-8)

**Purpose:** Renovate interiors of existing Three (3) Family Dwelling, extending living space from Unit #1 into the basement. Construct a new roof deck exclusively for unit 3.

Case: BOA-706287, Address: 7 Belmont Street, Ward 2 Applicant: Doug MacDonald

Article(s): 62(62-8)

**Purpose:** Extend living space into the basement. Build new roof deck. Pour new slab and construct structural columns and beams. (Cost reflected on SF628362 \$400K)

Case: BOA-701132, Address: 113 Pembroke Street, Ward 4 Applicant: Sean Kennedy

Article(s): 64(64-9) 64(64-9.4)

**Purpose:** Construct a roof deck, and a rear deck at third floor projecting 6' into rear yard and supported by brackets, structurally modify existing second floor deck with no change in dimensional foot print, create new opening on second and fifth floors for new doors/windows, all per plans filed herewith. Amend ALT617160.

Case: BOA-684153, Address: 11 Rutland Square, Ward 4 Applicant: Andrew Brassard

Article(s): 64(64-9) 32(32-9)

**Purpose:** Extend lower level in back of building to incorporate a garage entrance, addition of roof deck, expansion of rear openings and installation of new windows, to include, full gut rehab by removal of all existing floor plates (platforms) and stairs to originally reviewed plans. \*Modified due to V333439.

RECEIVED  
CITY CLERK'S OFFICE  
2017 JUN -8 P 2:56  
BOSTON, MA

**Case:** BOA#708007, **Address:** 25 Isabella Street , **Ward 5 Applicant:** Marist Fathers of Boston  
**Purpose:** Subdivide existing land and building at 25 Isabella Street, having an area of 12,961 square feet, into Lot A having an area of 3,337 square feet and lot B having area of 9,624 square feet. Combine lot A with existing land 27-29 Isabella Street. 705.5 Fire-Resistance ratings: Exterior walls shall be fire-resistance rate in accordance with tables 601 and 602 and this section. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet (3048 mm) shall be rated for exposure to fire from the inside. The required fire-resistance rating of the exterior walls with a fire separation distance of less than or equal to 10 feet (3048 mm) shall be rated for exposure to fire from both sides. 705.8 Openings: Openings in exterior walls shall comply with sections 705.8.1 through 705.8.6

**Case:** BOA-702559, **Address:** 27-29 Isabella Street, **Ward 5 Applicant:** Marist Fathers of Boston  
**Article(s):** 32(32-9) 63(63-8) 63(63-20)  
**Purpose:** Combine existing land at 27-29 Isabella Street, having an area of 4,018 square feet, with newly formed Lot A, Having an area 3,337 square feet, to form Lot C, a contiguous lot having an area of 7,355 square feet. Also, change of occupancy to 9 apartments (in conjunction with ALT688394).

**Case:** BOA-702621, **Address:** 20 Isabella Street , **Ward 5 Applicant:** John M. Iacoi, Esq  
**Article(s):** 63(63-8) 32(32-4) 63(63-20)  
**Purpose:** Rehabilitate 4 Unit Apartment building into 3 unit condominium and construct roof deck.

**Case:** BOA-656910, **Address:** 259-263 Gold Street , **Ward 7 Applicant:** Christopher Poli  
**Article(s):** 13(13-1) 20(20-4)  
**Purpose:** Combine lots (Parcel ID:0700880000, 0700881000, 0700882000). Erect new 4-story, multi-family dwelling with garage parking, roof deck and exterior deck.

**HEARINGS: 10:30 a.m.**

**Case:** BOA-687601, **Address:** 889 Harrison Avenue, **Ward 8 Applicant:** Andrew To  
**Article(s):** 8(8-6) 50(50-29)  
**Purpose:** Rosie's place is looking to build an addition 17x13 for additional room to their food bank storage area in the rear of the building. We will be placing new frost walls. Building new masonry walls, relocating fire alarm, sprinkler and egress doors.

**Case:** BOA-689186, **Address:** 644 Massachusetts Avenue, **Ward 8 Applicant:** Cafe' Lyon, LLC  
**Article(s):** 64(64-18)  
**Purpose:** Change occupancy to 2 restaurants #37, Offices & 11 Apartments. Construct new restaurant on ground floor, new partitions, kitchen and bar. Modify existing MEP & FA systems. All work as per plans.

**Case:** BOA-703126, **Address:** 154-162 Seaver Street , **Ward 12 Applicant:** Franklin Highlands JP  
**Article(s):** 50(50-29)  
**Purpose:** Building HI: Change of Occupancy to 154-162 Seaver Street for 50 residential units building. Combined Lot (154 Seaver Street - Parcel ID 1202349000 and 162 Seaver Street - Parcel ID 1202348000) with 22,939 SF. Work to include propose new rear addition for multi-purpose room and classroom. Interior and Exterior improvements to 50 units as per plans and specifications drawn by Icon Architecture including MEP / Fire Alarm upgrades. Installation of new fire sprinkler system. Plan in conjunction with ALT672604 and ALT647044.

**Case:** BOA-617813, **Address:** 173 Humboldt Avenue, **Ward 12 Applicant:** John Samaan  
**Article(s):** 50(50-28)  
**Purpose:** Increase lodging from 10 to 20 persons, no work to be done, changing beds from one bed to two per room (previous drawings submitted to indicate building systems)

**Case:** BOA-702519, **Address:** 85-87 Willowood Street , **Ward 14 Applicant:** Kurt Fraser  
**Article(s):** 60(60-60-9) 60(60-9)  
**Purpose:** Erect a two family house on a vacant lot.

**Case:** BOA-702113, **Address:** 2 Fernald Terrace, **Ward 15 Applicant:** Deborah Palmer  
**Article(s):** 65(65-41)  
**Purpose:** Curb cut for 1 parking space.

**Case:** BOA-688842, **Address:** 12 Whitfield Street, **Ward 17 Applicant:** Joseph Lindsay  
**Article(s):** 65(65-9)  
**Purpose:** Extend living space into basement as per plans.

**Case:** BOA-664869, **Address:** 726 Metropolitan Avenue , **Ward 18 Applicant:** Jerome Foureau  
**Article(s):** 8(8-7) 9(9-1) 69(69-9) 69(69-29) 69(69-37)  
**Purpose:** Change of Occupancy from a 3 family to a 4 family dwelling (already existing living space into the basement) Adding a new kitchen to existing basement.

**Case:** BOA-633421, **Address:** 93-95 Hyde Park Avenue , **Ward 19 Applicant:** MBTA by JP Parcel U, LLC  
**Article(s):** 55(55-8) 55(55-9) 55(55-40)  
**Purpose:** New construction, 78 residential apartments including 1 commercial space and 1 level of below-grade parking with 42 spaces. The building is a 5 story Type 3A wood structure over a 3 hour rated type 1A concrete and composite steel structure (previous application ERT399992 has been abandoned)

**Case:** BOA-695065, **Address:** 26 Billings Lane, **Ward 19 Applicant:** John Pulgini  
**Article(s):** 55(55-11) 55(55-12)  
**Purpose:** Construct a single family dwelling with attached two car garage.



**Case:** BOA-700580, **Address:** 33 Bonair Street, **Ward 20 Applicant:** Paul Mahoney

**Article(s):** 56(56-8)

**Purpose:** Renovate cape-style home to include adding shed dormer on rear, dog house dormers on front, add bathroom and 2 additional bedrooms on 2nd floor, renovate kitchen, bath and living areas on first floor. Replace roofing, siding, trim, windows and front stoop all per plan.

**Case:** BOA-696561, **Address:** 114-116 Montclair Avenue, **Ward 20 Applicant:** Paul Kearnan

**Article(s):** 56(56-8) 9(9-1)

**Purpose:** Attic dormer addition. Add bathroom and two bedrooms, new roofing gas fireplace.

**Case:** BOA-693924, **Address:** 830 South Street, **Ward 20 Applicant:** William Mellroy

**Article(s):** 55(55-41) 55(55-9)

**Purpose:** Existing dwelling floor plan 830 South Street Roslindale refer to permit ALT666817. This is the existing two family dwelling on the lot.

**Case:** BOA-693921, **Address:** 830R South Street, **Ward 20 Applicant:** William Mclroy

**Article(s):** 55(55-41) 55(55-9)

**Purpose:** Convert existing stable/carriage house into a 1 family dwelling. (zoning review) as per plans. This is the proposed one family dwelling on the lot, (which makes 3 unit in the same lot) See also ALT682883

**Case:** BOA-700855, **Address:** 1432-1440 Commonwealth Avenue, **Ward 21 Applicant:** Jason S. Katz

**Article(s):** 51(51-16)

**Purpose:** Change the occupancy from a convenience market to a liquor store. No work to be done.

**RE-DISCUSSION: 11:30a.m.**

**Case:** BOA-616257, **Address:** 153-173 Kneeland Street, **Ward: 3, Applicant:** Marilois Snowman

**Article(s):** 11(11-6) 44(44-5)

**Purpose:** Accessory and non-accessory billboard.

**Case:** BOA-684111, **Address:** 8 Byron Street, **Ward 5 Applicant:** Kimberly Toomey

**Article(s):** 32(32-)

**Purpose:** **Scope of Interior Work** – Minor layout changes throughout existing house (minor re-framing of interior walls), all new finishes, new windows in courtyard – no visible from public way, + doors, new kitchen + bath fixtures, new HVAC rooftop units not visible from public view; **Scope of Exterior Work** – New entry door @ level 01, new basement window @ level 02 – all approved by BLC, new skylights are not visible from public view + structural support in roof.

**Case:** BOA-668767, **Address:** 34hf Beacon Street, **Ward 5 Applicant:** Green Monster, LLC

**Article(s):** 15(15-1) 16(16-1) 27D(27D-5) 16(16-8)

**Purpose:** Renovation and addition to the ninth floor headhouse at 34.5 Beacon Street, Unit \*S, and associated Landscape and roof deck renovations. This application is for the purposes of a zoning review only, as the entire building is a pre-existing, nonconforming use pursuant to M.G.L.c. 40A section 6.

**Case:** BOA-630471, **Address:** 345-359 Washington Street, **Ward: 22, Applicant:** Carolyn Conway

**Article(s):** 51(51-16)

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

**INTERPRETATION 12:00p.m.**

**Case:** BOA-695603, **Address:** 9-11 Ward Street, **Ward 7 Applicant:** Mary Moore

**Purpose:** The petitioner seeks a determination that The Inspectional Services Department erred in issuing the permit ERT494006. The permit was issued after ZBA approval.

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

**BOARD MEMBERS:**

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