



City of Boston  
Board of Appeal

Tuesday, February 13, 2018

BOARD OF APPEALS

Room 801

The board will hold a hearing on February 13, 2018 starting at 9:30 a.m.

**APPROVAL OF HEARING MINUTES:**

January 9, 2018 & 55 Hull Street

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

**Case:** BOA-511897, **Address:** 175 St. Botolph Street , **Ward 4 Applicant:** Bhavesh Shah

**Case:** BZC-29846, **Address:** 1954 Commonwealth Avenue , **Ward 21 Applicant:** Yu Investment Trust

**Case:** BOA-538974, **Address:** 61 Health Street , **Ward 10 Applicant:** Jamaica Plain Neighborhood Development Corporation (by Matt Henzy)

**Case:** BOA-551991, **Address:** 46 Holborn Street , **Ward 12 Applicant:** The Community Builders Inc

**Case:** BOA-551989, **Address:** 295-305 Blue Hill Avenue , **Ward 12 Applicant:** The Community Builders Inc

**Case:** BOA-374080, **Address:** 48 West Tremlett Street , **Ward 17 Applicant:** Thomas Rovero

**Case:** BOA-374078, **Address:** 50 West Tremlett Street , **Ward 17 Applicant:** Thomas Rovero

**Case:** BOA-534886, **Address:** 13-19 Congress Street , **Ward 3 Applicant:** PO SQ13-19 Congress St LLC

**Case:** BOA-395960, **Address:** 22 Brookford Street , **Ward 13 Applicant:** Derric Small, Esq

**Case:** BOA-395962, **Address:** 24 Brookford Street , **Ward 13 Applicant:** Derric Small, Esq

**Case:** BOA-451574, **Address:** 332 Talbot Avenue , **Ward 17 Applicant:** Derric Small, Esq

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

**Case:** BOA-788210, **Address:** 102 Saint Botolph Street , **Ward 4 Applicant:** Marc LaCasse  
**Article(s):** 32(32-4)

**Purpose:** Confirm occupancy as one-family and change occupancy to two-family. Full interior renovation.

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

**Case:** BOA-694026, **Address:** 77-85 Liverpool , **Ward 1 Applicant:** Flying Cloud Realty Trust  
**Article(s):** 53(53-8) 53(53-9) 53(53-56) 25(25-5)

**Purpose:** Erect 22 unit residential with two office spaces on newly created 8,000 s.f. lot. See ALT685891 to combine lots.

**Case:** BOA-777068, **Address:** 245 Sumner Street , **Ward 1 Applicant:** Velkor 245 Nominee Trust  
**Article(s):** 53(53-8)

**Purpose:** Change of occupancy from commercial or restaurant to professional office. Please see the original permit ERT272894 was issued by LS.

**Case:** BOA-785893, **Address:** 58-60 Salem Street , **Ward 3 Applicant:** Mohamed Omar, TS  
**Article(s):** 54(54-12)

**Purpose:** Change occupancy from stores and 1 apartment to restaurant with take-out (The Juicery) and 1 apartment. Work to include minor electrical and plumbing work, ceiling and floor. No seats and no cooking. ZBA. \*Takeout Restaurant.

**Case:** BOA-735866, **Address:** 383 Commonwealth Avenue , **Ward 5 Applicant:** The Church Realty Trust  
**Article(s):** 15(15-1) 2(2-2-1)

**Purpose:** Change occupancy from a 5 unit building to a 6 unit building. Build out the new unit in the basement as per plan. Building code review has been deferred at this time.

**Case:** BOA-782804 **Address:** 163 O Street , **Ward 6 Applicant:** Michael Bosworth  
**Article(s):** 68(68-29)

**Purpose:** Roof Deck replacement.

**Case:** BOA-784511, **Address:** 20 West Fifth Street , **Ward 6 Applicant:** Patrick Mahoney  
**Article(s):** 13(13-4) 14(14-14-2) 15(15-1) 16(16-1) 17(17-1) 18(18-1) 20(20-1) 8(8-7) 16(16-1) 24(24-1) 19(19-1) 80(80-80B-2)  
**Purpose:** Construct six story fifty four unit residential building. Existing building to be demolished under separate permit.

**Case:** BOA-784527, **Address:** 11 Springer Street , **Ward 7 Applicant:** Patrick Mahoney  
**Article(s):** 27S(27S-5) 68(68-8) 68(68-33) 68(68-29)  
**Purpose:** Combine lot 11 with parcel #0701921000 of 1074 sf to lot 13 with parcel #0701922000 of 1095 sf to create one lot of 2169 sf. Add three story addition with two car garage parking and roof deck to existing three story building.

**Case:** BOA-661026, **Address:** 236-256 Dorchester Street , **Ward 7 Applicant:** George Morancy  
**Article(s):** 13(13-4) 14(14-14-2) 15(15-1) 17(17-1) 18(18-1) 19(19-1) 20(20-1) 24(24-1)  
**Purpose:** Raze existing structure on parcel to erect a new 24 unit, 5 story mixed-use development with below grade parking and commercial ground floor.

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

**Case:** BOA-788662, **Address:** 587 Albany Street , **Ward 8 Applicant:** Fred Starikov  
**Article(s):** 64(64-16) 32(32-4) 64(64-10) 64(64-36)  
**Purpose:** Demolish existing structure and erect a six story building with 6 residential units.

**Case:** BOA-789308, **Address:** 7-17 Melnea Cass Bl , **Ward 8 Applicant:** Patrick Johnson  
**Article(s):** 50(50-32)  
**Purpose:** Renovation of space being leased by BMC for the Family Medicine Primary Care Facility at the Crosstown Center Building first floor. Change occupancy to add clinic.

**Case:** BOA-741372, **Address:** 174 Fisher Avenue , **Ward 10 Applicant:** David O'sullivan  
**Article(s):** 59(59-7)  
**Purpose:** Demolish existing single family, erect new 2 unit townhouse of 3 stories and basement.

**Case:** BOA-784713, **Address:** 20B-20C Hawthorne Street , **Ward 11 Applicant:** Anthony Dilietizia  
**Article(s):** 50(50-44.13)  
**Purpose:** Combine existing parcel #11-00203-000 (17,164 s.q.f.t.) subdivide this combined lot of 25,469 s.q.f.t. into 2 new lots. This new lot A to have 21,317 sq. ft and erect a new semi-attached two (2) family dwelling (under article 50-44-13). Dwelling to be fully sprinklered as per attached plans. This will be 1 of 2 dwellings on the same lot.

**Case:** BOA-786649, **Address:** 35 Cushing Avenue , **Ward 13 Applicant:** Peter Gammie  
**Article(s):** 9(9-1) 65(65-41)  
**Purpose:** New 10' wide curb and previous driveway for two compact electric car parking spaces.

**Case:** BOA-726332, **Address:** 4-6 Auckland Street , **Ward 13 Applicant:** Kim Dung Nguyen  
**Article(s):** 10(10-1) 66(66-9)  
**Purpose:** Curb cut to access parking for 2 parking spaces for residential parking.

**Case:** BOA-782692, **Address:** 2-6 Hancock Street , **Ward 13 Applicant:** Ana Cardona  
**Article(s):** 65(65-8)  
**Purpose:** Change occupancy from stores and restaurants to Pink Hair and Nail Salon

**Case:** BOA-779371, **Address:** 191-195 Bowdoin Street , **Ward 15 Applicant:** DB Housing, Inc  
**Article(s):** 65(65-15) 65(65-16) 65(65-41)  
**Purpose:** Construct new 41 apartment building with ground floor retail. To be known as 191-195 Bowdoin St.

**Case:** BOA786209-, **Address:** 395-409 Columbia Road , **Ward 15 Applicant:** Conservatory Lab Charter School Foundation, Inc  
**Article(s):** 66(66-8) 66(66-9) 65(65-9) 65(65-41)  
**Purpose:** Demolition of existing Chapman Waterproofing structures and new construction of a 43,000 sf+/- Charter school with the associated site work and improvements.

**Case:** BOA-784513, **Address:** 1 Elm Street , **Ward 16 Applicant:** Patrick Mahoney  
**Article(s):** 65(65-8) 65(65-42.13) 65(65-9)  
**Purpose:** Erect a new 6 unit residential building as per plans. 1 of 2 buildings to be erected on same lot with shared driveway see ERT. Also see ALT701594 for combining lots.

**Case:** BOA-784528, **Address:** 3 Elm Street , **Ward 16 Applicant:** Patrick Mahoney  
**Article(s):** 65(65-8) 65(65-42.13) 65(65-9)  
**Purpose:** Erect a new 6 unit residential building as per plans. 1 of 2 buildings to be erected on same lot see ERT701594. Also see ALT701594 to combine the 2 lots.

**Case:** BOA-779503, **Address:** 1156-1160 Washington Street , **Ward 17 Applicant:** Michael Smith  
**Article(s):** 65(65-21)  
**Purpose:** Change occupancy from 3 units, sub shop and real estate office to 3 units, sub shop and barber shop.

**Case:** BOA-770599, **Address:** 85 Maryknoll Street , **Ward 17 Applicant:** Vernon Woodworth  
**Article(s):** 60(60-9)  
**Purpose:** Proposed renovations and addition to existing single-family building, requiring zoning relief. Nominal fee requested pending ZBA hearing.

**Case:** BOA-768065, **Address:** 5 Belmore Terrace , **Ward 19 Applicant:** Christopher Rotti  
**Article(s):** 55(55-9)  
**Purpose:** Partially remove exterior walls to enlarge kitchen. Construct deck.

**Case:** BOA-773296, **Address:** 41 Aldworth Street , **Ward 19 Applicant:** Daniel K. Moon & Oliver Delaporte  
**Article(s):** 55(55-9)  
**Purpose:** Renovation of existing 3rd floor addition 2 dormers, build new stair case from second to third floor, replace door to existing deck with a larger door, update electrical and forced hot water heater baseboards to radiators. As per plans form next phase studios.

**Case:** BOA-685524, **Address:** 48 Green Stteet , **Ward 19 Applicant:** David Finn  
**Article(s):** 55(55-9) 55(55-40)  
**Purpose:** Add 5 parking spaces behind 48-50 Green St Jamaica Plain #48 2 spaces, #50 3 spaces see U4949594502 for #50 Green access from Green St current driveway.

**Case:** BOA-685526, **Address:** 50 Green Street , **Ward 19 Applicant:** David Finn  
**Article(s):** 55(55-9) 55(55-40)  
**Purpose:** Provide off street parking spaces for tenants behind 48 and 50 Green St Jamaica Plain (#48 2 spaces #50 3 spaces) see U49432595 for #48 Green.

**Case:** BOA-672940, **Address:** 63 Sedgwick Street , **Ward 19 Applicant:** Lolastar LLC  
**Article(s):** 55(55-9) 55(55-8) 55(55-38) 55(55-55-40)  
**Purpose:** This project is seeking to combine lots and the occupancy of the 3 family at #63 with the 3 family occupancy at #65 to total 6 units and then to erect a rear addition and to add dormers and fully renovate the existing structure. Building to be fully sprinklered. \*NDOD Overlay.

**Case:** BOA-779361, **Address:** 43 Royal Street , **Ward 22 Applicant:** Richard Rogers  
**Article(s):** 51(51-8) 51(51-56) 51(51-9)  
**Purpose:** Change occupancy from two-family to three-family dwelling (legalize existing third unit on 3rd floor). No work to be done.

**Case:** BOA#779362, **Address:** 43 Royal Street , **Ward 22 Applicant:** Richard Rogers  
**Purpose:** Change occupancy from two-family dwelling (Legalize existing third unit on 3rd floor). No work to be done. 8th 780CMR 903 MA Automatic Sprinkler Systems Automatic sprinkler systems in new buildings and structures shall be provided in locations described in table 903.2. 8th 780CMR IEBC 912.2 Fire Protection Systems Where a change in occupancy classification occurs that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the International Building Code, such system shall be provided throughout the area where the change of occupancy occurs.

**Case:** BOA-749878, **Address:** 76 Easton Street , **Ward 22 Applicant:** T-Mobile Northeast, LLC  
**Article(s):** 9(9-2) 51(51-8)  
**Purpose:** Change of Occupancy to include Wireless Telecommunications Facility. All work will be done pursuant to the plans provided herein. The applicant proposes to construct a new Wireless Telecommunications Facility on the roof of the existing building.

**Case:** BOA-780279, **Address:** 132-134 Holton Street, **Ward 22 Applicant:** Marc LaCasse  
**Article(s):** 51(51-9) 51(51-56)  
**Purpose:** Change occupancy from a 2 family to a 3 family.

**Case:** BOA-794741, **Address:** 88-94 Lincoln Street , **Ward 22 Applicant:** Derric Small  
**Article(s):** 11(11-7) 51(51-55)  
**Purpose:** Erect a monopole and 14'x48, double sided, electronic Billboard.

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

**Case:** BOA-669523, **Address:** 16 Nixon Street, **Ward 16 Applicant:** Andy Duong

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

**Purpose:** Change of Occupancy from Guest House since (1946) and Confirm as a 3 family dwelling - Existing condition. Request Occupancy Committee. No work to be done.

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

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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)**