



City of Boston
Board of Appeal

Tuesday, May 22, 2018

BOARD OF APPEALS

Room 801

The board will hold a hearing on May 22, 2018 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

April 10, 2018, April 24, 2018 & April 26, 2018

EXTENSION: 9:30a.m.

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

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

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

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

Case: BOA-568247, **Address:** 1152 Bennington Street, **Ward 1 Applicant:** Richard Lynds, Esq

GCOD: 9:30 a.m.

Case: BOA-819529 **Address:** 48-62 Brookline Avenue , **Ward 5 Applicant:** City Wide Contracting LLC
Article(s): 32(32-4)
Purpose: Build out Retail store with new entryway at street level.

Case: BOA-820987 **Address:** 175 Beacon Street , **Ward 5 Applicant:** George Morancy
Article(s): 32(32-4)
Purpose: Renovation as per plans from 7 units to single family home.

HEARINGS: 9:30 a.m.

Case: BOA-794165 **Address:** 1948-1950 Washington Street , **Ward 8 Applicant:** Michael Ahern
Article(s): 50(50-33: Open space insufficient, Rear yard insufficient, Floor area ratio is excessive & Side yard insufficient) 50(50-32) 50(50-43: Off-street parking & loading Req. & Off-street parking and loading req.)
Purpose: To renovate existing 4 story building and attached garage & add 2 additional stories and change occupancy to 31 Residential units with a office space & restaurant space on the first floor. There will be 11 parking spaces in the garage which lift spaces which will be a total of 22 parking spaces.

Case: BOA-812967 **Address:** 3215 Washington Street , **Ward 11 Applicant:** Steven Petitpas
Article(s): 55(55-40) 55(55-9) 55(55-9) 55(55-9) 55(55-9) 55(55-9) 55(55-9) 55(55-9)
Purpose: Change occupancy from two (2) family to three (3) family per plans. Third unit at attic floor. Extend living space to basement for unit 1. Construct new rear deck and rear addition with roof deck. Install fire protection systems, fire alarm and sprinkler, per design. Include plumbing and electrical. ZBA

Case: BOA-787215 **Address:** 40 Crawford Street , **Ward 12 Applicant:** Clayton Palmer
Article(s): 50(50-29) 50(50-29)
Purpose: New Deck off the second floor.

Case: BOA-787764 **Address:** 7 Abbotsford Street , **Ward 12 Applicant:** Maverick Afonso
Article(s): 10(10-1) 50(50-43)
Purpose: Curb cut for 2 parking spaces.

Case: BOA-802862 **Address:** 29 Sagamore Street , **Ward 13 Applicant:** Megha Satyanarayana
Article(s): 9(9-1) 65(65-9)
Purpose: Basement was finished in 2007-confirm as extended living space.

Case: BOA-784939 **Address:** 41 Mount Everett Street , **Ward 15 Applicant:** Kurt Fraser
Article(s): 9(9-1)
Purpose: Off-street for 6 residential vehicles-see curb application with PWD.

Case: BOA-772616 **Address:** 6 Berry Street , **Ward 16 Applicant:** George Bargel
Article(s): 80(80-80E2) 65(65-9) 65(65-9) 65(65-9)
Purpose: Change of occupancy from a one (1) to a two (2) family. Addition to existing residence and improvements.

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Case: BOA-790727 **Address:** 59 Lonsdale Street , **Ward 16 Applicant:** Sheila McCabe

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

Purpose: Full renovation to three family dwelling that was damaged due to fire on the third floor. This renovation includes a dormer on the third floor. Renovation also includes updates to plumbing, electrical, HVAC, windows walls, floors, bathroom and kitchen on all three floors. A half bath, Laundry and HVAC closet will be added to each floor. A sprinkler system will be added to the building to accommodate all three floors Some non-load bearing walls will be removed to create an open floor plan and enlarge closets in Bedrooms.

Case: BOA-814696 **Address:** 48 West Tremlett Street , **Ward 17 Applicant:** NUR Construction

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

Purpose: Erect new two-family dwelling on existing vacant land. Propose three (3) off-street parking. This new application is a redo of ERT3357797. BOA and BRA approved it, but BWS and curb cut took too long of time before approvals. so it expired and we are re-applying it again. See ERT804435. *Non-finished attic.

Case: BOA-814697 **Address:** 50 West Tremlett Street , **Ward 17 Applicant:** NUR Construction

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

Purpose: Erect new two-family dwelling on existing vacant land. Propose three (3) off-street parking. This new application is a redo of ert357942. BOA and BRA approved it, but BWS and curb cut took too long of time before approvals so it expired and we are re-applying it again. See plan ERT804434. *Non-finished attic.

Case: BOA-685921 **Address:** 8-10 Loring Place , **Ward 18 Applicant:** Daniel Toscano

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

Purpose: To erect a new family residential building with garage parking on grade as per plans.

Case: BOA-821035 **Address:** 34 Colgate Road , **Ward 19 Applicant:** Joseph Vozzella

Article(s): 67(67-8) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-30) 67(67-32) 67(67-32) 10(10-1)

Purpose: On an existing vacant parcel ERECT a new three family dwelling. This project requires relief from the Zoning Board of Appeals.

Case: BOA-796353 **Address:** 29 Goldsmith Street , **Ward 19 Applicant:** 29 Goldsmith LLC-Paul Grant

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

Purpose: Confirm as a 2 family dwelling and Change from a 2 family to a 3 Family dwelling. The interior renovation and vertical expansion on the same footprint of an existing 3 family dwelling creating three new dwellings on four floors.

Case: BOA-818470 **Address:** 85-93 Glenville Avenue , **Ward 21 Applicant:** Daniel Toscano, Esq

Article(s): 9(9-1) 51(51-56)

Purpose: Change the occupancy of an existing portion of the building from retail to restaurant and expand into that space the existing adjacent restaurant use. ZBA

HEARINGS: 10:30 a.m.

Case: BOA-767363 **Address:** 238 Webster Street , **Ward 1 Applicant:** Tom Nato

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

Purpose: Erect a new multi unit building 15 units with 10 interior parking spaces garage as per plans. Permit set to be submitted upon ZBA approval. Existing house to be razed under separate permit. Combine two lots into one lot for new structure. ALT/plans for combining lots to follow.

Case: BOA-814977 **Address:** 72 Washington Street , **Ward 2 Applicant:** timothy Burke

Article(s): 62(62-8) 62(62-8) 62(62-8) 62(62-8) 62(62-8) 62(62-25)

Purpose: Gut renovation of an existing three-family dwelling and demolition of an existing three bay garage. Construct a three story addition to replace the garage. New addition to have three garage spaces. Extend living space to basement for Unit 1. Construct roof deck. New mechanical, plumbing and electrical systems. New automatic sprinkler system.

Case: BOA-812430 **Address:** 30-50 Terminal Street , **Ward 2 Applicant:** John Frosk

Article(s): 06(6-4)

Purpose: Request to remove Proviso "Take out use granted to this petitioner only for this use only".

Case: BOA-820340 **Address:** 233 Beacon Street , **Ward 5 Applicant:** Anthony Virgilio

Article(s): 13(13-1) 23(23-1)

Purpose: Change of Occupancy from 11 residential units and 1 room to 12 residential units. All existing conditions. No work to be done.

Case: BOA-816428 **Address:** 182 West Seventh Street , **Ward 6 Applicant:** Barry Costello

Article(s): 27S(27S-5) 68(68-8)

Purpose: Full interior renovation of existing three-family dwelling. Replace existing siding, roof, and rear deck. Construct new exterior egress stairs. Installation of new heating/cooling system, fire sprinkler system, and fire alarm.

Case: BOA-800766 **Address:** 170 West Ninth Street , **Ward 7 Applicant:** James McClure

Article(s): 68(68-33) 68(68-7.2) 68(68-8) 27S(27S-5)

Purpose: Change occupancy from a three-family to a four-family dwelling. Additional fourth unit in basement.

Case: BOA-794792 **Address:** 92 G Street , **Ward 7 Applicant:** Daniel Toscano
Article(s): 68(68-8) 68(68-8) 68(68-8) 68(68-29) 68(68-27S-5) 68(68-33)
Purpose: Change occupancy from a three-family to a four-family. Additional fourth unit in basement. Construct fourth floor addition. Full renovation.

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-725789, **Address:** 287-293 Maverick, **Ward 1 Applicant:** Diconstanzo Properties LLC
Article(s): 53(53-8) 53(53-9) 53(53-56.5) 53(53-56) 53(53-54)
Purpose: Raze existing building, combine lots and erect a mixed-use structure consisting of retail on the first floor, 37 units On the above floors and parking for 30 vehicles. See ALT712862 for combing lots. Building to be razed on Separate permit. ZBA.

Case: BOA-788830, **Address:** 719A-719 East Fifth Street , **Ward 6 Applicant:** Timothy Johnson
Article(s): 68(68-29) 68(68-27S-5) 68(68-8: Side yard insufficient & Rear yard insufficient)
Purpose: Construct third floor addition with rear and roof deck on existing two family dwelling. New sprinkler/fire alarm systems as per plans submitted.

Case: BOA-768730, **Address:** 844-846 East Third Street , **Ward 6 Applicant:** Patrick Mahoney, Esq
Article(s): 27S(27S-5)
Purpose: To raze existing structure & erect new 4 story building with 7 residential units & 10 parking spaces in garage at grade as per plans, (zoning only).

Case: BOA-778326, **Address:** 8 Deady's Ln , **Ward 7 Applicant:** Timothy Johnson
Article(s): 27S(27S-5) 29(29-4)
Purpose: Erect new 4-story, single-family dwelling w/garage, rear stair, front and roof decks on newly created lot as per plans submitted.

Case: BOA-796341, **Address:** 63-65 Moreland Street , **Ward 12 Applicant:** Evan Smith
Article(s): 50(50-29: Add'l lot area insufficient, Floor area ratio excessive, Building height excessive (feet), Front yard insufficient & Usable open space insufficient) 50(50-28)
Purpose: Construct New Sprinkler 8 Unit Building.

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-766691, **Address:** 222 Harvard Street , **Ward 14 Applicant:** Douglas Wohn
Article(s): 60(60-8) 60(60-9)
Purpose: ZBA case to be: Change of occupancy from three to six apartments by reconfiguring the interior layout with new egress stairways of 3-level porch. Cost reflected in the previous two permits for the same building envelope. Additional cost reflected, however. *Previous examiner J.H. ZBA requested.

Case: BOA-777122, **Address:** 67-69 Sanford Street , **Ward 17 Applicant:** Michael Liu
Article(s): 65(65-9: Insufficient lot width 60' required, insufficient lot size proposed 6,000sf req & Excessive F.A.R.) 9(9-1)
Purpose: Subdivide Lot into two lots. Lot A: 67-69 Sanford St (5,154 SF) and Lot B: 71 Sanford St (6,362 SF). Conjunction with ALT736913, U49691837, and ERT736947.

Case: BOA-777126, **Address:** 67-69 Sanford Street , **Ward 17 Applicant:** Michael Liu
Article(s): 10(10-1) 65(65-42)
Purpose: 10/31/17 NEW work description: This application is to provide 4 parking spaces for the existing two family in accordance with the submitted plans. (See Lot subdivision on ALT773006, creating a new parcel for ERT736947.) *All plans filed in conjunction with ERT736947 subject to ZBA approval.

Case: BOA-777136, **Address:** 67-69 Sanford Street , **Ward 17 Applicant:** Michael Liu
Article(s): 9(9-1) 65(65-9: Insufficient front yard setback, Excessive F.A.R., # of allowed stories exceeded & Pending a favorable ZBA decision, two complete sets of stamped construction documents shall be required) 10(10-1) 65(65-65-41)
Purpose: In existing 2 family structure, renovate structure, construct addition and dormer in accordance with the submitted plans. *This application has been filed in conjunction with and contingent to ZBA approval of ALT773006 (subdivision) for subdivision and ERT736947 (new single family).

Case: BOA-777129, **Address:** 71 Sanford Street , **Ward 17 Applicant:** Michael Liu
Article(s): 65(65-9) 65(65-42)
Purpose: Subdivide lot on ALT773006, then Construction new one family home w/2 parking spaces to the rear. This new structure shall be located behind 67-69 Sandford.

COURT REMAND:12:00Noon.

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

Article(s): 32(32-4)

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

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