



City of Boston
Board of Appeal

Tuesday, June 26, 2018

BOARD OF APPEALS

Room 801

REVISED AGENDA

The board will hold a hearing on June 26, 2018 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

June 12, 2018

EXTENSION: 9:30a.m.

Case: BOA-506994, Address: 24-26 Falcon Street, Ward 1 Applicant: Albert J Legee

Case: BOA-464137, Address: 20 Ashburton Place, Ward 3 Applicant: Faros Properties

Case: BOA-588257, Address: 67 Webster Street, Ward 1 Applicant: MBC Ventures, LLC

BOARD FINAL ARBITER: 9:30a.m.

Case: BOA-600522, Address: 4-6 Winthrop Street, Ward 1 Applicant: Winthrop Maverick, LLC

Case: BOA-812908, Address: 537A-537 Columbus Avenue, Ward 4 Applicant: Leo Papile (by Paul Gibbs)

Case: BOA-615910, Address: 55 West Fifth Street, Ward 6 Applicant: Marc LaCasse, Esq

GCOD: 9:30 a.m.

Case: BOA-834289 Address: 91 Westland Avenue , Ward 4 Applicant: Parkside Tower LLC (by Forest Properties Management Inc)

Article(s): 32(32-9)

Purpose: Amend ALT542200 lowering concrete slab.

HEARINGS: 9:30 a.m.

Case: BOA-789186 Address: 40 Rugg Road , Ward 22 Applicant: Rugg Realty Trust by Rugg Road USL, LLC
Article(s): 51(51-19:Use Forbidden 51(51-20:Floor area Ration is excessive, Height is excessive, Rear yard setback requirement is insufficient) 80(80-80B-2)Appl. Of Large
Purpose: Erect new 6-story multifamily residential building (170 units) as part of proposed 2-building mixed-use project.

Case: BOA-789187 Address: 80 Braintree Street , Ward 22 Applicant: Braintree Realty Trust by Rugg Road USL, LLC
Article(s): 51(51-19:Use Forbidden, Use: Conditional 51(51-20:Floor area ration is excessive, Rear Yard setback insufficient, Building Height is excessive 80(80-80B-2)Appl. Of Large Projects Review 51(51-57: Appl. Of Dimensional Req, Appl. Of Dimensional Req.
Purpose: Erect new 6-story mixed-use building with retail (take-out restaurant, large) on ground floor, multifamily residential (95 units) on floors 2 through 6, and accessory off-street parking.

Case: BOA-808048 Address: 95 Union Street , Ward 22 Applicant: David Weinstock
Article(s): 51(51-9: Insufficient Front Yard Setback, Insufficient Rear Yard Setback, Insufficient Side Yard Setback
Purpose: Remove existing roof and half story and add 1 new story to existing building. Structural work as necessary: remove and replace a framed roof (structurally unsafe), Remove 2nd story of rear addition (existing) and substitute roof deck, new siding at entire house. Work in conjunct with SF#768852.

Case: BOA-784840 Address: 561-579 Centre Street , Ward 19 Applicant: Eric Kennedy
Article(s): 55(44-8) Use regulations 6(6-4) other Cond Necc as Protection
Purpose: Temporary outdoor parking for twenty spaces (Ancillary Use). Spaces will only be used Monday through Friday from 6:00 a.m. to 11:45 p.m by employees of a nearby hospital--Arbour Hospital. The parking agreement is in effect until September 1, 2018.

Case: BOA-799949 Address: 183 Savannah Avenue , Ward 18 Applicant: Bertram Williamson
Article(s): 67(67-9) Side yard is Insufficient 67(67-9.1: Front yard setback is insufficient, Rear yard setback is insufficient, minimum lot width required is insufficient, Lot frontage is insufficient, Floor area ration is excessive, Height is excessive (2 1/2 stories max allowed), Height requirement is excessive (35ft high max allowed)
Purpose: Erect new two-family dwelling (modular) with propose two (2) off-street parking on subdivided lot under ALT776983.

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Case: BOA-799951 **Address:** 185-187 Savannah Avenue , **Ward 18 Applicant:** Bertram Williamson
Article(s): 67(67-9-1: Extension of Non-Conforming use is conditional, Dimensional Regulations Applicable in Residential Sub Districts 67(67-9 Usable Open Space required in insufficient, Side yard insufficient 68(68-33)Off Street Requirement is insufficient
Purpose: Subdivide lots to be Lot 69 &70: 4,203 SF and Lot 71&72: 4,201 SF. No work to be done on existing two-family dwelling. File in conjunction ERT776993.

Case: BOA-821990 **Address:** 83 Dakota Street , **Ward 17 Applicant:** Gideon Davis
Article(s): 65(65-8)Use Regulations
Purpose: Change occupancy from three family (with minor alterations) to create space for Transitional Living.

Case: BOA-803716 **Address:** 241-243 Gallivan BLVD , **Ward 17 Applicant:** Hermitao Rosa
Article(s): 65(65-9: Excessive F.A.R, Excessive number of stories)
Purpose: Building new roof per drawings-all costs reflected on SF639902.

Case: BOA-765176 **Address:** 76-80 Neponset Avenue , **Ward 16 Applicant:** Patrick Mahoney
Article(s): 09(9-1)Reconstruction/Extension of Nonconforming Bldg 65(65-9) Dimensional Regulations 65(65-39)Screening & Buffering Req 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9)
Purpose: Proposed addition to existing warehouse as per plans. Construction set to be submitted upon ZBA approval. See ALTs, alt734188 and alt734197 to combine 4 parcels 1600356000 (86 and 90 Neponset Avenue, 2 houses and garage), 1600328000, 1600358000 (78-80 Neponset Ave, warehouse), and 1600357000 for a total of 51,124 +-sf. Then re-subdivide into 2 lots, one to be 44,923 +- sf for 76-80 Neponset Ave. and the other to be 6201 +- sf for 90 Neponset Ave. Existing house and garage at 86 Neponset Ave to be razed for the proposed warehouse addition.

Case: BOA-765173 **Address:** 90 Neponset Avenue , **Ward 16 Applicant:** Patrick Mahoney
Article(s): 09(9-1)Reconstruction/Extension of Nonconforming Bldg 65(65-9) Dimensional Regulations 65(65-39)Screening & Buffering Req 65(65-41)Off-Street Parking & Loading Req.
Purpose: Combine 4 parcels 1600356000 (86 and 90 Neponset Ave, 2 houses and garage), 1600328000, 1600358000 (78-80 Neponset Avenue, Warehouse) and 1600357000 for a total of 51124+- sf. Then re-subdivide in 2 lots, one to 44,923+- sf for 78-80 Neponset warehouse and other to be 6201+-sf for 90 Neponset Avenue. See alt734188 to combine/subdivide and alt for the proposed warehouse addition. also See ALT734632 (Addition)

Case: BOA-740765 **Address:** 12 Bloomington Street , **Ward 16 Applicant:** Timothy Johnson
Article(s):65(65-8)Use Regulations 65(65-42) Application of Dimensional Req 65(65-40) Sign regulations 65(65-39)Screening & buffering Req. 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9)
Purpose: Combine parcels 2468 and 2469. Demolish existing single family dwelling and erect one of three 3-story, 3-family buildings with off-street parking as per plans submitted. (AE flood zone). Existing structure to be razed on a separate permit.

Case: BOA-740771 **Address:** 13 Mckone Street , **Ward 16 Applicant:** Timothy Johnson
Article(s): 65(65-42) Application of Dimensional Req 65(65-8)Three Family use is Forbidden(2ft-500 sub-district) 65(65-39) Screening & Buffering 65(65-9)# of allowed stories has been exceeded(2.5Max) 65(65-9)Insufficient Rear Yard Setback 65(65-9)Front yard Setback 65(65-9)Insufficient lot Frontage 65(65-9)Insufficient side yard setback 65(65-39) Screening & buffering Req
Purpose: Combine parcels 2468 and 2469. Demolish existing single family dwelling and erect one of three 3-story, 3-family buildings with off-street parking as per plans submitted. (AE flood zone). Existing structure to be razed on a separate permit City Hall

Case: BOA-740773 **Address:** 15 Mckone Street , **Ward 16 Applicant:** Timothy Johnson
Article(s): 65(65-9:Insufficient lot size (5,000sf req.), Insufficient lot size width(50"req.), Insufficient lot frontage (50' req.) Excessive F.A.R(.5 max), # of allowed stories has been exceeded(2.5 max.), Insufficient front yard setback(15'/modal min.), Insufficient rear yard setback, Insufficient side yard set-back(20" min.) 65(65-8) Three family forbidden(2ft-5000 sub-district) 65(65-40)sign Regulations 65(65-39) Screening & Buffering Req 65(65-42) Application of Dimensional Req.
Purpose: Combine parcels 2468 and 2469. Demolish existing single family dwelling and erect one of three 3-story, 3-family buildings with off-street parking as per plans submitted. (AE-Flood Zone). Application has been filed in conjunction with ERT709913 and ERT709910. Existing structure to be razed on a separate permit.

Case: BOA-812643 **Address:** 82 Woodrow Avenue , **Ward 14 Applicant:** Boston Housing Stabilization LLC
Article(s): 60(60-9)Side yard insufficient), 60(60-41.6)Side yard driveway access less than 10'
Purpose: Erect two family dwelling.

Case: BOA-812644 **Address:** 86 Woodrow Avenue , **Ward 14 Applicant:** Boston Housing Stabilization LLC
Article(s): 60(60-9)Side yard insufficient), 60(60-41.6)Side yard driveway access less than 10'
Purpose: Erect two family dwelling.

Case: BOA-812645 **Address:** 97 Woodrow Avenue , **Ward 14 Applicant:** Boston Housing Stabilization LLC
Article(s): 60(60-38) 60(60-9: Lot size to erect the two family dwelling & required side yard setback is insufficient) 60(60-37)
Purpose: Erect two family dwelling.

Case: BOA-814983 **Address:** 36 Brookford Street , **Ward 13 Applicant:** Robert Bulger
Article(s): 50(50-29: Floor Area Ratio Excessive, Usable Open Space Insufficient)
Purpose: Change occupancy from 2 family to 3 family.This has been occupied as a three family since at least 1947. Request occupancy committee.

Case: BOA-804162 **Address:** 35 Nazing Street , **Ward 12 Applicant:** Arthur Grupee
Article(s): 50(50-29) Floor Area Ratio Excessive
Purpose: Extended living space in the basement for Unit #1 in an existing three-family dwelling.

Case: BOA-803885 **Address:** 24 Westminster Avenue , **Ward 11 Applicant:** Troy Depeiza
Article(s): 50(50-28) Use Forbidden 50(50-29) Lot area for the add'l dwelling units is insufficient, Floor area ratio is excessive, Height is excessive, Usable open space is insufficient, Side yard setback requirement is insufficient) 50(50-43) Off-Street Parking Insufficient, 50(50-38) Design Review, 50(50-41) Screening+Buffering, 50(50-44) Dimensional Requirements.
Purpose: New 3 story building containing 12 for sale condo units.

Case: BOA-817801 **Address:** 16 Marmion Street , **Ward 11 Applicant:** John Pulgini
Article(s): 55(55-8) Multi family Dwelling (Forbidden), 55(55-9) Lot Area for addition Dwelling unit(s) insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient, Front Yard insufficient, Side Yard insufficient, rear Yard insufficient) 55(55-40) Off-Street Parking & Loading Req- Off Street parking insufficient.
Purpose: Take down existing single family structure and replace with 5 unit building and under parking.

Case: BOA-817843 **Address:** 165 Boylston Street , **Ward 11 Applicant:** 165-167 Boylston Street, LLC
Article(s): 55(55-9) Add'l Lot Area Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient) 55(55-40) Off-Street Parking & Loading Req.
Purpose: Change of Occupancy from 2-Family Dwelling to 3-Family Dwelling in a 3F-4000 zone. Separate Third Floor from Second Floor to create third unit. Minimal work performed to separate unit, including electrical work to install new unit meter for additional unit and to connect new 220 volt cooktop unit in kitchen area.

Case: BOA-802831 **Address:** 114 Hampden Street , **Ward 8 Applicant:** Stan Walczak
Article(s): 50(50-32)
Purpose: Demo existing building and Install 1 CC Series Calhoun Super Structure 52' wide by 24' long on a 6' precast block foundation for storage of recyclables.

Case: BOA-670801 **Address:** 1 Lenox Street , **Ward 8 Applicant:** Daniel Toscano
Article(s): 50(50-28)
Purpose: Propose 20 ancillary off-street parking for ALT660762 - 11 Newcomb Street. Giving ERT552590 - 1 Newcomb Street 362 SF to build a separate residential building.

Case: BOA-670788 **Address:** 11 Newcomb Street , **Ward 8 Applicant:** Daniel Toscano
Article(s): 50(50-29: Lot area Insufficient, Add'l Lot area Insufficient, Floor Area Ratio Excessive, Bldg Height Excessive (feet)
Purpose: Existing 9-unit residential building. Giving 1 Newcomb St. 2,320 SF to build a separate residential building (See ERT552590-1 Newcomb St.). Provide 20 ancillary off-street parking (See U49666216)

Case: BOA-670793 **Address:** 1900 Washington Street , **Ward 8 Applicant:** Daniel Toscano
Article(s): 50(50-29: Lot area Insufficient, Add'l Lot area Insufficient, Floor Area Ratio Excessive, Bldg Height Excessive (feet), Rear Yard Insufficient)
Purpose: Existing 9-Units Group Residence. Giving 1 Newcomb Street 480 SF to build a separate residential building. Application to document overhang and means of egress to travel through proposed ERT552590 - 1 Newcomb St (4'-0" passageway removed).

Case: BOA#670797 **Address:** 1900 Washington Street , **Ward 8 Applicant:** 11 Newcomb Street LLC
Purpose: Existing 9-Units Group Residence. Giving 1 Newcomb Street 480 SF to build a separate residential building. Application to document overhang and means of egress to travel through proposed ERT552590 - 1 Newcomb St (4'-0" passageway removed).
SECTION: 780CMR, 8th Edition 1027- Exit Discharge Section 1027.6 Access to a public way. The exit discharge shall provide a direct and unobstructed access to a public way.

Case: BOA-670783 **Address:** 1 Newcomb Street , **Ward 8 Applicant:** Daniel Toscano
Article(s): 50(50-29: Lot area Insufficient, Add'l Lot area Insufficient, Floor Area Ratio Excessive, Bldg Height Excessive(stories), Bldg Height Excessive(feet), Side Yard Insufficient, Rear Yard Insufficient) 50(50-44.2) Conformity Ex Bldg Alignment, 50(50-43 Off-Street parking & Loading Req, Off-Street parking & Loading Req)
Purpose: Receive 960 SF from Lot A, 480 SF from Lot B, 2,320 SF from Lot D, and 362 SF from Lot E to be combined to create 4,127 SF for Lot C - 1 Newcomb Street. Erect new 6-story multi-family building with 23-residential units. See also ALT640169, ALT640171 and ALT660762.

Case: BOA#670800 **Address:** 1 Newcomb Street , **Ward 8 Applicant:** Charles Haydon
Purpose: Receive 960 SF from Lot A, 480 SF from Lot B, 2,320 SF from Lot D, and 362 SF from Lot E to be combined to create 4,127 SF for Lot C - 1 Newcomb Street. Erect new 6-story multi-family building with 23-residential units. See also ALT640169, ALT640171 and ALT660762
SECTION: 780CMR, 8th Edition 1027- Exit Discharge Section 1027.6 Access to a public way. The exit discharge shall provide a direct and unobstructed access to a public way. SECTION: 780CMR, 8th Edition – Exterior Walls- Section 705.8-Openings.
Openings in exterior walls shall comply with Section 705.8.41 through 705.8.6(No Exterior wall openings are permitted at 0'-0" from property line.

Case: BOA-670798 **Address:** 1902A-1904 Washington Street , **Ward 8 Applicant:** Daniel Toscano
Article(s): 50(50-29:Lot area Insufficient, Add'l Lot area Insufficient, Floor Area Ratio Excessive, Bldg Height Excessive(feet), Rear Yard Insufficient)
Purpose: Existing 9-Units Residential and 1 Commercial Space. Giving 1 Newcomb Street 960 SF to build a separate residential building. Application to document overhang and means of egress to travel through proposed ERT552590 - 1 Newcomb St (4'-0" passageway removed).

Case: BOA#670804 **Address:** 1902A-1904 Washington Street , **Ward 8 Applicant:** Daniel Toscano
Purpose: Existing 9-Units Residential and 1 Commercial Space. Giving 1 Newcomb Street 960 SF to build a separate residential building. Application to document overhang and means of egress to travel through proposed ERT552590 - 1 Newcomb St (4'-0" passageway removed).
SECTION: 780CMR, 8th Edition 1027- Exit Discharge Section 1027.6 Access to a public way. The exit discharge shall provide a direct and unobstructed access to a public way.

HEARINGS: 10:30 a.m.

Case: BOA-815193 **Address:** 1808 Columbia Road , **Ward 7 Applicant:** Robert Swirbalus
Article(s): 27S(27S-5S) 29(29-4) 10(10-1) 68(68-33) 68(68-33) 68(68-31)
Purpose: Add curb cut and parking at 1808 Columbia Rd. to allow permanent off-street parking of at least two vehicles.

Case: BOA-827009 **Address:** 111 B Street , **Ward 6 Applicant:** Steven Petitpas
Article(s): 69(69-29) 68(68-8) 68(68-8)
Purpose: Install new roof deck as per drawing framing to be 2x8pt new decking to be 1x6 harbor grey decking and new wolf railing systems GFI electrical plugs and lights.

Case: BOA-814954 **Address:** 374 Silver Street , **Ward 6 Applicant:** Andrew Ruggiero
Article(s): 68(68-8) 68(68-8)
Purpose: Propose 7'-0" high new fence to existing single family dwelling. Replace stairs leading to the rear door. Replace patio. Correct violation V378835.

Case: BOA-822711 **Address:** 719-721 East Second Street , **Ward 6 Applicant:** Timothy Sheehan
Article(s): 27S(27S-9S) 68(68-11) 68(68-29)
Purpose: Reframe partitions on all Floors. All new plaster and trim work. New Windows. Remove existing Gable Roof and construct 2 new Shed Dormers at 4th Floor. Expand Living Space to 4th Level. Adding Three new Rear Decks. Installation of a new Sprinkler system

Case: BOA#822710, **Address:** 719-712 East Second Street , **Ward 6 Applicant:** Timothy Sheehan
Purpose: Reframe partitions on all Floors. All new plaster and trim work. New Windows. Remove existing Gable Roof and construct 2 new Shed Dormers at 4th Floor. Expand Living Space to 4th Level. Adding Three new Rear Decks. Installation of a new Sprinkler system
SECTION: 780CMR 705, 9th Edition Exterior Walls

Case: BOA-813877 **Address:** 441-445 Hanover , **Ward 3 Applicant:** Anthony Virgilio
Article(s): 54(54-10) 54(54-9)
Purpose: To include lower level for restaurant prep area for zoning review only.

Case: BOA-821741 **Address:** 15 Snow Hill Street , **Ward 3 Applicant:** Daniel Toscano
Article(s): 54(54-10) 54(54-10) 54(54-21)
Purpose: Change occupancy from 3 family to 4 family. Renovate the 4 residential units per plans including a new sprinkler system and a new fire alarm system. Work begun on SF773305 issued 11/1/17.voting records etc. avail.

Case: BOA-794978 **Address:** 6 Hull Street , **Ward 3 Applicant:** Anthony Virgilio
Article(s): 54(54-10) 54(54-21)
Purpose: Change of Occupancy from 4 residential units to 5 residential units. Legalize existing conditions. No work to be done.

Case: BOA-801566 **Address:** 24-44 Kneeland Street , **Ward 3 Applicant:** Albert Li
Article(s): 53(43-19)
Purpose: Change occupancy to include massage parlor (2ndflr 99 Harrison Avenue side).

Case: BOA-826885 **Address:** 60 Chappie Street , **Ward 2 Applicant:** Jesse MacDonald
Article(s): 62(62-8) 62(62-8) 62(62-8) 62(62-8) 62(62-8) 62(62-8)
Purpose: 60 Chappie St - Erect a single family with garage on a subdivided lot of land; this Lot A has 2,250 SF. Filed in conjunction with ALT794171 and ERT794188. *Raze existing under a separate permit.

Case: BOA-826886 **Address:** 60 Chappie Street , **Ward 2 Applicant:** Jesse Mac Donald
Article(s): 62(62-8) 62(62-8) 62(62-8) 62(62-8) 62(62-8)
Purpose: Subdivide existing parcel #0201350000 consisting of 6,458 Sq Ft into two separate lots. LOT A to have 2250sf and LOT B shall have 4,208sf. LOT A shall be known as 60 Chappie Street and have a newly proposed single family detached dwelling as filed on ERT794172 and Lot B shall be known as 486-490 Medford Street for an attached three family townhouse unit designed building filed under ERT794188
*Existing dwellings to be razed on a separate permit application.

Case: BOA-826884 **Address:** 486-490 Medford Street , **Ward 2 Applicant:** Jesse MacDonald
Article(s): 10(10-1) 62(62-7) 62(62-8) 62(62-8) 62(62-30) 62(62-29) 62(62-27)
Purpose: Construct a three units of attached townhouse style buildings on newly created lot B in accordance with the submitted plans provided. (see Alt794171 for subdivision)

Case: BOA-802569 **Address:** 43 Pleasant Street , **Ward 2 Applicant:** Enda Madigan
Article(s): 62(62-8) 62(62-8) 62(62-8) 62(62-8) 62(62-8) 62(62-25)
Purpose: zoning board appeal remodel building install sprinkler add living in basement add mezzanine with roof decks .
add side deck and stairs

Case: BOA-825473 **Address:** 173-177 Maverick Street , **Ward 1 Applicant:** Maverick Orleans, LLC
Article(s): 9(9-2) 53(53-8) 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-56) 53(53-54)
53(53-52)
Purpose: Combine parcel numbers 0105340000, 0105341000 and 0105342000 and renovate existing buildings and
change occupancy from 3 retail spaces and 6 residential units to 1 retail space and 9 residential units See 175 Maverick
St. ALT810520 and 177 Maverick St ALT810521, this building to be know as 173-177 Maverick St. Add a 4th Story
NEW STORY

Case: BOA-825478 **Address:** 177 Maverick Street , **Ward 1 Applicant:** Maverick Orleans, LLC
Article(s): 9(9-2) 53(53-8)
Purpose: Combine parcel numbers 0105340000, 0105341000 and 0105342000 into one parcel of land. 173 Maverick St.
ALT810502 and 175 Maverick St. ALT810520 into one building to be known as 173-177 Maverick St.

Case: BOA-825475 **Address:** 175 Maverick Street , **Ward 1 Applicant:** Maverick Orleans, LLC
Article(s): 9(9-2) 53(53-8)
Purpose: Combine parcel numbers 0105340000, 0105341000 and 0105342000 into one parcel of land. 173 Maverick St.
ALT810502 and 177 Maverick St. ALT810521 into one building to be known as 173-177 Maverick St.

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-745475, **Address:** 128 Selwyn Street **Ward:** 20 , **Applicant:** David Knudsen
Article(s): 67(67-9)
Purpose: Install new sliding door into bedroom exiting to new rear roof deck. Install new roof deck flooring, posts and
railing on the rear of the house. Attach new railings to the house.

Case: BOA-790909, **Address:** 15 Whitford Street, **Ward 18 Applicant:** Patrick Mahoney
Article(s): 67(67-8: Use: Basement apartment forbidden & Use: Three family dwelling forbidden) 67(67-9: Lot area
insufficient, Floor area ratio insufficient, Building height (# of stories) excessive & Usable open space insufficient)
67(67-32)
Purpose: Change Occupancy from a Two (2) Family Dwelling to a Three (3) Family Dwelling. Existing condition no
work to be performed.

Case: BOA-807055 **Address:** 113 Wheatland Avenue , **Ward 17 Applicant:** Oxbow Urban LLC
Article(s): 10(10-1) 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio
excessive & Building height (# of stories) excessive)
Purpose: 115 Wheatland Ave. will be subdivided into two equal sized lots where the right side lot will be considered
115 Wheatland Ave. 113 Wheatland Ave will further subdivide an 83 S.F. sliver of land in the rear of the lot to be
provided to the neighbor located at 111 Wheatland Ave. The remaining 2667 S.F. lot will have a Single Family attached
Home constructed on it with a party wall located on the lot line between 113 Wheatland Ave and 115 Wheatland Ave.
This project is part of the City of Boston's Department of Neighborhood Development (DND) NHI Middle Income
Housing Program.

Case: BOA-807056, **Address:** 115 Wheatland Avenue , **Ward 17 Applicant:** Oxbow Urban LLC
Article(s): 10(10-1) 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio
excessive & Building height (# of stories) excessive)
Purpose: 115 Wheatland Ave. will be subdivided into two equal sized lots where the right side lot will be considered
113 Wheatland Ave and the left side lot will be considered 115 Wheatland Ave. A Single Family attached Home will be
constructed on the lot with a party wall located on the lot line between 113 Wheatland Ave and 115 Wheatland Ave. This
project is part of the City of Boston's Department of Neighborhood Development (DND) NHI Middle Income Housing
Program

Case: BOA-807998, **Address:** 141-143 Glenway Street **Ward:** 14, **Applicant:** Oxbow Urban LLC
Article(s): 60(60-9)
Purpose: 141-143 Glenway St. ERT#666916, which is a part of the city of Boston's Department of Neighborhood
(DND) NHI Middle Income Housing Initiative has been positioned inside of the minimum side yard setback. Submitting
an amend-ment to seek zoning relief.

Case: BOA-807044, **Address:** 12 Lorne Street , **Ward 14 Applicant:** Oxbow Urban LLC
Article(s): 60(60-9: Lot width insufficient, Lot frontage insufficient & Building height (# of stories) excessive) Purpose:
21 Angell St, Ward 14 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect:
Variance Article(s): 10(10-1)
Purpose: 12 Lorne St. is currently a 3,214 sq ft vacant lot. Construct a Single Family attached Home with a party wall
located on the lot line between 12 Lorne and 14 Lorne St. This project is apart of the City of Boston's Department of
Neighborhood Development (DND) NHI Middle Income Housing Program.

Case: BOA-807046, **Address:** 14 Loren Street , **Ward** 14 **Applicant:** Oxbow Urban LLC
Article(s): 10(10-1) 60(60-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient & Building height excessive)
Purpose: 14 Lorne St. is currently a 3,214 sq ft vacant Lot. Construct a Single Family attached Home with 12 Lorne St. Lot will be subdivided to provide a 9 foot wide strip of land totaling 723 S.F. to the neighbor located at 16 Lorne St. to provide them access for Driveway. The remaining lot will be 2,491 S.F. and will have a Single Family attached Home constructed. It will comprise of a party wall that will divide the two homes on the lot line that is between 12 Lorne St. and 14 Lorne St. This project is apart of the City of Boston's Department of (DND) NHI Middle Income Housing Program.

Case: BOA-806508, **Address:** 69-71 Fayston Street **Ward:** 14 , **Applicant:** Vargas Dasilveira
Article(s): 50(50-29)
Purpose: Extend living space to basement for Unit #2 to existing two family dwelling.

Case: BOA-708918, **Address:** 32 Hartwell Street, **Ward** 12 **Applicant:** Timothy Johnson
Article(s): 50(50-28) 50(50-43) 50(50-29: Excessive F.A.R., Insufficient open space, Insufficient additional lot area per unit & Max # of allowed stories has been exceeded (4 habitable stories))
Purpose: Change occupancy to attached 4-family building and install new sprinkler/alarm system for entire building as per plans submitted.

Case: BOA-708914, **Address:** 34 Hartwell Street, **Ward** 12 **Applicant:** Timothy Johnson
Article(s): 50(50-28) 50(50-29: Excessive F.A.R., Insufficient open space, Insufficient additional lot area per unit & # of allowed stories has been exceeded (4 habitable stories) 50(50-43)
Purpose: Change occupancy to attached 4-family building and install new sprinkler/alarm system for entire building as per plans submitted.

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-796214, **Address:** 8 Pine Street **Ward:** 8, **Applicant:** Wood Hill Condominium Trusty (by Christopher Lydon, Trustee)
Article(s): 69(69-29) 69(69-30.12) 69(69-9)
Purpose: Building second building on same lot. No work to be done. See ERT763482 for drawings.

Case: BOA-796212, **Address:** 8R Pine Street **Ward:** 8 , **Applicant:** Wood Hill Condominium Trust (by Christopher Lydon Trustee)
Article(s): 69(69-29.4) 69(69-30) 69(69-9: Lot Frontage, Side Yard & Rear yard Insufficient, Usable Open Space Insufficient)
Purpose: Demo existing barn and rebuild as a single family dwelling one of 2 buildings on this lot .(see alt787889 for existing building violations)

Case: BOA-834570, **Address:** 550 East Seventh Street **Ward:** 7, **Applicant:** Tommy Noto
Article(s): 68(68-7)
Purpose: Assemble a 16ft x 28ft OD above-ground pool on same foot print of previous above-ground pool.

Case: BOA- 735236 **Address:** 75 G Street , **Ward** 7 **Applicant:** Douglas Stefanov
Article(s): 68(68-8: Floor area ratio is excessive, Height requirement is excessive & Required side yard setback, due to encroachment, is insufficient) 68(68-34) 68(68-29)
Purpose: Raze existing structure. Erect new 6-unit, 4 story multi-family with garage parking.

CALL OF THE CHAIR:12:00Noon.

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.

RECOMMENDATIONS:

Case: BOA-808994, **Address:** 34 Green Street **Ward:** 2 , **Applicant:** Keith Hinzman
Article(s): 62(62-25) 62(62-8)
Purpose: Front dormer addition facing Green Street, rear dormer addition facing rear yard at existing attic level. Existing finished space with existing bedroom and existing bathroom to be renovated and expanded to create two modest bedrooms by making use of new floor space with adequate headroom for the new living space. Renovation of 288 SF of existing space, new 152 SF of living space created by new dormers.

Case: BOA-833291, **Address:** 279-281 Hanover Street **Ward:** 3 , **Applicant:** Anthony Virgilio
Article(s): 9(9-1) 54(54-13)
Purpose: To renovate dentist office to include basement area as per plans,

Case: BOA-814496, **Address:** 72 Montgomery Street **Ward:** 4 , **Applicant:** Jeffrey Klug
Article(s): 64(64-9)
Purpose: Add Balcony to second floor.

Case: BOA-817264, **Address:** 33-39 South Huntington **Ward:**10 , **Applicant:** Douglas George
Article(s): 59(59-7)
Purpose: Change of Occupancy to include nail salon and renovate as per plans.

Case: BOA-774050, **Address:** 32 Howard Avenue **Ward:** 13, **Applicant:** Fidel Jones
Article(s): 50(50-29)
Purpose: Extension of unit 2 (2nd floor) living space into basement.

Case: BOA-827023, **Address:** 33 Lawley Street **Ward:** 16, **Applicant:** John Pokolske
Article(s): 65(65-9)
Purpose: Deck and handicap ramp on right side of house.

Case: BOA-827845, **Address:** 38-42 Hyde Park Avenue **Ward:** 19, **Applicant:** Margaret Pimentel
Article(s): 55(55-40) 55(55-16)
Purpose: Change of Occupancy from 9 Res Units and Retail Space to 9 Res Units and Restaurant with takeout (Achilitos Taqueria). Add new kitchen hood.

Case: BOA-833400, **Address:** 23-25 Chestnut Square **Ward:** 19 , **Applicant:** Wim Dekok
Article(s): 10(10-1) 55(55-40) 55(55-8)
Purpose: Off-Street Parking for 1 Car to be used by 19 - 21 Chestnut Square.

Case: BOA-836779, **Address:** 638 South Street **Ward:** 19, **Applicant:** Michael Tully
Article(s): 67(67-9.1: Floor Area Ratio & Height Excessive)
Purpose: Attic renovation. Office, bathroom and 1bedroom

Case: BOA-819905, **Address:** 160 Russett Road, **Ward:** 20, **Applicant:** Tomasz Adach
Article(s): 56(56-8)
Purpose: Adding a room on the 2nd floor on the top of 1st floor room plus a dormer.

Case: BOA-824678, **Address:** 301-303 Corey Street **Ward:** 20 , **Applicant:** Michael Kelly
Article(s): 9(9-1) 56(56-8)
Purpose: Enclose front porch to make part of the living space and remove partition wall that separates bedroom from the porch.

Case: BOA-807547, **Address:** 211 Roslindale Avenue **Ward:** 20, **Applicant:** Erin Doherty
Article(s): 67(67-9: Floor Area Ratio & Building Height Excessive; Side Yard Insufficient)
Purpose: Renovate unfinished portion of third floor to add an additional bedroom and bathroom.

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