



City of Boston  
Board of Appeal

Tuesday, April 9, 2019

BOARD OF APPEALS

RECEIVED  
CITY CLERK'S OFFICE  
2019 APR -4 P 4:27  
Room 801  
BOSTON, MA

The board will hold a hearing on April 9, 2019 starting at 9:30 a.m.

**APPROVAL OF HEARING MINUTES:**

March 26, 2019

**EXTENSIONS: 9:30a.m.**

**Case:** BOA-500504 **Address:** 10-18 Bowdoin Street **Ward** 14 **Applicant:** Joseph Feaster

**Case:** BOA-500502 **Address:** 100-104 Bowdoin Street **Ward** 14 **Applicant:** Joseph Feaster

**Case:** BOA-699598 **Address:** 289 Walk Hill **Ward** 18 **Applicant:** Nabil Boghos

**Case:** BOA-558788 **Address:** 1012-1016 Bennington Street **Ward** 1 **Applicant:** Jeffrey Drago

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

**Case:** BOA-928032 **Address:** 113-115 Marlborough Street **Ward** 5 **Applicant:** Gabriel Sunshine  
**Article(s):** 32(32-9)

**Purpose:** Interior renovations including structural, fire alarm, all new finished and proposed new roof deck.

**HEARING: 9:30 a.m.**

**Case:** BOA-906217 **Address:** 181 Bennington Street **Ward** 1 **Applicant:** Brad Cangiamila  
**Article(s):** 27T(27T-5) 53(53-8) 53(53-9: Lot area insufficient, Floor area ratio excessive, Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 53(53-56)  
**Purpose:** Raze existing Building. Erect a new 3 story, five (5) Unit Residential Dwelling with a 3 car Parking Garage under.

**Case:** BOA-900553 **Address:** 74-76 Brooks Street **Ward** 1 **Applicant:** 74-76 Brooks Street, LLC  
**Article(s):** 53(53-9: Insufficient usable open space/unit, Insufficient rear yard setback, Insufficient additional lot area per unit, # of allowed stories exceeded, Max allowed height exceeded & Excessive F.A.R.) 53(53-56) 53(53-52)  
**Purpose:** Renovate existing mixed use building and add a 4th story and roof deck. Expand living space into the basement for unit # 1. Remaining basement space to be used for storage for the retail space and mechanical space for the building. Proposed occupancy to be 4 residential units and one retail space.

**Case:** BOA-917862 **Address:** 249 Lexington Street **Ward** 1 **Applicant:** Lexington Prescott, LLC  
**Article(s):** 53(53-9)  
**Purpose:** Erect roof deck exclusive to unit 3.

**Case:** BOA-927663 **Address:** 89 Morris Street **Ward** 1 **Applicant:** Stan Klebaner  
**Article(s):** 53(53-9: Floor area ratio is excessive & Usable open space is insufficient)  
**Purpose:** Seeking to erect a rear addition and renovate the building.

**Case:** BOA-910090 **Address:** 91 Trenton Street **Ward** 1 **Applicant:** Ian Fox  
**Article(s):** 53(53-9: Side yard insufficient & Rear yard insufficient) 9(9-1)  
**Purpose:** Interior renovation of existing three-family dwelling. Installation of new fire alarm and fire sprinkler system. Reconstruct and extend new rear deck with exterior stairway. Partial work and cost under SF746254.

**Case:** BOA-922807 **Address:** 440-458 Rutherford Avenue **Ward** 2 **Applicant:** Christine McMahon  
**Article(s):** 62(62-17)  
**Purpose:** Change of Occupancy to add Research Lab. Interior fitout and new rooftop mechanical equipment. Per Plans.

**Case:** BOA-913601 **Address:** 74 Tremont Street **Ward** 2 **Applicant:** Timothy Sheehan  
**Article(s):** 62(62-30) 62(62-8: Insufficient side yard setback & Insufficient lot size (2,000sf min. required))  
**Purpose:** This permit application is for a single family residence. The residence will be 2,060 g.s.f. The house will have a garage in the basement accessed from behind (via Lowney way). There will be three total floors as well as a roof deck. Clarification: Construct two main detached dwellings as shown on ERT897160 (1f) and ERT897191 (2f townhouse design) on same lot as created via ALT899351 for combining of lots.

**Case:** BOA-913606 **Address:** 76-78 Tremont Street **Ward** 2 **Applicant:** Timothy Sheehan  
**Article(s):** 62(62-30) 62(62-8: Insufficient side yard setback, Insufficient open space per unit, Excessive height (35' max.) & # of allowed stories has been exceeded (3 story max))  
**Purpose:** This is for the construction of two single attached family residences. See ERT 897160 for full description. Four lots will be combined into one lot with all three houses (both ERT's). Clarification: Construct two main detached dwellings as shown on ERT897160 (1 family) and ERT897191 (2 family duplex, townhouse design) on same lot as created via ALT899351 for combining of lots.

**Case:** BOA-918229 **Address:** 2 Snelling Place **Ward 3 Applicant:** Mirchandani Bharat  
**Article(s):** 54(54-10: Floor area ratio excessive & Rear yard insufficient) 54(54-18)  
**Purpose:** Seeking to construct a 4th floor addition and roof decks and extend living space into the basement for Unit #1.

**Case:** BOA-921129 **Address:** 33 mount Vernon Street **Ward 5 Applicant:** Alpine Advisory Services  
**Article(s):** 15(15-15-1)  
**Purpose:** Change occupancy from Office to three dwellings; interior demolition and rehabilitation with roof deck and rear decks per plans filed herewith. Full construction drawing will be filed after zoning relief.

**Case:** BOA-924595 **Address:** 103-105 Newbury Street **Ward 5 Applicant:** Frazer 103 Holdings LP  
**Article(s):** 8(8-3)  
**Purpose:** Add outdoor patio seating for 18 seats in connection with ALT914412 \*one set of plan both applications.

**Case:** BOA-922966 **Address:** 103-105 Newbury Street **Ward 5 Applicant:** Frazer 103 Holdings LP  
**Article(s):** 8(8-3)  
**Purpose:** Add one restaurant with use item 37 with take-out use 36A, and outdoor patio seating. Interior occupant load of 49 persons. Outdoor seating requires a UOP permit application to be filed separately.

**Case:** BOA-909779 **Address:** 68-70 Phillips Street **Ward 5 Applicant:** Douglas Stefanov  
**Article(s):** 19(19-1)  
**Purpose:** Rebuild and expand roof decks as per plans.

**Case:** BOA-897172 **Address:** 509 East Fifth Street **Ward 6 Applicant:** George Morancy  
**Article(s):** 68(68-8: Floor area ratio is excessive, Usable open space is insufficient, Front yard setback requirement is insufficient, Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient) 68(68-34) 68(68-33) 27P(27P-5)  
**Purpose:** Lot 509A East Fifth to be subdivided from 509 East Fifth Street under separate ALT886824. Demo existing building at 509R East Fifth and erect new four-story, four-unit dwelling with four grade-level covered parking spaces accessed via I Street by means of existing recorded easement. Nominal fee requested should this application require zoning relief.

**Case:** BOA-898586 **Address:** 509R East Fifth Street **Ward 6 Applicant:** George Morancy  
**Article(s):** 68(68-33) 68(68-8: Lot frontage minimum is insufficient & Floor area ratio is insufficient)  
**Purpose:** Subdivide parcel 0602154000 into two parcels, shown as Lot A and Lot B on submitted plan. New parcel identified as Lot A, with assigned street number of 509 East Fifth Street, with existing structure thereupon, to contain 3,167 square feet of land. New parcel identified as Lot B, with assigned street number of 509R East Fifth Street, with existing structure thereupon, to contain 1,445 square feet of land. All fees to be collected on ERT885769. No work to be performed under this application.

**Case:** BOA-881411 **Address:** 48-54 Saint Margaret Street **Ward 7 Applicant:** Alexander Kowalczyk  
**Article(s):** 9(9-1) 65(65-9)  
**Purpose:** ERT 372820 Add four spiral staircases to access attic space. Extend living space into attic.

**Case:** BOA-917597 **Address:** 27 Vinton Street **Ward 7 Applicant:** George Morancy  
**Article(s):** 27P 68(68-33) 69(69-9: Rear yard insufficient, Floor area ratio excessive, Open space insufficient & Side yard insufficient)  
**Purpose:** Erect four-story side and rear addition to existing three-family dwelling building. Change occupancy from three dwelling units to four dwelling units. Add two at-grade parking spaces at rear of lot, partly located on lot at 33 Jenkins Street, with access to parking provided via Jenkins Street across 33 Jenkins Street lot by easement to be recorded upon ZBA approval in conjunction with u49851536.

**Case:** BOA-917602 **Address:** 33 Jenkins Street **Ward 7 Applicant:** George Morancy  
**Article(s):** 68(68-13)  
**Purpose:** Add two residential parking spaces to existing residential parking lot. New parking spaces are to be accessory/ancillary to use at 27 Vinton Street. Spaces will be located partly on 27 Vinton Street lot and partly on this lot and will utilize an easement to be recorded upon ZBA approval in conjunction with alt851345.

**Case:** BOA-927270 **Address:** 17 West Belflower Street **Ward 7 Applicant:** George Morancy  
**Article(s):** 65(65-9: Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Usable open space insufficient & Bldg height excessive (feet)) 65(65-41: Off-street parking & loading req. Design. Insufficient maneuvering area and shared driveway is less than 10'-0" wide & Off-street parking & loading req. Location. Off-street parking facilities shall be provided on the same Lot as the main use to which they are accessory)  
**Purpose:** Erect a three-family dwelling unit with finished basement. Proposed (3) off-street parking.

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

**Case:** BOA-921538 **Address:** 92 George Street **Ward 8 Applicant:** Gene Bernstein  
**Article(s):** 50(50-32) 50(50-28) 50(50-29: Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient)  
**Purpose:** Seeking to erect a four story building with nine residential units and nine parking spaces on combined parcel filed under ALT908648.

**Case:** BOA-914617 **Address:** 319-329 Centre Street **Ward 10 Applicant:** Timothy Burke  
**Article(s):** 55(55-16)  
**Purpose:** Change Occupancy to Massage Therapy office by renovating the existing office space for new massage therapy use. \*18 apts, retail, parking, insurance office doc#alt20549.

**Case:** BOA-903629 **Address:** 21-23 Wyman Street **Ward 10 Applicant:** Timothy Burke  
**Article(s):** 55(55-8) 55(55-40)

**Purpose:** Change occupancy from a three-family dwelling to a lodging house with 13 bedrooms.

**Case:** BOA-890331 **Address:** 50 Stedman Street **Ward 11 Applicant:** Lucio Trabucco  
**Article(s):** 55(55-55-40) 55(55-19) 55(55-20) 55(55-9)

**Purpose:** Erect a wood frame residential structure to house 21 units.

**Case:** BOA-844016 **Address:** 95-97 West Walnut Park **Ward 11 Applicant:** Lolastar, LLC  
**Article(s):** 55(55-8) 55(55-9: Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Front yard insufficient & Side yard insufficient)

**Purpose:** To change occupancy from a two family dwelling to a four family dwelling. Also to add dormers, a rear addition which will include a garage with three parking spaces and renovate the building.

**Case:** BOA-909985 **Address:** 140 Harrishof Street **Ward 12 Applicant:** Imstar, LLC  
**Article(s):** 50(50-28) 50(50-29)

**Purpose:** Confirm occupancy as a three-family residential dwelling and Change from 3 to 4-family residential dwelling. Project will include renovating the building and installing fire alarm and sprinkler system.

**Case:** BOA-925529 **Address:** 173 Magnolia Street **Ward 13 Applicant:** Stephen Siuda  
**Article(s):** 50(50-28) 50(50-29: Lot area for additional dwelling units insufficient, Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive, Usable open space insufficient, Front yard insufficient & Rear yard insufficient) 50(50-44)

**Purpose:** Erect a new 4 story, Nine (9) Unit Residential Building with (12) Off-street Parking spaces. Raze existing building under separate permit. ZBA.

**Case:** BOA-909790 **Address:** 33 Mayfield Street **Ward 13 Applicant:** Mai Phung  
**Article(s):** 65(65-8) 65(65-9: Floor area ratio excessive, Bldg height excessive (stories) & Usable open space insufficient)

**Purpose:** Change occupancy from a two-family to a three-family dwelling. Extend living space to attic for third unit. Construct new exterior side deck and stairway. Propose two (2) additional off-street parking.

**Case:** BOA-906174 **Address:** 50 Moseley Street **Ward 13 Applicant:** Roxbury Dreams III, LLC  
**Article(s):** 65(65-9: Lot area insufficient, Floor area ratio excessive, Building height (# of stories) excessive, Side yard insufficient & Rear yard insufficient) 65(65-41)

**Purpose:** Change Occupancy from a Two (2) Family Dwelling to a Three (3) Family Dwelling. Renovate the interior with new Kitchens/Bathrooms, all new finishes, plumbing, HVAC, electrical, and sprinkler systems. Apply new exterior wall siding, windows. Construct a new Rear Egress stair.

**Case:** BOA-926064 **Address:** 200 Savin Hill Avenue **Ward 13 Applicant:** Nick Le  
**Article(s):** 65(65-8) 65(65-9: Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive & Bldg height excessive (stories)) 65(65-9.2) 65(65-32)

**Purpose:** Erect building for a Two Family dwelling - see ALT865936 to subdivide one lot into two lots.

**Case:** BOA-926056 **Address:** 202 Savin Hill Avenue **Ward 13 Applicant:** Nick Le  
**Article(s):** 9(9-1)

**Purpose:** Subdivide this existing parcel from one into two parcels; existing building is at #202 Savin Hill Avenue; at 200 Savin Hill Avenue it will have new building - please see ERT865923 to erect two family dwelling.

**Case:** BOA-924393 **Address:** 1117-1125 Blue Hill Avenue **Ward 14 Applicant:** Kay Chambers  
**Article(s):** 60(60-16)

**Purpose:** Change of occupancy to include bar with live entertainment to existing function hall,. No work to be done.

**Case:** BOA-919279 **Address:** 100 Intervale Street **Ward 14 Applicant:** Alpine Advisory Services  
**Article(s):** 50(50-29: Floor area ratio is excessive, Side yard requirement is insufficient & Required usable open space is insufficient)

**Purpose:** Construct a vertical addition per plans filed herewith-zoning relief needed. Full construction plans to be filed after grant of zoning relief.

**Case:** BOA-896383 **Address:** 24 Norwood Street **Ward 16 Applicant:** Ted Ahern  
**Article(s):** 65(65-15) 65(65-16: Floor area ratio is excessive, Usable open space is insufficient & Rear yard setback is insufficient) 65(65-41) 29(29-4)

**Purpose:** Erect nine new units per plan.

**Case:** BOA-902477 **Address:** 6 Paisley Park **Ward 16 Applicant:** William Boardman  
**Article(s):** 65(65-8) 65(65-9: Insufficient front yard setback, Insufficient side yard setback, Insufficient rear yard setback & Max allowed # of stories exceeded)

**Purpose:** Change occupancy from single family to 2 family. Dormers on roof, finish attic and replace front porch.

**Case:** BOA-882119 **Address:** 18 Thane Street **Ward 17 Applicant:** JPNDC Pitts LLC  
**Article(s):** 9(9-1)

**Purpose:** Create 6 parking spaces, striping, wheel stops, curb cut (wil;l submit curb application to PWD). Also see alt788316.

**Case:** BOA-924131 **Address:** 11 Clare Avenue **Ward 18 Applicant:** Emeasures LLC  
**Article(s):** 67(67-32) 67(67-33) 67(67-9: Insufficient additional lot area/dwelling unit (8,000sf), Excessive F.A.R., Insufficient rear yard setback (deck projections) & # of allowed stories has been exceeded)

**Purpose:** Erect new two family dwelling per attached drawings.

**Case:** BOA-900954 **Address:** 4 Pond Street **Ward** 18 **Applicant:** Yongle Lin  
**Article(s):** 69(69-29)  
**Purpose:** Paving front lawn with asphalt, 6" to 8" gravel base, then apply 3" asphalt for 2 parking spaces.

**Case:** BOA-910016 **Address:** 17 Standard Street **Ward** 18 **Applicant:** Tim Longden  
**Article(s):** 60(60-8) 60(60-9): Floor area ratio excessive, Bldg height excessive (stories), Usable open space insufficient, Front yard insufficient & Rear yard insufficient)  
**Purpose:** Erect new 4-unit residential building on 6814 SF vacant land with propose 5 garage parking spaces.

**Case:** BOA-916848 **Address:** 1545 VFW Parkway **Ward** 20 **Applicant:** Lincoln Parkway, LLC  
**Article(s):** 25(25-5) 56(56-40) 56(56-15)  
**Purpose:** Erect a new four story residential building totaling 135 units and 387 parking spaces. Total development consists of two buildings on one lot, total building FAR square feet equals 357,040, with 258 units and 387 parking spaces total. Associated with permit ERT888725. ZBA.

**Case:** BOA-916852 **Address:** 1555 VFW Parkway **Ward** 20 **Applicant:** Lincoln Parkway, LLC  
**Article(s):** 25(25-5) 56(56-40) 56(56-15)  
**Purpose:** Erect a new four story residential building totaling 123 units. Total development consists of two buildings on one lot, total building FAR square feet equals 357,040, with 258 units and 387 parking spaces total, per plans. Associated with permit ERT888715. ZBA.

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

**Case:** BOA-922475 **Address:** 69-71 Maverick Square **Ward** 1 **Applicant:** Julius Sokol  
**Article(s):** 53(53-11)  
**Purpose:** Change Occupancy from a Dry Cleaning Store w/accy Storage to 6 Apartments and a Registered Marijuana Dispensary.

**Case:** BOA-878715 **Address:** 631 Saratoga Street **Ward** 1 **Applicant:** Labrador Real Estate  
**Article(s):** 53(53-8) 53(53-9): Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Bldg height excessive (stories), Front yard insufficient, Side yard insufficient & Rear yard insufficient) 53(53-56)  
**Purpose:** Seeking to demolish the existing structure and erect a three-story building with four residential units.

**Case:** BOA-871937 **Address:** 1A Barnard Place **Ward** 6 **Applicant:** Patrick Cibotti  
**Article(s):** 27S(27S-5) 68(68-8): Front yard insufficient & Rear yard insufficient) 68(68-33) 10(10-1)  
**Purpose:** Erect a new two-family dwelling and propose 4 off-street parking as per plans.

**Case:** BOA-912627, **Address:** 733-733A East Fifth Street **Ward:** 6 **Applicant:** John Barry  
**Article(s):** 27S(27S-5) 68(68-8)  
**Purpose:** Construct a new third story addition and rear addition with decks. Extend living space to basement to existing two-family dwelling.

**Case:** BOA-784573 **Address:** 107 Buttonwood Street **Ward** 7 **Applicant:** Thanh Nguyen  
**Article(s):** 65(65-9) 65(65-9)  
**Purpose:** Interior and exterior renovation to existing single family dwelling. Work to include Kitchen and bath remodeling. Remove chimney and partition and load bearing wall as per plan. Repair chimney penetration on roof. Replace rear decking on first floor. Propose new roof deck on second floor. Extend living space to basement.

**Case:** BOA-844566 **Address:** 35 Dade Street **Ward** 9 **Applicant:** Peter Vanko  
**Article(s):** 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-44)  
**Purpose:** New 4 story, (2) family dwelling to be known as "35 Dade St". The lots for the proposed building are the product of lot subdivisions produced under companion projects ALT812352 (38 Williams), ALT812353 (40 Williams).

**Case:** BOA-897977 **Address:** 40 Williams Street **Ward** 9 **Applicant:** Peter Vanko  
**Article(s):** 50(50-29) 50(50-29) 50(50-29) 50(50-29)  
**Purpose:** Subdivision of lot, resulting in two distinct parcels. One parcel will contain the existing building. The second parcel to be combined with new lot obtained from 38 Williams (same ownership).

**Case:** BOA-897975 **Address:** 38 Williams Street **Ward** 9 **Applicant:** Peter Vanko  
**Article(s):** 50(50-29) 50(50-29) 50(50-29) 50(50-29)  
**Purpose:** Subdivision of lot, resulting in two distinct parcels. One parcel will contain the existing building. The second parcel to be combined with new lot obtained from 40 Williams (same ownership).

**Case:** BOA-848024, **Address:** 109-117A Blue Hill Avenue **Ward:** 12 **Applicant:** Domingo De La Paz  
**Article(s):** 50(50-28)  
**Purpose:** Change Occupancy to include Coffee Shop.

**Case:** BOA-869948 **Address:** 67R Sanford Street **Ward** 17 **Applicant:** Michael Liu  
**Article(s):** 65(65-42.2) 65(65-9)  
**Purpose:** Erect new detached single-family dwelling with (2) off-street parking to the rear of the existing 67-69 Sanford Street (two family). This application has been filed in conjunction with ALT865344 for subdivision, ALT851810 for addition, to include, U49865310 for proposed (4) off-street parking for #67-69 Sanford.

**Case:** BOA-869954 **Address:** 67-69 Sanford Street **Ward** 17 **Applicant:** Michael Liu  
**Article(s):** 9(9-1) 65(65-9: Insufficient lot width, Insufficient lot size & Excessive F.A.R.)  
**Purpose:** Subdivide Lot into two lots. Lot A: 67-69 Sanford St (5,154 SF) and Lot B: 67R Sanford St (6,362 SF). File in conjunction with ALT851810, U49865310, ERT865353.

**Case:** BOA-869960 **Address:** 67-69 Sanford Street **Ward** 17 **Applicant:** Michael Liu  
**Article(s):** 10(10-1) 65(65-42)  
**Purpose:** Propose (4) off-street parking for the existing two-family dwelling filed in accordance with the submitted plans. File in conjunction with ALT851810, ALT865344, ERT865353.

**Case:** BOA-869984 **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 has been exceeded)  
**Purpose:** In existing two family construct a rear addition on the #67 side, to include, a half shed dormer, the addition of a 1.5 bath (each side) as well as, replace roof, siding, and windows in accordance with the submitted plans. (This application has been filed in conjunction with ERT865353 (new 1 family dwelling to rear), U49865310 (4 car parking) and Alt865344 (Subdivision).

**Case:** BOA-899705, **Address:** 54 Bateman Street **Ward:** 18 **Applicant:** Kira Gagarin  
**Article(s):** 69(69-9)  
**Purpose:** Extend living space to basement for Unit 1 to correct violation V386166.

**Case:** BOA-890958 **Address:** 7-15 Catherine Street **Ward** 19 **Applicant:** John Lydon  
**Article(s):** 55(55-8) 55(55-9: Excessive F.A.R., Excessive number of stories, Insufficient front yard setback & Insufficient side yard setback)  
**Purpose:** Construction of five (5) adjacent, shared-wall, townhomes. Each home to have four (4) bedrooms, three and one half baths (3.5), kitchen, living room area, front balcony, and a two-car heated and enclosed garage. Units to share access to a 2000 sq. ft. green space located to the rear of proposed structures. (Existing buildings to be razed under a separate permit).

**Case:** BOA-765159 **Address:** 139 Walter Street **Ward** 20 **Applicant:** Nora Duclos  
**Article(s):** 67(67-9: Lot area for the add'l dwelling unit is insufficient, Floor area ratio is excessive, Height requirement is excessive (2.5 stories max. allowed), Required front yard setback is insufficient, Required side yard setback is insufficient & Required usable open space is insufficient) 67(67-32: Off-street parking Off-street parking requirement is insufficient & Off-street parking & loading req Off-street parking design (access drive & maneuverabil-ity))  
**Purpose:** Construct new 2-family town house dwelling per plans.

**Case:** BOA-896852 **Address:** 17-19 Myrick Street **Ward** 22 **Applicant:** Derric Small  
**Article(s):** 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9)  
**Purpose:** Erect two new townhouses with garage and roof deck on Lot 2: 1,472 SF on a subdivided parcel at 55 Easton Street. Demolish existing one story garage. File in conjunction with ALT787787.

**Case:** BOA#896851 **Address:** 17-19 Myrick Street **Ward** 22 **Applicant:** Derric Small  
**Purpose:** Erect two new townhouses with garage and roof deck on Lot 2: 1,472 SF on a subdivided parcel at 55 Easton Street. Demolish existing one story garage. File in conjunction with ALT787787.  
**SECTION:** 8th 780CMR R311.1 Means of Egress All dwelling shall be provided with two means of egress as provided in this section.

**Case:** BOA-896850 **Address:** 55 Easton Street **Ward** 22 **Applicant:** Niles Sutphin  
**Article(s):** 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-56)  
**Purpose:** Subdivide property into two separate parcels Lot 1: 2,669 SF (55 Easton St) and Lot 2: 1,472 SF (17 Myrick Street). Demolish rear decks and garage; Construct new exit stairway at rear of building from first floor down to grade. Existing building to remain three-family dwelling. File in conjunction with ERT786744.

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

**BOARD MEMBERS:**

CHRISTINE ARAUJO- CHAIR  
MARK FORTUNE-SECRETARY-ABSENT  
BRUCE BICKERSTAFF  
MARK ERLICH  
CRAIG GALVIN-ACTING SECRETARY

**SUBSTITUTE MEMBERS:**

TYRONE KINDELL, JR  
KERRY LOGUE

**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)**