



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 03	Hearing: 1
BOA665878	Address: 7 - 8 Park ST, Ward - 03	Applicant: Alene Caldwell

Seeking appeal for the terms of the Massachusetts State Building Code, Statute 1972, Chapter 802 as amended in the following respect:

Article(s)	Description
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780CMR, 8th Edition

Note:

Description: Repair the front entry steps to 8 Park Street, Boston, MA. Section 780CMR, 8th Edition Ch 32 Section 320.2.1 Encroaches into public way is > 12".

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:

	<u>Yes</u>	<u>No</u>
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREDUDICE	<u> </u>	<u> </u>

PROVISO:

BOARD MEMBERS:**PRESENT****RECUSE**

	<u>Yes</u>	<u>No</u>	
Christine Araujo, Chair	<u>✓</u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>	<u> </u>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, To repair the front entry steps to 8 Park Street, the violation was the encroaching into public way 12", they will have to go out 24" to repair the stair. Applicant received the approval from Public Works Department. Board member Pisani moved to approve, the motion was seconded, and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



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9:30 am	Ward: 11	Hearing: 1
BOA555340	Address: 178 Thornton St, Ward - 11	Applicant: Timothy Johnson

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 50, Section 28 * **	Use: Forbidden
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50 Sec. 44	Dimensional Requirements

Description: Erect new 3-story, 7-Unit residential building w/8 car garage, exterior balconies and decks on a vacant parcel as per plans submitted.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:**Yes****No****SUSTAINED/APPROVED**✓ **DENIED** **DENIED WITHOUT PREJUDICE** **PROVISO:**BPDA Design Review**BOARD MEMBERS:****PRESENT****RECUSE****Yes****No****Christine Araujo, Chair**✓ **Mark Fortune, Secretary**✓ **Anthony Pisani**✓ **Mark Erlich**✓ **Bruce Bickerstaff**✓ **Peter Chin**✓ **Craig Galvin**✓ **Eugene Kelly** ✓

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, Revised plans showing a 4 unit building with 4 parking spaces side and rear yard violations have been removed, the FAR went down from 1.5 to 1.3, this use went from a forbidden to conditional. Unit size 2 bedroom 2 1/2 bath Unit one 1314sf, unit two 1265sf, unit three 1542sf, unit four 1512sf, the basement is used for bedrooms. There are two roof decks for the 3+4 unit access by bulkhead with roof door, and one parking per unit. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives, Mayor's office support, Jackson's office support and Abutter support. Board member Erlich moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

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9:30 am	Ward: 11	Hearing: 2
BOA672571	Address: 25 Amory St, Ward - 11	Applicant: Teronda Ellis

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use

Article(s)	Description
Article 55 Section 16	Use Regulations
Article 55 Section 16	Use Regulations
Article 55 Section 17	Dimensional Regulations
Article 55 Section 17	Dimensional Regulations
Article 55 Section 17	Dimensional Regulations

Description: New Construction - 44 Unit Affordable Housing - Jackson Square Master Plan (Building M).

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:		Yes	No
	SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
	DENIED	<u> </u>	<u> </u>
	DENIED WITHOUT PREJUDICE	<u> </u>	<u> </u>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<u>✓</u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>	<u> </u>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, 44 unit affordable housing located across from Jackson Square Station, which will consist of 1 bedroom 650sf, 2 bedroom 900sf & 3 bedroom 1100sf. Masonry exterior to replicate old warehouses in area, these units will be 100% affordable-10% set aside for family in transition. Board members inquired regarding parking, Applicant stated .5 min required, the units between two buildings is 156. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, O'Malley's office support, Flaherty's office support & Jackson's office support, Abutters support, JPNC approve Board member Erlich moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

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9:30 am	Ward: 12	Hearing: 1
BOA664762	Address: 1 Waverly St, Ward - 12	Applicant: Joseph Feaster

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Notes	

Description: 280-290 Warren Street - Construct a Mixed-Use Commercial/Residential building of approx.. 56,000 sq. ft. including 28 Underground Parking spaces on a 38,000 sq. ft. lot. Occupancy to be restaurant, Coffee shop & 44 Residential Units with Underground Parking Garage .

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>	<u>RECUSE</u>
	Yes	No
Christine Araujo, Chair	<u>✓</u>	_____
Mark Fortune, Secretary	<u>✓</u>	_____
Anthony Pisani	<u>✓</u>	_____
Mark Erlich	<u>✓</u>	_____
Bruce Bickerstaff	<u>✓</u>	_____
Peter Chin	<u>✓</u>	_____
Craig Galvin	<u>✓</u>	_____
Eugene Kelly	_____	<u>✓</u>

SUMMARY: This case was postponed to July 11, 2017 @ 11:30a.m.

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9:30 am	Ward: 12	Hearing: 2
BOA664763	Address: 8 Clifford St, Ward - 12	Applicant: Joseph Feaster

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Notes	

Description: 280-290 Warren Street - Construct a 5 story Mixed-Use Commercial/Residential building of approx.. 84,779 sq. ft. There will be 74 Underground Parking Spaces on 32,000 sq ft. lot. Occupancy to be 51 Residential Units and Offices.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	_____✓_____	Engineers Report	_____
Letter of Support	_____	Letter of Opposition	_____
Petition of Support	_____	Petition of Opposition	_____
Photographs	_____	Building Models	_____
Tax Bills	_____		
Other:	_____		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>	<u>RECUSE</u>
	Yes	No
Christine Araujo, Chair	✓ _____	_____
Mark Fortune, Secretary	✓ _____	_____
Anthony Pisani	✓ _____	_____
Mark Erlich	✓ _____	_____
Bruce Bickerstaff	✓ _____	_____
Peter Chin	✓ _____	_____
Craig Galvin	✓ _____	_____
Eugene Kelly	_____	✓ _____

SUMMARY: This case was postponed to July 11, 2017 @ 11:30a.m.

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9:30 am	Ward: 13	Hearing: 1
BOA648324	Address: 106 Cushing AV, Ward - 13	Applicant: Cesar Dasilva

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
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Art. 65 Sec. 9	Residential Dimensional Reg.s
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Description: Extend first floor living space in to the basement. New walls, new finished floors, new ceilings, new bathroom, new electrical and plumbing.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREJUDICE	<u> </u>	<u> </u>

PROVISO:

No Additional Units Be Added

BOARD MEMBERS:	<u>PRESENT</u>	<u>RECUSE</u>
	Yes	No
Christine Araujo, Chair	<u>✓</u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, extension of first floor living space into basement. The property is a two family dwelling. The extension will consist of a family room, one bedroom and one bath which will be above ground at 7'6", the existing space now is wasted space. Board members inquired regarding if this can be converted into another unit? Pisani stated that it could be. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Bickerstaff moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

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9:30 am	Ward: 13	Hearing: 2
BOA673584	Address: 244R Savin Hill Av, Ward - 13	Applicant: Romas Slezas

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Notes	
Article 65, Section 42	Appl. of Dimen Reqs
Art. 65 Sec. 41	Off street parking requirements
Note:	
780CMR, 8th Edition	
780CMR, 8th Edition	

Description: Confirm occupancy of an existing carriage house in the rear of an existing two family dwelling And then change it to a one family dwelling. All on the same lot. Plans refiled with revisions. *See previously filed ALT441473 with BOA zoning approval BOA447842.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREDUDICE	<u> </u>	<u> </u>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<u>✓</u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>	<u> </u>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Conversion of an existing carriage house into single family, this project was previously granted zoning relief but was never executed. This proposal is substantially the same with the exception of roof would like to go from a hip roof to a gable roof for more head room, and there reviewed the design scheme and determine that it would be better if there move the living area to the second floor and the bedrooms to the first floor. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office & Baker's office support. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



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Hearings for Tuesday, April 25, 2017

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9:30 am	Ward: 14	Hearing: 1
BOA676263	Address: 78 Callender ST, Ward - 14	Applicant: Douglas Wohn

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
------------	-------------

Art. 60 Sec. 9	Additional Lot Area Insuff
Art. 60 Sec. 40 (5)	Off street parking design/maneuverability
Building	Building Code Refusal:

Description: Confirm occupancy as a Three family dwelling, for this is an existing condition for many years and paying Taxes as a three family. Requesting occupancy committee, occupancy in question.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:		Yes	No
	SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
	DENIED	<u> </u>	<u> </u>
	DENIED WITHOUT PREDUDICE	<u> </u>	<u> </u>

PROVISO:

Boston Transportation Department-Approval

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<u>✓</u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>	<u> </u>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, to confirm occupancy as a three family dwelling, Inspectional Services Department has it as a two family dwelling. The lot size is actually larger than abutting lots. Required parking is for three cars applicant is requesting two parking spaces. Board members inquired regarding the third floor unit showing a bedroom that is only 6'1" applicant stated that was mislabeled on plans as a bedroom-this was a mistake it's not a bedroom. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office & Campbell's office support this project. Board member pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso. Pisani also made the motion to Deney Building Code Relief.

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9:30 am	Ward: 16	Hearing: 1
BOA656043	Address: 34 Dix St, Ward - 16	Applicant: Douglas George

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 65, Section 8	Use Regulations
Article 65, Section 9 * **	Lot Width Insufficient
Article 65, Section 9 * ***	Lot Frontage Insufficient
Article 65, Section 9 **	Floor Area Ratio Excessive
Article 65, Section 9 ** *	Building Height Excessive
Article 65, Section 9 *** *	Side Yard Insufficient

Notes

Description: Erect a new 6 unit residential building with rear parking as per plans. Existing building to be razed under separate permits.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:

	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:**PRESENT****RECUSE**

	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, to replace a existing single family home with a 7,367sf six unit residential building. several multifamily buildings on street similar in size, to homes on street. Lot is deep 168'-significant setback, the unit sizes are 1000sqft two-bed two-baths with 9 parking spaces, the requirement for parking is 1.25, Board members inquired regarding the plans show eight parking spaces but applicant states that nine is proposed. Board members also inquired regarding if the project will be for sale or rental and applicant stated that it will be for sale. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office, Campbell's office & Baker's office all support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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9:30 am	Ward: 17	Hearing: 1
BOA646728	Address: 26 Walton ST, Ward - 17	Applicant: Hong Nguyen

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Extension of Non-Conforming Use**

Article(s)	Description
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Description: Off street parking for 2 Cars (parking spaces)	

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>	<u>RECUSE</u>
	Yes	No
Christine Araujo, Chair	<u>✓</u>	_____
Mark Fortune, Secretary	<u>✓</u>	_____
Anthony Pisani	<u>✓</u>	_____
Mark Erlich	<u>✓</u>	_____
Bruce Bickerstaff	<u>✓</u>	_____
Peter Chin	<u>✓</u>	_____
Craig Galvin	<u>✓</u>	_____
Eugene Kelly	_____	<u>✓</u>

SUMMARY: This case was postponed to July 11, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 18	Hearing: 1
BOA676306	Address: 118 Arlington ST, Ward - 18	Applicant: John Pulgini

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Extension of Non-Conforming Use & Variance

Article(s)	Description
Article 9 Section 1	Extension of Nonconforming Use
Article 69 Section 9	Dimensional Regulations
Article 69 Section 9	Dimensional Regulations
Article 69 Section 9	Dimensional Regulations

Description: Add approx. 600 sq. ft. to third floor unit, using existing footprint. Amend ALT615679.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREDUDICE	<u> </u>	<u> </u>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<u>✓</u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>	<u> </u>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to an existing three family. Proposed to build a 600sf addition to the third floor. The FAR is .5 with the addition it's .51. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 19	Hearing: 1
BOA670634	Address: 20 Granfield Av, Ward - 19	Applicant: Filomania Falcucci

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 67, Section 32 **	Off-Street Parking
Article 67, Section 9 **	Dimensional Regulations
Article 67, Section 9 **	Dimensional Regulations
Article 67, Section 9 **	Dimensional Regulations
Article 67, Section 9 **	Dimensional Regulations
Article 67, Section 9 **	Dimensional Regulations
Article 67, Section 9 **	Dimensional Regulations
Article 67, Section 9 **	Dimensional Regulations
Article 67, Section 32 **	Off-Street Parking

Description: Erect a new 3-Family building on the empty lot.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:

	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:**PRESENT****RECUSE**

	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisanl -Opposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: See companion minutes BOA-670635

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 19	Hearing: 2
BOA670635	Address: 18 Granfield AV, Ward - 19	Applicant: Filomania Falcucci

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 67, Section 9 **	Dimensional Regulations
Article 67, Section 9 **	Dimensional Regulations
Article 67, Section 9 **	Dimensional Regulations
Article 67, Section 9 ***	Lot Area Insufficient
Article 67, Section 9 ***	Lot Area Insufficient
Article 67, Section 9 **	Dimensional Regulations
Article 67, Section 9 **	Dimensional Regulations
Article 67 Section 32	Off-Street Parking
Article 67, Section 32 **	Off-Street Parking

Description: Raze the existing single family building and erect a new 3-family building.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:**Yes****No****SUSTAINED/APPROVED****DENIED****DENIED WITHOUT PREJUDICE****PROVISO:**

BPDA Design Review

BOARD MEMBERS:**PRESENT****RECUSE****Yes****No****Christine Araujo, Chair****Mark Fortune, Secretary****Anthony Pisani -Opposed****Mark Erlich****Bruce Bickerstaff****Peter Chin****Craig Galvin****Eugene Kelly**

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, to erect a three family in place of the existing single family bungalow and erect a three family next to it on a empty lot. Applicant stated that the side violations are per-existing -front violation due to conformance with modul. Board members inquired regarding FAR, applicant stated that the proposed is 1.22 for each building, required is .8, unit sizes are 1200sf three-bedroom 2 1/2 bath with living space on 2nd floor, bedrooms on third and parking on first. Parking is only one-spot per unit. The Board then requested testimony in opposition and in support from neighbors and elected officials and their epresentatives. Mayor's office support & Flaherty's office support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso. Board member Pisani was opposed to the motion.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 20	Hearing: 1
BOA689556	Address: 2 Symmes ST, Ward - 20	Applicant: Steven Rines

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 67 Sec. 09	Open Space insufficient
Article 67, Section 9	Dim reg applic in res sub dist
Article 67, Section 9 **	Dimensional Regulations
Notes	

Description: Change from one to two family, existing condition. Renovate 2 family as per plans.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREDUDICE	<u> </u>	<u> </u>

PROVISO:

BPDA Design Review-Attention To Decks

BOARD MEMBERS:

PRESENT

RECUSE

Yes

No

Christine Araujo, Chair

✓

Mark Fortune, Secretary

✓

Anthony Pisani

✓

Mark Erlich

✓

Bruce Bickerstaff

✓

Peter Chin

✓

Craig Galvin

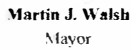
✓

Eugene Kelly

✓

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, to convert to two Condo units, this property has been occupied/taxed as a two family for thirty years, Inspectional Services Department has it as a one family, it's never been changed. Board members inquired regarding units size, applicant stated that the units sizes are 1250sf & 1650sf. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 22	Hearing: 1
BOA630471	Address: 345 - 359 Washington St, Ward - 22	Applicant: Carolyn Conway

Description: Change of Occupancy to a restaurant, bar with live entertainment operating af-ter 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.

Plans	<u>✓</u>	Engineers Report	<u> </u>
Letter of Support	<u> </u>	Letter of Opposition	<u> </u>
Petition of Support	<u> </u>	Petition of Opposition	<u> </u>
Photographs	<u> </u>	Building Models	<u> </u>
Tax Bills	<u> </u>		
Other:	<u> </u>		

DECISION:**Yes****No****SUSTAINED/APPROVED****DENIED****DENIED WITHOUT PREJUDICE****PROVISO:**

BOARD MEMBERS:**PRESENT****RECUSE****Yes****No****Christine Araujo, Chair**

✓

Mark Fortune, Secretary

✓

Anthony Pisani

✓

Mark Erlich

✓

Bruce Bickerstaff

✓

Peter Chin

✓

Craig Galvin

✓

Eugene Kelly

✓

SUMMARY: This case was postponed to June 13, 2017 @ 11:30a.m

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 01	Hearing: 1
BOA650553	Address: 99 Lexington ST, Ward - 01	Applicant: Mai Phung

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 53 Sec. 08*	Forbidden
Art. 53 Sec. 09 **	Floor Area Ratio Excessive
Art. 53 Sec. 09 ***	Side yard insufficient
Art. 53 Sec. 52	Roof structure restrictions
Art. 53 Sec. 56	Off street parking insufficient
Art. 53 Sec. 56	Off-Street Parking

Description: Proposed to change occupancy from one family to 2 family (as per plans).

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:

	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:**PRESENT****RECUSE**

	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, stating that the property was occupied as a two family in 1985 and in 1986 was converted to a one family, the new owner will like to convert it back to a two family. 2nd floor will be 600sf one-bedroom and 1100sf 1st floor two-bedroom, the basement was finish applicant looking to legalized it this space will be a family room, the height of the basement is 7'. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Lamattina's office support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 01	Hearing: 2
BOA662222	Address: 211 Condor St, Ward - 01	Applicant: Joe Hassell

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 53 Sec. 54	Screening/Buffering
Art. 53 Sec. 56	Off-Street Parking
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Article 52 Section 8	Use Regulations
Notes	

Description: Build new 14 unit building with parking spaces.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:**Yes****No****SUSTAINED/APPROVED****DENIED****DENIED WITHOUT PREDUDICE****PROVISO:**

BOARD MEMBERS:**PRESENT****RECUSE****Yes****No****Christine Araujo, Chair**

✓

Mark Fortune, Secretary

✓

Anthony Pisani

✓

Mark Erlich

✓

Bruce Bickerstaff

✓

Peter Chin

✓

Craig Galvin

✓

Eugene Kelly

✓

SUMMARY: This case was postponed to July 11, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 01	Hearing: 3
BOA662224	Address: 191 Condor St, Ward - 01	Applicant: Joe Hassell

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 8	Use Regulations
Article 53 Section 9	Dimensional Regulations
Article 53, Sec. 54	Screening & Buffering Reqs
Article 53, Section 56	Off-Street Parking Reg's
Article 53, Section 57.3	Traffic Visibility Across Corners
Notes	

Description: Construct new 9 unit residential building with 11 parking spaces.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:		Yes	No
	SUSTAINED/APPROVED	_____	_____
	DENIED	_____	_____
	DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

SUMMARY: This case was postponed to July 11, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayer

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 03	Hearing: 2
BOA690267	Address: 99 High ST, Ward - 03	Applicant: Bruce Clifford

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 13 Sec. 13-1	Dimensional Regulations

Description: Interior renovations to the 1st floor lobby of 99 High Street, to include selective demolition, architectural finishes such as GWB partitions, millwork, glazing, floor, paint, ACT ceilings, and MEP/structural upgrades. Project will be a phased construction project LPR.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:		Yes	No
	SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
	DENIED	<u> </u>	<u> </u>
	DENIED WITHOUT PREJUDICE	<u> </u>	<u> </u>

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<u>✓</u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>	<u> </u>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, requesting a variance to allow for a modest lobby renovation to the existing 31 story office building which will increase the FAR by up to 1300sf. Interior renovations only. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Carpenter's union support. Board member Erlich moved to approve, the motion was seconded and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 05	Hearing: 1
BOA676735	Address: 400 - 408 Tremont St, Ward - 05	Applicant: Jeffrey Drago

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use

Article(s)	Description
Article 64 Section 8	Use Regulations

Notes

Description: Change occupancy from Pet Care to Restaurant and outdoor seating for 44 patrons.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:		Yes	No
	SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
	DENIED	<u> </u>	<u> </u>
	DENIED WITHOUT PREDUDICE	<u> </u>	<u> </u>

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<u>✓</u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>	<u> </u>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating the proposed name of restaurant is Bootleg Special, theme is cajun seafood with 120 patrons. Hours of operation 12a.m Sunday-Wednesday, 1a.m Thursday-Saturday and also looking to offer brunch Saturday & Sunday. Indoor seating is 80 at the dining area, 16 at Bar, 24 standing and 28 outdoor. Applicant stated takeout was part of the original application although not before the Board. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Linehan's office support. Board member Chin moved to approve, the motion was seconded and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 06	Hearing: 1
BOA668412	Address: 194 K ST, Ward - 06	Applicant: Timothy Johnson

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-3	Lot Width Insufficient
Art. 14, Section 4 **	Lot Frontage Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 20 Sec. 01	Rear Yard Insufficient

Notes

Description: Demolish existing 1-story garage and erect new 4-story, 3-Family dwelling w/garage, rear and roof decks as per plans submitted.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREDUDICE	<u> </u>	<u> </u>

PROVISO:

Access From Abutting Building

BPDA Design Review-Exterior Staircase

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<u>✓</u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>	<u> </u>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, existing one story garage that is going to be demolish and erect a 4 story 3 unit building with a 3 car garage utilizing the existing curb cut from the garage. Elevator that will service all floors making each unit handicap adaptable, two bed two bath 800sf, rear and roof decks the roof deck will be dedicated to the top unit access by bulkhead and roof door. Exterior stairs crosses infront of two windows, applicant states they need to work on this issue. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Flaherty's office, support, Linehan's office support, Abutter support and Abutter opposed. Board member Erlich moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 06	Hearing: 2
BOA674105	Address: E 543 Third St, Ward - 06	Applicant: Timothy Johnson

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 57 Sec. 09	Dimensional Regulations
Art. 57 Sec. 09	Dimensional Regulations
Art. 57 Sec. 09	Dimensional Regulations
Art. 57 Sec. 09	Dimensional Regulations
Art. 57 Sec. 09	Dimensional Regulations
Art. 57 Sec. 09	Dimensional Regulations
Art. 59 Sec. 37	Off-Street Parking
Art. 57 Sec. 09	Dimensional Regulations

Description: Erect new 3-story, 2 Family dwelling over open parking w/roof deck as per plans submitted.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:

	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____	_____

PROVISO:

BOARD MEMBERS:**PRESENT****RECUSE**

	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

SUMMARY: This case was postponed to July 11, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 07	Hearing: 1
BOA598705	Address: E 420 Fifth St, Ward - 07	Applicant: Douglas Stefanov

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 10, Section 1	Limitation of Area
Article 14, Section 2	Lot Area For Additional Units.
Article 15, Section 1	Floor Area Ratio Excessive
Article 17 Section 1	Usable Open Space Insufficient
Article 19, Section 1	Side Yard Insufficient.
Article 20 Section 1	Rear Yard
Article 18, Section 2	Conformity Ex Bldg Alignment
Article 23, Section 9	Parking Design
Article 15 Section 1	Floor Area Ratio
Article 17 Section 1	Usable Open Space Insufficient
Article 23, Section 1	Off Street Parking
Article 23, Section 9	Parking Design
Article 14, Section 1	Lot Area Insufficient.

Description: Raze existing garage. Erect a new 3-story, Two (2) Family Dwelling with Off-street parking located in front yard.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:**Yes****No****SUSTAINED/APPROVED****DENIED****DENIED WITHOUT PREJUDICE****PROVISO:****BOARD MEMBERS:****PRESENT****RECUSE****Yes****No****Christine Araujo, Chair****Mark Fortune, Secretary****Anthony Pisani****Mark Erlich****Bruce Bickerstaff****Peter Chin****Craig Galvin****Eugene Kelly**

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, to take the existing lot and build a two family dwelling with ground floor parking. Parking requirement is two spaces applicant will provide 6 spaces, through the community process plans have been revised in response to feedback, modal alignment in front. Board members inquired regarding concerns with appearance of garage doors on street and clarification as to new Art68 vs H1-50. Board members preferred sloped hatch over head house. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office opposed, Flaherty's office opposed, Essaibi's office opposed, Linehan's office opposed and two abutters opposed. Board member Pisani moved to Deny the motion was seconded and the Board voted to deny.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 07	Hearing: 2
BOA652703	Address: 86 Old Harbor ST, Ward - 07	Applicant: Patrick Mahoney

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
------------	-------------

Art. 10 Sec. 01 *	Limitation of Area of Accessory Uses
-------------------	--------------------------------------

Description: Construct curb cut and driveway for residential parking for 2 vehicles for detached single family home.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREJUDICE	<u> </u>	<u> </u>

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>	<u>RECUSE</u>
	Yes	No
Christine Araujo, Chair	<u>✓</u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, existing single family remaining the same and adding two tandem parking spaces by access of a 12' curb cut. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Linehan's office support & Flaherty's office support. Board member Erlich moved to approve, the motion was seconded and the Board voted to approve .

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

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Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 07	Hearing: 3
BOA673812	Address: 117 H ST, Ward - 07	Applicant: Daniel Walsh

Seeking appeal for the terms of the Massachusetts State Building Code, Statute 1972, Chapter 802 as amended in the following respect:

Article(s)	Description
Art. 15 Sec. 01	Floor Area Ratio excessive
Notes	
Ch. 2 Sec R202	1&2 Family / Definitions

Description: Finish basement using Owens Corning basement Finishing system, 288+/-, 2x2' drop ceiling finish height 6'9", room to be used as a family room. Ch. 2 Sec. R202 1 & 2 Family/Definitions IRC-CH2-Sec-2-202. A dwelling unit is an independent and complete facility for living, bathing, cooking, and sleeping. (Note that The proposed unit 1 space in the basement provides access to unit 2 utility equipment violates the independency of unit 1).

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:**Yes****No****SUSTAINED/APPROVED****DENIED****DENIED WITHOUT PREJUDICE**☒**PROVISO:****BOARD MEMBERS:****PRESENT****RECUSE****Yes****No****Christine Araujo, Chair**☒**Mark Fortune, Secretary**☒**Anthony Pisani**☒**Mark Erlich**☒**Bruce Bickerstaff**☒**Peter Chin**☒**Craig Galvin**☒**Eugene Kelly**☐☒**SUMMARY:** See companion minutes BOA-673812

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 07	Hearing: 4
BOA673813	Address: 117 H ST, Ward - 07	Applicant: Daniel Walsh

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 15 Sec. 01	Floor Area Ratio excessive
Notes	
Ch. 2 Sec R202	1&2 Family / Definitions
Description:	Finish basement using Owens Corning Basement Finishing system, 288 sf+/-, 2x2 drop ceiling finish Height 6'9", room to be used as a family room.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREDUDICE	<u> </u>	<u> </u>

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<u>✓</u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>	<u> </u>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, for a family room to be extended into the basement 288sf, floor to ceiling height will be 6'9". Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support and Linehan's office support. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve. Board member Pisani Deny Building Code Relief because applicant stated that they're not requesting relief for building code.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 05	Hearing: 2
BOA611372	Address: 12 Byron ST, Ward - 05	Applicant: Timothy Burke

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
------------	-------------

Art. 13 Sec. 13-1

Dimensional Regulations

Art. 20 Sec. 08 *

Insufficient rear yard of certain shallow lot

Notes

Description: Renovate interior of existing single family house and construct a Third Floor addition and roof deck. Work to include new framing, mechanical, electrical and plumbing systems, sprinkler system and new kitchen and bathrooms.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<u>✓</u>	Engineers Report	_____
Letter of Support	_____	Letter of Opposition	_____
Petition of Support	_____	Petition of Opposition	_____
Photographs	_____	Building Models	_____
Tax Bills	_____		
Other:	_____		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDJUDICE	<u>✓</u> _____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>	<u>RECUSE</u>
	Yes	No
Christine Araujo, Chair	<u>✓</u> _____	_____
Mark Fortune, Secretary	<u>✓</u> _____	_____
Anthony Pisani	<u>✓</u> _____	_____
Mark Erlich	<u>✓</u> _____	_____
Bruce Bickerstaff	<u>✓</u> _____	_____
Peter Chin	<u>✓</u> _____	_____
Craig Galvin	<u>✓</u> _____	_____
Eugene Kelly	_____	<u>✓</u> _____

SUMMARY: This case was withdrawn

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 06	Hearing: 3
BOA629564	Address: W 105 Third St, Ward - 06	Applicant: George Morancy

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 57, Section 8 * **	Use: Forbidden
Article 57, Section 9	Dimensional Regulations
Article 57, Section 9	Dimensional Regulations
Article 57, Section 9	Dimensional Regulations
Article 57, Section 9	Dimensional Regulations
Article 57, Section 9	Dimensional Regulations
Article 57, Section 9	Dimensional Regulations
Article 57, Section 9	Dimensional Regulations

Description: Raze existing garage. Erect a new 3-story, Two (2) Family Dwelling with Off-street parking located in front yard.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREDUDICE	<u> </u>	<u> </u>

PROVISO:

BPDA Design Review

BOARD MEMBERS:

PRESENT

RECUSE

Yes

No

Christine Araujo, Chair

✓

Mark Fortune, Secretary

✓

Anthony Pisani

✓

Mark Erlich

✓

Bruce Bickerstaff

✓

Peter Chin

✓

Craig Galvin

✓

Eugene Kelly

✓

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to proposal revised to six family with eight parking spaces this revision does not eliminate violations, there are several multifamilies on street and in area. There will be single car slots no stackers will be utilized. Units 1 & 3 two-bedroom at 1519sf of living space units 2 & 4 three-bedroom at 1924sf, unit 5 two-bedroom at 970sf and unit 6 two-bedroom at 1199sf. Roof deck will be for unit 5 & 6 which will be access by hatch, there will be a headhouse providing access to the roof. The board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Flaherty's office support, Linehan's office support and two abutters support. Board member Galvin moved to approve with proviso the motion was seconded and the board moved to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 06	Hearing: 4
BOA656955	Address: 124 M ST, Ward - 06	Applicant: Robert Dipierro

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
------------	-------------

Art. 20 Sec. 01	Rear Yard Insufficient
-----------------	------------------------

Description: Add second floor access to rear patio. Change window to exterior door. Add one small deck with stairs.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:

	Yes	No
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREDUDICE	<u> </u>	<u> </u>

PROVISO:

BOARD MEMBERS:**PRESENT****RECUSE**

	Yes	No	
Christine Araujo, Chair	<u>✓</u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>	<u> </u>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Single family looking to put stairs from the kitchen to get down to the patio which will allow better back yard access rather than going through the basement. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support Linehan's office support, Flaherty's office support and Abutter opposed. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve

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Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 07	Hearing: 5
BOA639307	Address: 12 Ward ST, Ward - 07	Applicant: Kenneth Morin

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive
Ch. 2 Sec R202	1&2 Family / Definitions

Description: Change one family row house to a two family row house. No external work.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREJUDICE	<u> </u>	<u> </u>

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<u>✓</u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>	<u> </u>
Mark Ertlich	<u>✓</u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>	<u> </u>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, existing single family rowhouse proposing to take the one family and convert to a two family rowhouse, each unit will be 1200sf in the basement will be bedrooms and the floor to ceiling height in the basement is over 8'. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Linehan's office support, Flaherty's office support Abutter support and Andrew Square Civic Association support. Board member Pisani moved to approve the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

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Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 07	Hearing: 6
BOA656950	Address: 277 - 277a Dorchester St, Ward - 07	Applicant: Robert Dipierro

Seeking appeal for the terms of the Massachusetts State Building Code, Statute 1972, Chapter 802 as amended in the following respect:

Article(s)	Description
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-3	Lot Width Insufficient
Art. 14, Section 4 **	Lot Frontage Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive
Article 16 Section 1	Building Height Excessive
Article 17 Section 1	Usable Open Space Insufficient
Article 18, Section 1	Front Yard Requirements
Article 20 Section 1	Rear Yard
Art. 19 Sec. 01	Side yard insufficient
Art. 08 Sec. 07	Use: Forbidden
Building	Building Code Refusal:

Description: Erect a new commercial with residential building on the existing foundation. Occupancy to be 1 office with storage space and 3 residential units.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____✓_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

SUMMARY: See companion minutes BOA-656950

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 07	Hearing: 7
BOA656951	Address: 277 - 277a Dorchester St, Ward - 07	Applicant: Robert Dipierro

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-3	Lot Width Insufficient
Art. 14, Section 4 **	Lot Frontage Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive
Article 16 Section 1	Building Height Excessive
Article 17 Section 1	Usable Open Space Insufficient
Article 18, Section 1	Front Yard Requirements
Article 20 Section 1	Rear Yard
Art. 19 Sec. 01	Side yard insufficient
Art. 08 Sec. 07	Use: Forbidden
Building	Building Code Refusal:

Description: Erect a new commercial with residential building on the existing foundation. Occupancy to be 1 office with storage space and 3 residential units.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:		Yes	No
	SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
	DENIED	<u> </u>	<u> </u>
	DENIED WITHOUT PREJUDICE	<u> </u>	<u> </u>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<u>✓</u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>	<u> </u>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, One story building with basement which is being used as a office. Proposing to renovate the office space and add three units above. Three one-bedroom units 2nd and 3rd unit will be 563sf top unit will be 580sf. Lot size is 671sf, applicant stated that the footprint will remain the same. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, Flaherty's office support & Linehan's office support. Board member Pisani moved to approve with proviso the motion was seconded and the Board voted to approve with proviso. Pisani moved to Deny Building Code relief, the motion was seconded and the board voted to Deny Building Code Relief.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 09	Hearing: 1
BOA642893	Address: 37R - 39R Juniper St, Ward - 09	Applicant: Jeffrey Drago

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Article 50, Section 43	Off-Street Parking & Loading
Article 50, Section 43	Off-Street Parking & Loading
Art. 50 Sec.44	Dimensional Requirements

Description: The proposed job is to erect two townhouses.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREDUDICE	<u> </u>	<u> </u>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>	<u>RECUSE</u>
	Yes	No
Christine Araujo, Chair	<u>✓</u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to 37R-39R Juniper Street is the primary application to erect 2 townhouses in rear. The existing townhouses at 37-39 Juniper one of the companion cases for two dwellings on the same lot. Applicant filed a use of premises application looking for vehicular access across 2597-2601 Washington Street & 31-35 Juniper Street there is an established easement these were filed to confirm. unit size 3-bedroom 3 1/2 bath slightly over 2000sf lot size 12,233sf proposed height 27'5", applicant will provide 5 parking spaces for both buildings. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives Mayor's office, Jackson's office, Flaherty's office, Abutter & support Abutter & Highland Park Opposed. Board member Erlich approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 09	Hearing: 2
BOA642897	Address: 37 - 39 Juniper ST, Ward - 09	Applicant: Jeffrey Drago

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 50 Sec. 29	Dimensional Requirements
Article 50, Section 43	Off-Street Parking & Loading
Art. 50 Sec. 44	Dimensional Requirements

Description: This will be one of two dwellings on the same lot - Please see ERT549966.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREDUDICE	<u> </u>	<u> </u>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>	<u>RECUSE</u>
	Yes	No
Christine Araujo, Chair	<u>✓</u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>

SUMMARY: See companion minutes BOA-642893

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 09	Hearing: 3
BOA642902	Address: 31 - 35 Juniper ST, Ward - 09	Applicant: Jeffrey Drago

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 50 Sec. 43 *	Off street parking requirements

Description: This project is to allow vehicular access to 37R-39R Juniper Street over driveway access easement. Please see also ERT549966 and ALT561596.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREJUDICE	<u> </u>	<u> </u>

PROVISO:

BPDA Design Review

BOARD MEMBERS:

PRESENT

RECUSE

Yes

No

Christine Araujo, Chair

✓

Mark Fortune, Secretary

✓

Anthony Pisani

✓

Mark Erlich

✓

Bruce Bickerstaff

✓

Peter Chin

✓

Craig Galvin

✓

Eugene Kelly

✓

SUMMARY: See companion minutes BOA-642893

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 09	Hearing: 4
BOA642903	Address: 2597 - 2601 Washington ST, Ward - 0	Applicant: Jeffrey Drago

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
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Article 50, Section 43	Off-Street Parking & Loading
------------------------	------------------------------

Description: This project is to allow vehicular access to 37R-39R Juniper Street over driveway access easement. Please see also ERT549966 and ALT561596.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:		Yes	No
	SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
	DENIED	<u> </u>	<u> </u>
	DENIED WITHOUT PREDUDICE	<u> </u>	<u> </u>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<u>✓</u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>	<u> </u>

SUMMARY: See companion minutes BOA-642893

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 12	Hearing: 3
BOA637441	Address: 38 Whiting ST, Ward - 12	Applicant: Mansour Dayanimr

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 50 Sec. 29	Lot Area Insufficient
Art. 50 Sec. 29 *	Usable open space insufficient
Art. 50 Sec. 43	Off street parking insufficient
Art. 50 Sec. 01	Floor Area Ratio excessive
Description: Change from 2 family to 3 family dwelling and the work was already done. existing condition	

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<u>✓</u>	Engineers Report	_____
Letter of Support	_____	Letter of Opposition	_____
Petition of Support	_____	Petition of Opposition	_____
Photographs	_____	Building Models	_____
Tax Bills	_____		
Other:	_____		

DECISION:

	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BOARD MEMBERS:**PRESENT****RECUSE**

	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail. This property has always been used as a three-family for over 50 years; applicant has been paying taxes as a three-family. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Jackson's office support, Roxbury Path Neighborhood Association support. Board member Erlich moved to approve, the motion was seconded, and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 12	Hearing: 4
BOA674086	Address: 10 Moreland ST, Ward - 12	Applicant: Ann Huang

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 52 Section 9 Notes	Dimensional Regulations
Art. 52 Sec. 09	Dimensional Regulations Applicable in Residential Sub Districts.
Article 50 Section 26	Establish of Res. Subdistricts
Article 50, Section 43 Notes	Off-Street Parking & Loading
Description:	Change occupancy from a one to a two family and Extend living space into basement. renovate basement, add one full bath, insulate, sheetrock the walls, see attached plan for basement

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>	<u>RECUSE</u>
	Yes	No
Christine Araujo, Chair	✓ _____	_____
Mark Fortune, Secretary	✓ _____	_____
Anthony Pisani	✓ _____	_____
Mark Erlich	✓ _____	_____
Bruce Bickerstaff	✓ _____	_____
Peter Chin	✓ _____	_____
Craig Galvin	✓ _____	_____
Eugene Kelly	_____	✓ _____

SUMMARY: This case was postponed to May 9, 2017 @ 11:30a.m

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 15	Hearing: 1
BOA651909	Address: 51 Hamilton St, Ward - 15	Applicant: Vargas Dasilveira

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 65 Sec. 08	Forbidden
Art. 65 Sec. 42	Appl. of Dimensional Req'mnts
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Article 65, Section 39	Screening & Buffering
Notes	

Description: Construct two (3 family) structures on one lot; one to be known as 49 Hamilton Street (ERT623211) and the other shall be known as 51 Hamilton on ERT 623489- see plans filed

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:

	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:**PRESENT****RECUSE**

	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: See companion minutes BOA-651938

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 15	Hearing: 2
BOA651938	Address: 49 Hamilton St, Ward - 15	Applicant: Vargas Dasilveira

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 65, Section 8	Use Regulations
Article 65, Section 42.13	Two or More Dwellings on Same Lot
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 39	Screening & Buffering
Notes	

Description: Construct two (3 family) structures on one lot; one to be known as 51 Hamilton ERT623489 and the other is 49 Hamilton ERT623211- see plans filed

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREJUDICE	<u> </u>	<u> </u>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>	<u>RECUSE</u>
	Yes	No
Christine Araujo, Chair	<u>✓</u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Large lot approximately 9000sf much larger than lots in the area. It's two 3-family dwellings on same lot one in front and one in back. Applicant is providing 8 parking spaces. The height required is 35' applicant is proposing 30'. Board members inquired regarding why applicant didn't maintain lot frontage. Applicant stated that the fire access is not a problem. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Campbell's office support & Baker's office support. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 16	Hearing: 2
BOA585221	Address: 11 Lafield ST, Ward - 16	Applicant: Mai Phung

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s

Description: Proposed to renovate an existing basement and convert into additional living space for unit # 1. And external rear stair case from second floor to ground level as new second mean of egress for unit # 2 & # 3 (as per plans) ref to alt558870.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:**Yes****No****SUSTAINED/APPROVED****DENIED****DENIED WITHOUT PREDUDICE****PROVISO:****BOARD MEMBERS:****PRESENT****RECUSE****Yes****No****Christine Araujo, Chair****Mark Fortune, Secretary****Anthony Pisani****Mark Erlich****Bruce Bickerstaff****Peter Chin****Craig Galvin****Eugene Kelly****SUMMARY:** This case was postponed to July 25, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 16	Hearing: 3
BOA585226	Address: 296 Neponset AV, Ward - 16	Applicant: Mai Phung

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations

Description: Proposed to erect an addition at rear of an existing 2 family dwelling structure.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<u>✓</u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREJUDICE	<u> </u>	<u> </u>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>	<u>RECUSE</u>
	Yes	No
Christine Araujo, Chair	<u>✓</u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>
Peter Chin	<u>✓</u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, existing two family owner lived in home for over 20years the basement will be a family room with additional bedroom for the first floor relocate kitchen to the rear and the 2nd floor additional bathroom and bedroom relocate kitchen to rear the proposed addition 900sf taking it from a 2900sf to 3800sf. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Baker's office support. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

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Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 22	Hearing: 2
BOA579656	Address: 12 - 12C Glenmont Rd, Ward - 22	Applicant: Jeffrey Feuerman

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 51 Sec. 08	Use Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09 *	Open Space insufficient
Building	Building Code Refusal:
Notes	

Description: Build 4 new single family townhouses and demolish 20 garages per plans of Osullivan architects 1/29/16

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____✓_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

SUMMARY: This case was withdrawn

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Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 22	Hearing: 3
BOA579659	Address: 12 - 12C Glenmont Rd, Ward - 22	Applicant: Jeff Feuerman

Seeking appeal for the terms of the Massachusetts State Building Code, Statute 1972, Chapter 802 as amended in the following respect:

Article(s)	Description
Art. 51 Sec. 08	Use Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09 *	Open Space insufficient
Building	Building Code Refusal:
Notes	

Description: Build 4 new single family townhouses and demolish 20 garages per plans of Osullivan architects 1/29/16

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<u>✓</u>	Engineers Report	_____
Letter of Support	_____	Letter of Opposition	_____
Petition of Support	_____	Petition of Opposition	_____
Photographs	_____	Building Models	_____
Tax Bills	_____		
Other:	_____		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	✓ _____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

SUMMARY: This case was withdrawn

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 22	Hearing: 4
BOA659237	Address: 25 - 27 Aldie ST, Ward - 22	Applicant: Denise Monteiro

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 56 Sec. 39 *	Off street parking requirements
Description: Off-street parking for 1 car on right side Front of house per PWD pre-approval for curb-cut.	

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<u>✓</u>	Engineers Report	_____
Letter of Support	_____	Letter of Opposition	_____
Petition of Support	_____	Petition of Opposition	_____
Photographs	_____	Building Models	_____
Tax Bills	_____		
Other:	_____		

DECISION:		Yes	No
	SUSTAINED/APPROVED	_____	_____
	DENIED	_____	_____
	DENIED WITHOUT PREJUDICE	_____✓_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

SUMMARY: No show

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.