

Board Of Appeals

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

Martin J. Walsh Mayor

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

9:30 am	Ward: 03	E=5-00H=014xxx3	Hearing: 1
BOA665878		7 - 8 Park ST, Ward - 03	Applicant: Alene Caldwell
	for the terms of the I	Massachusetts State Building Co	de, Statute 1972, Chapter 802 as
Article(s)		Description	
780CMR, 8th Ed Note:	dition		
		try steps to 8 Park Street, B .2.1 Encroaches into public	oston, MA. Section 780CMR, 8th Edition way is > 12".
OCUMENTS C	ONSIDERED AT TH	E HEARING:	
	Pl	ans /	Engineers Report
	Letter of Supp	port	Letter of Opposition
	Petition of Supp	port	Petition of Opposition
	Photogra	ohs	Building Models
		ills	<u> </u>

Other:

ECISION:		Yes		No
	SUSTAINED/APPROVED			No
	DENIED			
DENIED	WITHOUT PREDUDICE			
PROVISO:				
BOARD MEMBERS:	PRESEN	<u>TY</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair		No		
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich	/			
Bruce Bickerstaff				
Peter Chin				

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.



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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: 11	Hearing: 1			
BOA555340	Address: 178 Thornton St, Ward - 11	Applicant: Timothy Johnson			
Seeking appeal fo	or the terms of the Boston Zoning Code (see Acts	of 1956, c. 665) in the following respect: Variance			

Description
Use: Forbidden
Dimensional Regulations
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	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			1 19 10
	DENIED			
DENI	ED WITHOUT PREDUDICE	1/2 × 1/2 ×	- Daniel Co	
PROVISO:	BPDA Design Review			
	BI DA Design Keview			
BOARD MEMBERS:	PRES	<u>ENT</u>	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 21/2 bath Unit one 1314sf, unit two1265sf, 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

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

with proviso.



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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: Condition 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	DO 4 070574
Article(s) Description Article 55 Section 16 Article 55 Section 16 Article 55 Section 16 Use Regulations Use Regulations Dimensional Regulations Article 55 Section 17 Dimensional Regulations Article 55 Section 17 Dimensional Regulations Dimensional Regulations	BOA6/25/1
Article 55 Section 16 Article 55 Section 16 Article 55 Section 17 Article 55 Section 17 Dimensional Regulations Article 55 Section 17 Dimensional Regulations Article 55 Section 17 Dimensional Regulations	Seeking appeal for the to
Article 55 Section 16 Article 55 Section 17 Dimensional Regulations Article 55 Section 17 Dimensional Regulations Article 55 Section 17 Dimensional Regulations Dimensional Regulations	Article(s)
Article 55 Section 16 Article 55 Section 17 Dimensional Regulations Article 55 Section 17 Dimensional Regulations Article 55 Section 17 Dimensional Regulations Dimensional Regulations	A-tiple 55 October 40
Article 55 Section 17 Dimensional Regulations Article 55 Section 17 Dimensional Regulations Article 55 Section 17 Dimensional Regulations Dimensional Regulations	
Article 55 Section 17 Dimensional Regulations Article 55 Section 17 Dimensional Regulations	
Article 55 Section 17 Dimensional Regulations	Article 55 Section 17
3	Article 55 Section 17
	Article 55 Section 17
	Description: New Co

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
S	SUSTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
PROVISO:				
	BPDA Design Rev	view		
		EXCHANGE OF THE STATE OF THE ST		er en
BOARD MEMBERS:	PRESE	ENT	RECUSE	See . E
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani	/			
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Keily				

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 approveBoard member Erlich moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



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Hearings for Tuesday, April 25, 2017

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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 te	erms of the l	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect: Varia
5.			
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			
56,000 s	sq. ft. inclu	iding 28 Underground Parkir	se Commercial/Residential building of ap ng spaces on a 38,000 sq. ft. lot. Occupa s with Underground Parking Garage .
56,000 s	sq. ft. inclu	iding 28 Underground Parkir	ig spaces on a 38,000 sq. ft. lot. Occupa
56,000 s	sq. ft. inclu ant, Coffee	iding 28 Underground Parkir e shop & 44 Residential Unit	ig spaces on a 38,000 sq. ft. lot. Occupa
56,000 s restaura	sq. ft. inclu ant, Coffee	iding 28 Underground Parkir e shop & 44 Residential Unit	ig spaces on a 38,000 sq. ft. lot. Occupa
56,000 s restaura	sq. ft. inclu ant, Coffee	iding 28 Underground Parkir e shop & 44 Residential Unit BE HEARING:	ng spaces on a 38,000 sq. ft. lot. Occupa s with Underground Parking Garage .
56,000 s restaura DOCUMENTS CONSIDE	eq. ft. inclu ant, Coffee ERED AT TH	iding 28 Underground Parkir e shop & 44 Residential Unit IE HEARING: lans port	eg spaces on a 38,000 sq. ft. lot. Occupa s with Underground Parking Garage . Engineers Report
56,000 s restaura DOCUMENTS CONSIDE	eq. ft. inclu ant, Coffee ERED AT TH Pl	Iding 28 Underground Parkir e shop & 44 Residential Units IE HEARING: Ians port port port	Engineers Report Letter of Opposition

Other:

DECISION:		Yes		No
s	USTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
PROVISO:				
BOARD MEMBERS:	PRES	SENT	RECUSE	San Albert
	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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Hearings for Tuesday, April 25, 2017

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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				
DOCUMENTS CONSI	DERED AT T	HE HEARING:		
	P	lans	Engineers Report	
!	Letter of Sup	port	Letter of Opposition	
Pe	tition of Sup	port	Petition of Opposition	
	Photogra	aphs	Building Models	
	Тах	Bills	-	
		0		

CISION:		Yes	No
S	USTAINED/APPROVED		
	DENIED		
DENIED	WITHOUT PREDUDICE		
OVISO:			
OVISO:			
	- Common relation		Michigan and Alberta Committee and Committee
ARD MEMBERS:	PRESE	NT	RECUSE
DARD MEMBERS:			RECUSE
	Yes	No No	RECUSE
Christine Araujo, Chair			RECUSE
	Yes		RECUSE
Christine Araujo, Chair	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE

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



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Mayer

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: 13		Hearing: 1
BOA648324	Address:	106 Cushing AV, Ward - 13	Applicant: Cesar Dasilva
Seeking appeal for t	he terms of the	Boston Zoning Code (see Acts of	f 1956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 65 Sec. 9		Residential Dimensional Reg	j,s
Description: Externew	nd first floor li bathroom, ne	ving space in to the basement we electrical and plumbing.	nt. New walls, new finished floors, new ceil
DOCUMENTS CONS	SIDERED AT TI	HE HEARING:	
	Р	lans	Engineers Report
	Letter of Sup	port	Letter of Opposition
1	Petition of Sup	port	Petition of Opposition
10	Photogra	phs	Building Models
	Tax	Bills	

Other:

ECISION:		Yes	No
su	ISTAINED/APPROVED		
	DENIED		
DENIED V	WITHOUT PREDUDICE		
PROVISO:			
No Additional Uni	its Be Added		·
BOARD MEMBERS:	PRESEN	T	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
			The second of th
Anthony Plsani			
Anthony Pisani Mark Erlich			
Mark Erlich			
Mark Erlich Bruce Bickerstaff			

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	1-10-191
BOA673584	Address:	244R Savin Hill Av, Ward - 13	Applicant: Romas Slezas	
Seeking appeal for the	terms of the	Boston Zoning Code (see Acts of 19	56, c. 665) in the following respect:	Variance
Article(s)		Description		
Article 65, Section 9		Dimensional Regulations		
Article 65, Section 9 Notes		Dimensional Regulations		
Article 65, Section 42		Appl. of Dimen Reqs		
Art. 65 Sec. 41 Note:		Off street parking requirements		
780CMR, 8th Edition 780CMR, 8th Edition				
5				

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.	DOCUMENTS	CONSIDERED	AT THE HEARING:
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Plans	Engineers Report	
Letter of Support	Letter of Opposition	
Petition of Support	Petition of Opposition	
Photographs	— Building Models	*5
Tax Bills		
Other:	-	

DECISION:		Yes	No
	USTAINED/APPROVED		
	DENIED		
OFMICO	WITHOUT PREDUDICE	1	
DEALED	WINOUT PREDUDICE		-
PROVISO:			
BPDA	Design Review		
BOARD MEMBERS:	PRESEN	I	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff		AUSTRA	
Peter Chin	_/_		
Craig Galvin	/	ACT OF THE PARTY AND ACT AND A	
	ALCOHOLD BY THE RESERVE		

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 officals 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.



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

BOA676263	Ward: 14	78 Callender ST, Ward - 14	Hearing: 1 Applicant: Douglas Wohn
	Address.	70 Calleffder 31, Ward - 14	Applicant. Douglas vvoint
Seeking appe	al for the terms of the	Boston Zoning Code (see Acts of 1	956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 60 Sec. 9		Additional Lot Area Insuff	
Art. 60 Sec. 4	10 (5)	Off street parking design/mane	uverability
Building		Building Code Refusal:	
Description:			for this is an existing condition for many year upancy committee, occupancy in question.
DOCUMENTS	CONSIDERED AT TH	HE HEARING:	
DOCUMENTS		HE HEARING: Jans	Engineers Report
DOCUMENTS	P	lans	
DOCUMENTS	P Letter of Sup	port	Letter of Opposition
DOCUMENTS	P	port	
DOCUMENTS	P Letter of Sup	port	Letter of Opposition

Other:

DECISION:		Yes		No
S	USTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE	alti niceli		
PROVISO:				
N. Salah (M. N. Mara) — Alam (M. M. Mara) — Alam (M. M. M. M. Mara) — Alam (M. M. M	Boston Tranportation	on Department-A	oproval	
	20 - U - U			
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
BOARD MEMBERS:	PRESEN	<u>TV</u>	RECUSE	
BOARD MEMBERS:	PRESEN	No.	RECUSE	
BOARD MEMBERS: Christine Araujo, Chair			RECUSE	
	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

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 mislabled 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		w www Hearing: 1 & Property of the second of the sec
BOA656043	Address:	34 Dix St, Ward - 16	Applicant: Douglas George
Seeking appeal for th	ne terms of the E	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		Side faid insufficient	
	a new 6 unit ate permits.	residential building with re	ar parking as per plans. Existing building to be razed und
			80
DOCUMENTS CONS	IDERED AT TH	E HEARING:	
		ans /	Engineers Report
	Letter of Supp	oort	Letter of Opposition
F	Petition of Supp		Petition of Opposition
·	Photograp		Building Models
	Tax B		
	Oth	ier:	

DECISION:		Yes	No
s	SUSTAINED/APPROVED	,	
	DENIED		
DENIED	WITHOUT PREDUDICE		
PROVISO:			
BPI	DA Design Review		A Commence of the Control of the Con
		1-3000-1-00	
BOARD MEMBERS:	PRESENT	Ē	RECUSE
BOARD MEMBERS:	PRESENT	No	RECUSE
BOARD MEMBERS: Christine Araujo, Chair			RECUSE
	Yes		RECUSE
Christine Araujo, Chair	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE

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	N 2 18 1 1 1 1
BOA646728	Address: 26	6 Walton ST, Ward - 17	Applicant: Hong Nguyen	
Seeking appeal for th	ne terms of the Bo	oston Zoning Code (see Ac	ts of 1956, c. 665) in the following respect:	Extension of No-
Article(s)		Description		
Art. 09 Sec. 01 **		Extension of Non Confor	ming Use	
Description: Off stre	et parking for&nb	sp;2 Cars (parking spaces)		
			8	
DOCUMENTS CONS	SIDERED AT THE	HEARING:		
	Plar	is 🗸	Engineers Repor	t
	Letter of Suppo	rt	Letter of Opposition	1
F	Petition of Suppo	rt	Petition of Opposition	1
	Photograph	es	Building Models	3
	Tax Bil	ls		

Other:

ECISION:		Yes	No	
S	USTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
PROVISO:				
ROVISO:				
SOARD MEMBERS:	PRES	ENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Poter Chin				
			ALC: COM	
Craig Galvin				
Eugene Kelly		/		

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



Board Of Appeals

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9:30 am	Ward: 18		Hearing: 1	San San San
BOA676306	Address:	118 Arlington ST, Ward - 18	Applicant: John Pulgini	
Seeking appea	al for the terms of the	Boston Zoning Code (see Acts of 1	956, c. 665) in the following respect:	Extension of Non- Conforming Use 8
Article(s)		Description		Variance
Article 9 Section	on 1	Extension of Nonconforming U	se	
Article 69 Sect	ion 9	Dimensional Regulations		
Article 69 Sect	ion 9	Dimensional Regulations		
Article 69 Sect	ion 9	Dimensional Regulations		
Description:	Add approx. 600	sq. ft. to third floor unit, using	existing footprint. Amend ALT6	15679.

DOCUMENTS CONSIDERED AT THE HE	ARING:		
Plans		Engineers Report	
Letter of Support		Letter of Opposition	
Petition of Support	¥—————————————————————————————————————	Petition of Opposition _	
Photographs		Building Models	
Tax Bills			
Other:			

DECISION:		Yes		No
	SUSTAINEDIAPPROVED			
	DENIED			
OENIE	D WITHOUT PREDUDICE			
PROVISO:				
	BPDA Design Rev	iew		
BOARD MEMBERS:	PRES	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani	_			
Mark Erlich	1			
Bruce Bickerstaff				
Peter Chin				
Peter Chin Craig Galvin				

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.



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Hearings for Tuesday, April 25, 2017

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9:30 am	Ward: 19		Hearing: 1
BOA670634 Address: 20		20 Granfield Av, Ward - 19	Applicant: Filomania Falcucci
Seeking appeal for the t	erms 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	Engineers Report	
Letter of Support	Letter of Opposition	
Petition of Support	Petition of Opposition	
Photographs	Building Models	
Tax Bills		
Other:		

DECISION:		Yes		No
su	STAINEDIAPPROVED			
	DENIED			
DENIED W	WITHOUT PREDUDICE			
PROVISO:				
	BPDA Design Re	view		
BOARD MEMBERS:	PRES	ENT	RECUSE	
		No		
	Yes	No		
Christine Araujo, Chair		No.		
Christine Araujo, Chair Mark Fortune, Secretary		NO		
		No		
Mark Fortune, Secretary		No		
Mark Fortune, Secretary Anthony Pisani -Opposed	_ <u>√</u> _	No -		
Mark Fortune, Secretary Anthony Pisani -Opposed Mark Erlich		No -		
Mark Fortune, Secretary Anthony Pisani - Opposed Mark Erlich Bruce Bickerstaff		NO		

SUMMARY: See companion minutes BOA-670635



Board Of Appeals

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

Martin J. Walsh Mayor

Article 67, Section 9 **

Article 67, Section 32 **

Article 67 Section 32

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**

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

Off-Street Parking

Dimensional Regulations

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
SUS	STAINED/APPROVED	/_		
	DENIED			
DENIED W	ITHOUT PREDUDICE			
PROVISO:				
В	PDA Design Review	1		
BOARD MEMBERS:	PRESE	NT CONTRACTOR	RECUSE	
	Yes	No		
Christine Araujo, Chair		7 1 S 1 S 1 S 1 S 1 S 1 S 1 S 1 S 1 S 1		
Mark Fortune, Secretary			AND DATE	
Anthony Pisani -Opposed	/			
Mark Erlich				
Bruce Bickerstaff	1			
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.



Board Of Appeals

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

Martin J. Walsh Mayor

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:

the City of Boston at Ci	ty Hall (Roo	om 801) upon t	the following appeals:		
9:30 am	Ward: 20		WIND WAR	Hearing: 1	
BOA689556	Address:	2 Symmes S1	Γ, Ward - 20	Applicant: Steven Rines	
Seeking appeal for the to	erms of the	Boston Zoning	Code (see Acts of 19	956, c. 665) in the following respect: Vari	ance
Article(s)		Descripti	on		
Art. 67 Sec. 09		Open Spa	ace insufficient		
Article 67, Section 9		Dim reg a	pplic in res sub dist		
Article 67, Section 9 ** Notes		Dimension	nal Regulations		
Description: Change	from one	to two family	, existing condition	n. Renovate 2 family as per plans.	
DOCUMENTS CONSIDE	ERED AT TH	HE HEARING:			
	P	ans		Engineers Report	
Le	etter of Sup	port		Letter of Opposition	
Peti	tion of Sup	port		Petition of Opposition	
	Photogra	phs		Building Models	
	Tax i	Bills			

Other:

ECISION:		Yes		No
s	USTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
ROVISO:	anian Amadian Ta Dad			
BPDA Design Re	eview-Attention To Decl	(S	A DE LE COLLEGE MANAGEMENT DE LA COLLEGE DE	
OARD MEMBERS:	PRESENT		RECUSE	
DARD MEMBERS:	PRESEN' Yes	No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			RECUSE	
			RECUSE	
Christine Araujo, Chair			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

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.



Board Of Appeals

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

Martin J. Walsh Mayor

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: 22				Hearing: 1	3000
BOA630471	Address:	345 - 359 Washir	ngton St, Ward -	22	Applicant: Carolyn Conway	
Seeking appeal f	for the terms of the	Boston Zoning Co	de (see Acts of	1956, c	. 665) in the following respect: \	/ariance
1 0						
Article(s)		Description				
Article 51, Sectio	on 16 **	Use Regulation	ons			
Article 51, Sectio	on 16 **	Use Regulation	ons			
bil		ne basement an	d first floor. R		tertainment operating af-ter dition to accommodate a ne	
DOCUMENTS CO	ONSIDERED AT TH	HE HEARING:				
	P	lans			Engineers Report	
	Letter of Sup	port			Letter of Opposition	
	Petition of Sup	port			Petition of Opposition	
	Photogra	phs	10		Building Models	
	Taxi	Bills				

Other:

DECISION:		Yes	No
	USTAINED/APPROVED		
	DENIED		
DENIED	WITHOUT PREDUDICE		-
ROVISO:			
		2 711	
			- 11
THE RESERVE THE PARTY OF THE PA	Unique consumer recovery		
OARD MEMBERS:	PRESENT	R	CUSE
OARD MEMBERS:			CUSE
	PRESEN' Yes	No RE	CUSE
Christine Araujo, Chair			CUSE
OARD MEMBERS: Christine Araujo, Chair Mark Fortune, Secretary			CUSE
Christine Araujo, Chair	Yes		CUSE
Christine Araujo, Chair Mark Fortune, Secretary	Yes		CUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		CUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		CUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		CUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		CUSE

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



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	S'23 78
BOA650553	Address:	99 Lexington ST, Ward - 01	Applicant: Mai Phung	34
Seeking appeal for the t	erms of the	Boston Zoning Code (see Acts of 1	956, 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: Propose	ed to chan	ge occupancy from one family	to 2 family (as per plans).	

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:		

ECISION:		Yes	No
	SUSTAINED/APPROVED	/	
	DENIED		
DEN	NIED WITHOUT PREDUDICE		
oviso:			
	BPDA Design Revi	iew	
DARD MEMBERS:	PRESENT		RECUSE
DARD MEMBERS.	FRESENT		KEYONE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Mark Fortune, Secretary Anthony Pisani			
Anthony Pisani			
Anthony Pisani Mark Erlich			
Anthony Pisani Mark Erlich Bruce Bickerstaff			

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.



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	e 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	Engineers Report
Letter of Support	Letter of Opposition
Petition of Support	Petition of Opposition
Photographs	Building Models
Tax Bills	
Other:	

ECISION:		Yes	No	
SU	USTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
R OVISO :				
	WEY			
DARD MEMBERS:	PRESE	NT.	RECUSE	
DARD MEMBERS:	PRESE	NT No	RECUSE	
DARD MEMBERS: Christine Araujo, Chair			RECUSE	
	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Plaani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Plaani Mark Erlich Bruce Bickerataff	Yes		RECUSE	

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



Board Of Appeals

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

Martin J. Walsh May∙r

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:

		191 Condor St, Ward - 01	Applicant: Joe Hassell	
551	ns of the			
Article(s)		Boston Zoning Code (see Acts of 1	956, 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	s	
Notes				
Description: Construct r	new 9 u	nit residential building with 11	parking spaces.	
		•		

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	Engineers Report	
Letter of Support	Letter of Opposition	
Petition of Support	Petition of Opposition	
Photographs	Building Models	37,
Tax Bills		
Other:		

		Yes		No:
DECISION:	USTAINED/APPROVED	Yes		No:
30				
	DENIED			
DENIED	WITHOUT PREDUDICE			
PROVISO:				
			0000	
			= = = = = = = = = = = = = = = = = = =	
				7-11-
BOARD MEMBERS:	PRESE	NT	RECUSE	
	Yes	No		
Christine Araujo, Chair	1			
Mark Fortune, Secretary				
Mark Fortune, Secretary				
Anthony Pisani				
Anthony Pisani				
Anthony Pisani Mark Erlich				
Anthony Pisani Mark Erlich Bruce Bickerstaff				

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



Board Of Appeals

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

Martin J. Walsh Mayer

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	11.134
BOA690267	Address:	99 High ST, W	ard - 03	Applicant: Bruce Clifford	
Seeking appe	al for the terms of the	Boston Zoning (Code (see Acts o	of 1956, c. 665) in the following respect:	√ariance
Article(s)		Description	n		
Art. 13 Sec. 1	3-1	Dimensiona	al Regulations		
Description:	architectural finish	hes such as G	WB partitions	9 High Street, to include selective of millwork, glazing, floor, paint, ACT a phased construction project LPR	ceilings
DOCUMENTS	CONSIDERED AT TH	HE HEARING:			
	P	lans		Engineers Report	
	Letter of Sup	port		Letter of Opposition	
	Petition of Sup	port		Petition of Opposition	
	Photogra	phs		Building Models	181
	Tax i	Bills			

CISION:		Yes		No
	SUSTAINED/APPROVED	/		
	DENIED			
DENI	ED WITHOUT PREDUDICE			
ROVISO:				
DARD MEMBERS:	PRESENT		RECUSE	
DARD MEMBERS:	PRESENT	No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	

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.



Board Of Appeals

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

Martin J. Walsh Mayer

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 BOA676735	Ward: 05 Address:	400 - 408 T remont St,	Ward - 05	Hearing: 1 Applicant: Jeffrey Drago	
Seeking appeal for the	terms of the	Boston Zoning Code (s	see Acts of 1956, c. 6	665) in the following respect:	Conditional Use
Article(s)		Description			
Article 64 Section 8 Notes		Use Regulations			
Description: Chang	e occupanc	y from Pet Care to i	Restaurant and ou	utdoor seating for 44 patr	ons.
DOCUMENTS CONSI					
		lans		Engineers Repor	
	Letter of Sup			Letter of Opposition	
Pe	etition of Sup	-		Petition of Opposition	
10	Photogra	-		Building Models	S
	Taxi	3ills			

ECISION:		Yes		No
	SUSTAINED/APPROVED	,		
	DENIED			
DE	NIED WITHOUT PREDUDICE			
ROVISO:				
			He Marie	
OARD MEMBERS:	PRESENT		RECUSE	
OARD MEMBERS:			RECUSE	
OARD MEMBERS: Christine Araujo, Chair	PREŞEN' Yes	I No	RECUSE	
			RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

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.



Board Of Appeals

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

Martin J. Walsh Mayor

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 fo	r the terms of the	Boston Zoning Code (see Acts of	of 1956, c. 665) in the following respect: Varia	nce
•				

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	Article(s)	Description	
Art. 14 Sec. 14-3 Art. 14, Section 4 ** Art. 15 Sec. 01 Art. 17 Sec. 01 Art. 17 Sec. 01 Art. 20 Sec. 01 Lot Width Insufficient Lot Frontage Insufficient Floor Area Ratio excessive Usable open Space Insufficient Rear Yard Insufficient	Art. 14 Sec. 14-1 *	Lot size insufficient	
Art. 14, Section 4 ** Art. 15 Sec. 01 Art. 17 Sec. 01 Usable open Space Insufficient Usable open Space Insufficient Rear Yard Insufficient	Art. 14 Sec. 14-2	Additional Lot Area Required	
Art. 15 Sec. 01 Floor Area Ratio excessive Art. 17 Sec. 01 Usable open Space Insufficient Art. 20 Sec. 01 Rear Yard Insufficient	Art. 14 Sec. 14-3	Lot Width Insufficient	
Art. 17 Sec. 01 Usable open Space Insufficient Art. 20 Sec. 01 Rear Yard Insufficient	Art. 14, Section 4 **	Lot Frontage Insufficient	
Art. 20 Sec. 01 Rear Yard Insufficient	Art. 15 Sec. 01	Floor Area Ratio excessive	
	Art. 17 Sec. 01	Usable open Space Insufficient	
Notes	Art. 20 Sec. 01	Rear Yard Insufficient	
11003	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	 Engineers Report
Letter of Support	 Letter of Opposition
Petition of Support	 Petition of Opposition
Photographs	 Building Models
Tax Bills	
Other:	

DECISION:		Yes	No
	USTAINED/APPROVED		
	DENIED		
DENIED	WITH A DECLINATE		
DENIED	WITHOUT PREDUDICE		
PROVISO: Access From Abutting	Building		
BPDA Design Review			
BOARD MEMBERS:	PRESE	NT	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly			exemple 1

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.



Board Of Appeals

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

Martin J. Walsh Mayor

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 t	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		Engineers Report	
Letter of Support		Letter of Opposition	
Petition of Support		Petition of Opposition	
Photographs		Building Models	
Tax Bills	20-110		
Other:			

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DENIE	D WITHOUT PREDUDICE		
ROVISO:			
		- 11601111	In the second
			-
OARD MEMBERS:	PREȘENT		RECUSE
OARD MEMBERS:		No	RECUSE
OARD MEMBERS: Christine Araujo, Chair		No.	RECUSE
	Yes	No.	RECUSE
Christine Araujo, Chair	Yes	No.	RECUSE
Christine Araujo, Chair Mark Fortune, Secretary	Yes	No .	RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes	No.	RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes	No .	RECUSE

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



Board Of Appeals

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

Hearing: 1

Petition of Opposition

Building Models

Martin J. Walsh Mayor

10:30 am

Hearings for Tuesday, April 25, 2017

Ward: 07

Petition of Support

Photographs

Tax Bills

Other:

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:

Seeking appeal for the Article(s) Article 10, Section 1 Article 14, Section 2	terms of the Boston Zoning Code (see A	Acts of 1956, c. 665) in the following respect: Variance
Article 10, Section 1	Description	
Article 10, Section 1	Description	
Article 14, Section 2	Limitation of Area	
	Lot Area For Additiona	l Units.
Article 15, Section 1	Floor Area Ratio Exces	ssive
Article 17 Section 1	Usable Open Space In	sufficient
Article 19, Section 1	Side Yard Insufficient.	
Article 20 Section 1	Rear Yard	
Article 18, Section 2	Conformity Ex Bldg Ali	gnment
Article 23, Section 9	Parking Design	
Article 15 Section 1	Floor Area Ratio	
Article 17 Section 1	Usable Open Space In	sufficient
Article 23, Section 1	Off Street Parking	
Article 23, Section 9	Parking Design	
Article 14, Section 1	Lot Area Insufficient.	
	existing garage. Erect a new 3-sto t yard.	ory, Two (2) Family Dwelling with Off-street parki
	EDED AT THE HEADING	
DOCUMENTS CONSID	ERED AT THE HEARING:	
	Plans	Engineers Report
L	etter of Support	Letter of Opposition

ECISION:		Yes	No
	SUSTAINED/APPROVED		in the same
	DENIED	_/_	
	DENIED WITHOUT PREDUDICE		
ROVISO:			
- (X)(1)			
		1-200	
OARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair			
	Yes		
Christine Araujo, Chair Mark Fortune, Secretary	Yes		
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		

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 inresponse to feed back, modal alignment in front. Board members inquired regarding concerned with appearance of garage doors on street and clarification as to new Art68 vs H1-50. Board members perfers 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.



Board Of Appeals

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

Martin J. Walsh Mayor

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 Acces	ssory Uses
Description: Constru	ict curb cu	and driveway for residenti	al parking for 2 vehicles for detached single family ho
DOCUMENTS CONSID	ERED AT TI	IE HEARING:	
	P	lans	Engineers Report
L	etter of Sup	port /	Letter of Opposition
Pet	ition of Sup	port	Petition of Opposition
	Photogra	phs	Building Models
	Tax	Bills	

		Yes	No
ECISION:	SUSTAINED/APPROVED		No
	DENIED		-
DENIE	ED WITHOUT PREDUDICE		
PROVISO:			

BOARD MEMBERS:	PRESENT		RECUSE
BOARD MEMBERS:	PREŞENT		RECUSE
		No	RECUSE
OARD MEMBERS: Christine Araujo, Chair			RECUSE
	Yes		RECUSE
Christine Araujo, Chair	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE

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.



Board Of Appeals

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

Martin J. Walsh Mayer

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 BOA673812	Ward: 07	117 H ST. Ward - 07	Hearing: 3
BOA673812	Address:	11/ H S1, vvaro - 0/	Applicant: Daniel Walsh
Seeking appeal fo amended in the fo			Code, Statute 1972, Chapter 802 as
Article(s)		Description	
Art. 15 Sec. 01 Notes		Floor Area Ratio excessiv	re
Ch. 2 Sec R202		1&2 Family / Definitions	
heiq IRC and	ght 6'9", room t C-CH2-Sec-2-20 I sleeping. (N ot	o be used as a family roon 02. A dwelling unit is an inc	ement Finishing system, 288+/-, 2x2' drop ceiling finish in. Ch. 2 Sec. R202 1 & 2 Family/Definitions dependent and complete facility for living, bathing, cool space in the basement provides access to unit 2 utility 1).
DOCUMENTS CO	NSIDERED AT TH	HE HEARING:	
	P	lans	Engineers Report
	Letter of Sup	port	Letter of Opposition
	Petition of Sup	port	Petition of Opposition
	Photogra	phs	Building Models
	Tax I	Bills	

cooking,

DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENIE	D WITHOUT PREDUDICE	SEA CONTROL		
PROVISO:				
BOARD MEMBERS:	PRESENT		RECUSE	
BOARD MEMBERS:	PRESENT	No	RECUSE	
BOARD MEMBERS: Christine Araujo, Chair		No	RECUSE	
	Yes	No	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes	No	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes	No	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes	No	RECUSE	
Mark Fortune, Secretary Anthony Pisani	Yes	No	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes	No	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes	No	RECUSE	

SUMMARY: See companion minutes BOA-673812



Board Of Appeals

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

Martin J. Walsh Mayer

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	r the terms of the	Boston Zoning Code (se	e Acts of 1956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 15 Sec. 01 Notes		Floor Area Ratio ex	cessive
Ch. 2 Sec R202		1&2 Family / Definiti	ions
		using Owens Corning to be used as a famil	Basement Finishing system, 288 sf+/-, 2x2 drop ceiling finity room.
DOCUMENTS COI	NSIDERED AT TH	HE HEARING:	
	P	lans	Engineers Report
	Letter of Sup	port	Letter of Opposition
	Petition of Sup	port	Petition of Opposition
	Photogra	phs	Building Models
	Tax I	Bills	·
	Ot	her:	

ECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
D	ENIED WITHOUT PREDUDICE		
ROVISO:			
		111017	
	311111111111111111111111111111111111111		
OARD MEMBERS:	PRESE	NT	RECUSE
	Yes	No	
Christine Araujo, Chair	Yes	No	
Christine Araujo, Chair Mark Fortune, Secretary		No	
		No	
Mark Fortune, Secretary Anthony Pisani		No	
Mark Fortune, Secretary Anthony Pisani Mark Erlich		No	
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff		No	
Mark Fortune, Secretary Anthony Pisani Mark Erlich		No	
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff		No	

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.



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: 05		Hearing: 2
BOA611372	Address:	12 Byron ST, Ward - 05	Applicant: Timothy Burke
Seeking appe	al for the terms of the	Boston Zoning Code (see Acts o	f 1956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 13 Sec. 1	3-1	Dimensional Regulations	
Art. 20 Sec. 0 Notes	08 *	Insufficient rear yard of certa	in shallow lot
Description:		ew framing, mechanical, ele	se and construct a Third Floor addition and roof ctrical and plumbing systems, sprinkler system a
DOCUMENTS	CONSIDERED AT TH	HE HEARING:	
	P	lans	Engineers Report
	Letter of Sup	port	Letter of Opposition
	Petition of Sup	port	Petition of Opposition
	Photogra	phs	Building Models
	Tax I	Bills	

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DEN	HED WITHOUT PREDUDICE		
DEN	TED WITHOUT FREDUDICE		
PROVISO:			
	1		
			with the state of statement of the state
BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair			
Christine Araujo, Chair Mark Fortune, Secretary			
Mark Fortune, Secretary			
Mark Fortune, Secretary Anthony Pisani	_ <u>√</u> _		
Mark Fortune, Secretary Anthony Pisani Mark Erlich			
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	_ <u>√</u> _		
Mark Fortune, Secretary Anthony Pisani Mark Erlich			
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff			

SUMMARY: This case was withdrawn



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:

11:30 am	Ward: 06		Hearing: 3
BOA629564	Address: W 105	Third St, Ward - 06	Applicant: George Morancy
Seeking appeal for the t	erms of the Boston	Zoning Code (see Acts of	1956, c. 665) in the following respect: Variand
ж			valiali
Article(s)	De	escription	
Article 57, Section 8 * **	Us	se: Forbidden	
Article 57, Section 9	Dir	mensional Regulations	
Article 57, Section 9	Dii	mensional Regulations	
Article 57, Section 9	Dii	mensional Regulations	
Article 57, Section 9	Di	mensional Regulations	
Article 57, Section 9	Dii	mensional Regulations	
Article 57, Section 9	Dir	mensional Regulations	
Article 57, Section 9	Dii	mensional Regulations	
DOCUMENTS CONSIDE	ERED AT THE HEA	RING:	
	Plans	<u> </u>	Engineers Report
Le	etter of Support		Letter of Opposition
Peti	tion of Support		Petition of Opposition
	Photographs	-	Building Models

Tax Bills

DECISION:		Yes		No
S	SUSTAINEDIAPPROVED	_/_		
	DENIED			
DENIED	WITHOUT PREDUDICE			
PROVISO:				
<u>t</u>	3PDA Design Review		72.00	
BOARD MEMBERS:	PRES	ENT	RECUSE	EV-11/2
		mand the probability		
	Yes	No		
Christine Araujo, Chair				
Christine Araujo, Chair	Yes			
Christine Araujo, Chair Mark Fortune, Secretary	Yes			
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes			
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes			
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes			

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 elimate 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 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 and two abutters support. Board member Galvin moved to approve with proviso the motion was seconded and the board moved to approve with proviso.



Board Of Appeals

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

Martin J. Walsh Mayer

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	FET BY BUTTON FO	Hearing: 4
BOA656955	Address:	124 M ST, Ward - 06	Applicant: Robert Dipierro
Seeking appeal for t	he terms of the	Boston Zoning Code (see A	cts of 1956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 20 Sec. 01		Rear Yard Insufficient	
Description: Add s	second floor a	access to rear patio. Cha	ange window to exterior door. Add one small deck with stai
DOCUMENTS CONS	SIDERED AT TI	HE HEARING:	
	Р	lans	Engineers Report
	Letter of Sup	port	Letter of Opposition
ı	Petition of Sup	port	Petition of Opposition
	Photogra	phs	Building Models
	Tax	Bills	· ———

DECISION:		Yes	No
	BUSTAINED/APPROVED		
	DENIED		
DENIED	WITHOUT PREDUDICE		
PDOMEO.			
PROVISO:	I am a code de la companya		
	Min alvanorii de la cilidada de la c	Alexander and a second	
BOARD MEMBERS:	PRESENT		RECUSE
DOARD MEMBERS.			KEOOSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff	_		
Peter Chin			
Craig Galvin			
Eugene Kelly			De line of the last of

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



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	100
BOA639307	Address:	12 Ward ST, Ward - 07	Applicant: Kenneth Morin	_
	terms of the	Boston Zoning Code (see Acts o	f 1956, c. 665) in the following respect: Varianc	е
Article(s)		Description		
Art. 14 Sec. 14-2		Additional Lot Area Required	i	
Art. 17 Sec. 01		Usable open Space Insuffici	ent	
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	Engineers Report	
Letter of Support	Letter of Opposition	
Petition of Support	Petition of Opposition	
Photographs	- Building Models	
Tax Bills	-	
Other:		

DECISION:	USTAINED/APPROVED	<u></u>		No
DENIED	DENIED WITHOUT PREDUDICE	OLD TAX		
PROVISO:				-10-21-21
BOARD MEMBERS:	PRES	ENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary		The House of the Park		
Mark Fortune, Secretary Anthony Pisani				
Anthony Pisani	W. S. C. C. S. C. C.			
Anthony Pisani Mark Ertich				
Anthony Pisani Mark Erlich Bruce Bickerstaff	_ <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 conbert 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.



Board Of Appeals

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

Martin J. Walsh Mayor

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: 2	277 - 277a Dorchester St, Ward - 07	Applicant: Robert Dipierro
Seeking appeal for the tamended in the following		lassachusetts State Building Code,	Statute 1972, Chapter 802 as
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	Engineers Report	
Letter of Support	Letter of Opposition	
Petition of Support	Petition of Opposition	
Photographs	Building Models	
Tax Bills	_	
Other:		

ECISION:		Yes		No
	BUSTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
ROVISO:				
15.00				
DARD MEMBERS:	PRESENT		RECUSE	
DARD MEMBERS:	PRESENT	No	RECUSE	
DARD MEMBERS: Christine Araujo, Chair		No	RECUSE	
	Yes	No	RECUSE	
Ch ris tine Araujo, Chair	Yes	No	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes	No	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes	No	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes	No	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes	No	RECUSE	

SUMMARY: See companion minutes BOA-656950



Board Of Appeals

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

Hearing: 7

Martin J. Walsh Mayor

11:30 am

Building

Hearings for Tuesday, April 25, 2017

Ward: 07

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:

BOA656951	Address:	277 - 277a Dorchester St, Ward - 07	Applicant: Robert Dipierro	
Seeking appeal for the t	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 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 _	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		
DENI	ED WITHOUT PREDUDICE		
PROVISO:			
	BPDA Design Re	view	
BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff		200	THE PROPERTY AND
Peter Chin			
Craig Galvin			
Eugene Kelly		/	

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.



Board Of Appeals

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

Martin J. Walsh Mayor

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 19	56, 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				

Description: The proposed job is to erect two townhouses.

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:		

ECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENIE	D WITHOUT PREDUDICE	100		14 7-4 1m //g c
PROVISO:				
	BPDA Design R	eview		
BOARD MEMBERS:	Yes	I No	RECUSE	
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin		2		
Eugene Kelly				

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 31/2 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 oficials 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 aprove with proviso.



Board Of Appeals

Photographs

Tax Bills

Other:

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

Martin J. Walsh Mayor

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 Junipe	r S T , Ward - 09	Applicant: Jeffrey Drago	
Seeking appeal for the	terms of the	Roston Zonina	Code (see Acts of 1	956, c. 665) in the following respect: Var	-ianaa
appear for the	terms or the	Doston Zoning	Code (see Acis of 1	930, c. 003) in the following respect. Var	nance
Article(s)		Description	n		
Art. 50 Sec. 29		Dimension	al Requirements		
Article 50, Section 43		Off-Street	Parking & Loading		
Art. 50 Sec. 44		Dimension	al Requirements		
Description: This wi	ll be one o	f two dwelling	s on the same lo	t - Please see ERT549966.	
DOCUMENTS CONSID	ERED AT TI	HE HEARING:			
	Р	lans		Engineers Report	
L	etter of Sup	port		Letter of Opposition	
Pet	tition of Sup	port		Petition of Opposition	

Building Models

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		
PROVISO:			
	BPDA Design Revie	ew .	= XXXX
	44.0		470000-000
BOARD MEMBERS:	PRESENT	RI	ECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich		STATE SHOOT	Alexander of the
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
	AVAILABLE TO THE PARTY OF THE P		

SUMMARY: See companion minutes BOA-642893



Board Of Appeals

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

Martin J. Walsh Mayer

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: 3	l - 35 Juniper ST, Ward - 09	Applicant: Jeffrey Drago
Seeking appeal for the	e terms of the Bo	ston Zoning Code (see Acts of 1	1956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 50 Sec. 43 *		Off street parking requirement	s
		ow vehicular access to 37R- T549966 and ALT561596.	-39R Juniper Street over driveway access
, 1000	o ooo aloo Err	70 10000 dila 712 100 1000.	
DOCUMENTS CONSI	DERED AT THE	HEARING:	
	Plan	s	Engineers Report
	Letter of Suppo	rt	Letter of Opposition
Pe	etition of Suppo	rt	Petition of Opposition
	Photograph	s	Building Models

DECISION:		Yes	No
	SUSTAINED/APPROVED		ALC: NO PERSON NAMED IN COLUMN
	DENIED		
DEI	NIED WITHOUT PREDUDICE		
PROVISO:			
- 373 7 3 5311	BPDA Design Rev	/ie w	
	3379.3		
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



Board Of Appeals

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

Martin J. Walsh Mayor

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	1
BOA642903	Address:	2597 - 2601 Wa	ashington ST, Ward - 0	Applicant: Jeffrey Drago	
Seeking appe	eal for the terms of the	Boston Zoning (Code (see Acts of 1956,	c. 665) in the following respect: Val	riance
Article(s)		Description	1		
Article 50, Se	ction 43	Off-Street P	Parking & Loading		
Description:	This project is to a Please see also E			Juniper Street over driveway a	ccess easemen
DOCUMENTS	CONSIDERED AT TI	HE HEARING:			
	Р	lans		Engineers Report	
	Letter of Sup	port		Letter of Opposition	
	Petition of Sup	port		Petition of Opposition	
	Photogra	phs		Building Models —	72
	Tax	Bills			

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED	of the same of	
DENIED	WITHOUT PREDUDICE		The office of the
PROVISO:			
	BPDA Design Review		
BOARD MEMBERS:	PRESENT	RE	CUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Mark Erlich Bruce Bickerstaff	<u> </u>		
	<u></u>		
Bruce Bickerstaff	<u> </u>		

SUMMARY: See companion minutes BOA-642893



Board Of Appeals

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

Martin J. Walsh Mayor

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 insufficien	t
Art. 50 Sec. 43		Off street parking insufficient	
		Floor Area Ratio excessive	

Description: Change from 2 family to 3 family dwelling and the work was already done. existing condition

Plans			Engineers Report	
Letter of Support			Letter of Opposition	
Petition of Support	And the state of t		Petition of Opposition	
Photographs			Building Models	m 157 242
Tax Bills	***************************************			
Other:	= A - V			

DECISION:		Yes		No
S S S S S S S S S S S S S S S S S S S	SUSTAINED/APPROVED	1		
	DENIED			Harris III
DENIED	WITHOUT PREDUDICE			
PROVISO:				
				1,0000000000000000000000000000000000000
		SC 18	531	
BOARD MEMBERS:	PRESE	NT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin	V			

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 50years, 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.



Board Of Appeals

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

Martin J. Walsh Mayor

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:

BOA674086	Ad	dress:	10 Moreland ST, Ward - 12	Applicant: Ann Huang
Seeking appea	I for the term	s of the	Boston Zoning Code (see Acts of 1	956, c. 665) in the following respect: Variance
Article(s)			Description	
Article 52 Secti	on 9		Dimensional Regulations	
Notes				
Art. 52 Sec. 09				icable in Residential Sub Districts.
Article 50 Section			Establish of Res. Subdistricts	
Article 50, Sect Notes	ion 43		Off-Street Parking & Loading	
				and Extend living space into basement. sheetrock the walls, see attached plan for baser
				•
OCUMENTS	CONSIDERE	D AT TI	HE HEARING:	
		Р	lans	Engineers Report
	Letter	of Sup	port	Letter of Opposition
	Petition	of Sup	port	Petition of Opposition
	P	hotogra	phs	Building Models
		Tax	Bills	
		0	ham	

DECISION:		Yes	No	
	SUSTAINED/APPROVED	The same is		
	DENIED			
DI	ENIED WITHOUT PREDUDICE	Territoria.		
PROVISO:				
			(11 ==) >-1= -X(==#####	
	37.			
BOARD MEMBERS:	PRESE	<u>a</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
		The second secon		
Craig Galvin				

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



Board Of Appeals

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

Hearing: 1

Martin J. Walsh Mayor

11:30 am

Hearings for Tuesday, April 25, 2017

Ward: 15

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:

BOA651909	Address:	51 Hamilton St, Ward - 15	Applicant: Vargas Dasilveir	a
Seeking appeal for the	terms of the	Boston Zoning Code (see Acts of 1	956, c. 665) in the following respect:	Variance
Article(s)		Description		
Art. 65 Sec. 08		Forbidden		
Art. 65 Sec. 42		Appl. of Dimensional Reg'mnts	5	
Art. 65 Sec. 9		Residential Dimensional Reg.s	5	
Art. 65 Sec. 9		Residential Dimensional Reg.s	5	
Art. 65 Sec. 9		Residential Dimensional Reg.s	5	
Art. 65 Sec. 9		Residential Dimensional Reg.s	5	
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

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

				1 20 100
DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DEN	IED WITHOUT PREDUDICE			
ROVISO:				
	BPDA Design Review			
OARD MEMBERS:	PRESEN	I	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich			ALL DESCRIPTION	
Bruce Bickerstaff				
Peter Chin	_/_			
Craig Galvin	_/_		In the last	
Eugene Kelly				

SUMMARY: See companion minutes BOA-651938



Board Of Appeals

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

Hearing: 2

Applicant: Vargas Dasilveira

Building Models

Martin J. Walsh Mayor

11:30 am

BOA651938

Hearings for Tuesday, April 25, 2017

Ward: 15

Photographs

Tax Bills

Other:

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:

Address: 49 Hamilton St, Ward - 15

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 Article 65, Section 9	Dimensional Regulations	
Article 65, Section 9	Dimensional Regulations	
Article 65, Section 9	Dimensional Regulations Dimensional Regulations	
Article 65, Section 9	Dimensional Regulations	
Article 65, Section 39	Screening & Buffering	
Notes	Screening & bulleting	
	(3 family) structures on one lot; one to be known as 51 Fmilton ERT623211- see plans filed	
DOCUMENTS CONSIDERED A	T THE HEARING:	
	Plans Enginee	rs Report
Letter of S	Support Letter of O	pposition
Petition of S	Support Patition of O	nnosition

ECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DE	ENIED WITHOUT PREDUDICE		
ROVISO:			
	BPDA Design Revie	ew	
CPT - MR - J PG - WIVN-A, CWCJ - SK	State Control of the		
OARD MEMBERS:	PRESENT		RECUSE
OARD MEMBERS:	PRESENT	No	RECUSE
OARD MEMBERS: Christine Araujo, Chair			RECUSE
Christine Araujo, Chair Mark Fortune, Secretary			RECUSE
Christine Araujo, Chair			RECUSE
Christine Araujo, Chair Mark Fortune, Secretary			RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pleanl	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pleanl Mark Erlich Bruce Bickerstaff	Yes - \forall		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pleanl Mark Erlich	Yes		RECUSE

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.



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	. Carlo States Salare States at the 199	Hearing: 2	
BOA585221	Address:	11 Lafield ST, Ward - 16	Applicant: Mai Phung	
Seeking appe	eal for the terms of the	Boston Zoning Code (see Acts of	of 1956, c. 665) in the following respect: Variance	
3 6				
Article(s)		Description		
Art. 65 Sec. 9	9	Residential Dimensional Re	g.s	
Art. 65 Sec. 9	9	Residential Dimensional Re	g.s	
Art. 65 Sec. 9	9	Residential Dimensional Re	g.s	
Description:		case from second floor to gi	nd convert into additional living space for unit # 1. A round level as new second mean of egress for unit #	
DOCUMENTS	S CONSIDERED AT T	HE HEARING:		
	P	Plans	Engineers Report	
	Letter of Sup	pport	Letter of Opposition	
	Petition of Sup	pport	Petition of Opposition	
	Photogra	aphs	Building Models	
	Tax	Bills		
	O	ther:		

50,000		V-		
ECISION:		Yes	No	
	SUSTAINED/APPROVED			
	DENIED	1		
DENIED	WITHOUT PREDUDICE		Carlo Valence	
PROVISO:				
	1. 21 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2.			
OARD MEMBERS:	PRESEN	I	RECUSE	
OARD MEMBERS:	<u>PRESEN</u> Yes	<u>I</u>	RECUSE	
OARD MEMBERS: Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: This case was postponed to July 25, 2017 @ 11:30a.m.



Board Of Appeals

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

Martin J. Walsh Mayer

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 19	56, 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: Pro	nosed to erect	an addition at rear of an existing	na 2 family dwelling structure

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

DECISION:		Yes	No
s	USTAINEDIAPPROVED	/_	
	DENIED		
DENIED	WITHOUT PREDUDICE		
PROVISO:			
NOVICO:	BPDA Design Re	eview	
BOARD MEMBERS:	PRESENT		RECUSE
BOARD MEMBERS:	PRESENT		RECUSE
BOARD MEMBERS: Christine Araujo, Chair		No E	RECUSE
Christine Araujo, Chair	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary			RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE

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.



Board Of Appeals

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

Martin J. Walsh Mayor

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	s, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 51 Sec. 08		Use Regulations	

Art. 51 Sec. 09 Dimensional Regulations
Building Building Code Refusal:

Notes

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

Plans		Engineers Report
Letter of Support		Letter of Opposition
Petition of Support		Petition of Opposition
Photographs	<u></u>	Building Models
Tax Bills		
Other:	3172	

DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
	DENIED WITHOUT PREDUDICE			
PROVISO:				
BOARD MEMBERS:	PRES	ENT	RECUSE	1.00
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin	-			
Eugene Kelly	A CONTRACTOR OF THE CONTRACTOR			

SUMMARY: This case was withdrawn



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 25, 2017

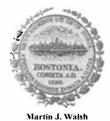
Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 22		Hearing: 3	WW 9
BOA579659	Address:	12 - 12C Glenmont Rd, Ward - 22	Applicant: Jeff Feuerman	
amended in the followin			tatute 1972, Chapter 802 as	
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 archtects 1/29/16	w single fam	ily townhouses and demolish 20 garag	es per plans of Osullivan	
DOCUMENTS CONSIDE	ERED AT TH	IE HEARING:		
	PI	ans	Engineers Report	
Le	etter of Sup	port	Letter of Opposition	
Peti	ition of Supp	port	Petition of Opposition	
	Photogra	phs	Building Models	
	Tax E	Bills	_	

Other:

DECISION:		Yes	No
S	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			Establish State
Eugene Kelly			
Endana vanà		/	

SUMMARY: This case was withdrawn



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 BOA659237	Ward: 22 Address:	25 - 27 Aldie	S T , Ward - 22		earing: 4 pplicant: Denise Monteiro	
Seeking appeal for the	terms of the	Boston Zoning	g Code (see Acts o	of 1956, c. 665	5) in the following respect:	Variance
Article(s)		Descripti	on			
Art. 56 Sec. 39 *		Off street	parking requireme	ents		
Description: Off-stre	eet parking	for 1 car on	right side Front	of house pe	er PWD pre-approval fo	or curb-cut
ŧş						
DOCUMENTS CONSID	DERED AT T	HE HEARING:				
		lans			Engineers Repor	
	Letter of Sup				Letter of Opposition	
Pe	tition of Sup	***************************************			Petition of Opposition	
	Photogra Tax I	-	2		Building Models	
	ıaxı					

Other:

SION:		Yes		No
S	SUSTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			Li-peory.
OVISO:				
months in the second of the se	State - State - Filips - Microsophia			
S. S				to democratic
ARD MEMBERS:	PRESE	<u>NT</u>	RECUSE	
ARD MEMBERS:	PRESE	No No	RECUSE	
ARD MEMBERS: Christine Araujo, Chair			RECUSE	
	Yes		RECUSE	
	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pleani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: No show