



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 01	Hearing: 1
BOA719828	Address: 24 Porter ST, Ward - 01	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
Article 53, Section 11	Use Regulations
Article 53 Section 12	Dimensional regulations
Article 53 Section 12	Dimensional regulations
Article 53 Section 56	Off street Parking

Notes

Description: Change occupancy from a two story structure 18'x35' with dry cleaning on first floor and two residential units above per plans submitted. *AE Flood Zone (EL10)

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BPDA Design Review

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

SUMMARY: At the request of the Board, Counsel states that the proposal is to add two residential units on the second floor which will have two-bed, two-bath one at 526sf and the other at 537sf. over the existing commercial unit. Proposed first floor commercial space will be 775sf. Counsel states that no parking is being proposed. There is no roof deck but a rear deck.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services and Councilor Lamattina. Opposition: None.

Motion was made by Board member Galvin to Approve with the proviso of BPDA Design Review. The motion was seconded and the motion carried

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



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9:30 am	Ward: 02	Hearing: 1
BOA654861	Address: 7 Parker ST, Ward - 02	Applicant: Michael Massimino

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 62, Section 8	Dimensional regulations
Article 62, Section 25	Roof structure restrictions
Notes	
521 CMR 10.00	Public and Common Use Spaces
8th 780CMR Chapter 7	Fire & Smoke Protection
8th 780CMR Chapter 7	Fire & Smoke Protection

Description: Change occupancy from a single family dwelling. Complete renovation of existing single family home. Construct a new 3 story addition onto existing swelling according to new plot plan and architectural drawings. Installation of a new Fire Alarm and Fire Sprinkler System. See SF#614390.

DOCUMENTS CONSIDERED AT THE HEARING:

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

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review-Attention To Eliminate HeadHouse

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

SUMMARY: At the request of the Board, Counsel states that the proposal is to convert an existing single-family dwelling to a three-family dwelling. There is a roof deck which will be accessed by all three units using common stairwell to head house. Revised plans show sufficient open space for the three units totaling 1050sf.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services and Councilor Lamattina. Opposition: None.

Motion was made by Board member Bickerstaff to Approve with the proviso of BPDA Design Review and the elimination of the head house. The motion was seconded and the motion carried.

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



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Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 02	Hearing: 2
BOA739020	Address: 8 Chestnut St, Ward - 02	Applicant: Melissa Doherty

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. 58, Section 8 **	Dimensional Regulations
Art. 58, Section 8 **	Dimensional Regulations
Art. 58, Section 8 **	Dimensional Regulations

Description: 600 g.s.f third floor addition on an existing two story single family residence. There will be a new stair as well as a master bedroom, master bath, an office and a walk-in-closet as per plan.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: This case was postponed to November 14th, 2017 at 11:30 a.m.

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11:30 am	Ward: 02	Hearing: 3
BOA668021	Address: 11 Short ST, Ward - 02	Applicant: Timothy Sheehan

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 62, Section 29	Off-Street Prkg Insufficient
Article 62, Section 29	Off-Street Prkg Insufficient
Article 62, Section 30	Appl of Dimensional Reg's

Description: Confirm Occupancy as an existing Two Family Dwelling. Subdivide existing 7,544sq ft Lot 11-13 Short Street into 2 lots. Lot 1 to be known as 11-13 Short Street and to contain 4,075sq ft. Lot 2 to be known as 15-17 Short Street and to contain 3,469 sq ft. There will be a new Two Family Dwelling constructed thereon. (see ERT 587445)

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: This case was re-advertised for September 19th, 2017 at 10:30

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Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 02	Hearing: 4
BOA668023	Address: 15 - 17 Short St, Ward - 02	Applicant: Timothy Sheehan

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 62,Section 8	Dimensional regulations
Article 62,Section 8	Dimensional regulations
Article 62,Section 8	Dimensional regulations
Article 62,Section 8	Dimensional regulations
Article 62, Section 29	Off-Street Prkg Insufficient
Article 62, Section 30	Appl of Dimensional Reg's
Article 62,Section 8	Dimensional regulations
Article 62,Section 8	Dimensional regulations
Article 62,Section 8	Dimensional regulations
Article 62,Section 8	Dimensional regulations
Article 62, Section 29	Off-Street Prkg Insufficient
Article 62, Section 30	Appl of Dimensional Reg's
Article 62, Section 30	Appl of Dimensional Reg's

Description: : Construct a new 3 story, attached Two (2) Family dwelling on newly created 3,469sq ft Lot. Each dwelling unit will have access to private Roof Deck. Entire Dwelling to fully sprinklered. As per plans (see ALT 637367 for subdivision)

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: This case was re-advertised for September 19th, 2017 at 10:30

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9:30 am	Ward: 03	Hearing: 1
BOA659900	Address: 28 Hancock ST, Ward - 03	Applicant: Blair Toland

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

Article(s)	Description
Art. 15 Sec. 01	Floor Area Ratio excessive
Article 16 Section 1	Building Height Excessive
Art. 16, Section 8 **	Restricted Roof Structure District

Description: Replace existing roof, roof decks, stairs, roof head house.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, Counsel states that the application is to improve and replace the existing roof access. The FAR will increase will be 106sf from the current 50sf. The height violation is no higher than the existing which is not changing. The roof deck access will be from the owners unit which was made at the request of the Fire Department to create a better access to the area because it provides the only means of egress out of the building from that level.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services. Opposition: None.

Motion was made by Board member Pisani to Approve. The motion was seconded and the motion carried.

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Notice is hereby given that on **September 12, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 03	Hearing: 2
BOA739065	Address: 53 - 55 Bromfield St, Ward - 03	Applicant: Luka Stipanov

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

Article(s)	Description
Art. 6, Section 4 **	Other Conditions Necessary as Protection
Description: Remove proviso from previous petitioner "Pedro's Tacos" to become "Barracuda on the Fly" (No work to be performed).	

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

Take-Out Language

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

SUMMARY: At the request of the Board, the Applicant proposes to expand their business "Barracuda Tavern" which is on the second floor to the first floor with take-out. The request is to remove the proviso from previous owner "Pedro's Tacos". The sign will only need deep cleaning.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services. Opposition: None.

Motion was made by Board member Pisani to Approve with the proviso of the ZBA take-out language. The motion was seconded and the motion carried

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9:30 am	Ward: 05	Hearing: 1
BOA673894	Address: 244 Newbury ST, Ward - 05	Applicant: Kenneth Leitner

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

Article(s)	Description
Art. 6, Section 4 **	Other Conditions Necessary as Protection
Description: Remove proviso for take-out granted under BZC-31996 Permit #ALT123395 and apply to new applicant.	

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

Hold Signature Until Plans Are Submitted

Take-Out Language

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

SUMMARY: At the request of the Board, Applicant has operated restaurants in the past and has experience with take-out the restaurant will remain the same.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services. Opposition: None.

Motion was made by Board member Pisani to Approve with the proviso of the ZBA take-out language and to hold signature until the plans are submitted. The motion was seconded and the motion carried.

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9:30 am	Ward: 05	Hearing: 2
BOA714957	Address: 10 Gloucester ST, Ward - 05	Applicant: Alessandro Goncalves

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

Article(s)	Description
8th 780CMR Chapter 10	Means of Egress
8th 780CMR Chapter 10	Means of Egress
8th 780CMR Chapter 10	Means of Egress
8th 780CMR Chapter 10	Means of Egress
8th 780CMR Chapter 10	Means of Egress
8th 780CMR Chapter 10	Means of Egress

Description: : Build new roof deck for unit #3. Roof deck is accessed through roof hatch. 8th 780CMR Chapter 10 Means of Egress 1009.13 Stairway to roof. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, Etc., 1009.13.1 Roof Access. Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with section 1509.2 8th 780CMR Chapter 10 Means of Egress 1009.2 Headroom Stairways shall have a minimum headroom clearance of 80 inches (2032 mm) measured vertically from a line, Etc., 1012.4 Continuity handrail-gripping surface shall be continuous, Etc., 1012.6 Handrail extensions handrails shall return to a wall, guard or the walking surface or shall be continuous Etc., 1013.1 Where required guards shall be located along open-sided walking surfaces, Etc., 2406.1 Human impact loads individual glazed areas, including glass mirrors, Etc.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board counsel states that there is conflict between the zoning code and the building code. The Back Bay Architectural Commission approved the roof deck but hatch is preferred not head house for historical reasons. The roof deck is as of right. It is in fact a 3 1/2 story building and not a full four stories.

Motion was made by Board member Pisani to Approve with the hatch. The motion was seconded and the motion carried.

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9:30 am	Ward: 06	Hearing: 1
BOA719810	Address: E 874 Sixth St, Ward - 06	Applicant: George Morancy

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

Article(s)	Description
Art. 29 Sec. 04	Greenbelt Protection Overlay District Applicability
Art.27S Sec.5	S BOSTON IPOD APPLICABILITY

Description: Construct a new 3 story residential building compromising of 6 units and underground parking for 9 vehicles.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, Counsel stated that due to the revised plans all zoning violations were eliminated with the exception of GPOD. There is no roof deck, the height of building is 38.5'. The proposed six unit building will be replacing the existing building and the off street parking for 10 vehicles which will be accessed by curb cut on East Sixth Street.

Motion was made by Board member Erlich to Deny zoning relief. The motion was seconded and the motion carried.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: None. Opposition: Mayor's Office of Neighborhood Services based on height and density, Councilors Linehan, Flaherty, Congressman Lynch and 14 Abutters.

Motion was made by Board member Galvin to Deny. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 06	Hearing: 2
BOA744394	Address: 7 Bell Ct, Ward - 06	Applicant: George Morancy

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

Article(s)	Description
Article 68, Section 8 **	Lot Frontage Insufficient
Article 68, Section 8 * *	Floor Area Ratio Excessive
Article 68, Section 8 ***	Front Yard Insufficient
Article 68, Section 8 *** *	Side Yard Insufficient
Article 68, Section 8 ****	Rear Yard Insufficient
Article 68, Section 33	Off-Street Parking/Loading Req's
Article 68, Section 29	Roof structure restrictions
Notes	
8th 780CMR 1021	Number of Exits and Continuity
Note:	
780 CMR 120.G	Flood Resistant Construction

Description: Change occupancy from two to three family dwelling. Full renovation. Construct new side addition with two parking with garage and roof deck. Extend living space to basement for Unit 1. File in conjunction with ALT700001.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BPDA Design Review

No Roof Deck

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

SUMMARY:

At the request of the Board, Counsel states that this property address has been before the ZBA previously under a different application with a different design. The roo deck has been eliminated. The first floor unit is a Bi-Level unit one-bedroom at 812sf, unit two is a two-bedroom, two-bath at 787sf and

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: None. Opposition: Mayor's Office of Neighborhood Services and Councilor Linehan because of Article 68.

Motion was made by Board member Galvin to Approve with the proviso of BPDA Design Review and the elimination of the roof deck. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 06	Hearing: 3
BOA744395	Address: 7 Bell Ct, Ward - 06	Applicant: George Morancy

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

Article(s)	Description
Article 68, Section 8 **	Lot Frontage Insufficient
Article 68, Section 8 * *	Floor Area Ratio Excessive
Article 68, Section 8 ***	Front Yard Insufficient
Article 68, Section 8 *** *	Side Yard Insufficient
Article 68, Section 8 ****	Rear Yard Insufficient
Article 68, Section 33	Off-Street Parking/Loading Req's
Article 68, Section 29	Roof structure restrictions
Notes	
8th 780CMR 1021	Number of Exits and Continuity
Note:	
780 CMR 120.G	Flood Resistant Construction

Description: : Change occupancy from two to three family dwelling. Full renovation. Construct new side addition with two parking within garage and roof deck. Extend living space to basement for unit 1. File in conjunction with ALT700001. Section: 780 CMR 120.G Flood Resistant Construction Enclosed spaces below the base flood elevation shall not be used for human occupancy. 8th 780CMR 1021 Number of exists and continuity Occupied roofs shall be provided with exists as requires for stories. Common roof deck is requires to have two means of egress.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: The applicant stated that they will comply with the Building Code and is withdrawing the request for relief.

Motion was made by Board member Pisani to Deny. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 06	Hearing: 4
BOA715525	Address: E 729 - 731 Fifth ST, Ward - 06	Applicant: James Christopher

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 68, Section 29	Roof structure restrictions

Description: To renovate existing 2 family & add 3rd floor addition as per plans.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: This case was postponed to October 31st, 2017 at 11:30a.m.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 07	Hearing: 1
BOA732467	Address: 1 Linden 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. 68 Sec. 33	Off Street parking Req.
Art. 68 Sec.08	Dimensional Req.
Art. 10 Sec. 01 **	Limitation of off street parking areas

Description: Add two, non-required, residential parking spaces to the rear of this property, which is situated on a corner lot, parking spaces will be 19.5' deep.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, Counsel states that there is an existing single family building with no parking. Applicant is proposing curb cut for two parking spaces. There is parking on that side of the street and the appeal is for a 6" variance, the required parking space is 8.5'-20'.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services and Councilor Linehan. Opposition: None.

Motion was made by Board member Pisani to Approve. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 2
BOA676659	Address: W 148 Ninth St, Ward - 07	Applicant: George Morancy

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

Article(s)	Description
Art. 14 Sec. 14-1 *	Lot size 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. 23 Sec. 23-1 *	Off street parking insufficient

Notes

Description: Combine parcels 0700302000, 0700301000 and 0700300000 into one vacant lot totaling 4266 sf. Erect a new 8 Unit residential building with 2 roof decks and parking below, as per plans. Permit set to be submitted upon ZBA approval.

DOCUMENTS CONSIDERED AT THE HEARING:

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

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review-Head House

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

SUMMARY: At the request of the Board, Counsel described the proposal as an eight unit building on a double lot which is currently vacant. The lot is 4,266sf, the building will be four stories, and will rise to the maximum building height of 40' there will be a single garage door on 9th Street providing access to the ground level of the building which is from a residential entry and one bedroom unit at 600sf including seven parking spaces. The proposed FAR is 2.6. There will be two roof decks one for private use and two units on top floor which will be access by head house.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services, an abutter and Councilor Linehan. Opposition: None.

Motion was made by Board member Galvin to Approve with the proviso of BPDA Design Review. The motion was seconded and the motion carried

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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
BOA713469	Address: 616 - 620 Massachusetts Av, Ward -	Applicant:

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

Article(s)	Description
Art. 32 Sec. 04	GCOD Applicability
Notes	

Description: To correct violation #V323671. Pave driveway

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: This case was withdrawn by the applicant. Motion was made by Board member Fortune to Deny Without Prejudice. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 10	Hearing: 1
BOA698913	Address: 7 - 11 Wise St, Ward - 10	Applicant: Richard Lynds

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 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Art. 10 Sec. 01	Limitation of parking areas
Notes	

Description: Raze existing single family home, construct a new 3 unit townhouse style residence. *Combine parcels #10002226000 (7 Wise St) 1514 s.f. + #100227000 (9 Wise St) 1240 s.f. + #1002228000 (11 Wise St) 1340 S.f. =4094 s.f. ** Existing building is to be razed on a separate demolition permit.

DOCUMENTS CONSIDERED AT THE HEARING:

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

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

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

SUMMARY: At the request of the Board, Counsel states that the proposal is to raze the existing building, combine three lots and construct three townhouse units with parking, one for each unit. The units will be three bedrooms at 1,700sf. The required is FAR 0.6, the proposal is for 1.4. The required rear yard is 20', the proposed is 7.5' closest point to the building. Three roof decks are being proposed that will be access by head house from each unit.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services and Councilors O'Malley, Flaherty and Essabibi George. Opposition: None.

Motion was made by Board member Pisani to Approve with the proviso of BPDA Design Review. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 10	Hearing: 2
BOA708498	Address: 1575 Tremont ST, Ward - 10	Applicant: James Greene

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: variance & change in non-conforming use

Article(s)	Description
Article 59, Section 8	Dimensional Regulations
Art. 59, Section 37 ** Notes	Off-Street Parking Insufficient
Art. 09 Sec. 02	Nonconforming Use Change
Art. 09 Sec. 02	Nonconforming Use Change
Art. 59, Section 37 ** Notes	Off-Street Parking Insufficient

Description:

DOCUMENTS CONSIDERED AT THE HEARING:

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

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

Subdivision Doesn't Take Place Until The Approval And Start Of Construction Of
 95 Saint Alphonsus Street . It Will Accommodate Ancillary Parking That Will Be Eliminated With
 Subdivision.

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

SUMMARY: At the request of the Board, Counsel states that this application was filed in connection with 95 Saint Alphonsus Street which will be the new lot after the subdivision. The existing lot is 88,000sf with a 14 story, 147 unit apartment building. At the rear of the building is a 175 space parking garage. Applicant intends to subdivide the lot and develop 115 residential units on the rear lot, 15 will be affordable.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services and the Carpenter's union. Opposition: None.

Motion was made by Board member Pisani to Approve with the proviso that the subdivision doesn't take place until the approval and start of construction at 95 Saint Alphonsus Street which will accommodate the ancillary parking that will be eliminated with subdivision. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 11	Hearing: 1
BOA692756	Address: 2 - 4 Dolans CT, Ward - 11	Applicant: Scott Mackay

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

Article(s)	Description
Article 55, Section 40	Off-Street Parking/Loading Reqs
Art. 09 Sec. 01 **	Extension of Non Conforming Use

Description: Parking lot for 1 residential front yard space.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: Neither the applicant nor a representative appeared before the Board.

Motion was made by Board Member Fortune to Deny Without Prejudice. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 12	Hearing: 1
BOA717278	Address: 46 - 48 Maywood St, Ward - 12	Applicant: James Gribaudo

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

Article(s)	Description
Art. 50 Sec. 43	Off street parking insufficient
Art. 50 Sec. 29	Dimensional Requirements
Art. 50 Sec. 29	Dimensional Requirements

Description: New construction of a two family structure.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BPDA Design Review

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

SUMMARY: At the request of the Board, the Applicant stated that the project is a two-family that is being proposed in partnership with DND for homeownership. The required frontage is 45' and the proposal is for 39'. There is one parking for the two units.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services. Opposition: None.

Motion was made by Board member Pisani to Approve with the proviso of BPDA Design Review. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 12	Hearing: 2
BOA736480	Address: 55 Hutchings St, Ward - 12	Applicant: Solmon Chowdhury

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 28	Use Regulations
Article 50, Section 29 * *	Add'l Lot Area Insufficient
Article 50, Section 29 **	Floor Area Ratio Excessive
Article 50, Section 29 ** **	Building Height Excessive (Feet)
Article 50, Section 29 ** ***	Usable Open Space Insufficient
Article 50, Section 29 *** *	Side Yard Insufficient
Article 50, Section 44.2	Conformity Ex Bldg Alignment

Notes

Description: Erect new Multi-Family Residential (4-unit) Dwelling with four (4) off-street parking on existing 8,546 SF vacant lot.

DOCUMENTS CONSIDERED AT THE HEARING:

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

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

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

SUMMARY: At the request of the Board, Counsel states that the site is about 8,900sf and the proposal is to construct a four unit building for home ownership. A design change of the building brought the height to about 28'. Each unit is about 1700sf which consists of a two bedrooms and a study. There are four parking spaces in the rear.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services and an abutter. Opposition: Three abutters.

Motion was made by Board member Erlich to Approve with the proviso of BPDA Design. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 13	Hearing: 1
BOA738439	Address: 99 - 103 Savin Hill AV, Ward - 13	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
Article 65 Section 15	Use Regulations

Description: Change occupancy to include veterinary clinic.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: This case was postponed to October 17th, 2017 at 11:30 a.m.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 15	Hearing: 1
BOA691485	Address: 50 Richfield ST, Ward - 15	Applicant: Cesar Dasilva

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

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

Description: Extend first floor living space in to the basement, build new one room rear addition.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BPDA Design Review-Exterior

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

SUMMARY: Applicant proposed to extend first floor into basement and build a rear addition. The required FAR is 0.5 and the proposed is 1.0. The floor to ceiling height in the basement is 7'6" and the plans show a direct connection from the rear of the kitchen to the basement.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services and Councilors Baker, Campbell and Flaherty. Opposition: None.

Motion was made by Board member Pisani to Approve with the proviso of BPDA Design Review of the exterior. The motion was seconded and the motion carried

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 15	Hearing: 2
BOA701484	Address: 331 Columbia Rd, Ward - 15	Applicant: Ted Ahern

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 42.2	Conformity w Ex Bldg Alignment
Article 65, Section 9 *	Lot Area Insufficient
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 ****	Rear Yard Insufficient
Article 65, Section 9 *****	Building Height Excessive (Feet)

Notes

Description: Erect new three family with three parking spaces at garage on ground floor and construct rear deck on existing vacant lot

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BPDA Design Review & BTD Approval

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

SUMMARY: At the request of the Board, Counsel stated that the applicant is proposing to construct a new three family dwelling, all of which will be two-bed, two-baths. Unit 1 is 1123sf and units 2 and 3 are 1263sf. The building is just over 30' in height. The required FAR is 0.4 proposed is 0.7, and there will be three off street parking spaces accessed from Hamilton Street.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services and Councilors Baker and Flaherty. Opposition: Two abutters.

Motion was made by Board member Pisani to Approve with the proviso of BPDA Design Review and Boston Transportation Department approval. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 15	Hearing: 3
BOA739924	Address: 251 Bowdoin ST, Ward - 15	Applicant: Jean-Luc Debarros

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 41 **	Off-Street Parking & Loading Req.
Article 65 Section 15	Use Regulations

Description: Change of occupancy from computer training lab and three (3) apartments to computer training lab and four (4) transient lodgings on the second and third floor.

DOCUMENTS CONSIDERED AT THE HEARING:

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

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

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

SUMMARY: At the request of the Board, the Applicant states that the ground floor is occupied with business and the upper two floors are vacant. There will be four furnished studios with independent kitchens and baths, between 400 and 480sf. The owner will be there to manage the building.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services and Councilor Baker. Opposition: None.

Motion was made by Board member Pisani to Approve with the proviso of BPDA Design Review. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 15	Hearing: 4
BOA719517	Address: 265 Hancock St, Ward - 15	Applicant: Abraham Alvarez

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

Article(s)	Description
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 41 **	Off-Street Parking & Loading Req.

Notes

Description: Demo existing structure and build new construction of three family wood frame building.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BPDA Design Review

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

SUMMARY: At the request of the Board, Applicant states that the revised drawings show a two family instead of a three family. There will be a two bedroom on the first floor at 850sf and duplex upper unit which is about 1,700sf and contains four bedrooms. There is a driveway on the side of the property which will be tandem parking. The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services for a two Family only and Councilor Baker. Opposition: None.

Motion was made by Board member Chin to Approve with the proviso of BPDA Design Review. The motion was seconded and the motion carried

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 16	Hearing: 1
BOA705797	Address: 137 Granite Av, Ward - 16	Applicant: Dan Mcdevitt

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

Article(s)	Description
Art.65 Sec.08	Conditional
Article 65, Section 39	Screening & Buffering

Description: Application to change of Use @ parcel A (area=3950 sq. feet) from 1F-5000 residential zone to ancially use to 135 Granite Ave - 15 parking spaces as per attached engineering plan, Plan of Land dated March 21, 2017. Address to be 137 Granite Avenue Dorchester District.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BPDA Design Review For Screening and Buffering

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

SUMMARY: At the request of the Board, Counsel states that Cedar Grove Cemetery is seeking to legalize the uses of the land it leases to 135 Granite Avenue for 15 parking spaces.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services and Councilor Baker. Opposition: None.

Motion was made by Board member Erlich to Approve with the proviso of BPDA Design Review for screening and buffering. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 17	Hearing: 1
BOA726374	Address: 18 Armandine ST, Ward - 17	Applicant: Christopher Barbour

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

Article(s)	Description
Article 65, Section 9 ** *	Building Height Excessive (Stories)
Article 65, Section 9 *** *	Side Yard Insufficient
Article 65, Section 9 ***	Front Yard Insufficient
Article 65, Section 9	Dimensional Regulations

Description: : Change occupancy to a 3 family dwelling. Updating electrical, mechanical and plumbing systems. Update interior/exterior finishes. Build 3 story rear deck and exterior egress stairs, Add full shed dormers both sides to increase 2 1/2 story to 3 story. Install Fire Protection System with no site tanks. Demo existing garage. Add 3 car parking

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BPDA Design Review

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

SUMMARY: At the request of the Board, Counsel stated that the existing three family is illegal and the applicant is seeking to legalize the property with three two-bedroom, two-bath units. Front yard and side yard violations are existing. The garage is being razed and four parking spaces is being provided.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services and Councilors Campbell and Flaherty. Opposition: None.

Motion was made by Board member Erlich to Approve with the proviso of BPDA Design Review. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 18	Hearing: 1
BOA664869	Address: 726 Metropolitan AV, Ward - 18	Applicant: Jerome Foureau

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

Article(s)	Description
Art. 69 Sec. 09	Dimensional Reg.
Art. 69 Sec. 09	Dimensional Reg.
Article 69 Section 37	Screening & Buffering Req's
Article 69 Section 29	Off-Street Parking/Loading Req's
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Art. 08 Sec.07	Use: Conditional
Notes	
Art. 08 Sec.07	Use: Conditional
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Art. 69 Sec. 09	Dimensional Reg.
Art. 69 Sec. 09	Dimensional Reg.
Art. 69 Sec. 29	Off-St.Prk'g/Load'g
Article 69 Section 37	Screening & Buffering Req's
Notes	

Description: Change of Occupancy from a 3 family to a 4 family dwelling (already existing living space into the basement) Adding a new kitchen to existing basement.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BPDA Design Review

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

SUMMARY: At the request of the Board, the Applicant submitted revised plans indicating that there will be a 7'-6" ceiling height in the basement. The applicant will dig down to get the ceiling height of 7'-6".

Motion was made by Board member Pisani to Approve with the proviso of BPDA Design Review. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 18	Hearing: 2
BOA722501	Address: 58 Starbird Av, Ward - 18	Applicant: Steven Rines

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

Article(s)	Description
Article 67, Section 8	Use 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

Description: Demolish existing Two Family Dwelling on existing 15,497 sq ft Lot. On a newly created 5,000 sq ft Lot, erect a new 2 1/2 story Two (2) Family Dwelling with Roof Deck. There will be Off-Street Parking for 4 Vehicles in Rear Yard.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BPDA Design Review

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

SUMMARY: At the request of the Board, Counsel states to pre-existing lots 50' frontage and 100'depth. Existing two family on the three lots, demolish existing structures and replace three separate two family structures which will be located on each lot. Lots 60 & 62 are in compliance with front yard, rear yard, and height. lot 58 to have the same front yard setback as the other two structures. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services and Councilor Campbell. Opposition: one abutter. Board member Pisani moved to approve with proviso, BPDA Design Review for 58, 60 & 62 Starbird Avenue. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 18	Hearing: 3
BOA722504	Address: 60 Starbird Av, Ward - 18	Applicant: Steven Rines

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

Article(s)	Description
Article 67, Section 9	Dimensional Regulations
Article 67, Section 9	Dimensional Regulations
Article 67, Section 9	Dimensional Regulations

Description: Demolish existing Two Family Dwelling on existing 15,497 sq ft Lot. On a newly created 5,000 sq ft Lot, erect a new 2 1/2 story Two (2) Family Dwelling with Roof Deck. There will be Off-Street Parking for 4 Vehicles in Rear Yard.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BPDA Design Review

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

SUMMARY: See companion minutes BOA-722501

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 18	Hearing: 4
BOA722505	Address: 62 Starbird Av, Ward - 18	Applicant: Steven Rines

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

Article(s)	Description
Article 67, Section 9	Dimensional Regulations
Article 67, Section 9	Dimensional Regulations

Description: Demolish existing Two Family Dwelling on existing 15,497 sq ft Lot. On a newly created 5,497 sq ft Lot, erect a new 2 1/2 story Two (2) Family Dwelling with Roof Deck. There will be Off-Street Parking for 4 Vehicles in Rear Yard.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BPDA Design Review

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

SUMMARY: See companion minutes BOA-722501

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 18	Hearing: 5
BOA730779	Address: 48 Oak ST, Ward - 18	Applicant: Ivan Hernandez

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. 69 Sec. 09	Dimensional Reg.

Description: Construct single story 10'-0" x 17'-0" addition at rear dwelling.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BPDA Design Review

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

SUMMARY: At the request of the Board, Applicant proposes the expansion of the existing kitchen which is 5'x7' with a 10'x17' addition. The side yard required is 4.5' and 10' is required.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services and Councilor McCarthy. Opposition: None.

Motion was made by Board member Pisani to Approve with the proviso of BPDA Design Review. The motion was seconded and the motion carried

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 18	Hearing: 6
BOA735026	Address: 438 River ST, Ward - 18	Applicant: Eric James

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 60 Section 40	Off-Street Parking
Article 60, Section 8 * **	Use: Forbidden

Description: Changing Occupancy to 1 daycare center and a Body Art parlor (Unit # 1) No signage on this application ..No work to be done other than painting

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: This case was postponed to October 31st, 2017 at 11:30a.m.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 19	Hearing: 1
BOA690834	Address: 279 Lamartine St, Ward - 19	Applicant: C/O Joseph Hanley, Esq

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 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 41	Application of Dim. Regs.
Article 55, Section 9	Dimensional Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 40	Off-Street Parking/Loading Reqs
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 40	Off-Street Parking/Loading Reqs
Article 55, Section 9	Dimensional Regulations

Description: Combine existing lot A (5,584 sq ft) with existing lot B (6,074 sq ft) to create a new lot of 11,658 sq ft. Demolish and remove existing single family dwelling. Erect a new 3 story, six (6) unit multifamily residential building. There will be a parking garage for 7 vehicles under the building. The building will be fully sprinklered.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: This case was withdrawn by the applicant.

Motion was made by Board member Fortune to Deny Without Prejudice.
The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 20	Hearing: 1
BOA728998	Address: 1964 - 1966 Centre ST, Ward - 20	Applicant: John Roche Aia

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 56 Section 16	Dimensional Regulations

Notes

Description: Construct addition to existing building with interior renovation as per plans. ZBA.

DOCUMENTS CONSIDERED AT THE HEARING:

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

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

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

SUMMARY: At the request of the Board, Applicant proposes to expand left side of commercial business Veterinary Hospital. The applicant is adding 884sf to the second floor making that unit 1,450sf. The required rear yard is 40, and the applicant is proposing 13.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Support: Mayor's Office of Neighborhood Services, West Roxbury Neighborhood Council and Councilors Flaherty, O'Malley. Opposition: None.

Motion was made by Board member Pisani to Approve with the proviso of BPDA Design Review. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 20	Hearing: 2
BOA732993	Address: 34 Maple ST, Ward - 20	Applicant:

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

Article(s)	Description
Article 56, Section 7	Use Regulations
Article 56, Section 39	Off-Street Parking/Loading Reqs
Notes	
8th 780CMR 2009IEBC 912.2.1	Fire Protection Systems
8th 780CMR 2009IEBC 912.2.2	Fire Alarm & Detection System
8th 780CMR 1014	Exit Access
8th 780CMR 1022	Exit Enclosures
8th 780CMR 2009IEBC 912.4.1	Means of Egress: Higher Hazard
8th 780CMR 2009IEBC 912.7.2	Stairways
8th 780CMR 2009IEBC 912.7.4	Openings

Note:

Article 56, Section 7	Use Regulations
Article 56, Section 39	Off-Street Parking/Loading Reqs
Notes	
8th 780CMR 2009IEBC 912.2.1	Fire Protection Systems
8th 780CMR 2009IEBC 912.2.2	Fire Alarm & Detection System
8th 780CMR 1014	Exit Access
8th 780CMR 1022	Exit Enclosures
8th 780CMR 2009IEBC 912.4.1	Means of Egress: Higher Hazard
8th 780CMR 2009IEBC 912.7.2	Stairways
8th 780CMR 2009IEBC 912.7.4	Openings

Note:

Description: Change occupancy from a to a 3 family dwelling, no work to be done.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: The Applicant stated that the proposal will comply with the Building Code therefor no relief is requested.

Motion was made by Board member Pisani to Deny. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 20	Hearing: 3
BOA732998	Address: 34 Maple ST, Ward - 20	Applicant: Anthony G Virgilio

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

Article(s)	Description
Article 56, Section 7	Use Regulations
Article 56, Section 39	Off-Street Parking/Loading Reqs
Notes	
8th 780CMR 2009IEBC 912.2.1	Fire Protection Systems
8th 780CMR 2009IEBC 912.2.2	Fire Alarm & Detection System
8th 780CMR 1014	Exit Access
8th 780CMR 1022	Exit Enclosures
8th 780CMR 2009IEBC 912.4.1	Means of Egress: Higher Hazard
8th 780CMR 2009IEBC 912.7.2	Stairways
8th 780CMR 2009IEBC 912.7.4	Openings

Note:

Description: Change of occupancy form a two to a three family dwelling. no parking or fire sprinkler. No work to be done

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, Counsel stated that the applicant seeks to legalize a three family which is legally a two family. Applicant states it's been occupied as a three family since the 1970's. Unit 1 is a two-bedroom at 1,700sf, Unit 2 is a three-bedroom at 1,800sf and Unit 3 is a one-bedroom at 1,100sf.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services, Councilors O'Malley & Flaherty. Opposition: None.

Motion was made by Board member Pisani to Approve. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 21	Hearing: 1
BOA703491	Address: 9 Sawyer TE, Ward - 21	Applicant: Alan Brennan

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

Article(s)	Description
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51, Section 56	Off-Street Parking & Loading
Article 51, Section 56	Off-Street Parking & Loading
780 CMR 8th Edition	101.4.7 Reference Codes, 521 CMR AAB

Description: Construct a new 3 story, Three (3) Family Dwelling on existing 2,918 sq ft lot. There will be egress decks built in rear yard. Building will be fully sprinklered. As per plans. 780 CMR 8th Edition 101.4.7 Reference Codes 521 CMR AA 10.1 General The public use and common spaces of multiple dwellings in new construction Etc.,

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: The Applicant stated that the proposal will comply with Building Code. Motion was made by Board member Pisani to Deny. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 21	Hearing: 2
BOA703492	Address: 9 Sawyer TE, Ward - 21	Applicant: Alan Brennan

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 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51, Section 56	Off-Street Parking & Loading
Article 51, Section 56	Off-Street Parking & Loading
780 CMR 8th Edition	101.4.7 Reference Codes, 521 CMR AAB

Description: Construct a new 3 story, Three (3) Family dwelling on existing 2,918 sq ft lot. There will be egress decks built in rear yard. Building will be fully sprinklered as per plans.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the applicant stated that the proposal is for a three-unit building. The footprint will be approximately 823sf. The lot size provided is 2,918sf, lot width and frontage required is 45', proposal is for 40'. FAR applicant is off by .07, required is 0.8. Board members inquired regarding subdividing lot which the Applicant states that the lot had been previously subdivided. Board members voiced concern that the subdivision and the resulting violations on the abutting lot.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: None. Opposition: None.

Motion was made by Board member Erlich to Deny Without Prejudice. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, September 12, 2017

Notice is hereby given that on **September 12, 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: 22	Hearing: 1
BOA732948	Address: 30 Willoughby ST, Ward - 22	Applicant: Paul Yu

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 51, Section 9 * ***	Floor Area Ratio Excessive
Article 51, Section 9 ** *	Building Height Excessive (Stories)
Article 51, Section 9 ***	Front Yard Insufficient
Article 51, Section 9 *** *	Side Yard Insufficient

Description: Rebuild and extend existing dormers. Enclosed front porch on second floor. Renovate bedrooms, bathrooms and kitchen for second floor unit.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BPDA Design Review

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

SUMMARY: At the request of the Board, Applicant is requesting to enclose the 2nd floor porch for additional living space and to extend existing dormers on the third floor for bedrooms. The 2nd floor unit will have four bedrooms.

The Board then requested testimony in support and opposition from neighbors and elected officials and their representatives. Support: Mayor's Office of Neighborhood Services, Brighton Allston Improvement Association and Councilors Flaherty, Ciommo and Essaibi George. Opposition: None.

Motion was made by Board member Galvin to Approve with the proviso of BPDA Design Review. The motion was seconded and the motion carried

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