



City of Boston  
Board of Appeal

## HEARING MINUTES

**Tuesday, July 30, 2019**

**BOARD OF APPEALS**

**Room 801**

Board Chair Araujo called the meeting to order promptly at 9:30 AM and commenced with a brief description of the hearing process and, pursuant to the Massachusetts Open Meeting Law, advised those in attendance that the hearings would be broadcast and recorded and hearing minutes would be kept. The Board members then commenced with discussion of the following Agenda items which were announced on the record by Board Secretary Mark Fortune:

### **APPROVAL OF HEARING MINUTES:**

June 25, 2019 & July 9, 2019 – Upon a motion for approval and a second, the Board voted unanimously to approve the June 25, 2019 and July 9, 2019 Hearing Minutes.

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

**Case:** BOA-588063 **Address:** 23 Brooks Street **Ward 1 Applicant:** Richard Lynds, Esq

**Discussion:** The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

**Vote:** Upon a motion for approval and second, the Board voted unanimously to approve the request for a one year extension.

**Case:** BZC-33494 **Address:** 68 Willow Court **Ward 7 Applicant:** Willow Ct, LLC

**Discussion:** The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

**Vote:** Upon a motion for approval and second, the Board voted unanimously to approve the request for a one year extension.

### **BOARD FINAL ARBITER: 9:30a.m.**

**Case:** BZC-33158 **Address:** 319-327 Chelsea Street **Ward 1 Applicant:** Richard Lynds, Esq

**Discussion:** The applicant requested approval of minor changes to the plans relative to zoning relief previously granted by the Board on the above application.

**Vote:** Upon a Motion and second, the Board voted unanimously to approve the request.

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

**Case:** BOA-959599 **Address:** 252-262 Harrison Avenue **Ward 3 Applicant:** David Leger  
**Article(s):** 32(32-9)

**Purpose:** Removal and replacement of existing interior concrete floor slab and beneath slab piping; Plumbing and Electrical. \*Helical pile work, phase 1, phase 2 left out of the work descriptions for new tenant fit outs. (ARTICLE32 compliance needed).

**Discussion:** The applicant appeared before the Board and requested to withdraw the proposal. Christian Simonelli of the Boston Groundwater Trust appeared and stated that the proposed project was not located without the GCOD.

**Votes:** Upon a motion for dismissal without prejudice and a second, the Board voted unanimously to dismiss without prejudice.

**Case:** BOA-964173 **Address:** 11HF Claremont Park **Ward 4 Applicant:** Peter Georgantas  
**Article(s):** 32(32-4)

**Purpose:** Change Occupancy from 4 units to 3 Units. Interior renovation as per plans prepared by Embarc Design. Install new fire suppression system. Install new groundwater recharge system in compliance with Article 32. No exterior work as part of this permit.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, and requested a conditional use permit under Article 32 GCOD Applicability. The Board noted that BWSC approval letter is on file.

**Testimony:** The Board then requested testimony from neighbors and elected officials.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Fortune moved for approval, the motion was seconded and the Board voted unanimously to approve the applicant's request.

**BUILDING CODE: 9:30 a.m.**

**Case:** BOA#963075 **Address:** 9 Mount Everett **Ward 15 Applicant:** Ednei Furtado

**Purpose:** Change off occupancy from Two family to Three family and add rear dormer ,renovation including electrical and plumbing work.

Section: IEBC Section 912 Change of occupancy classification  
903.2.8 Group R.

An automatic sprinkler system installed in accordance with Section 903.3shall be provided throughout all buildings with a Group R fire area

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting building code relief relative to sprinkler system requirements of the Code.

Board Members asked about the number of units of the building and if the unit was equipped with a sprinkler system.

**Testimony:** The Board then requested testimony from neighbors and elected officials. No individuals spoke in favor of or opposition to the request for relief.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for denial and Bickerstaff seconded and the Board voted unanimously to deny.

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

**Case:** BOA-948984 **Address:** 501-507 Western Avenue **Ward** 22 **Applicant:** Elizabeth Ross  
**Article(s):** 51(51-16)

**Purpose:** Ancillary parking lot to support adjacent state owned property.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to operate parking lot with 26 spaces

Board Members asked about the number of spaces and the use of the spaces.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Ciommo are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with BPDA design review for screening and buffering and Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-951273 **Address:** 19 Iona Street **Ward** 20 **Applicant:** Catherine Wall  
**Article(s):** 67(67-8) 67(67-32)

67(67-9: Lot area for the add'l dwelling unit is insufficient, Height requirement is excessive (2 1/2 stories max. allowed) & Side yard setback requirement is insufficient)

**Purpose:** Confirm occupancy as 2 family and change to 3 family.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to a three-family.

Board Members asked about dormers, unit size and parking.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors McCarthy and Flaherty are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval and Fortune seconded and the Board voted unanimously to approve.

**Case:** BOA-954709 **Address:** 361 Belgrade Avenue **Ward** 20 **Applicant:** John Gorman  
**Article(s):** 29(29-4) (67(67-32)

67(67-12: Floor area ratio is excessive, Height is excessive & Front yard setback requirement is insufficient)

67(67-33: Front modal building alignment & Off street parking design (access drive and maneuverability)

**Purpose:** Erect new Roxbury Prep High School per plans. Demolish existing auto dealership and garage under separate permit. Some of the accessory off street parking are located in vacant lot of 371 Belgrade Ave (the lots are under the same ownership) Request nominal fee application.

**Discussion:** At the applicant's request the matter was deferred to the October 8, 2019 Hearing.

**Case:** BOA-954714 **Address:** 371 Belgrade Avenue **Ward** 20 **Applicant:** John Gorman

**Article(s):** 10(10-1) 29(29-4) 67(67-30)

**Purpose:** On vacant Parcel 5 that is 7,048sf Parcel ID 2001593005, with deed restriction to allow only parking, create 20 off street accessory parking on said lot to exclusive use of proposed new school at 361 Belgrade Ave ( ERT931128).

**Discussion:** At the applicant's request the matter was deferred to the October 8, 2019 Hearing.

**Case:** BOA-952056 **Address:** 69 Cummins Highway **Ward** 19 **Applicant:** Antonio Ruscito

**Article(s):**67(67-11) 67(67-32)

67(67-12: Floor Area Ratio, excessive & Height excessive)

**Purpose:** Erect a 3 story 14 unit residential building on a 1 story parking area with 16 parking spaces.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a new three story residential building.

Board Members asked about the number of units, size and bedroom counts of units and parking.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor McCarthy are in support, as are the Carpenters Union and multiple abutters.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval with BPDA design review for screening and buffering and Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-917714 **Address:** 18 Meadowbank Avenue **Ward** 18 **Applicant:** Valbert Logan

**Article(s):**60(60-9)

**Purpose:** Construct new two-story rear addition with new rear deck, front porch and bay windows on existing two-family dwelling.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a rear addition, front porch and bay windows.

Board Members asked about the front yard zoning requirement and proposal and if the building is owner-occupied.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Campbell are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with BPDA design review and Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-959256 **Address:** 71 Stanton Street **Ward** 17 **Applicant:** Alex Edwards

**Article(s):** 65(65-9: Lot Area Insufficient, Add'l Lot Area Insufficient, Lot Width Insufficient, Lot Frontage Insufficient, Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Usable Open Space Insufficient, Bldg Height Excessive (Feet), Front Yard Insufficient & Side Yard Insufficient)

**Purpose:** New construction of three-family on vacant lot.

**Discussion:** At the applicant's request the matter was deferred to the September 17, 2019 Hearing.

**Case:** BOA-919277 **Address:** 1192 Morton Street **Ward 17 Applicant:** Mya Lam

**Article(s):** 65(65-8) 65(65-9.2)

65(65-9: Bldg Height Excessive (Stories), Rear Yard Insufficient, Floor Area Ratio Excessive, Front Yard Insufficient & Usable Open Space Insufficient)

**Purpose:** Change occupancy from single-family to two-family dwelling. Construct side addition to existing building. Full interior renovation. Propose two (2) off-street parking.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to a two-family dwelling.

Board Members asked about the lot size and size of the two units.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Baker are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval with BPDA design review and Fortune seconded and the Board voted unanimously to approve.

**Case:** BOA-959349 **Address:** 2005 Dorchester Avenue **Ward 17 Applicant:** Francine Tymes

**Article(s):** 65(65-41)

65(65-9: Floor Area Ratio Excessive, Front Yard Insufficient, Side Yard Insufficient & Rear Yard Insufficient

**Purpose:** Construct two-story rear addition to existing single-family dwelling. Propose roof deck on top of sunroom. Raze garage.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a rear addition and roof deck.

Board Members asked about the proposed use for the addition.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Campbell are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Bickerstaff moved for approval with BPDA design review and Erlich seconded and the Board voted unanimously to approve.

**Case:** BOA-950664 **Address:** 27 Colonial Avenue **Ward 17 Applicant:** Miguel Valdez

**Article(s):**65(65-9)

**Purpose:** Frame and sheet rock walls and ceiling in basement electrically wire up basement Install plumbing for bathroom install laminated flooring in basement paint walls, ceiling and trims in basement.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to extend living space into the basement.

Board Members asked about the proposed use for the basement, the number of units and basement ceiling height.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-880056 **Address:** 249-251 Minot Street **Ward** 16 **Applicant:** Timothy Johnson

**Article(s):** 65(65-8)

65(65-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Bldg Height Excessive (Feet), Front Yard Insufficient & Side Yard Insufficient)

**Purpose:** Demolish existing building and erect new 3 story, 9 unit residential building w/side & roof decks and 14 parking spaces in garage.

**Discussion:** At the applicant's request the matter was deferred to the September 17, 2019 Hearing.

**Case:** BOA-963960 **Address:** 500 Talbot Avenue **Ward** 16 **Applicant:** James Baker

**Article(s):** 65(65-8)

65(65-9: Lot area for the add'l dwelling units is insufficient, Floor area ratio is excessive, Height requirement is excessive(3 stories max. allowed), Height requirement is excessive (35ft max. allowed), Usable open space requirement is insufficient, Front yard setback requirement is insufficient (Talbot Ave Side), Front yard setback requirement is insufficient (Argyle Street Side) & Side yard setback requirement is insufficient) 65(65-41: Off street parking requirement is insufficient & Off street loading requirement is insufficient)

**Purpose:** Construct a new 5 story 49,500 GSF residential building. The building consist of 40 residential units, with 2 & retail spaces on the ground level. The project will include 23 parking spaces.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to 40 unit residential building.

Board Members asked about the square footage of the church, parking accommodations, and unit sizes and bedrooms counts.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, the Carpenters Union and an abutter are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval with BPDA design review and Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-936610 **Address:** 85-87 Willowood Street **Ward** 14 **Applicant:** Brodrick Egodogbare

**Article(s):** 60(60-9)

**Purpose:** Amending Ert 682959.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to extend living space into the basement.

Board Members asked about the basement ceiling height and floor area ratio requirements.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-940605 **Address:** 21 Queen Street **Ward** 16 **Applicant:** neighborhood House Carter School Foundation

**Article(s):** 10(10-1) 65(65-8) 65(65-39)

65(65-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Bldg Height Excessive (Feet) & Front Yard Insufficient)

65(65-41: Off Street Parking & Loading Req & Off Street Parking & Loading Req)

**Purpose:** Project includes: 21,000 sf addition for 12 new classrooms, a 1-story gymnasium, and support spaces; limited renovations in existing building to provide toilets and mechanical rework for addition; and site work to reconfigure the traffic flow and increase on-site parking capacity by 15 cars.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a 21,000 square foot addition to an existing school.

Board Members asked about the increase of a pre-existing violation, student population, number of bus trips and parking.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Baker, BPDA, Carpenters Union and multiple abutters are in support. Councilor Garrison and multiple abutters are in opposition.

**Documents/Exhibits:** Building Plans, Letters of support, Letters of opposition, petition of opposition

**Votes:** Board Member Erlich moved for approval with BPDA design review, screening and buffering, school occupancy to be limited to 525 students and for an alley way to remain closed to passage and Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-942569 **Address:** 18 Midland Street **Ward** 13 **Applicant:** James Christopher

**Article(s):** 66(66-9) 65(65-9: Height is excessive (ft), Required side yard setback is insufficient, Rear yard setback requirement is insufficient & Height is excessive (stories)

**Purpose:** Confirm occupancy as a 1 family and change to a 2 family. Construct a new 3rd story and rear addition as per the attached plans, and change occupancy from a single family to a two family residential building.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a third story addition and change occupancy to a two-family dwelling.

Board Members asked about the size and bedroom counts of the units and if there was basement living space.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Baker in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with BPDA design review and Fortune seconded and the Board voted unanimously to approve.

**Case:** BOA-942573 **Address:** 330 Savin Hill Avenue **Ward** 13 **Applicant:** James Christopher  
**Article(s):** 65(65-8)

65(65-9: Lot Area for Additional Dwelling Units Insufficient, Floor Area Ratio Excessive, Building Height Excessive, Building Height (# of Stories )Excessive & Side Yard Insufficient)

**Purpose:** Construct a new 3 story Three Unit Townhouse style Building as per attached plans. Off-Street Parking will be located under each Dwelling. Each Unit will have a Head house to access a Roof Deck.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to construct a three unit townhouse, each with a roof deck.

Board Members asked about the roof deck access and parking.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-948546 **Address:** 101 Harrishof Street **Ward** 12 **Applicant:** Lennox Alfred  
**Article(s):** 50(50-29) 50(50-43)

**Purpose:** Off street parking for 3 residential vehicles in rear yard.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to provide off-street, rear yard parking for 3 vehicles.

Board Members asked about the number of units and location of the parking spaces.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Bickerstaff moved for approval and Galvin seconded and the Board voted unanimously to approve.



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

**Case:** BOA-928395 **Address:** 177 West Eighth Street **Ward 7 Applicant:** Douglas Stefanov  
**Article(s):** 27S(27S-5) 68(68-34.2)

**Purpose:** Erect new Multi-Family Dwelling (three-units) with roof deck and four parking spaces. Project consist of a common entry, accessed by a common stair, residential elevator, and exterior egress stair

**Discussion:** At the applicant's request the matter was deferred to the October 8, 2019 Hearing.

**Case:** BOA-945644 **Address:** 540 East Seventh Street **Ward 7 Applicant:** Patrick Mahoney  
**Article(s):** 27S(27S-5)

**Purpose:** Change Occupancy from three-family dwelling to a two-family dwelling. Full interior renovation. Construct new rear exterior stairway on existing deck.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a three-family to a two-family dwelling.

Board Members asked about the number of bedrooms, square footage and if the building is owner-occupied.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors Flynn and Essaibi-George are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval and Fortune seconded and the Board voted unanimously to approve.

**Case:** BOA-947817 **Address:** 402 East Eighth Street **Ward 7 Applicant:** Cindy Larson  
**Article(s):** 27S(27S-5)

**Purpose:** Add 3rd floor to existing 2 family, to create a 3rd unit with roof deck. Add 2 parking spaces for the new unit. Existing building footprint will not change. No work at first level. Re-work front porch to accommodate new stair. Change occupancy from 2, to 3 family.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to add a third unit by building a third floor addition and roof deck.

Board Members asked about the size of the units and parking.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors Flynn and Essaibi-George are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with BPDA design review and Fortune seconded and the Board voted unanimously to approve.

**Case:** BOA-932856 **Address:** 561 East Sixth Street **Ward 7 Applicant:** Carl Walker  
**Article(s):** 27S(27S-5) 68(68-8)

**Purpose:** Full interior renovation to existing three-family dwelling. Work include renovate three kitchens and bathrooms; install new heating systems: replace all windows and some doors; and replace some sheetrock, refinish floors and paint. Add exterior staircase to existing deck.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to fully renovate a three-family dwelling.

Board Members asked about parking and if building was to remain a three-family.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors Flynn and Essaibi-George are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval with and Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-954606 **Address:** 212 Dorchester Street **Ward 7 Applicant:** George Morancy  
**Article(s):** 27S(27S-5)

**Purpose:** Confirm as a 1 family and convert to a 3 unit building with 3 off street parking spots.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a single-family to three-family dwelling.

Board Members asked about the garage and the proposed deck.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. Councilor Flynn and abutters were in opposition.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with BPDA design review with attention to the deck and Erlich seconded and the Board voted unanimously to approve.

**Case:** BOA-933435 **Address:** 92-94 West Eighth Street **Ward 6 Applicant:** George Morancy  
**Article(s):** 25(25-5) 27S(27S-5) 68(68-33) 68(68-8) 68(68-8) 68(68-8)

**Purpose:** Erect new four family residential building. Zoning relief required. please see ALT924510 for combining lots.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a four-family residential dwelling.

Board Members asked if the project was located in the FEMA flood zone and about parking.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with BPDA design review for screening and the garage door and Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-935830 **Address:** 162 O Street **Ward** 6 **Applicant:** Kevin Horan

**Article(s):** 68(68-29) 27S(27S-5) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8)

**Purpose:** Full interior renovation to existing three-family dwelling. Construct new rear addition with exterior stairway. Rebuild and relocate head house and roof deck.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to renovate three-family dwelling and build rear addition.

Board Members asked about a second floor deck and the size of a head house.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flynn are in support. An abutter is in opposition.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval with BPDA design review and elimination of head house and elimination of rear deck and Fortune seconded and the Board voted unanimously to approve.

**Case:** BOA-938192 **Address:** 62-64 Baxter Street **Ward** 6 **Applicant:** George Morancy

**Article(s):** 27S(27S-5) 68(68-33) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8)

**Purpose:** Combine two lots (parcel 0600761000 and 0600761000) to a newly created lot of 2,751 total SF to be known as 62-64 Baxter Street. Raze existing two-family structure on separate permit. Erect new 4-unit multi-family residential dwelling with roof decks and rear decks. Propose 4 parking spaces.

**Discussion:** At the applicant's request the matter was deferred to the August 13, 2019 Hearing.

**Case:** BOA-945030 **Address:** 65 I Street **Ward** 6 **Applicant:** Anthony Virgilio

**Article(s):** 27S(27S-5)

**Purpose:** Construct three-story rear addition to existing three-family dwelling. Renovate all units.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to construct a three story rear addition.

Board Members asked about the size of the addition and parking.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-948357 **Address:** 303 Silver Street **Ward** 6 **Applicant:** George Morancy

**Article(s):** 27S(27S-5) 68(68-34.1)

**Purpose:** Erect a new two-family dwelling as per plans. Existing building to be razed under a separate permit.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a two-family dwelling.

Board Members asked about the side yards and second egress.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval with BPDA design review, maximum 10 feet for curb cut and garage openings and align front yard with adjacent buildings and Galvin seconded and the Board voted unanimously to approve.

**Case:** BOA-947274 **Address:** 301-305 West Broadway **Ward** 6 **Applicant:** Patrick Mahoney  
**Article(s):** 9(9-2) 68(68-7)  
**Purpose:** Change of Occupancy from Office to Physical Fitness Personal Training.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy.

Board Members asked about the proposed hours of operation and number of clients expected per day.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-946950 **Address:** 438 West Fourth Street **Ward** 6 **Applicant:** John Barry  
**Article(s):** 27S(27S-5)  
**Purpose:** Confirm occupancy as 3 family. Renovate existing 3-family dwelling (1-bed/1-bath, 2-bed/1-bath, 2-bed/1-bath) to (2-bed/2-bath, 2-bed/2-bath, 2-bed/2-bath). This will add 1-bedroom to the first-floor unit and 1-bathroom to each unit. Existing egress and unit counts will not change. All work will be interior to the building.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to confirm occupancy as a three-family and renovate.

Board Members asked about parking and decks.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-937963 **Address:** 12-14 Commonwealth Avenue **Ward 5 Applicant:** Akelius Real Estate Management, LLC

**Article(s):** 8(8-7) 17(17-1) 23(23-1) 32(32-9)

**Purpose:** Change Occupancy from 58 Residential Units to 63 Residential Units. Renovate Building interior on all Floors and Basement. Renovations to include : demolition of existing interior walls, new drywall partitions, new Kitchens and Bathrooms, all new Architectural finishes, new Handicap Lift, upgrading the Building infrastructure ( plumbing, electrical, mechanical and fire protection systems ), upgrading of all Public areas in Building and all new Elevator upgrades.

**Discussion:** At the applicant's request the matter was deferred to the October 8, 2019 Hearing.

**Case:** BOA-946259 **Address:** 30 Cumberland Street **Ward 4 Applicant:** Demetrios Dasco

**Article(s):** 16(16-8) 32(32-32-4) 41(41-5) 41(41-6)\_ 41(41-18)

**Purpose:** Change occupancy from 3 family to a single family. Build new two story addition above existing footprint. Build new attached concrete carport. Build new bay window. Replace window and doors. Renovate interior with new finishes, HVAC, plumbing, electrical, fire protection systems. Work as per plans.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a three-family to single-family and build addition.

Board Members asked about the size of a roof deck and parking access.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with a signature hold for GCOD approval and Fortune seconded and the Board voted unanimously to approve.

**Case:** BOA-946101 **Address:** 24-26 Falcon Street **Ward 1 Applicant:** Ella Goren

**Article(s):** 53(53-8) 53(53-54) 53(53-56)

53(53-9: Excessive F.A.R & Max allowed # of habitable stories has been exceeded)

**Purpose:** To change occupancy from a two-family to a four-family. Also to renovate the building.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to a four-family dwelling.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-885365 **Address:** 28 Geneva Street **Ward 1 Applicant:** Joel Deluca

**Article(s):** 53(53-9: Lot area for the add'l units is insufficient, Floor area ratio is excessive, Height is excessive (3 stories max. allowed), Height is excessive (3 stories max. allowed), Height is excessive (40 ft

max. allowed), Usable open space is insufficient, Front yard setback requirement is insufficient & Rear yard setback requirements

is insufficient) 53(53-56: Off street parking is insufficient & Off Street Loading Insufficient)

**Purpose:** Raze the existing structures and erect a five story building with twenty-seven residential units and nineteen parking spaces. Combining Parcel ID 0104084000 and Parcel ID 0104083000 to create one 8,240 square foot lot filed under ALT874929.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a 26 unit residential building.

Board Members asked about the violations, the zoning subdistrict, roof deck, and unit sizes and bedroom counts.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services. Councilor Edwards and Carpenters Union are in support. An attorney for abutters spoke in opposition.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval with BPDA design review and Galvin seconded. The motion failed to carry and the appeal was denied.

**Case:** BOA-917864 **Address:** 109 Liverpool Street **Ward 1 Applicant:** Estate of Vincent Caponigro **Article(s):**27G East Boston IPOD 25(25-5) 53(53-8) 53(53-56)

53(53-9: Multi family dwelling unit use is a forbidden use, Side yard setback requirement is insufficient, Rear yard setback is insufficient, Usable open space is insufficient, Floor area ratio is excessive, Height requirement is excessive (ft), Height requirement is excessive (stories), Front yard setback is insufficient (5ft minimum or modal) & Lot area for the add'l unit is insufficient)

**Purpose:** Erect a fourth (4th) story addition with roof and rear decks and change occupancy from a social club with two (2) residential units to four (4) residential units as per plans.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a fourth story addition with decks and change occupancy to four units.

Board Members asked about roof deck access, ceiling heights and floor area ratio.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval with BPDA design review with attention to the head house and Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-944276 **Address:** 98 Prescott Street **Ward 1 Applicant:** 50 Lebanon Street Realty Trust **Article(s):**27T(27T-9) 53(53-8) 53(53-56)

53(53-9: Lot Area for Additional Dwelling Units Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient & Rear Yard Insufficient)

**Purpose:** Demolish the existing Single story Commercial Building. Construct a new 3 story, 9 Unit, Residential Building. Building will be fully Sprinklered. We are seeking a Nominal Filing Fee application to obtain the necessary Zoning Code relief and review.

**Discussion:** At the applicant's request the matter was deferred to the October 8, 2019 Hearing.

**Case:** BOA-923906 **Address:** 238 Saratoga Street **Ward 1 Applicant:** Ella Goren

**Article(s):** 53(53-8) 53(53-8) 53(53-8) 53(53-8) 53(53-9) 53(53-9) 53(53-56)

**Purpose:** Change of Occupancy from a Three ( 3 ) Family Dwelling to a Four ( 4 ) Family Dwelling. Install a new Basement Apartment. Complete renovations to entire Building. Installation of a new Sprinkler system.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a three-family to four-family and add basement unit.

Board Members asked about access to the mechanical room.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with BPDA design review and no building code relief and Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-947223 **Address:** 63 Marion Street **Ward 1 Applicant:** Richard Jeffery

**Article(s):** 27T(27T-5) 53(53-9) 53(53-9) 53(53-52)

**Purpose:** Change occupancy from a 3 family into a 2 family, then extend living space into the basement level and add a new roof deck to be accessed by hatch per the submitted plans. Modified via a new set of plans on 1/11/19. MODIFIED again 4.26.19.

**Discussion:** At the applicant's request the matter was deferred to the October 29, 2019 Hearing.

**Case:** BOA-907414 **Address:** 2-10 Maverick Square **Ward 1 Applicant:** Two Ten Maverick Square, LLC

**Article(s):** 53(53-11) 53(53-12) 53(53-12) 53(53-12) 53(53-12) 53(53-56) 53(53-56)

**Purpose:** Erect a six (6) story mixed use building with commercial spaces on the first two levels and twenty-five (25) dwelling units above. Ground floor to include a lobby space, retail space and restaurant lobby space.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a mixed use building with 25 residential units and ground floor commercial space.

Board Members asked about the unit sizes and bedroom counts and if the units are for rental or ownership.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with BPDA design review and Fortune seconded and the Board voted unanimously to approve.

**Case:** BOA-937977 **Address:** 69 Lubec Street **Ward 1 Applicant:** Epsilon Partners, LLC

**Article(s):** 25(25-5) 27T(27T-9) 53(53-56) 53(53-56.5(a))  
53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9)

**Purpose:** Seeking to erect a 5-story building with 8 residential units and 8 parking spaces.

**Discussion:** At the applicant's request the matter was deferred to the October 29, 2019 Hearing.

**Case:** BOA-932852 **Address:** 375 Bremen Street **Ward 1 Applicant:** Excel Academy Charter School

**Article(s):** 53(53-36) 53(53-37: Height excessive; rear yard insufficient) 53(53-56: Off street loading insufficient) 53(53-56: Off street parking insufficient) 27T(27T-9)

**Purpose:** New building construction of school 19,511 square feet and 3 stories high.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a new school.

Board Members asked about the number of students, bus and parent drop off, faculty parking and special needs accommodations.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval with BPDA design review and Bickerstaff seconded and the Board voted unanimously to approve.

### **45 Minute Lunch Break**

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

**Case:** BOA-892908 **Address:** 80 Minot Street **Ward 16 Applicant:** Patrick Mahoney

**Article(s):** 10(10-1) 65(65-41)

65(65-9: Insufficient Front yard setback (NEW DORMER), Insufficient Side yard right and left side setbacks (NEW DORMERS), Excessive F.A.R, Insufficient lot size, Insufficient lot width & Insufficient open space)

**Purpose:** Subdivide lot (Parcel ID: 1604114000) into two lots: Lot 1 (5,933 SF) and Lot 2 (2,979 SF). Existing two-family dwelling remains under Lot 2: 80 Minot Street. Separate dwelling filed under ERT856339 for 82 Minot Street ZBA 4.23.19 REVISED PLANS SUBMITTED show a Full gut rehab and enlargement of dormers per submitted plans.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to subdivide lot and build second dwelling on new lot.

Board Members asked about the lot sizes after subdivision.



**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with BPDA design review and Erlich seconded and the Board voted unanimously to approve.

**Case:** BOA-892915 **Address:** 82 Minot Street **Ward** 16 **Applicant:** Patrick Mahoney

**Article(s):** 10(10-1) 65(65-41) 65(65-41.4)

65(65-9: Excessive f.a.r., # of allowed stories exceeded (2.5 max.) & Insufficient front yard setback- (Corner lot )

**Purpose:** Erect new dwelling with three off-street parking on newly created Lot 1: 5,933 SF(?). Filed in conjunction with ALT856334 for subdivision. 4-23-19 Revision Erect new two family with four parking spaces per plans submitted.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to subdivide lot and build second dwelling on new lot.

Board Members asked about the lot sizes after subdivision.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with BPDA design review and Erlich seconded and the Board voted unanimously to approve.

**Case:** BOA-878988 **Address:** 822 Canterbury Street **Ward** 18 **Applicant:** Edwin Solano

**Article(s):** 67(67-8: 2 Family is a forbidden use & Basement units are forbidden for this location) 67(67-9: Insufficient usable open space, Insufficient rear yard setback & Excessive F.A.R.) 67(67-32)

**Purpose:** Add new basement unit and change occupancy from single family to two family per submitted plans.

**Discussion:** At the applicant's request the matter was deferred to the October 8, 2019 Hearing.

**Case:** BOA-926064 **Address:** 200 Savin Hill Avenue **Ward** 13 **Applicant:** Nick Le

**Article(s):** 65(65-8) 65(65-9: Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive & Bldg height excessive (stories)) 65(65-9.2) 65(65-32)

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

**Discussion:** The applicant appeared before the Board and requested to withdraw the proposal.

**Votes:** Upon a motion for dismissal without prejudice and a second, the Board voted unanimously to dismiss without prejudice.

**Case:** BOA-926056 **Address:** 202 Savin Hill Avenue **Ward** 13 **Applicant:** Nick Le

**Article(s):** 9(9-1)

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

**Discussion:** The applicant appeared before the Board and requested to withdraw the proposal.

**Votes:** Upon a motion for dismissal without prejudice and a second, the Board voted unanimously to dismiss without prejudice.

**Case:** BOA-854009 **Address:** 15 Bancroft Street **Ward** 11 **Applicant:** Aethos LLC

**Article(s):** 9(9-1) 55(55-9: Floor area ratio excessive, bldg height excessive (feet), Bldg height excessive (stories), Side yard insufficient & Front yard insufficient) 55(55-8)

**Purpose:** Seeking to change the occupancy from a three-family residential dwelling to a four-family residential dwelling and renovate the building including erecting fourth floor and rear additions with new decks and egress stairs, adding two parking spaces in the basement and installing sprinklers in the building.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from three-family to four-family dwelling and renovate with addition and new decks.

Board Members asked about dormers and rear deck.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors O'Malley and Essaibi-George are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval with BPDA design review and Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-824773 **Address:** 19-23 C lapp Street **Ward** 7 **Applicant:** Timothy Johnson

**Article(s):** 65(65-8) 65(65-9: Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Front yard insufficient, Side yard insufficient & Rear yard insufficient) 65(65-41)

**Purpose:** Erect new 5 story, 12 unit building w/20 car garage and front, side and roof decks as per plans submitted.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a new 12 unit dwelling.

Board Members asked about the parking requirements, roof decks and access, and units sizes and bedroom counts.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Baker are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with BPDA design review and Erlich seconded and the Board voted unanimously to approve.

**Case:** BOA-929259 **Address:** 73-75 Maverick Square **Ward 1 Applicant:** Nestor Limas

**Article(s):** 27T (27-5) 53(53-56)

53(53-12: Insufficient rear yard setback, Excessive f.a.r., Excessive height & Insufficient open space/unit)

**Purpose:** Change Occupancy from 2 Units to 6 Units. Adding 4 Residential Units to upper floors: 2 Bedroom, including new roof. Enclosing 1st floor commercial space. Conventional wood construction, interior open floor layouts including; Kitchens, Bathrooms, Closets & Laundry areas. Upgrade and bring to date {Within scope of work} MEP, FP, Sprinkler.

\*Clarification: Change occupancy from a 2 family and store to a 6 family and store, then construct two additional stories to existing two story structure (4 story total).

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to 6 units and build a 2 story addition.

Board Members asked about the dimensional violations, parking and roof deck.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval with BPDA design review and Galvin seconded and the Board voted unanimously to approve.

**Case:** BOA-#929262 **Address:** 73-75 Maverick Square **Ward 1 Applicant:** OZ DBA

**Purpose:** Change Occupancy from 2 Units to 6 Units. Adding 4 Residential Units at 3rd floor: 2 Bedroom, including new roof. Enclosing 1st floor commercial space. Conventional wood construction, interior open floor layouts including; Kitchens, Bathrooms, Closets & Laundry areas. Upgrade and bring to date {Within scope of work} MEP, FP, Sprinkler.

\*Clarification: Change occupancy from a 2 family and store to a 6 family and store, then construct two additional stories to existing two story structure (4 story total).

SECTION: 9th Edition 780 CMR CHPT 07- Section 705.8; Openings in Exterior Wall < 3' from lot line.  
9th Edition 780 CMR CHPT 10 - Section 1006.3.2; Stories with one exit.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to 6 units and build a 2 story addition.

Board Members asked about the dimensional violations, parking and roof deck.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Bickerstaff moved for denial and Fortune seconded and the Board voted unanimously to deny.

**RECOMMENDATION/HEARINGS:**

**Case:** BOA-962845 **Address:** 38 Green Street **Ward:** 2 **Applicant:** Keith Hinzman  
**Article(s):** 62(62-62-25) 62(62-8)

**Purpose:** New dormers at 3rd floor facing street and back yard, existing 1.5 story rear ell made full 2.0 stories, with the new uncovered outside deck on top with walk out access from the existing 3rd floor. Anticipated violations: 62-25 roof structure restrictions. All work to be within existing footprint.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

**Documents/Exhibits:** Building plans

**Case:** BOA-942121 **Address:** 335A-335 E Street **Ward:** 6 **Applicant:** Timothy Johnson  
**Article(s):** 68(68-8: Front yard insufficient, Side yard insufficient & Rear yard insufficient)

**Purpose:** Construct new rear deck & reconfigure exterior stairs as per plans submitted. Building is owner occupied single family.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

**Documents/Exhibits:** Building plans

**Case:** BOA-936456 **Address:** 258-262 Dudley Street **Ward:** 8 **Applicant:** Juan M. Vasquez  
**Article(s):** 6(6-4)

**Purpose:** Remove proviso "take-out use granted to this petitioner only" under application BOA569878.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

**Documents/Exhibits:** Building plans

**Case:** BOA-939687 **Address:** 21 Edna Road **Ward:** 16 **Applicant:** Paul MacDonald  
**Article(s):** 65(65-9)

**Purpose:** Add addition to existing single family per the plans.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

**Documents/Exhibits:** Building plans

**Case:** BOA-953013 **Address:** 184 Milton Street **Ward:** 16 **Applicant:** Brian McDermott  
**Article(s):** 65(65-9)

**Purpose:** Add 2 shed dormers to existing structure. New framing and finishes.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

**Documents/Exhibits:** Building plans

**Case:** BOA-951806 **Address:** 83 Centre Street **Ward:** 17 **Applicant:** Lindsay Gittens  
**Article(s):** 65(65-9: Floor area ratio is excessive, Height requirement is excessive (stories), Height requirement is excessive (ft), Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient)  
**Purpose:** Gut renovating existing structure plus finishing basement and adding a third level of living space. It will remain a 2-family.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

**Documents/Exhibits:** Building plans

**Case:** BOA-950630 **Address:** 82 Cummins Highway **Ward:** 19 **Applicant:** Jenny Guirado  
**Article(s):** 67(67-31) 67(67-8)  
**Purpose:** Change of Occupancy from single-family to a single family with a professional office. Construct new handicap accessible ramp. Legalize existing office space and existing free-standing sign.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with a proviso for no signage.

**Documents/Exhibits:** Building plans

**Case:** BOA-934366 **Address:** 16 Cerdan Avenue **Ward:** 20 **Applicant:** Paul Sullivan  
**Article(s):** 56(56-8: Floor area ratio excessive & Bldg height excessive (stories))  
**Purpose:** Finish bathroom that was roughed in when house was built a few years ago and finish 3rd floor space that was framed and prepped when house was built.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

**Documents/Exhibits:** Building plans

**Case:** BOA-940480 **Address:** 8 Cypress Street **Ward:** 20 **Applicant:** Jonathan McKinney  
**Article(s):** 56(56-8)  
**Purpose:** Finishing attic; Installing an additional bathroom.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

**Documents/Exhibits:** Building plans

**Case:** BOA-941174 **Address:** 7 Bryant Road **Ward:** 20 **Applicant:** Rita Nieves

**Article(s):** 56(56-8)

**Purpose:** This project will be about renovating the front entrance to the house by constructing a small roof that will overhang above the front door of the house to serve as an "awning". And will expand towards the front of the house the interior space at both sides of the front door by 3 feet.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

**Documents/Exhibits:** Building plans

**Case:** BOA-952207 **Address:** 6 Cedarcrest Lane **Ward:** 20 **Applicant:** Keith Wilson

**Article(s):** 56(56-8)

**Purpose:** Addition making the master bedroom larger and adding a master bath and new siding.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

**Documents/Exhibits:** Building plans

**Case:** BOA-955542 **Address:** 194 Bellevue Street **Ward:** 20 **Applicant:** Brian Kean

**Article(s):** 56(56-8: Floor area ratio excessive & Side yard insufficient)

**Purpose:** Enclosing rear porch to expand kitchen - approximately 28 square feet. Adding small deck to accommodate relocated rear entry door.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

**Documents/Exhibits:** Building plans

**Case:** BOA-938508 **Address:** 101 Westmoor Road **Ward:** 20 **Applicant:** Scott Rushton

**Article(s):** 56(56-8)

**Purpose:** Renovation of existing single family home, this interior renovation of kitchen, 2.5 bathrooms, and rebuild of side room with new poured foundations and new insulation. Exterior work - roof, replacement windows and siding as well.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

**Documents/Exhibits:** Building plans

**Case:** BOA-954795 **Address:** 6 Temple Terrace **Ward:** 20 **Applicant:** William Kelly

**Article(s):** 56(56-8: Front yard insufficient & Side yard insufficient)

**Purpose:** Erect 2nd floor verticle addition.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

**Documents/Exhibits:** Building plans

**Case:** BOA-955275 **Address:** 32 Woodard Road **Ward:** 20 **Applicant:** Iva Hernandez

**Article(s):** 56(56-8)

**Purpose:** Construct new single story addition to rear of existing dwelling per plans.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

**Documents/Exhibits:** Building plans

**Case:** BOA-921523 **Address:** 353 Baker Street **Ward:** 20 **Applicant:** O'Brian Stadhard

**Article(s):** 56(56-7)

**Purpose:** Change of occupancy from single family to 2 family and build deck in order to create second mean of egress per drawing.

**Discussion/Vote:** At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

**Documents/Exhibits:** Building plans

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

BOARD MEMBERS:

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

SUBSTITUTE MEMBERS:

NONE

**For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to [https://www.municode.com/library/ma/boston/codes/redevelopment\\_authority](https://www.municode.com/library/ma/boston/codes/redevelopment_authority)**

**For a video recording of the July 30, 2019 Board of Appeal Hearings please go to: [https://www.cityofboston.gov/cable/video\\_library.asp](https://www.cityofboston.gov/cable/video_library.asp)**