



City of Boston  
Board of Appeal

## HEARING MINUTES

Tuesday, November 19, 2019

BOARD OF APPEALS

Room 801

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

October 29, 2019 - Upon a Motion and second, the Board voted unanimously to approve the October 29, 2019 Hearing Minutes.

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

**Case:** 773858 **Address:** 6 Evelyn Street **Ward 14 Applicant:** Mitali Biswas

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

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

**Case:** 696299 **Address:** 250 Centre Street **Ward 11 Applicant:** The Community Builders, Inc

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

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

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

**Case:** 1013586 **Address:** 173-175 Ipswich Street **Ward 5 Applicant:** Christine McMahon

**Article(s):** 32(32-4)

**Purpose:** Partial demolition of existing brick building, addition of a 5300+ seat theater and addition, renovations and improvements to existing Laundry Building at Fenway Park. Also see Phase one ALT1009160 renovation and reprogramming for laundry building to accommodate this new addition and for the existing building uses to be ready for April of 2020.

**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 the BWSC's letter of approval was on file.

**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.

**Case:** 997827 **Address:** 31 Worcester Street **Ward 9 Applicant:** Patrick Mahoney, Esq  
**Article(s):** 32(32-4)

**Purpose:** Confirm occupancy as a lodging house and change to a single family home with interior renovations to existing living area. New fire protection system.

**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 the BWSC's letter of approval was on file.

**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.

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

**Case:**990738 **Address:** 1581-1597 Commonwealth Avenue **Ward 21 Applicant:** Anil Patel  
**Article(s):** 51(51-16)

**Purpose:** Change Use from "2 Restaurants, Stores, Offices, Chinese Hand Laundry, Barber Shop" to "2 Restaurants, Stores, Offices, Chinese Hand Laundry, Barber Shop, and Liquor Store.

**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 include liquor store.

Board Members asked about hours of operation and sizes of the liquor bottles to be sold.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Ciommo are in support. The Brighton-Allston Improvement Association is in opposition.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Ruggiero moved for approval with sales limited to the space as depicted on the stamped drawings and Fortune seconded and the Board voted unanimously to approve.

**Case:**1005174 **Address:** 248R Corey Road **Ward 21 Applicant:** Joel G. Kinney  
**Article(s):**51(51-57.13)

51(51-9: Lot Frontage Insufficient, Front Yard Insufficient, Side Yard Insufficient, Rear Yard Insufficient, Usable Open Space Insufficient & Floor Area Ratio Excessive)

**Purpose:** Erect new detached single family dwelling in the rear of existing 2 family on same lot replace existing garage with new garage and attached living unit. The property will have 3 living units and 3 parking spots. Refer to application ALT948332.

**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 single family dwelling on the same lot as existing two-family dwelling.

Board Members asked about two buildings being located on the same lot.

**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 Ruggiero moved for denial and Fortune seconded and the Board voted unanimously to deny.

**Case:** 1005175 **Address:** 248-250 Corey Road **Ward 21 Applicant:** Joel G.Kinney  
**Article(s):** 51(51-9: Floor Area Ratio Excessive, Usable Open Space Insufficient & Rear Yard Insufficient)  
**Purpose:** This application being filed for Zoning variance purposes; please see ERT894226 for detached separate building for additional unit for a total of three units total on lot.

**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 single family dwelling on the same lot as existing two-family dwelling.

Board Members asked about two buildings being located on the same lot.

**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 Ruggiero moved for denial and Fortune seconded and the Board voted unanimously to deny.

**Case:** 990401 **Address:** 378-380 Centre Street **Ward 19 Applicant:** Michael Soltani  
**Article(s):** 55(55-12) 55(55-40)  
**Purpose:** Add outdoor patio for 23 seats. Access to exiting bar. No work to be done.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to add 23 seats for patio seating.

Board Members asked about the name of the restaurant, hours of operation, protecting abutters from noise and access to the patio.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor O'Malley are in support, as is an abutter.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval with no live music to be allowed and Fortune seconded and the Board voted unanimously to approve.

**Case:** 972357 **Address:** 6-8 Cheshire Street **Ward 19 Applicant:** Comprehensive Building & Remodeling, LLC  
**Article(s):** 9(9-1) 55(55-9)  
**Purpose:** Finish Basement. Erect 2x4 walls on the perimeter, insulate, blueboard & plaster walls & ceiling, paint, carpet.

**Discussion:** At the applicant's request, the matter was deferred to the December 12, 2019 Subcommittee Hearing.

**Case:** 880415 **Address:** 1292A-1292 Blue Hill Avenue **Ward 18 Applicant:** Jody Mendoza Pekala  
**Article(s):** 60(60-16)

**Purpose:** Change of Occupancy from VFW Post to Cannabis Establishment (Recreational Marijuana).

**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 cannabis establishment.

Board Members asked about hours of operation, security procedures, line control, deliveries, steps for entering and purchasing, offering edibles, capacity and number of staff.

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

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval with BPDA design review and Fortune seconded and the Board voted 5 to 1 to approve. Board Member Ruggiero was in opposition.

**Case:** 927288 **Address:** 11-13 Pierce Street **Ward 18 Applicant:** Charles Donovan

**Article(s):** 9(9-1) 69(69-29)

68(68-8: Use: Forbidden- MFR is a forbidden use in a 2F-5000 sub-district & Use: Forbidden- Dwelling units in basements are forbidden)

69(69-9: Floor Area Ratio Excessive& Usable Open Space Insufficient)

**Purpose:** Add 5th dwelling unit 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 add a 5<sup>th</sup> unit in the basement.

Board Members asked about basement ceiling height. The Board noted that the drawings showed an inadequate basement ceiling height of 7 feet and could not be approved until corrected.

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

**Documents/Exhibits:** Building Plans

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

**Case:** 998180 **Address:** 36-40 Winthrop Street **Ward 18 Applicant:** CBC Design

**Article(s):** 10(10-1) 69(69-12) 69(69-29)

**Purpose:** Attached addition on right side of existing building. USE: Community Center with offices.

**Discussion:** At the applicant's request, the matter was deferred to the February 4, 2020 Hearing.

**Case#998181 Address:** 36-40 Winthrop Street **Ward 18 Applicant:** CBC Design

**Purpose:** Attached addition on right side of existing building. USE: Community Center with offices.

**SECTION:** 9th Edition 780 CMR CHPT 07 - Chapter 07 - Openings in exterior walls <3' from lot line is not allowed.

**Discussion:** At the applicant's request, the matter was deferred to the February 4, 2020 Hearing.

**Case:** 940020 **Address:** 41 Armandine Street **Ward** 17 **Applicant:** Devon Morgan

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

**Purpose:** Change of occupancy from a 3 family to 4 family; install new sprinkler system in 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 multifamily, four-unit dwelling.

Board Members asked about the size of the fourth unit, number of bedrooms, if the unit was to be located in a basement and about 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 Erlich moved for approval and Ruggiero seconded and the Board voted unanimously to approve.

**Case#940019 Address:** 41 Armandine Street **Ward** 17 **Applicant:** Devon Morgan

**Purpose:** Change of occupancy from a 3 family to 4 family; install new sprinkler system in building.

**SECTION:** 9th 780CMR 1016- Exit Access - Chapter 1016.2.4 problem could be resolved with installation of NFPA13- Chapter 903.3.1.1

**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 multifamily, four-unit dwelling.

Board Members asked about the size of the fourth unit, number of bedrooms, if the unit was to be located in a basement and about 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 Fortune moved for denial and Erlich seconded and the Board voted unanimously to deny.

**Case:** 995419 **Address:** 2 Mellen Street **Ward** 17 **Applicant:** Timothy Burke

**Article(s):** 65(65-8) 65(65-41)

65(65-9: Usable Open Space Insufficient & Floor Area Ratio Excessive)

**Purpose:** Change occupancy from at two family dwelling to a three 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 change occupancy from a two-family to three-family dwelling. No work to be done.

Board Members asked about the zoning subdistrict, size of the lot, bedroom counts, unit sizes, ceiling height and parking.

**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 Erlich moved for approval and Deveau seconded and the Board voted unanimously to approve.

**Case:** 993386 **Address:** 11 Greenmount Street **Ward 15 Applicant:** Edward Ahern

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

65(65-9: Lot area for the add'l dwelling unit is insufficient, Floor area ratio is excessive, Height is excessive (# of stories), Height is excessive (ft), Usable open space required is insufficient, Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient)

**Purpose:** Erect new four unit building and parking per attached plans.

**Discussion:** At the applicant's request, the matter was deferred to the February 4, 2020 Hearing.

**Case:** 981072 **Address:** 90 Hamilton Street **Ward 15 Applicant:** William Onessimo

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

**Purpose:** Change of occupancy from a three family dwelling to a three family dwelling and basement common living space for all 3 units and storage.

**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 include basement common living space for all three units.

Board Members asked about the planned use of the space and if a kitchen or bedroom would be included.

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

**Documents/Exhibits:** Building Plans

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

**Case:** 971287 **Address:** 643 Morton Street **Ward 14 Applicant:** Holy Tabernacle Church Apostolic, Inc

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

**Purpose:** Change of Occupancy from Childcare Center to Three-Family Dwelling. No work to be done.

**Discussion:** At the applicant's request, the matter was deferred to the February 4, 2020 Hearing.

**Case:** 971286 **Address:** 643 Morton Street **Ward 14 Applicant:** Holy Tabernacle Church Apostolic, Inc

**Purpose:** Change of Occupancy from Childcare Center to Three-Family Dwelling. No work to be done.

**SECTION:** 9th Edition 780CMR 903.2 (MA Amend)- Occupancy Automatic Sprinkler Requiren. All Use Group R requires automatic sprinkler system.

**Discussion:** At the applicant's request, the matter was deferred to the February 4, 2020 Hearing.

**Case:** 969343 **Address:** 102 Nightingale Street **Ward** 14 **Applicant:** Hubert West

**Article(s):**60(60-40) 60(60-8)

60(60-9: Lot Area Insufficient, Add'l Lot Area Insufficient, Lot Frontage Insufficient, Lot Width Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient, Front Yard Insufficient, Side Yard Insufficient & Rear Yard Insufficient)

**Purpose:** Erect a new Multi family Dwelling (4 Units) on a vacant parcel.

**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-unit dwelling.

Board Members asked about bedroom counts, unit sizes, parking, basement ceiling height and window wells.

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

**Documents/Exhibits:** Building Plans

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

**Case:** 1008451 **Address:** 89 Sydney Street **Ward** 13 **Applicant:** Michael Ferrara

**Article(s):** 10(10-1) 65(65-9)

65(65-41: 65-41.5d proposed parking does not meet minimum size dimensions &65-41.5 insufficient maneuverability due to tandem parking setup)

**Purpose:** App.#ERT849071, approved by the Board of Appeal on 10/30/2018 under BOA-868750, to include driveway for 3 vehicles. Driveway will conform with Board of Appeal proviso #2 under BOA-868750 (parking of front vehicle in driveway shall not protrude beyond the front of structure).

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

Board Members asked about any changes to plans on earlier application.

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

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval and Fortune seconded and the Board voted unanimously to approve. Board Member Fallon recused herself from hearing the appeal.

**Case:**1013092 **Address:** 570 Warren Street **Ward** 12 **Applicant:** 570 Warren Street, LLC

**Article(s):** 2(2-2-1) 9(9-1) 10(10-1) 50(50-43)

**Purpose:** Change occupancy from 9 lodgers and 1 owner occupant to 17 lodgers and 1 owner occupant; interior work only to create additional bedrooms for lodgers from existing under-utilized space in the existing structure.

**Discussion:** At the applicant's request, the matter was deferred to the February 4, 2020 Hearing.

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

**Case:** 1004367 **Address:** 83 Bolton Street **Ward 6 Applicant:** Fred Peterson, Trustee of the John Flaherty Revocable Trust-2016

**Article(s):** 68(68-8) 68(68-33)

**Purpose:** Change of occupancy from single-family to three-family dwelling. Existing condition. No work to be done.

**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 dwelling to a three-family dwelling. No work to be done; seeking to legalize existing condition.

Board Members asked how the property is taxed, about unit sizes and bedroom counts and basement space.

**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 Ruggiero moved for approval and Deveau seconded and the Board voted unanimously to approve.

**Case:**997062 **Address:** 66-68 Berkeley Street **Ward 5 Applicant:** Lauren Cook

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

**Purpose:** We'd like to add 7 kids to our basement the existing capacity is 19 we are seeking to increase to 26, which has ample square feet according to EEC requirements (see drawings attached). We' would also like to change the ages in our 2nd floor rm. to 0-14 years keeping the same capacity. No work to be done.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to extend capacity of existing childcare center to basement. No work to be done.

Board Members asked about the name of the business and the use of the basement and second floors.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors Flynn, Flaherty and Essaibi-George, State Representative Holmes and the Carpenters Union are in support.

**Documents/Exhibits:** Building Plans

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

**Case:** 1013094 **Address:** 23 Upton Street **Ward 3 Applicant:** 23 Upton Street LLC

**Article(s):** 32(32-4) 64(64-34)

64(64-9: Town House/Row House Extensions into Rear Yard & Floor area ratio excessive)

**Purpose:** Change occupancy from lodging/rooming house to 3 family dwelling units; complete gut renovation with new systems; addition of rear balconies and roof deck; accessory parking at rear for 3 vehicles. Install groundwater recharge system under Art. 32.

**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 dwelling and renovate.



Board Members asked about unit sizes, bedroom counts, basement ceiling height and roof deck.

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

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval with BPDA design review for the head house and signature hold for BWSC approval letter and Fallon seconded and the Board voted unanimously to approve.

**Case:**1005501 **Address:** 24-26 Elm Street **Ward 2 Applicant:** 24-26 Elm St, LLC

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

**Purpose:** To change occupancy from a four-family dwelling to a three-family dwelling. Also, to renovate the building, including a rear addition

**Discussion:** At the applicant's request, the matter was deferred to the December 3, 2019 Hearing.

**Case:** 1004869 **Address:** 13 Monument Street **Ward 2 Applicant:** Richard Crespo

**Article(s):** 62(62-8: Rear Yard Insufficient & Usable Open Space Insufficient)

**Purpose:** Contractor to demo existing rear, metal fire escape, and install a (2) level rear porch. Frame to be pressure treated, and decking to be composite. Eplan changed to paper 8/19/19.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect 2<sup>nd</sup> and 3<sup>rd</sup> floor rear decks.

Board Members asked if the new decks will function as fire escapes and about the dimensions of the decks.

**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 Ruggiero moved for approval and Fortune seconded and the Board voted unanimously to approve.

**Case:** 1013097**Address:** 96 Cottage Street **Ward 1 Applicant:** 231 Maverick Street, LLC

**Article(s):** 25(25-5) 27T(27T-5) 53(53-57)

53(53-9: Lot area for the add'l dwelling unit is insufficient, Lot width minimum required is insufficient, Lot width minimum required is insufficient, Lot frontage minimum required is insufficient, Floor area ratio is excessive, Height is excessive (stories), Height is excessive (ft), Usable open space is insufficient & Front yard setback required is insufficient)

**Purpose:** Combine (4) lots - 231, 233, and 237 Maverick, and 96 Cottage - into a new-build multifamily project. and erect 4 story, 2 unit building as per plans also Ert929448 mail returned, applicant update address.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to combine 4 parcels and erect a 7 unit dwelling at 231 Maverick Street and erect a 2 unit dwelling at 96 Cottage Street.

Board Members asked about decks and parking. Discussed location of property outside of flood zone as stated by applicant.

**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 for context and screening and buffering and no relief for Article 25 flood hazard violation and Ruggiero seconded and the Board voted unanimously to approve.

**Case:** 1013096 **Address:** 231 Maverick Street **Ward 1 Applicant:** 231 Maverick Street,  
**Article(s):** 53(53-8) 56(56-40) 53(53-56) 80(80-80E-2) 27T(27T-5) 25(25-5)  
53(53-9: Lot area for the add'l dwelling units is insufficient, Floor area ratio is excessive, Height requirement is insufficient (stories), Height requirement is insufficient (ft), Usable open space requirement is insufficient & Side yard setback requirement is insufficient)  
**Purpose:** Combine (4) lots - 231, 233, and 237 Maverick, and 96 Cottage - into a new-build multifamily project. And erect 4 story, 7 units building as per plans. In conjunction with Ert929454.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to combine 4 parcels and erect a 7 unit dwelling at 231 Maverick Street and erect a 2 unit dwelling at 96 Cottage Street.

Board Members asked about decks and parking. Discussed location of property outside of flood zone as stated by applicant.

**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 for context and screening and buffering and no relief for Article 25 flood hazard violation and Ruggiero seconded and the Board voted unanimously to approve.

**Case:** 959516 **Address:** 139 Everett Street **Ward 1 Applicant:** Anthony Del Vecchio  
**Article(s):** 53(53-9) 27T(27T-5)  
**Purpose:** Confirm the Occupancy as a One Family Dwelling and Change to a Two Family Dwelling to include combining of lots, roof deck with new exterior rear egress per plans submitted. All interior work and full construction costs for project are filed under SF944100 issued 4/22/19.

**Discussion:** At the applicant's request, the matter was deferred to the February 4, 2020 Hearing.

**Case:** 1006360 **Address:** 8 Ford Street **Ward 1 Applicant:** 6-8 Ford Street, LLC  
**Article(s):** 53(53-56)  
53(53-9: Add'l Lot Area Insufficient, Side Yard Insufficient, Usable Open Space Insufficient & Floor Area Ratio Excessive)  
**Purpose:** Subdivide this parcel 0101723000 of 5000 sf into two lots. this lot to keep 2391sf giving 2609sf to new lot known as 8C Ford St. ERT889494. No work on this building.

**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 erect a three-family dwelling on new lot, 8C Ford Street.

Board Members asked about an easement and lot subdivision. Also discussed the flood zone violation – applicant maintained locus not in flood zone and flood zone relief is not necessary.

**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 Ruggiero moved for approval with BPDA design review for screening and buffering and no Article 25 flood hazard relief and Deveau seconded and the Board voted unanimously to approve.

**Case:**1006358 **Address:** 8C Ford Street **Ward 1 Applicant:** 6-8 Ford Street, LLC

**Article(s):** 53(53-57.3) 53(53-56) 53(53-53-57.5) 25(25-5)

53(53-9: Usable Open Space Insufficient, Floor Area Ratio Excessive & Add'l Lot Area Insufficient)

**Purpose:** Erect 3 unit residential dwelling with parking on new lot by subdividing Parcel 0101723000 into two lots. this new lot to have 2609sf. Also see ALT889492

**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 erect a three-family dwelling on new lot, 8C Ford Street.

Board Members asked about an easement and lot subdivision. Also discussed the flood zone violation – applicant maintained locus not in flood zone and flood zone relief is not necessary.

**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 Ruggiero moved for approval with BPDA design review for screening and buffering and no Article 25 flood hazard relief and Deveau seconded and the Board voted unanimously to approve.

**Case:** 995226**Address:** 90 Morris Street **Ward 1 Applicant:** Ali Abdullah

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

**Purpose:** Three Family #856/2003 – Installation on private roof deck onto main roof for Unit#3.

**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 roof deck for use by unit 3.

Board Members asked about the dimensions of and access to the deck.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services and Councilor Edwards are in support, as is an abutter.

**Documents/Exhibits:** Building Plans

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

**Case:**932844 **Address:** 192 Gladstone Street **Ward 1 Applicant:** Catherine Clifford and Michael Barber

**Article(s):** 27T(27T-5) 52(52-25) 53(53-8) 53(53-54)

53(53-9: Insufficient rear yard setback- 27.5' req, Excessive f.a.r. - 0.5 max, Front yard setback - Conformity with existing building alignments, Insufficient side yard (10' setback required) & # of allowed stories has been exceeded - 2.5 story max)

**Purpose:** Demolish existing structure located at 192 Gladstone Street and erect a 3-story, 5 unit building with 7 parking spaces per plans provided. 10/3/19 Modified plans provided by BOA finalized 10/11/19.

**Discussion:** At the applicant's request, the matter was deferred to the February 25, 2020 Hearing.

**Case:** 1008589 **Address:** 104 Princeton Street **Ward 1 Applicant:** 104 Princeton St, LLC

**Article(s):** 27T(27T-9) 9(9-1) 53(53-52)

53(53-9: Floor Area Ratio Excessive, Building Height Excessive, Building Height ( # of Stories ) Excessive & Side Yard Insufficient)

**Purpose:** Renovate per ALT875141, erect addition, erect roof deck with head house, extend living space into basement and erect rear decks.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build an addition, roof deck with head house and rear decks, and extend living space to basement.

Board Members asked about basement ceiling height, window wells and egress.

**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 Ruggiero seconded and the Board voted unanimously to approve.

### **RE-DISCUSSIONS: 10:30a.m.**

**Case:** BOA-984240 **Address:** 71 May Street **Ward 19 Applicant:** Meredith McGuirk

**Article(s):** 55(55-41.12)

**Purpose:** Companion application to 71R May Street ALT953471 which seeks to change occupancy of existing garage on this lot to a one family dwelling, the resulting condition to be two single family buildings on this single lot.

**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 of existing garage to single-family dwelling, thereby creating two dwelling on same lot. Application seeks to legalize existing condition.

Board Members asked about occupancy of second single-family dwelling on the lot and zoning requirements.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor O'Malley are in support, as is an abutter.

**Documents/Exhibits:** Building Plans, Letter of support

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

**Case:** BOA-984246 **Address:** 71R may Street **Ward** 19 **Applicant:** Meredith McGuirk

**Article(s):** 55(55-41.1) 55(55-41.12)

55(55-9: Side Yard Insufficient & Rear Yard Insufficient)

**Purpose:** Confirm Occupancy as a Garage and Change Occupancy to a One Family Dwelling and expand and renovate as per plans. See ALT970111.

**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 of existing garage to single-family dwelling, thereby creating two dwelling on same lot. Application seeks to legalize existing condition.

Board Members asked about occupancy of second single-family dwelling on the lot and zoning requirements.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor O'Malley are in support, as is an abutter.

**Documents/Exhibits:** Building Plans, Letter of support

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

**Case:** BOA-986767 **Address:** 63 Violet Street **Ward** 18 **Applicant:** Castle Rock norfolk LLC c/o Eric Berke, Manager

**Article(s):** 60(60-9: Lot size to erect a new dwelling is insufficient, Minimum lot width requirements is insufficient & Minimum lot frontage requirement is insufficient)

**Purpose:** Subdivide and reconfigure existing 63 Violet Street and 65 Violet Street lots into two lot such that 63 Violet Street new lot size is 5,203 square feet and 65 Violet Street new lot size is 3,800 square feet. Construct new single family dwelling at 63 Violet Street. 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 erect single-family dwellings at 63 Violet Street and 65 Violet Street.

Board Members asked if the lots are separate and about unit sizes.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and State Representative Russell Holmes are in support, as is Department of Neighborhood Development. The West Selden Street Association and an abutter are in opposition.

**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-986769 **Address:** 65 Violet Street **Ward** 18 **Applicant:** Castle Rock Norfolk LLC c/o Eric Berke, Manager

**Article(s):** 60(60-9: Minimum lot size required to erect a dwelling is insufficient, Minimum lot width required is insufficient, Minimum lot frontage is insufficient, Minimum rear yard setback requirement is insufficient & Dimensional Regulations)

**Purpose:** Subdivide and reconfigure existing 63 Violet Street and 65 Violet Street lots into two new lots such that 63 Violet Street new lot size is 5,203 square feet and 65 Violet Street new lot size is 3,800 square feet. Construct new single family dwelling at 65 Violet Street. Work as per plan.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect single-family dwellings at 63 Violet Street and 65 Violet Street.

Board Members asked if the lots are separate and about unit sizes.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and State Representative Russell Holmes are in support, as is Department of Neighborhood Development. The West Selden Street Association and an abutter are in opposition.

**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-992738 **Address:** 88 White Street **Ward 1 Applicant:** 88 White Street, LLC

**Article(s):** 27S(27S-5) 53(53-57) 53(53-52)

53(53-9):Insufficient rear yard setback (resulted from proposed addition @88R), Insufficient lot size (resulted from proposed addition @88R)& Excessive F.A.R. (resulted from proposed addition @88R)

**Purpose:** Renovate structure and construct new dormer per plans submitted. Note: "Further zoning violations triggered by proposed addition to existing second building on same lot. This will remain one of two buildings on the same lot as #88R White Street. Please see ALT960368".

**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 three story addition to carriage house for three unit dwelling and renovate existing single-family dwelling; total 4 units.

Board Members asked about the size of the proposed addition and size of the carriage house.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. An attorney for a direct abutter and two abutters are in opposition.

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

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

**Case:** BOA-992744 **Address:** 88R White Street **Ward 1 Applicant:** 88 White Street, LLC

**Article(s):**9(9-1) 27T(27T-5) 53(53-8) 53(53-52) 53(53-54) 53(53-56) 53(53-57)

53(53-9):Lot Area Insufficient, Excessive F.A.R. (#88R), # of allowed stories exceeded (#88R) & Insufficient rear yard setback (#88R)

**Purpose:** Seeking to renovate the existing structure and construct an addition on the rear building for a total of three residential dwelling units. One of two building on the same lot (#88 1 family). Please see alt984527

**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 three story addition to carriage house for three unit dwelling and renovate existing single-family dwelling; total 4 units.

Board Members asked about the size of the proposed addition and size of the carriage house.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. An attorney for a direct abutter and two abutters are in opposition.

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

**Votes:** Board Member Ruggiero moved for approval without the proposed addition to the carriage house and Fallon seconded and the Board voted unanimously to approve.

**45 Minute Lunch Break**

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

**Case:** 966831 **Address:** 21 Rushmore Street **Ward 22 Applicant:** Chris Pleim

**Article(s):**51(51-8) 51(51-9: Excessive F.A.R & Insufficient rear yard setback (40' Required)

**Purpose:** Scope of work reduction: Construct three unit dwelling (townhouse style design) with 2 interior parking spaces. Modification made on 9/26/19.

**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 three unit townhouse.

Board Members asked about the size of the lot.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Ciommo are in support, as is the Birghton-Allston Improvement Association.

**Documents/Exhibits:** Building Plans

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

**Case:** BOA-969070 **Address:** 13 River Street **Ward 17 Applicant:** Lucio Trabucco

**Article(s):**65(65-42) 65(65-9: Floor Area Ratio Excessive, Building Height ( # of Stories ) Excessive, Usable Open Space Insufficient & Side Yard Insufficient)

**Purpose:** Addition & Alterations to existing structure @ 13 River St - please see ERT892724 for 13A River St and ERT892728 for 13B River St (separate buildings in the rear of the lot.) ERT835368 incorrect application for work described.

**Discussion:** At the applicant's request, the matter was deferred to the December 3, 2019 Hearing.

**Case:** BOA-969078 **Address:** 13A River Street **Ward 17 Applicant:** Lucio Trabucco

**Article(s):**65(65-42: Conformity with Existing Building Alignment & Two or More Dwellings on the Same Lot) 65(65-9: Main Entrance to a Dwelling shall Face the Front Lot line, Lot Area Insufficient, Lot Frontage Insufficient, Floor Area Ratio Excessive, Building Height Excessive, Building Height ( # of Stories ) Excessive, Usable Open Space Insufficient, Front Yard Insufficient & Side Yard Insufficient)

**Purpose:** Erect a new 4 story, Two ( 2 ) Family Dwelling on existing 11,663 sq ft Lot. Parking will be located under Building. This will be 1 of 3 Dwellings located on the Same Lot. Building will be fully Sprinklered. Reference ERT892728 (13B River Street) and ALT892712 existing building at 13 River Street.

**Discussion:** At the applicant's request, the matter was deferred to the December 3, 2019 Hearing.

**Case:** BOA-940063 **Address:** 3 Aspinwall Road **Ward 17 Applicant:** Solmon Chowdhury

**Article(s):** 65(65-8) 65(65-41)

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

**Purpose:** Erect new five story multi-family dwelling. The building consists of 38 residential units with 29 underground 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 34 unit residential dwelling.

Board Members asked about building height, the zoning subdistrict, elevator accessibility, unit sizes and bedroom counts and affordable units.

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

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

**Votes:** Board Member Erlich moved for approval with BPDA design review and Fortune seconded and the Board voted 5 to 2 to approve. Chair Araujo and Board Member Ruggiero were recorded in opposition.

**Case:** BOA-928844 **Address:** 81 Everdean Street **Ward** 16 **Applicant:** Stuart Schrier

**Article(s):** 65(65-41) 65(65-42)

**Purpose:** switching driveway from inside basement to out side LEFT of the house

**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 dwelling to two-family dwelling and move driveway.

Board Members asked about unit sizes and number of bedrooms.

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

**Documents/Exhibits:** Building Plans

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

**Case:** BOA-952066 **Address:** 81 Everdean Street **Ward** 16 **Applicant:** Stuart Schrier

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

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

**Purpose:** Change occupancy from one Family to two Family. 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 single-family dwelling to two-family dwelling and move driveway.

Board Members asked about unit sizes and number of bedrooms.



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

**Documents/Exhibits:** Building Plans

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

**Case:** BOA-927970 **Address:** 79-81 Clarkson Street **Ward** 15 **Applicant:** Mai Phung

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

**Purpose:** Proposed to enclosed front porches and roof decks on top (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 enclose front porches and build roof decks.

Board Members asked about the number of units.

**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 Kindell seconded and the Board voted unanimously to approve.

**Case:** BOA-892898 **Address:** 267 Old Colony Avenue **Ward** 7 **Applicant:** Patrick Mahoney, Esq

**Article(s):** 19(19-1) 14(14-2) 17(17-1) 20(20-20-8) 23(23-23-1) 23(23-9) 27S(27S-9)

13(13-13-1: Floor Area Ratio, excessive (L-1) & Height, excessive (L-1)

**Purpose:** Raze existing building and Erect 56 residential dwelling units with semi automated parking on grade, and retails on ground level.

**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 55 residential units and ground floor commercial space.

Board Members asked about unit sizes, roof decks and access thereto and the size of the commercial space.

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

**Documents/Exhibits:** Building Plans

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

**Case:** BOA-975133 **Address:** 411 East Third Street **Ward 6 Applicant:** George Morancy  
**Article(s):** 27S(27S-5) 68(68-33: Off-street parking insufficient & Design: 50% of the required car space shall be no less than 8-1/2 feet in width and 20 feet in length) 68(68-8: Floor area ratio excessive, Bldg height excessive (feet), Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient)  
**Purpose:** Combining two parcels (0602960010 and 0602959010) into a single lot to be 4,447 SF. Erect a multi-family (6 unit) residential dwelling with proposed (6) off-street parking. Raze existing single-family dwelling on 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 4 unit dwelling (reduced from 6) with 6 parking spaces.

Board Members asked about the roof deck and violations cured by the unit reduction.

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

**Documents/Exhibits:** Building Plans

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

**Case:** BOA-937269 **Address:** 425 East Third Street **Ward 6 Applicant:** Douglas Stefanov  
**Article(s):** 27S(27S-5) 68(68-8: Floor area ratio is excessive, Height requirement is excessive, Usable open space requirement is insufficient, Front yard setback requirement is insufficient, Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient) 68(68-33: Off street parking requirement is insufficient & Off street parking design (access drive & maneuverability))  
**Purpose:** Erect a three family building with en-closed mechanical parking as per plans.

**Discussion:** At the applicant's request, the matter was deferred to the February 25, 2020 Hearing.

**Case:** BOA-967936 **Address:** 424 Marlborough Street **Ward 5 Applicant:** John Barry  
**Article(s):** 32(32-4)  
**Purpose:** Interior renovations and building code upgrade as per attached plans.

**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 applicant is awaiting BWSC approval letter.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Ruggiero moved for approval with a signature hold for BWSC approval letter, the motion was seconded and the Board voted unanimously to approve the applicant's request.

**Case:** BOA-974123 **Address:** 60-70 Temple Place **Ward 3 Applicant:** George Morancy  
**Article(s):** 11(11-7) 38(38-20B: Sign area excessive, Signs attached at right angles to a building & Use billboards forbidden)  
**Purpose:** Install to Washington Street façade of existing commercial building new perpendicular blade-style digital billboard measuring 25 inches in width, with each sign face measuring 25 feet by 12 feet.

**Discussion:** The applicant notified the Board of his request 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-978472 **Address:** 3 Bond Street **Ward 3 Applicant:** Alston Ryan

**Article(s):** 32(32-4) 64(64-9: Town house/row house extension into rear yard, Floor area ratio excessive & Rear yard insufficient)

**Purpose:** Total renovation of single family dwelling per plans. Reconstruction of structurally compromised front and rear exterior walls of this row house. Erect roof deck. Enlarge rear dormer.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to renovate, enlarge dormer and add a roof deck.

Board Members asked about total additional square footage.

**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 Kindell seconded and the Board voted unanimously to approve.

#### **INTERPRETATION: 12:00 Noon**

**Case:** 1002608 **Address:** 3 Brigham Street **Ward 1 Applicant:** Ronald W. Stoia

**Purpose:** The Petitioner's are seeking an order from the Zoning Board of Appeal to Inspectional Services enforce the April 25, 2017 decision, that the Applicant remove the head house and replace it with an angled hatch as shown in the plans approved and stamped by the Board in 2012.

**Discussion:** At the request of the Board, the applicant presented plans and described the requested relief sought to enforce the Board's proviso on the initial granting of relief for the proposed head house to be replaced with an angled hatch.

Board Members asked about what was approved at the 2017 hearing and what was built and how those differ. Assistant Commission Thai from ISD stated that ISD erred in issuing the certificate of occupancy to the homeowner.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Erlich moved for approval, a finding that ISD erred in issuing the permit/certificate of occupancy and for the applicant to comply with the Board's original decision, and Fortune seconded and the Board voted unanimously to approve.

**RECONSIDERATION: 12:00 Noon**

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

Reconsideration, pursuant to Article 5-3, of the Board's 7/30/19 Decision to Deny the requested relief so that the Appeal may be heard by a seven member Board 51(51-9: Excessive F.A.R & Insufficient rear yard setback (40' Required)

**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 his argument for reconsideration of a prior denial because the applicant was unaware that he could have requested an administrative deferral due to a Board comprise of only 5 members presiding over the hearing.

Board Members stated that it was made clear throughout the hearing that there was a 5 member Board and a deferral would be granted if requested. The Board pointed out that the applicant was represented by counsel who regularly appears before the Board.

**Documents/Exhibits:** Building Plans

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

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

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR  
MARK FORTUNE-SECRETARY  
MARK ERLICH  
JOSEPH RUGGIERO

SUBSTITUTE MEMBERS:

TYRONE KINDELL, JR (**Present approx. 12:15 PM to conclusion**)  
NADINE FALLON  
EDWARD DEVEAU

**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 November 19, 2019 Board of Appeal Hearings please go to: [https://www.cityofboston.gov/cable/video\\_library.asp](https://www.cityofboston.gov/cable/video_library.asp)**