



City of Boston  
Board of Appeal

**RECEIVED**

*By City Clerk at 2:48 pm, Mar 03, 2021*

TUESDAY, MARCH 9, 2021

BOARD OF APPEAL

CITY HALL, ROOM 801

---

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON MARCH 9, 2021 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS MARCH 9, 2021 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

**PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:**

**THE MARCH 9, 2021 HEARING WILL BE HELD VIRTUALLY VIA VIDEO TELECONFERENCE AND TELEPHONE VIA THE WEBEX EVENT PLATFORM.**

**Interested persons can participate in the hearing REMOTELY by going to <http://bit.ly/zbaMar9hearing> or by calling 1-617-315-0704 and entering access code 129 670 6648.**

**If you wish to offer testimony on an appeal, please click <http://bit.ly/zbaMar9comment> to sign up. Please provide your name, address, the address and/or BOA number of the appeal on which you wish to speak, and if you wish to speak in support of or opposition to the project.**

**For individuals who need translation assistance, please notify the Board at least 48 HOURS in advance either by signing up at <http://bit.ly/zbaMar9comment>, calling 617-635-5300 or emailing [zba.ambassador@boston.gov](mailto:zba.ambassador@boston.gov).**

**The ZBA Ambassador will be available within the WebEx Event from at 8:30 AM to 9:30 AM to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via WebEx. Questions and/or concerns can also be emailed to the ZBA Ambassador at [zba.ambassador@boston.gov](mailto:zba.ambassador@boston.gov).**



City of Boston  
Board of Appeal

**If you wish to offer comment within the meeting platform, please use the “raise hand” function, if connected by video, or dial \*3, if connected by phone. The requester will be administratively unmuted and asked to state their name, address and comment. Comments will be limited as time requires.**

**IF YOU WISH TO OFFER TESTIMONY ON AN APPEAL, PLEASE LOG IN TO THE HEARING NO LATER THAN 9:00 AM TO ENSURE YOUR CONNECTION IS PROPERLY FUNCTIONING.**

The hearing can also be viewed via live-stream on the City’s website at <https://www.boston.gov/departments/broadband-and-cable/watch-boston-city-tv>. Closed captioning is available.

Interested persons who are unable to participate in the hearing remotely may make an appointment to appear in person at City Hall, in the BPDA board room, 9th Floor, Room 900. Please notify the Board at least **48 HOURS** in advance either by calling 617-635-4775 or emailing [isdboardofappeal@boston.gov](mailto:isdboardofappeal@boston.gov) for accommodations to be made. Individuals appearing at City Hall without an appointment will not be permitted to enter.

**MEMBERS OF THE COMMUNITY ARE STRONGLY ENCOURAGED TO HELP FACILITATE THE VIRTUAL HEARING PROCESS BY EMAILING LETTERS IN SUPPORT OF OR OPPOSITION TO AN APPEAL TO [isdboardofappeal@boston.gov](mailto:isdboardofappeal@boston.gov) IN LIEU OF OFFERING TESTIMONY ONLINE OR FROM BPDA BOARD ROOM. IT IS STRONGLY ENCOURAGED THAT WRITTEN COMMENTS BE SUBMITTED TO THE BOARD AT LEAST 48 HOURS PRIOR TO THE HEARING. WHEN DOING SO, PLEASE INCLUDE IN THE SUBJECT LINE THE BOA NUMBER, THE ADDRESS OF THE PROPOSED PROJECT AND THE DATE OF THE HEARING.**



City of Boston  
Board of Appeal

**EXTENSIONS: 9:30 AM**

**Case: BOA- 113858 Address: 6 Evelyn Street Ward 14 Applicant: Orion AMS Realty, LLC**

**Case: BZC- 29846 Address: 1954 Commonwealth Avenue Ward 21 Applicant: Paul Alan Rufo**

**Case: BOA-906535 Address: 261 Bolton Street Ward 6 Applicant: George Morancy, Esq**

**Case: BOA-917588 Address: 345-345B Baker Street Ward 20 Applicant: George Morancy, Esq**

**Case: BOA- 917579 Address:349-349A Baker Street Ward 20 Applicant: George Morancy, Esq**

**Case: BOA- 463655 Address: 120 West Fourth Street Ward 6 Applicant: Marc LaCasse, Esq**

**Case: BOA-904052 Address: 9 Webster Avenue Ward 1 Applicant: Marc LaCasse, Esq**

**Case: BOA- 904046 Address: 11 Webster Avenue Ward 1 Applicant: Marc LaCasse, Esq**

**Case: BOA-904048 Address: 11-15 Webster Avenue Ward 1 Applicant: Marc LaCasse, Esq**

**HEARING: 9:30 AM**

**Case: BOA-1074188 Address: 152 Trenton Street Ward 1 Applicant: A Limited Liability Company, LLC  
Articles: Article 27T East Boston IPOD Article 53 Section 8 Use Regulations Use Forbidden Article 53 Section 9 Insufficient additional lot area Article 53 Section 9 Excessive F.A.R. Article 53 Section 9 Max. allowed height exceeded Article 53 Section 9 # of stories allowed exceeded Article 53 Section 9 Insufficient side yard setback Article 53 Section 9 Insufficient rear yard setback Article 53 Section 9 Insufficient usable open space Article 53, Section 52 Roof Structure Restrictions Article 53, Section 56 Off Street Parking & Loading Req Insufficient parking**

**Purpose: Confirm occupancy as single residential dwelling and change occupancy to a four family residential dwelling. Also, to erect a fourth story addition and rear additions and renovate. O/C bin 4.1.20**

**Case: BOA- 1085219 Address: 40 Chelsea Street Ward 1 Applicant: Star Property Holdings, LLC  
Articles: Article 53 Section 8 Use Regulations MFR is a forbidden use in a 3F 2000 sub district Article 53, Section 9 Add'l Lot Area Insufficient Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Bldg Height Excessive (Feet) Article 53, Section 9 Usable Open Space Insufficient Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient Article 53, Section 56 Off Street Parking & Loading Req Off street parking is insufficient. None provided Article 27T-5 East Boston IPOD Applicability**

**Purpose: Seeking to change the occupancy of the existing three family residential dwelling to a six family residential dwelling. Also, to erect a fourth story addition and renovate. ZBA. E plans attached.**



City of Boston  
Board of Appeal

**Case: BOA-1159030 Address: 282-308 Bremen Street Ward 1 Applicant: 282 Bremen Development, LLC**  
**Articles: Article 27T 5 East Boston IPOD Applicability Article 53 Section 8 Use Regulations Art Studio Use: Forbidden Article 53 Section 8 Use Regulations Art Gallery Use: Forbidden Article 53 Section 8 Use Regulations Local Retail Use: Forbidden Article 53 Section 8 Use Regulations Multi Family Dwelling Use: Forbidden Article 53, Section 9 \*Add'l Lot Area Insufficient Article 53, Section 9 \* \*\*\* Floor Area Ratio Excessive Article 53, Section 9 \*\* Bldg Height Excessive (Stories) Article 53, Section 9 \*\* \* Bldg Height Excessive (Feet) Article 53, Section 9 \*\* \*\* Usable Open Space Insufficient Article 53, Section 9 \*\* \*\*\* Front Yard Insufficient Article 53, Section 9 \*\*\*\* Rear Yard Insufficient Article 53 Section 8 Use Regulations Artists' Mixed Use (Live/Work Units): Forbidden**

**Purpose: Erect a new 5 story mixed use building with 126 residential units, 13 Artist Live/Work Units, ground floor Retail, Art Studios/Art Gallery, and Community spaces and at grade parking per Article 80 LPR. Note: This application has been filed in conjunction with ALT1018868, ALT1018869, ALT1018871 to combine lots into one lot.**

**Case: BOA- 1158608 Address: 254 Paris Street Ward 1 Applicant: SG Paris Development, LLC**  
**Articles: Article 27T-5 East Boston IPOD Applicability Article 53 Section 8 Use Regulations Multi-Family Dwelling: Forbidden Article 53, Section 56 Off-Street Parking & Loading Req Off-Street Parking Insufficient Article 53, Section 9 Lot Area Insufficient Article 53, Section 9 Add'l Lot Area Insufficient Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Bldg Height Excessive (Feet) Article 53, Section 9 Usable Open Space Insufficient Article 53, Section 9 Front Yard Insufficient Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient**

**Purpose: Seeking to raze the existing and erect a building with six residential units and five parking spaces. [ZBA ePlan]**

**Case: BOA-1080213 Address: 175 Wordsworth Street Ward 1 Applicant: Francisco Fuentes**  
**Articles: Article 27T East Boston IPOD Art. 09 Sec. 01 Extension of Non Conforming Use Article 53 Section 9 Front yard setbacks/Corner lot provision**

**Purpose: Finish demo all three floors and basement, make 3 kitchens, 5 bathrooms, 3 laundries, add some partition nonbearing walls for bedrooms, insulation, sheetrock and plaster, trim, paint and floors. (SF984834,SF1027455) Full gut rehab, extend living space into the basement area, to include takedown and reconstruction of rear porches. ZBA required**  
**\*Three Family DOC#267 / 1932.**

**Case: BOA- 1152882 Address: 9 Eden Street Ward 2 Applicant: Pulgini & Norton, LLP**  
**Articles: Art. 62 Sec. 62 25 Roof Structures Restricted Roof structures restricted district Art. 62 Sec. 08 Side yard setback requirement is insufficient Art. 62 Sec. 08 Usable open space requirement is insufficient Art. 62 Sec. 30 Side yard with driveway cannot be less than 10ft wide.**

**Purpose: Confirm occupancy as a two family. Change occupancy to a three family dwelling. Rebuild the rear elevation to add additional space to the rear of the structure to convert from a two family to a three family; build a driveway to access parking in the rear of the property. [ePlan]**



City of Boston  
Board of Appeal

**Case: BOA-1102145 Address: 43 Union Park Ward 3 Applicant: Timothy Sheehan**  
**Articles: Art. 32 Sec. 32 4Groundwater Conservation Overlay District, Applicability substantial rehab.**  
**Article 64, Section 9 Floor Area Ratio Excessive Max. allowed: 2 Existing: 2.63 Proposed: 2.65 Article 64, Section 9.4 Town House/Row House Extension Balcony proposed on the 4th floor**  
**Purpose: Gut renovation of an existing duplex condominium. A new private roof deck accessed via a stair and hatch, a new kitchen, new bedrooms and bathrooms. Two front existing dormers will be attached, existing rear dormer will be enlarged. ZBA and SELC approval req'd. eplan > BOA**

**Case: BOA#1102146 Address: 43 Union Park Ward 3 Applicant: Timothy Sheehan**  
**Purpose: Gut renovation of an existing duplex condominium. A new private roof deck accessed via a stair and hatch, a new kitchen, new bedrooms and bathrooms. Two front existing dormers will be attached, existing rear dormer will be enlarged. ZBA and SELC approval req'd. eplan > BOA Violation: Violation Description Violation Comments 9th 780 CMR 1011 Stairways 1011.12.2 Roof access shall be through a penthouse**

**Case: BOA-1126778 Address: 1301-1305 Boylston Street Ward 5 Applicant: Brian Judge**  
**Articles: Art. 06 Sec. 04 Other Protectional Conditions Applicant seeks relief from conditional use proviso to expire on 12/18/20 Art. 07 Sec. 4 Other Protectional Conditions Applicant seeks relief from Forbidden use proviso which expires on 12/18/20**  
**Purpose: The Applicant is requesting a Zoning Code refusal letter from ISD in order to file an application with the Board of Appeal to extend the existing and long standing zoning relief for use of the property for parking. See the enclosed materials for additional information. [ePlan]**

**Case: BOA- 1121328 Address: 142 P Street Ward 6 Applicant: Ryan Hunt**  
**Articles: Article 29 Section 4 GPOD Applicability Greenbelt Protection Overlay District Applicability Article 68, Section 8 Lot Area for Additional Dwelling Units Insufficient Article 68, Section 8 Front Yard Insufficient Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient Article 68, Section 33 Off Street Parking & Loading Req Off Street Parking Insufficient Article 68, Section 33 Off Street Parking & Loading Req Off Street Loading Insufficient**  
**Purpose: Erect a 3 story, Nine (9) Unit Residential Building. Paper plans eplan documents.**

**Case: BOA-1155320 Address: 760 East Broadway Ward 6 Applicant: Pulgini & Norton, LLP**  
**Articles: Article 68, Section 7.2 Basement Units Forbidden Article 68, Section 8 Add'l Lot Area Insufficient lot already undersized adding a unit will add to the non conformance Article 68, Section 33 Off Street Parking & Loading Req Off street parking is insufficient. None provided**  
**Purpose: Confirm occupancy as a 3 family. Renovate entire structure and convert to a 4 family residential building.**



City of Boston  
Board of Appeal

**Case: BOA- 1155712 Address: 10 Ruthven Park Ward 12 Applicant: Alfonso Sira**  
**Article: Art. 50 Sec. 43 Off street parking requirements Ancillary off street parking use is a conditional use (all car space shall be entirely located on the lot the space is intended to serve)**  
**Purpose: Assign 2 off street parking spaces (parking 1 and parking 6) from the 6 parking spaces located at the rear of 71 Ruthven Street property to 10 Ruthven Pk as ancillary parking spaces. And create a new accessible parking on the main drive of 10 Ruthven Pk.**

**Case: BOA-1155711 Address: 71 Ruthven Street Ward 12 Applicant: Derric Small**  
**Articles: Art. 09 Sec. 01 Extension of Non Conforming Use Extension of non conforming use is conditional Art. 50, Section 29 Floor area ratio is excessive Art. 50, Section 29 Height requirement is excessive (stories) Art. 50, Section 29 Height is excessive (ft) Art. 50, Section 29 Usable open space is insufficient (due to the 6 parking spaces) Art. 50, Section 29 Side yard with access driveway cannot be less than 10ft wide (no side yard to access the parking except easement driveway) Article 50, Section 44 Application of Dimensional Req Side yard with access driveway cannot be less than 10ft wide (no side yard to access the parking except easement driveway)**  
**Purpose: To proceed with ZBA reconfiguration in 1st floor and extension to attic floor with dormers, total number of units remains the same as before in ALT1019604 alt by mj, and 6 new off street parking spaces at the rear of property (3 for 71 Ruthven Street and 3 for 10 Ruthven Pk as ancillary).**

**Case: BOA- 1131510 Address: 35 Cushing Avenue Ward 13 Applicant: Peter Gammie**  
**Articles: Art. 09 Sec. 01 Extension of Non Conforming Use Extension of a non conforming use is conditional Art. 65 Sec. 9 Floor area ratio is excessive Art. 65 Sec. 9 Height requirement is excessive (2.5 stories max.). Art. 65 Sec. 9 Side yard setback requirement is insufficient**  
**Purpose: Proposed dormer extension to existing dormer as per plans. Permit set to be submitted upon ZBA approval.**

**Case: BOA- 1156551 Address: 18-26 Bradshaw Street Ward 14 Applicant: Corey Anderson**  
**Articles: Article 60, Section 8 Use Regulations Use: Multifamily Dwelling: Forbidden Article 60, Section 9 Lot Area for Additional Dwelling Units Insufficient Article 60, Section 9 Floor Area Ratio Excessive Article 60, Section 9 Usable Open Space Insufficient Article 60, Section 9 Side Yard Insufficient Article 60, Section 9 Rear Yard Insufficient**  
**Purpose: Erect a 3 story, Five (5) Unit Townhouse Building with Parking below. Construction Permit Set to be submitted upon ZBA approval.**

**Case: BOA-1137459 Address: 19 Hansborough Street Ward 14 Applicant: Hope Whyte**  
**Article: Art. 10 Sec. 01 Limitation of off street parking areas 5' Buffer requirement of side yard**  
**Purpose: We are seeking approval to cut the sidewalk curb to access our driveway. The driveway fits 2 cars, and has been in place since the home was purchased by our family in the 1970's. Public Works has already approved our curb cut request.**





City of Boston  
Board of Appeal

**Case: BOA-1066523 Address: 114 Hamilton Street Ward 15 Applicant: Douglas Wohn**  
**Articles: Article 65, Sec 65 41 Off Street Loading Req. parking insufficient. Article 65, Section 8 Use Regulations 4 family forbidden. Article 65, Section 9 Lot area per dwelling unit insufficient. Article 65, Section 9 Open space insufficient. Article 65, Section 9 Front yard insufficient. Article 65, Section 9 Side yard insufficient Article 65, Section 9 Rear yard insufficient Article 64, Section 9 Floor Area Ratio Excessive**  
**Purpose: \*Change of occupancy from 3 to 4 dwelling units . build new front and rear porches, extend living area to the basement for new unit .As per plans per ISD Notice. Cost already reflected in ALT774916; SF774915; SF727350 and other Electrical, Plumbing & Fire Alarm permits. To correct violation V445440.**

**Case: BOA- 1099645 Address: 31 Cameron Street Ward 15 Applicant: Kevin Campbell**  
**Articles: Article 65, Section 8 Use Regulations ancillary parking use: Conditional Article 65, Section 41 Off Street Parking & Loading Req 65.41.4. b) Location**  
**Purpose: Propose (6) off street parking with proposed curb cut for existing three family dwelling located on 27 Cameron Street.**

**Case: BOA-1126520 Address: 15 Bears Avenue Ward 17 Applicant: Nicholas Fisher**  
**Articles: Article 65, Section 8 Use Regulations Three Family Dwelling Use: Forbidden Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient Article 9, Section 2 Change in Non Conforming Use Change from two family to three family dwelling**  
**Purpose: Change occupancy from two family to three family dwelling. Create a third dwelling unit in existing 2 family by renovating and expanding the attic into a full floor. Add dormers, extend upward the existing bay window on the side of the house, add side exterior decks, and reconfigure parking spaces in the rear. Sprinkler the building per NFPA 13D. [ZBA ePlan]**

**Case: BOA-1137313 Address: 822 Canterbury Street Ward 18 Applicant: Edwin Solano**  
**Articles: Article 67, Section 8 Use Regulations Two Family Use: Forbidden Article 67, Section 9 Floor Area Ratio Excessive Article 67, Section 9 Usable Open Space Insufficient Article 67, Section 9 Side Yard Insufficient Article 67, Section 9.3 Location of Main Entrance Within Residential Subdistricts, the main entrance of a Dwelling shall face the Front Lot Line. Article 67, Section 9 Rear Yard Insufficient**  
**Purpose: Change occupancy from a one family to a two family. Extend living space to basement. Construct new rear addition and stairway. Propose (4) off street parking. [ePlan]**

**Case: BOA-1120471 Address: 739 Cummins Highway Ward 18 Applicant: Broderick Egodogbare**  
**Articles: Article 60, Section 8 Use: Forbidden 3 family use Article 60, Section 9 Bldg Height Excessive (Stories) Max. allowed: 2.5 Proposed: 3 Article 60, Section 9 Usable Open Space Insufficient Required: 1,800 sqft Article 60, Section 9 Rear Yard Insufficient Required: 30' Proposed: 10' and 20' Article 60, Section 9 Floor Area Ratio Excessive Max. allowed: 0.8 (Basement has living space which has not been counted on arch. plans) Article 60, Section 9.3 Dim Regs: Location of Main Entrance for new unit, it shall face the front lot line (Cummins Highway) Article 60, Section 9 Front Yard Insufficient Required: 15' Proposed: 10'**  
**Purpose: Change of occupancy from two family to three family dwelling. Construct new addition of a 3rd unit. Foundation, framing, Plumbing, Hvac, electrical, sheetrock and finishing work. ePlan > BOA**



City of Boston  
Board of Appeal

**Case: BOA- 1146926 Address: 134 Poplar Street Ward 19 Applicant: Timothy Burke**  
**Articles: Article 67, Section 9 Lot Width Insufficient 43.1' < 50'min Article 67, Section 9 Bldg Height Excessive (Stories) 3 > 2 1/2max Article 67, Section 9 Side Yard Insufficient 6.1' < 9.1'min (Narrow Lot) Article 67, Section 9 Lot Frontage Insufficient 43.6' < 50'min Article 67, Section 9 Usable Open Space Insufficient**  
**Purpose: Construct a new two family house. Work includes new foundation, wood framing, exterior and interior finishes, with kitchens and bathrooms, all required mechanical, electrical and plumbing. Construct driveway to new garage parking at Basement level. [ePlan]**

**Case: BOA-1130362 Address: 59 Chellman Street Ward 20 Applicant: Pamela Bardhi**  
**Articles: Article 56, Section 40.1 Conformity w Ex Bldg Alignment Chellman St.: Required (as per modal): 29' Proposed: 10' VFW Pkwy: Required (as per modal): 27' . Proposed: 34.2' Article 56, Section 8 Lot Width Insufficient Required on VFW Pkwy 60' Proposed: 55.11' Article 56, Section 8 Lot Frontage Insufficient Required on VFW Pkwy 60' Proposed: 55.11' Article 56, Section 8 Floor Area Ratio Excessive Max. allowed: 0.4 Proposed: 0.47 Article 56, Section 8 Rear Yard Insufficient Required: 30' Proposed: 9.9'**  
**Purpose: Demolish existing single family home and garage damaged by severe fire in 2018. Building new construction single family home in it's place. The new project will keep existing garage location and existing curbcuts. [ePlan]**

**Case: BOA1152924- Address: 30 Dighton Street Ward 22 Applicant: Pulgini & Norton, LLP**  
**Articles: Article 51 Section 8 Use Regulations Use: Multifamily Dwelling: Forbidden Article 51 Section 9 Location of Main Entrance shall face the Front Lot Line Article 51 Section 9 Lot Area for Additional Dwelling Units Insufficient Article 51 Section 9 Front Yard Insufficient Article 51, Section 56 Off Street Parking & Loading Req Off Street Parking Insufficient Article 51, Section 56 Off Street Parking & Loading Req Off Street Parking Design / Maneuverability**  
**Purpose: Change Occupancy from a Three Family Dwelling to 5 Residential Units. Construct a new 3 story addition against existing structure. Building will be fully sprinklered.**

**Case: BOA- 940697 Address: 1102-1106R Blue Hill Avenue Ward 14 Applicant: Evoke Inc**  
**Article: Art. 60 Sec. 16 Use reg app in business sub dist Cannabis establishment use is a conditional use**  
**Purpose: Renovation for Recreational Retail Cannabis Store.**

### **HEARING: 12:30 PM**

**Case: BOA-1051313 Address: 14 Meehan Street Ward 11 Applicant: Scott Dabney**  
**Article: Art. 55, Section 19 Use: Forbidden Two family residential use is a forbidden use.**  
**Purpose: Seeking to change the occupancy from One Family & Accessory Artist Studio and One Car Garage to an Office in first floor extended to portion of the basement space and two Residential Dwellings. Also, to renovate the building including a roof deck and to create three parking spaces.**





City of Boston  
Board of Appeal

**Case: BOA- 891588 Address: 931 Hyde Park Avenue Ward 18 Applicant: Suns Mass, Inc**  
**Articles: Art. 69 Sec. 14 L I Use Reg.:Conditional Cannabis use is a conditional use Article 69 Section 14 Use Regulations Art. 69 Sect 14 L.I reg. tbl B footnote #29 further states that cannabis establishment shall be sited 1/2 of mile (2640 ft) from an existing cannabis establishment and 500 ft. from an elementary school (1st to 12th grade) measuring from lot line to lot line.**

**Purpose: The Applicant proposes a Change of Occupancy to include a Cannabis Establishment. The Applicant also proposes to modify the existing layout and conditions of the interior of the Building on a portion of the first floor. The work will be done in accordance with the submitted plans. \*Project submission in anticipation of rejection notice and subsequent ZBA hearing.\***

### **RE-DISCUSSION: 12:30 PM**

**Case: BOA-1024093 Address: 7 Wordsworth Street Ward 1 Applicant: 7 Wordsworth Street, LLC**  
**Articles: Art. 53 Sec. 09 Floor area ratio maximum requirement is excessive Art. 53 Sec. 09 Floor yard setback requirement is insufficient Art. 53 Sec. 09 Side yard setback requirement is insufficient Art. 53 Sec. 09 Rear yard setback requirement is insufficient Art. 53 Sec. 09 Height requirement is excessive (stories) Art. 53 Sec. 09 Height requirement is excessive (ft) Art. 53 Sec. 56 Off street parking insufficient Off street parking requirement is insufficient Art. 53 Sec. 08 Forbidden Multi family dwelling unit use (6 units) is a forbidden use. In this residential zoning subdistrict the main entrance of a dwelling shall face the front lot line. (AAB unit) Article 27T-5 East Boston IPOD Applicability**

**Purpose: Proposing to demolish existing 2 family structure and erect new three story 6 unit structure, 6 off street parking with roofdecks. Please see attached nominal fee letter.**

**Case: BOA-1119326 Address: 51 Jeffries Street Ward 1 Applicant: Claudia Sierra**  
**Articles: Article 53 Section 9 Insufficient side yard setback – 2.5’ req. Article 53 Section 9 Excessive F.A.R. – 1.0 max. Article 53 Section 9 Insufficient rear yard setback – 10’ min. Article 53 Section 52 Roof Structure Restrictions Roof Access Article 53 Section 52 Roof Structure Restrictions 555sf +/- Roof structure >33% of existing roof Corrected**

**Purpose: Perform interior full gut renovations including: Framing for 4 bathrooms. Installation of roof deck for unit #3, replace existing fire escape with new 3 story porch system with egress stairs to ground to include extension of living space into basement.**

**Case: BOA- 1067375 Address: 28 Geneva Street Ward 1 Applicant: Joel DeLuca**  
**Article: 27T(27T-5) 53(53-8) 53(53-9): # of allowed stories exceeded, Height exceeded, Insufficient open space per unit, Front yard requirements, Insufficient rear yard setback, Insufficient additional lot area per unit & Excessive F.A.R.) 53(53-56.5.a) 53(53-56)**

**Purpose: Seeking to combine two lots with Parcel ID #'s 0104084000 and 0104083000 to create one new parcel with a total area of 8,240 SF. Also, to raze the existing structures and erect a new residential building with twenty-six units and nineteen parking spaces. See ALT1055719 for combining lots - address to be known as 28-30 Geneva Avenue. \*AE Flood Zone. \*Existing structures to be razed under a separate permit.**



City of Boston  
Board of Appeal

**Case: BOA-1056729 Address: 171 Newbury Street Ward 5 Applicant: Jason Zube**  
**Article(s): 8(8-7)**  
**Purpose: Changing from a retail store to tattoo parlor**

**Case: BOA-993501 Address: 11 Pacific ST Ward: 7 Applicant: John Barry**  
**Article: 68(68-27S-5) 68(68-8: Insufficient side yard setbacks, Insufficient open space per unit & Excessive f.a.r.)**  
**68(68-33)**  
**Purpose: To construct a new rear addition and confirm occupancy as a single family and change to a three-family residential building.**

**Case: BOA- 1078073 Address: 92-92C Lambert Avenue Ward 9 Applicant: Armando Hernandez**  
**Article: 50(50-28) 50(50-29: Lot area for the add'l units is insufficient, Floor area ratio is excessive, Usable open space requirement is insufficient, Front yard setback requirement is insufficient, Side yard setback requirement is insufficient & Rear yard setback is insufficient) 50(50-44) 50(50-43: Off street parking requirement is insufficient & Off-street parking & loading req – Off street parking locations. All car spaces shall be entirely located on the same lot of the dwelling they serve. Ancillary off-street parking is conditional)**  
**Purpose: Erect new 4 unit townhouse condominium buildings, for this is one of 2 buildings on same lot, and off street ancillary parking to be at 88 Lambert Ave. Subdivide this existing lot into 2 lots, this lot to be known as lot 2 92-92C Lambert Ave. and 92R-92R-C Lambert Ave. with 2 house on same lot. Injunction with Alt971317.**

**Case: BOA- 1078077 Address: 92R-92R-C Lambert Avenue Ward 9 Applicant: Armando Hernandez**  
**Article: 50(50-28) 50(50-29: Lot area for the add'l units is insufficient, Floor area ratio 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) 50(50-44.13) 50(50-43)**  
**Purpose: Erect new 4 unit townhouse condominium buildings, for this is one of 2 buildings on same lot Subdivide this existing lot into 2 lots, this lot to be known as lot 2 92-92C Lambert Ave. and 92R-92R-C Lambert Ave. with 2 house on same lo; and off street parking provided is located at 88 Lambert Ave as ancillary off street parking injunction with Alt971317 and ERT971313 with MJ.**

**Case: BOA-1053337 Address: 64 Clarkwood Street, Ward 14 Applicant: Brodrick Egodogbare**  
**Articles: Art. 60 Sec. 09 Usable open space insufficient, Article 60, Section 9 Lot Area Insufficient, Article 60, Section 11 Use: Forbidden**  
**Purpose: Construction of four new town houses**

**Case: BOA- 1056272 Address: 19 West Tremlett Street Ward 17 Applicant: John Barry**  
**Articles: Article 65, Section 8 Use Regulations MFR is forbidden in a 3F 6000 sub district, Article 65, Section 9 Floor Area Ratio Excessive, Article 65, Section 9 Bldg Height Excessive (Stories), Article 65, Section 9 Front Yard Insufficient, Article 65, Section 9 Rear Yard Insufficient**  
**Purpose: Construct new structure for new 6 units. New structure will have rear decks. Add eight (8) parking spaces on the owners private lot. Construction of structure will be consistent with look, aesthetic and feel of the current neighborhood. Demolish existing structure on separate.**



City of Boston  
Board of Appeal

**Case: BOA- 1112785 Address: 2149-2151 Dorchester Avenue Ward 17 Applicant: John Barry**  
**Articles: Art. 65 Sec. 08 Forbidden Multi family dwelling unit use (6) is a forbidden use Art. 65 Sec. 9 Residential Dimensional Reg.s Usable open space is insufficient Art. 65 Sec. 41 Off street parking requirements Off street parking requirement is insufficient**  
**Purpose: Change Occupancy from 4 family to 6 unit building. Add 2 kitchens and 2 new entrances on second and third floor.**

**Case: BOA- 1085225 Address: 3 Westford Street Ward 22 Applicant: Greg Hemetet**  
**Articles: Article 51 Section 7 Accessory Buildings Height Excessive Article 51 Section 7 Accessory Buildings Insufficient side yard set back**  
**Purpose: I have a detached garage beyond repair and would like to rebuild within the same footprint. I work from home so I would like to add a second floor with a bathroom to be used as an Accessory Home office residential use.**

#### **INTERPRETATION: 12:30 PM**

**Case: BOA-1150574 Address: 153-155 Blue Hill Avenue Ward 12 Applicant: Loretta Sparrow Et al**  
**Purpose: The petitioner's seeks a determination that the Inspectional Services Department erred in issuing the permit# ALT1067111. The permit was issued as an allowed use.**

#### **CALL OF THE CHAIR: 1:00 PM**

**Case: BOA-1107085 Address: 1001 Boylston Street Ward 5 Applicant: Paul Lewis**  
**Purpose: The petitioner's seeks a determination that the Inspectional Services Department erred in issuing the permit# ERT1037077. The permit was issued as an allowed use.**

**Case: BOA-1107095 Address: 1001 Boylston Street Ward 5 Applicant: Arthur D. Ullian**  
**Purpose: The petitioner's seeks a determination that the Inspectional Services Department erred in issuing the permit # ERT1037077. The permit was issued as an allowed use.**

**Case: BOA-1107099 Address: 1001 Boylston Street Ward 5 Applicant: KRT Holdings, LLC**  
**Purpose: The petitioner's seeks a determination that the Inspectional Services Department erred in issuing the permit # ERT1037077. The permit was issued as an allowed use.**

**Case: BOA- 1107100 Address: 1001 Boylston Street Ward 5 Applicant: Kensington Newbury Street, LLC**  
**Purpose: The petitioner's seeks a determination that the Inspectional Services Department erred in issuing the permit # ERT1037077. The permit was issued as an allowed use.**

**Case: BOA- 1107103 Address: 1001 Boylston Street Ward 5 Applicant: Sean T. Doherty, M.D**  
**Purpose: The petitioner's seeks a determination that the Inspectional Services Department erred in issuing the permit # ERT1037077. The permit was issued as an allowed use.**



City of Boston  
Board of Appeal

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

**BOARD MEMBERS:**

**CHRISTINE ARAUJO- CHAIR  
MARK FORTUNE-SECRETARY  
MARK ERLICH  
JOSEPH RUGGIERO  
KOSTA LIGRIS  
ERIC ROBINSON-ABSENT**

**SUBSTITUTE MEMBERS:**

**EDWARD DEVEAU  
HANSY BETTER -BARRAZA**

**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).**