



City of Boston
Board of Appeal

Tuesday, October 31, 2017

BOARD OF APPEALS

Room 801

The board will hold a hearing on October 31, 2017 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

September 21, 2017 and October 17, 2017

EXTENSION: 9:30a.m.

Case: BOZC-31986, **Address:** 4 Powers Court, **Ward 3 Applicant:** Douglas Stefanov

Case: BOA-505714, **Address:** 15 Commonwealth Avenue, **Ward 5 Applicant:** Eugene Kelly, Esq

Case: BZC-33082, **Address:** 2717-2719 Washington Street, **Ward 11 Applicant:** Yvonne Allen

GCOD: 9:30a.m.

Case: BOA-749164 **Address:** 26-28 Newbury Street, **Ward 5 Applicant:** Regina Olivieri For Cartier

Article(s): 32(32-4)

Purpose: Renovation to the existing Cartier Store basement through 4th floor with new groundwater recharge system. Minor exterior work per plans.

BUILDING CODE: 9:30 a.m

Case: BOA#747484, **Address:** 1435-1437 Tremont Street, **Ward 9 Applicant:** Adrian Wong

Purpose: Allow for modification to IBC, Section 101.4. Section 301.1 Scope. This chapter shall govern the approval and installation of all equipment and appliances that comprise parts of the building mechanical systems regulated by this code in accordance with Section 101.2. Section 306 access and service space. 306.1 Access for maintenance and replacement. Appliances shall be accessible for inspection, service, repair and replacement without disabling the function of a fire-resistance-rated assembly or removing permanent construction, other appliances, venting systems or any other piping or ducts not connected to the appliance being inspected, serviced, repaired or replaced.

HEARINGS: 9:30 a.m.

Case: BOA-749169, **Address:** 878 South Street, **Ward 20 Applicant:** Kourtidis Roslindale LLC

Article(s): 67(67-12: Floor area ratio is excessive, Building height excessive (number of stories), Side yard insufficient & Rear yard insufficient) 67(67-11) 67(67-33.1) 67(67-32)

Purpose: Demolish existing one story commercial structure and a two story residential wood structure. Erect a three story, 9-units multi-family residential dwelling with below ground parking.

Case: BOA-754375, **Address:** 54-54B Williams Avenue, **Ward 18 Applicant:** John Pulgini

Article(s): 8(8-7) 69(69-30) 69(69-29.4) 69(69-9: Insufficient side yard setback & Insufficient open space) 68(68-31)

Purpose: Construct a new two (2) Family Dwelling on existing 25,276 sq ft lot. This will be 1 of 2 Dwellings located on the same lot. *Structure in front (Existing structure to be demolished on a separate permit).

Case: BOA-754369, **Address:** 56-56A Williams Avenue, **Ward 18 Applicant:** John Pulgini

Article(s): 8(8-4) 69(69-29.4) 69(69-9: Insufficient rear yard set back, Insufficient lot frontage width & # of allowed stories exceeded) 69(69-37) 69(69-30)

Purpose: Construct a new Two (2) Family Dwelling on existing 25,276 sq ft Lot. This will be 1 of 2 Dwellings located on the Same Lot. *To the rear of # 54-54B Williams.

Case: BOA-745722, **Address:** 36 Colonial Avenue, **Ward 17 Applicant:** Charles Aggouras

Article(s): 65(65-9: Lot area insufficient, Floor area ration excessive, Height excessive & Front yard (65-42.2 CEBA) insufficient) 65(65-41)

Purpose: New energy positive Two Family Semi-Attached. ZBA.

Case: BOA-745726, **Address:** 38 Colonial Avenue, **Ward 17 Applicant:** Charles Aggouras

Article(s): 65(65-9: Lot area insufficient, Floor area ratio excessive, Height excessive & Front yard (65-42.2 CEBA) insufficient) 65(65-41)

Purpose: New energy positive Two Family Semi-Attached. ZBA.

Case: BOA-669523, **Address:** 16 Nixon Street, **Ward 16 Applicant:** Andy Duong

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

Purpose: Change of Occupancy from Guest House since (1946) and Confirm as a 3 family dwelling - Existing condition. Request Occupancy Committee. No work to be done.

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