



City of Boston
Board of Appeal

Tuesday, January 9, 2018

BOARD OF APPEALS

Room 801

The board will hold a hearing on January 9, 2018 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

November 28, 2017 and November 16, 2017

EXTENSION: 9:30a.m.

Case: BOA-33158, Address: 319-327 Chelsea Street , Ward 1 Applicant: Doyle Veccione

Case: BOA-450351, Address: 1181-1183 Bennington Street , Ward 1 Applicant: 1181 Bennington Realty LLC

Case: BOA-382897, Address: 104 Canal Street, Ward 3 Applicant: Somnath Hospitality LLC

Case: BZC-32885, Address: 200-210 Hampden Street , Ward 8 Applicant: Roxbury Development Corp

Case: BZC-32884, Address: 385-391 Dudley Street , Ward 8 Applicant: Roxbury Development Corp

Case: BOA-375229, Address: 4 Crystal Place, Ward 2 Applicant: Stephen Dilanian

HEARINGS: 9:30 a.m.

Case: BOA-755158, Address: 151-153 Meridian Street , Ward 1 Applicant: One Fifty One Meridian, LLC
Article(s): 9(9-1) 53(53-9) 53(53-12) 53(53-56)

Purpose: Phase 2: Change occupancy from retail and 2 residential units to Dental office on bottom level and 3 residential units above.

Case: BOA-771174, Address: 164-170 Sumner Street, Ward 1 Applicant: Paul Bruno
Article(s): 53(53-12) 53(53-56) 53(53-54)

Purpose: Erect new 4-story, 6 unit mixed use building on lot with a proposed commercial ground floor (restaurant w/takeout/retail use) and 3 residential floors above.

Case: BOA-773382, Address: 364 Bunker Hill Street , Ward 2 Applicant: Casserly Properties Land Tr
Article(s): 62(62-25)

Purpose: Install new roof deck as per plans.

Case: BOA-773894, Address: 14 Belmont Street, Ward 2 Applicant: George Morancy
Article(s): 62(62-25)

Purpose: Add a new roof deck and spiral stairs as per plans.

Case: BOA-739215, Address: 315-333 Washington Street , Ward 3 Applicant: John & Hera Arslanian
Article(s): 38(38-18)

Purpose: Change occupancy from Jewelry business to pain relief massage therapy. Interior renovation of suite 615 for tenant fit-out to add 2 non-bearing walls, new finishes and lighting.

Case: BOA-757448, Address: 180 Endicott Street, Ward 3 Applicant: 180 Endicott Street LLC
Article(s): 54(54-10) 54(54-21)

Purpose: To change occupancy from 3 apartments to 4 apartments; not adding any additional floor area nor increasing the number of bedrooms.

Case: BOA-774032, Address: 1230-1264 Washington Street , Ward 3 Applicant: Champions Kickboxing LLC
Article(s): 64(64-18)

Purpose: Change of occupancy from pizza shop 37/36 offices, barber shop retail, industrial MFG employment office, and a nail salon and a driving school to Pizza shop 37/36 offices, barber shop retail, industrial MFG employment office, and a nail salon and fitness studio. No material changes to building or structure required. Need to alter use of location.

Case: BOA-753977, Address: 10 Huntington Avenue, Ward 4 Applicant: Dustin Martin
Article(s): 41(41-17)

Purpose: Change occupancy. On the ground floor add "fitness center" use utilizing 5003 sf of the Former Turner Fisheries Restaurant Space. Zoning review requested with construction drawings to follow. Change of use and occupancy of existing structure from "Hotel, Garage, Retail Store, Salon, 3 Restaurants, spa & other accessory uses to hotel doc#ALT661147 2016" to Hotel, Garage, Retail Store, Salon, 3 Restaurants, Spa & other accessory uses to Hotel, and Fitness Center" *Zoning Review Only

RECEIVED
CITY CLERK'S OFFICE
2018 JAN -3 P 2:21
BOSTON

Case: BOA-749994, **Address:** 5 Claremont Park, **Ward 4 Applicant:** 5 Claremont Park, LLC
Article(s): 64(64-9)
Purpose: Amend ALT663433 to include new rear deck at second floor and exterior work subject to historical approval.
ZBA

Case: BOA-771102, **Address:** 11 Claremont Park, **Ward 4 Applicant:** Jonathan Berit-Parkes
Article(s): 32(32-4) 64(64-9) 64(64-8)
Purpose: Change use to two residential units. Interior renovation per plans. Exterior renovations per plans and extend rear bay from 1st level down to ground floor. Install rear decks. Construct new addition at roof to include penthouse addition of 260 sf and roof deck. Install new fire suppression system.

Case: BOA-734095, **Address:** 34 Concord Square, **Ward 4 Applicant:** Jim Murray
Article(s): 64(64-9.4)
Purpose: Construct rear deck and roof deck. Amend ALT484987.

Case: BOA#734098, **Address:** 34 Concord Square, **Ward 4 Applicant:** Jim Murray
Purpose: Construct rear deck and roof deck. Amend ALT484987 Section: 8th 780CMR 1009 Stairways Section 1009.13.1 Roof Access Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1509.2

Case: BOA-762105, **Address:** 130-132 Jersey Street, **Ward 5 Applicant:** Breeze, Inc
Article(s): 9(9-1) 32(32-32-4) 66(66-8)
Purpose: Change use of space from laundromat and restaurant to two restaurants.

Case: BOA-772605, **Address:** 927-929 East Broadway, **Ward 6 Applicant:** Jason Kurtz
Article(s): 68(68-29)
Purpose: Modify existing dormer with new exterior door for access to new roof deck. Construct new roof deck.

Case: BOA-779860, **Address:** 14 I Street, **Ward 6 Applicant:** Leonard Lyons
Article(s): 68(68-8) 68(68-29)
Purpose: Adding a roof deck onto existing flat roof, on portion of owners roof rights, as per condo deed. Adding access to roof from new spiral staircase ascending from existing private deck belonging to owner, on top of floor. Cut through existing parapet wall on roof will be necessary for stairway access. Adding a small shading structure, or trellis on approximately 100 sf portion of proposed roof deck. Additional railing will be added to parapet wall on inside to achieve 42" height up from roof deck surface. ZBA.

Case: BOA#779861, **Address:** 14 I Street, **Ward 6 Applicant:** Leonard Lyons
Purpose: Adding a roof deck onto existing flat roof, on portion of owners roof rights, as per condo deed. Adding access to to roof from new spiral staircase ascending from existing private deck belonging to owner, on top of floor. Cut through existing parapet wall on roof will be necessary for stairway access. Adding a small shading structure, or trellis on approximately 100 sf portion of proposed roof deck. Additional railing will be added to parapet wall on inside to achieve 42" height up from roof deck surface. ZBA. 8th 780CMR1009.13.1 Roof Access

Case: BOA-778302, **Address:** 224 M Street, **Ward 7 Applicant:** Timmy Long
Article(s): 68(68-8)
Purpose: Propose two off-street parking spaces to the rear of the residence as per plans dated March 2017.

Case: BOA-777099, **Address:** 47 Harvest Street, **Ward 7 Applicant:** Patrick Mahoney
Article(s): 65(65-9) 65(65-8)
Purpose: Propose two (2) off-street parking. Additional four (4) off-street parking filed under U49736141. Total of six (6) off-street parking for 47R Harvest Street under ALT763146.

Case: BOA-777101, **Address:** 47R Harvest Street, **Ward 7 Applicant:** Patrick Mahoney
Article(s): 65(65-8) 65(65-9) 65(65-41)
Purpose: Change occupancy from an existing carriage house to four (4) residential units. Renovate per plans including a new fire sprinkler system. Work will remain within existing building envelope. See U49763141 and U49763144 to meet off-street parking.

Case: BOA-777107, **Address:** 53-55 Harvest Street, **Ward 7 Applicant:** Patrick Mahoney
Article(s): 9(9-1) 65(65-8)
Purpose: Propose four (4) off-street parking. Additional two (2) off-street parking filed under U49763144. Total of Six (6) off-street parking for 47R Harvest Street under ALT763146.

HEARINGS: 10:30 a.m.

Case: BOA-776192, **Address:** 54 Newmarket Square, **Ward 8 Applicant:** Elaine Construction
Article(s): 90(90-7)
Purpose: Change of Occupancy from warehouse with accessory office to fitness center. Interior renovation for new tenant fit-out. Work includes demolition, drywall, patching, painting, ceilings, millwork, HVAC, plumbing, electrical, fire alarm and sprinkler work.

Case: BOA-779137, **Address:** 28 Leyland Street, **Ward 8 Applicant:** Hope House III, Inc
Article(s): 50(50-28)
Purpose: Change occupancy from a three family to a group home for 24 persons and also add on new fire alarm/sprinkler system.

Case: BOA-716137, **Address:** 76 Alleghany Street, **Ward 10 Applicant:** James Christopher
Article(s): 59(59-7) 59(59-8) 59(59-37)
Purpose: To construct a new penthouse bed, expand living space into basement, and change occupancy from a two unit building to a three unit building.

Case: BOA-692756, **Address:**2-4 Dolans Court, **Ward 11 Applicant:** Scott MacKay
Article(s): 55(55-40) 9(9-1)
Purpose: Parking lot for 1 residential front yard space.

Case: BOA-765621, **Address:**422 Seaver Street , **Ward 14 Applicant:** Elias Seyoum
Article(s): 50(50-29) 50(50-29)
Purpose: Construct new rear addition and new dormer to existing two-family residential dwelling.

Case: BOA-766691, **Address:** 222 Harvard Street , **Ward 14 Applicant:** Douglas Wohn
Article(s): 60(60-8) 60(60-9)
Purpose: ZBA case to be: Change of occupancy from three to six apartments by reconfiguring the interior layout with new egress stairways of 3-level porch. Cost reflected in the previous two permits for the same building envelope. Additional cost reflected, however. *Previous examiner J.H. ZBA requested.

Case: BOA-748820, **Address:** 54 East Street , **Ward 15 Applicant:** Stuart Schrier
Article(s): 65(65-9)
Purpose: Revised basement plan to extend living space for unit #1. Amendment to ALT486777.

Case: BOA-748815, **Address:** 56 East Street , **Ward 15 Applicant:** Stuart Schrier
Article(s): 65(65-9)
Purpose: Revised basement plan to extend living space for unit #1. Amendment to ALT486778.

Case: BOA-736923, **Address:** 41-43 Barse Avenue, **Ward 17 Applicant:** Michael Foote
Article(s): 9(9-1)
Purpose: Add 5ft x 26 ft porch with shed roof overhang and 4inch slab with 5ft x 8 ft attached storage shed on rear of house. Shed roof and storage is off back of basement level, no living space being added, porch does not block windows or doors.

Case: BOA-755180, **Address:** 156 West Selden Street , **Ward 18 Applicant:** David Duplessy
Article(s): 60(60-8) 60(60-9) 60(60-40)
Purpose: New 2 family home.

Case: BOA-763031, **Address:** 101 Milton Avenue, **Ward 18 Applicant:** Michael Stallings
Article(s): 69(69-9) 69(69-29)
Purpose: Erect new single family dwelling with existing garage and driveway on vacant lot.

Case: BOA-749082, **Address:** 19R Cheshire Street, **Ward 19 Applicant:** Choo & Company
Article(s): 55(55-9) 55(55-41)
Purpose: Erect a new 2 car garage as per plans (previous review and amendment filed with J.K.)

Case: BOA-749408, **Address:** 50 Eldridge Road, **Ward 19 Applicant:** Leila Hayes
Article(s): 9(9-1)
Purpose: Modify/enlarge existing 3rd floor dormer. Construct new bathroom on 3rd floor.

Case: BOA-772658, **Address:** 599 Cambridge Street , **Ward 21 Applicant:** Bidabadi Family Ltd, Partnership
Article(s): 10(10-1) 51(51-8) 51(51-9)
Purpose: Redevelopment of a mixed use property, (2) commercial and (2) residential, modifying the existing Victorian by adding 4 town houses and eliminating 2 commercial spaces as per plans from Next Phase Studios; for a total of Six Residential Units.

Case: BOA-773376, **Address:** 7 Sparhawk Street, **Ward 22 Applicant:** Patrick Mahoney
Article(s): 51(51-9) 51(51-56) 51(51-57) 9(9-1)
Purpose: Confirm occupancy as existing 2 family dwelling on 15,463 sq ft lot. Part of ERT710893. Combine 7 Sparhawk St and 9 Sparhawk St to be known as 7-9 Sparhawk St to be known as 7-9 Sparhawk St to be a total of 4 apartments.

Case: BOA-782336, **Address:** 9 Sparhawk Street , **Ward 22 Applicant:** Patrick Mahoney
Article(s): 51(51-9) 51(51-56) 51(51-57) 9(9-1)
Purpose: Confirm occupancy as existing 2 family dwelling on 15,463 sq ft lot. Part of ERT710893. Combine 7 Sparhawk St and 9 Sparhawk St to be known as 7-9 Sparhawk St to be known as 7-9 Sparhawk St to be a total of 4 apartments.

Case: BOA-773401, **Address:**7A-7B Sparhawk Street , **Ward 22 Applicant:** Patrick Mahoney
Article(s): 51(51-9) 51(51-56) 51(51-57)
Purpose: Erect a new Two (2) Family Dwelling built to the rear of an existing Four (4) Family dwelling on existing 15,476 sq ft lot. This will be 1 of 2 dwellings located on the same lot. See ALT710873 & ALT747550.

Case: BOA-762119, **Address:** 31 Colwell Avenue , **Ward 22 Applicant:** Akiva Posy
Article(s): 51(51-9)
Purpose: See plans, add dormers to attic of existing building.

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-698906, **Address:** 9 Chelsea Street , **Ward 1 Applicant:** Linear Retail #18, LLC

Article(s): 53(53-12) 53(53-56) 53(53-11) 10(10-1) 53(53-57)

Purpose: Erect 2 story commercial local retailing building on newly created 18,795 sf lot. See ALT685902 for subdivision

Case: BOA-733841, **Address:** 29 Commonwealth Avenue , **Ward 5 Applicant:** Austin Samson

Article(s): Art. 80 Section 07, Use: Conditional - Private Club use item #301D is conditional in a H-3-65 District. Art. 32 section 04 - GCOD Applicability.

Purpose: Change in Occupancy from commercial office space to private club (private membership required to use all aspects to the proposed facility). Interior and Exterior renovation as per plans. Repair/ Replace windows. Provide new mechanical, electrical, and plumbing services. Clean and spot point masonry as needed. Existing entrance off Berkley to remain ZBA

Case: BOA-744378, **Address:** 402 Warren Street, **Ward 12 Applicant:** Jimmy McNeil

Article(s): 50(50-43)

Purpose: Change occupancy from one family and insurance agency to a one family and a church. Install fire protection and sprinkler system install 1v1 beams.

Case: BOA#744379, **Address:** 402 Warren Street, **Ward 12 Applicant:** Jimmy McNeil

Purpose: Change occupancy from one family and insurance agency to a one family and a church. Install fire protection and sprinkler system install 1v1 beams. Section 521 CMR 16.00 House of Worship. Insufficient number of accessible seats. 521 CMR 25.00 Entrances. All public entrance(s) of a building or tenancy in a building shall be accessible.

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.

Case: BOA-708001, **Address:** 23 Chamberlain Street, **Ward 17 Applicant:** Vargas Dasilveira

Article(s): Art. 65 Sec. 9 Residential Regulations - Insufficient minimum Lot Area, Insufficient Lot Frontage, Insufficient Side Yard Setback, Insufficient Rear Yard Setback.

Purpose: Erect detached garage (23R) as per plan.

RE-DISCUSSIONS: 12:00noon.

Case: BOA-719810, **Address:** 874 East Sixth Street , **Ward 6 Applicant:** George Morancy

Article(s): 68(68-8) 68(68-34) 68(68-29) 29(29-4)

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

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

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR
MARK FORTUNE-SECRETARY
MARIE ST. FLEUR
BRUCE BICKERSTAFF
MARK ERLICH
ANTHONY PISANI
CRAIG GALVIN

SUBSTITUTE MEMBERS:

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