



City of Boston
Board of Appeal

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2018 DEC -7 A 10: 28

Room 801

Tuesday, December 11 2018

BOARD OF APPEALS

BOSTON, MA

The board will hold a hearing on December 11, 2018 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

November 13, 2018

Extension: 9:30a.m.

Case: BOA-649948 **Address:** 16 Ronald Street **Ward** 14 **Applicant:** Hearth Inc (by Ruth Silman)

Case: BOA- 463655 **Address:** 120 West Fourth Street **Ward** 6 **Applicant:** 33 A Street Development LLC (by Marc LaCasse)

BOARD FINAL ARBITER: 9:30 a.m.

Case: BOA-812645 **Address:** 97 Woodrow Avenue **Ward** 14 **Applicant:** Boston Housing Stabilization LLC (by Ralph Parent)

BUILDING CODE: 9:30 a.m.

Case: BOA#889359 **Address:** 54 East Springfield Street **Ward** 8 **Applicant:** Carlos Alcantara
Purpose: Roof removal & replacement including removing and replacing existing deck same size. Section: 9th 780 CMR 1011 Stairways. 1011.12; In buildings of 4 or more stories above grade plane, one stairway shall extend to the roof. 1011.12.2 Roof access; Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1510.2.

HEARING: 9:30 a.m.

Case: BOA-822030 **Address:** 212 Chelsea Street **Ward** 1 **Applicant:** Kenneth Logan

Article(s): 53(53-9) 53(53-52)

Purpose: Construct Roof Deck and extend living space to head house on existing two-family residential dwelling.

Case: BOA-889510 **Address:** 155 Porter Street **Ward** 1 **Applicant:** Hudson 62 Realty, LLC

Article(s): 53(53-36: Accessory conference center, Executive suites, Restaurant #38 to include takeout, Retail, Coffee shop w/takeout & Hotel - conditional) 53(53-8: Hotel addition is conditional in a MFR sub-district & Accessory parking on parcel located within a MFR sub-district) 53(53-52) 9(9-1) 9(9-2) 10(10-1) 53(53-37: Maximum allowed F.A.R. has been exceeded, Maximum allowed height has been exceeded & Tables sub-section 53-62 Table J; insufficient open space/unit)

Purpose: Construct new one story addition. Provide off street parking for 66 cars. New MEP/FA and sprinkler systems. Change occupancy from manufacturing, telephone exchange and wireless communications to 123 room hotel, restaurant #38, coffee shop #36A with takeout, telephone exchange and wireless communication. Remodel building for new uses. Combine parcels 0103927000 (22,000 s.f.), parcel 0103926000 (14,000 s.f.), and parcel 0103928000 (14,404 s.f.) to create a new parcel consisting of 50,404 s.f. *Site plan shows 50,329 s.f. actual.

Case: BOA-799753 **Address:** 20 Princeton Street **Ward** 1 **Applicant:** Erik Pali

Article(s): 9(9-1)

Purpose: Replace broken concrete floor in basement with crushed stone, vapor barrier, steel mesh. 4" concrete slab, install a new 3/4 bathroom, frame and insulate walls, plaster and paint walls and ceilings, install LVL. as shown on drawings, re-new all existing kitchen and bathroom in three units, replace all broken windows; also additional fire alarm installation. Plans indicate NFPA13D. *Actual scope per new plans: Full Gut rehab with extension of living space into the basement area - Cost low; Sprinklers w/F.A. monitoring still required.

Case: BOA-898436 **Address:** 24 Cambridge Street **Ward** 2 **Applicant:** John Macletchie

Article(s): 62(62-14) 62(62-29: Off street parking insufficient & Off-street loading insufficient)

Purpose: See 610 Rutherford Ave; combine parcel 0202158000 - 15,843 square feet, parcel 202159000 - 3,143 square feet and lot A - 449 square feet per Otte & Dwyer land survey dated 3/26/18. Subdivide said new parcel into proposed lot - 10,655 square feet and proposed lot 2 - 8,780 square feet per Otte & Dwyer land survey dated 3/26/18.

Case: BOA-829615 **Address:** 610 Rutherford Avenue **Ward** 2 **Applicant:** John MacLetchie

Article(s): 62(62-11: Floor area ratio excessive, Height excessive, Usable open space insufficient & Rear yard setback insufficient) 62(62-29)

Purpose: Combine parcel 0202158000 - 15,843 square feet, parcel 202159000 - 3,143 square feet and lot A - 449 square feet per Otte & Dwyer land survey dated 3/26/18. Subdivide said new parcel into proposed lot 1 - 10,655 square feet and proposed lot 2 - 8,780 square feet per Otte & Dwyer land survey dated 3/26/18. On proposed lot 2 demolish existing 2 story building known as 610 Rutherford Ave and erect new 23,890 square foot 22 unit building as per plan of McKay Architects dated 3/27/18. (ALT814975).



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Case: BOA-865287 **Address:** 54 High Street **Ward 2 Applicant:** Jimmy Carroll
Article(s): 9(9-1) 62(62-7) 62(62-29)
Purpose: Change of occupancy from Four Apartments and Store to Five Apartment. Interior renovations to 1st floor New Kitchen, bathroom, electrical and plumbing as per plans.

Case: BOA-873206 **Address:** 26 Mystic Street **Ward 2 Applicant:** Patrick Mahoney, Esq
Article(s): 62(62-8: Floor area ratio excessive, Side yard insufficient, Rear yard insufficient & Usable open space insufficient) 62(62-25)
Purpose: Construct new rear third floor addition on existing footprint of second floor. Extend living space to basement for Unit 1. Interior renovation for Unit 1 and 3.

Case: BOA-873501 **Address:** 62 Perkins Street **Ward 2 Applicant:** Richard Chute
Article(s): 62(62-29: Location of off-street parking & Off-street parking insufficient) 10(10-1)
Purpose: Construct a new 3 story, Three (3) Unit Residential Condominium. There will be a Roof Deck on Building.

Case: BOA-829747 **Address:** 198 Hanover Street **Ward 3 Applicant:** Karen Johnson
Article(s): 54(54-12)
Purpose: Change occupancy from retail to bank and ATM.

Case: BOA-831366 **Address:** 198 Hanover Street **Ward 3 Applicant:** Starbucks Coffee Company
Article(s): 54(54-12)
Purpose: To renovate the building and change the occupancy to include Use Item 36A Takeout and Item 37 Seating in existing restaurant. (Starbucks).

Case: BOA-883702 **Address:** 39-41 North Margin Street **Ward 3 Applicant:** Michael A Interbartolo, Jr
Article(s): 54(54-9: Maximum allowed height exceeded - 55' max & Insufficient usable open space - 100sf/unit req.) 54(54-18) 54(54-21) 9(9-2) 32(32-4)
Purpose: Addition to and convert existing 4 3/4 story masonry building (3 stories finished 1 3/4 stories unfinished containing Knights of Columbus facility (approximately 16,000 square feet) into 5 building containing approximately 25,000 square feet (1500 sf for Knights of Columbus on part of first floor and 23,500 for plumbing, mechanical, electrical, fire alarm and to be fully sprinkled).

Case: BOA-850596 **Address:** 24 Union Park **Ward 3 Applicant:** 24 Union Park, LLC
Article(s): 64(64-9: Town house/row house extensions into rear yard, Excessive floor area ratio & Insufficient rear yard) 64(64-34) 64(64-36) 32(32-4)
Purpose: Change occupancy from 4 dwelling units to 2 dwelling units; complete gut renovation of interior; add shed dormer on top floor; add two car garage in rear yard along Public Alley 701; add rear deck; add roof deck; new sprinkler system and install groundwater recharge system.

Case: BOA-862937 **Address:** 205 West Newton Street **Ward 4 Applicant:** Costica Serban
Article(s): 64(64-34)
Purpose: Replace Deck on Roof.

Case: BOA-895479 **Address:** 255 Newbury Street **Ward 5 Applicant:** Derric Small
Article(s): 8(8-7: Use item 36A, take out restaurant, conditional & Use item #37 restaurant conditional)
Purpose: Change of occupancy to include restaurant with take out to existing occupancy. Remove existing construction and Install new kitchen, prep-area, dining area for new restaurant.

Case: BOA-863411 **Address:** 141 West Second Street **Ward 6 Applicant:** David Arrowsmith
Article(s): 68(68-29: Proposed work exceeds aggregate 330sf/10% of roof area, Roof plateform > 12" above main roof & Access) 68(68-8) 68(68-27S-5)
Purpose: Roof Top Private Decks Installation Per Plans. Roof Top Common Deck Installation Per Plans. Roof Top Penthouse and Stair Installation Per Plans.

Case: BOA#863415 **Address:** 141 West Second Street **Ward 6 Applicant:** David Arrowsmith
Purpose: Roof Top Private Decks Installation Per Plans. Roof Top Common Deck Installation Per Plans. Roof Top Penthouse and Stair Installation Per Plans. Section: 9th Edition 780 CMR CHPT 01. ch 1, section 101.4; Referenced codes; 521 CMR Accessibility to common area roof deck required.

Case: BOA-893764 **Address:** 666 Columbia Road **Ward 7 Applicant:** Derric Small
Article(s): 65(65-9) 68(68-33)
Purpose: Change of occupancy from one-family dwelling to a two-family dwelling. Legalize existing two-family dwelling and extending living space to basement. No work to be done.

Case: BOA#893766 **Address:** 666 Columbia Road **Ward 7 Applicant:** Derric Small
Purpose: Change of occupancy from one-family dwelling to a two-family dwelling. Legalize existing two-family dwelling and extend living space to basement. No work to be done. Section: 9th 780 CMR R310 Emergency Escape and Rescue Openings. R310.1 Emergency escape and rescue opening required.. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room 9th 780 CMR R311 Means of Egress. R311.1 Means of Egress (MA Amendment). Dwelling units shall be provided with a primary and secondary means of egress in accordance with this section.

Case: BOA-861040 **Address:** 388-388B Dorchester Street **Ward 7 Applicant:** George Morancy
Article(s): 14(14-2) 15(15-1) 17(17-1) 18(18-1) 18(18-3) 20(20-1) 21(21-1) 23(23-23-1) 24(24-1) 16(16-1)
Purpose: Combine 388-388B Dorchester St with 390-390A Dorchester St and Lot # 0700686000 and erect a new 6 story mixed building to now be know 388-400 Dorchester St. Building use to consisting of 35 residential units, Retail and Restaurant. In conjunction with Alt848480 and Alt848481.

Case: BOA- 845532 **Address:** 605 East Sixth Street **Ward 7 Applicant:** Mark Little
Article(s): 68(68-8: Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 68(68-34.6) 68(68-7.2) 27S(27S-5)
Purpose: Erect new four (4) residential units. Propose four (4) off-street parking.

Case: BOA#845528 **Address:** 605 East Sixth Street **Ward 7 Applicant:** Mark Little
Purpose: Erect new four (4) residential units. Propose four (4) off-street parking. Section: 521 CMR 10.00 Public and Common Use Spaces. Public use and common use spaces shall include but not be limited to mailboxes, entrances, lobbies and foyers, as well as corridors and stairways leading to dwelling units. 9th 780 CMR 1006 Number of Exits and Exit Access Doorway. Section 1006.3 Egress from stories or occupied roofs. The means of egress system serving any story or occupied roof shall be provided with the number of exits or access to exits based on the aggregate occupant load served in accordance with this section.

Case: BOA-831693 **Address:** 53 F Street **Ward 7 Applicant:** Mark Little
Article(s): 68(68-8: Floor area ratio excessive, Usable open space insufficient, Side yard insufficient & Rear yard insufficient) 27S(27S-9)
Purpose: Demo existing single family dwelling, and erect new 6 unit building as per plans.

Case: BOA-837872 **Address:** 167 West Eighth Street **Ward 7 Applicant:** Kristina Filozova
Article(s): 10(10-1) 68(68-33)
Purpose: Accessory parking spaces for 2 cars.

Case: BOA-867200 **Address:** 447 West Fourth Street **Ward 7 Applicant:** Stuart Mullally
Article(s): 68(68-33) 68(68-8: Floor area ratio is excessive, Height is excessive (40 ft max.) & Rear yard setback insufficient) 27S(27S-5)
Purpose: Demolish existing single family. Build a new construction 2 family dwelling, as per plans submitted.

HEARINGS: 10:30 a.m.

Case: BOA-881796 **Address:** 6 Kemble Place **Ward 6 Applicant:** Ron Cavallo
Article(s): 27S(27S-5) 68(68-8: Side yard insufficient & Rear yard insufficient)
Purpose: Erect new three-story single-family dwelling with one interior parking space on the existing vacant lot.

Case: BOA-844735 **Address:** 69 Preble Street **Ward 7 Applicant:** George Morancy
Article(s): 13(13-1: Floor area ratio excessive, Bldg height excessive (feet), Bldg height excessive (stories), Front yard insufficient, Side yard insufficient, Rear yard insufficient & Usable open space insufficient) 18(18-3) 23(23-1)
Purpose: Erect a new five-unit residential multi-family dwelling with exterior deck. Propose three (3) parking spaces.

Case: BOA-872900 **Address:** 794R Shawmut Avenue **Ward 9 Applicant:** Jean P. Teleau
Article(s): 50(50-29: Lot size for the two family is insufficient, Floor area ratio is excessive, Side yard requirement is insufficient, Rear yard requirement is insufficient & Usable open space is insufficient) 50(50-43)
Purpose: To proceed to ZBA to correct Violation v391790 per plans: 1) Approved roof deck enclosed with extended fire balcony; 2) Basement habitable spaces and other related works per plans filed. Change occupancy from a one to a two fam-ily.

Case: BOA-835792 **Address:** 3-5 South Whitney Street **Ward 10 Applicant:** Whitney South Nominee Trust
Article(s): 59(59-15) 59(59-16) 59(59-37)
Purpose: Demolish the existing structure. Erect a new 6-story building with nine (9) residential units and seven (7) parking spaces.

Case: BOA-826857 **Address:** 92 Maple Street **Ward 12 Applicant:** Abigail Properties, LLC
Article(s): 50(50-28) 50(50-29: Lot area for add'l units is insufficient, Floor area ratio excessive, Height is excessive, Height is excessive, Usable open space is insufficient, Front yard setback requirements is insufficient, Side yard setback requirements is insufficient & Rear yard setback requirements is insufficient) 50(50-43)
Purpose: To change occupancy from a two family dwelling to a six family dwelling. Also, to renovate the building, including extending the existing dormers and completing an addition.

Case: BOA-863185 **Address:** 31 Midland Street **Ward 13 Applicant:** Stuart Schrier
Article(s): 65(65-9: Excessive F.A.R., Number of allowed stories has been exceeded & Insufficient side yard setback)
Purpose: Demo existing Roof. Extending mansard Roof to create a new 3rd Story. Change Attic into new Living Area. See plans.

Case: BOA-891912 **Address:** 1151-1155 Blue Hill Avenue **Ward 14 Applicant:** Myvette Fernandez
Article(s): 60(60-16)
Purpose: Change occupancy to include new bakery/cafe and renovate as per plans.

Case: BOA-861734 **Address:** 1345-1357 Blue Hill Avenue **Ward 14 Applicant:** Primo Market Corporation
Article(s): 60(60-16)
Purpose: Would like to add small take-out for coffee and sandwiches.

Case: BOA-893323 **Address:** 70 Brent Street **Ward 16 Applicant:** Aaron Banner-Goodspeed
Article(s): 65(65-9)
Purpose: Add a two tier deck to the rear of the single family home. Includes a change in egress on the first floor and an addition egress on the second floor - see plans filed.

Case: BOA-874758 **Address:** 93 Lonsdale Street **Ward 16 Applicant:** Lara Moulton
Article(s): 65(65-9: Floor area ratio is excessive & Side yard setback is insufficient)
Purpose: Build two dormers in attic area - amending ALT840079.

Case: BOA-887661 **Address:** 7 Saco Street **Ward** 16 **Applicant:** George Morancy
Article(s): 65(65-8) 65(65-9: Floor area ratio excessive, Height excessive, Front yard insufficient & Rear yard insufficient) 65(65-41: 65-41.4 off street parking location & 65-41.5 off street parking design)
Purpose: Combine parcel # 1600506000 and parcel # 1600507000 into one lot and New construction of 6-family residential structure.

Case: BOA-851286 **Address:** 474 Hyde Park Avenue **Ward** 18 **Applicant:** Juan Rojas
Article(s): 67(67-9: Front yard insufficient & Rear yard insufficient)
Purpose: Erect new two-family dwelling with 1 car attached garage and rear deck. Detached accessory 1 car garage filed under ERT834068.

Case: BOA-858894 **Address:** 44-46 Hyde Park Avenue **Ward** 19 **Applicant:** Rebecca Rutenberg
Article(s): 55(55-16)
Purpose: Change of occupancy from a martial arts facility to a Cannabis Establishment. Modify the existing layout and conditions of the interior of the building. Note: building unit is 54A.

Case: BOA-818500 **Address:** 375 Hyde Park Avenue **Ward** 19 **Applicant:** We close the deal LLC
Article(s): 55(55-8) 55(55-9: In this residential zoning subdistrict, the main entrance location of a dwelling unit must face the front lot line & Floor area ratio is excessive & Usable open space is insufficient) 55(55-40)
Purpose: Seeking to change occupancy from a three family dwelling to a four family dwelling. Also to erect a rear addition and dormers and renovate the entire building.

Case: BOA-843952 **Address:** 1-3 Park Place **Ward** 19 **Applicant:** Keihly Morre
City Hall, upon the appeal of Keihly Moore seeking with reference to the premises at 1-3 Park Pl, Ward 19 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 55(55-8) 55(55-9: Side yard insufficient, Rear yard insufficient, Floor area ratio excessive, Usable open space insufficient, Dimensional Regulations & Lot area insufficient) 55(55-40) **Purpose:** Change occupancy to a 3 family dwelling. Wood frame 1.5 story addition. Includes plumbing, electrical, carpentry, site work, connection of garage to dwelling and convert to living area.

Case: BOA-885651 **Address:** 55 Avalon Road **Ward** 20 **Applicant:** Gerard McCarthy
Article(s): 56(56-8: Floor area ratio excessive & Rear yard insufficient (addition can not be closer than 8' to an accessory building))
Purpose: Build a 22'x20', 2 story addition onto the back of the House.

Case: BOA-855206 **Address:** 436R Baker Street **Ward** 20 **Applicant:** Kory Brown
Article(s): 56(56-39) 56(56-40)
Purpose: Construct a new 20x24 single level garage with deck above.

Case: BOA-853035 **Address:** 8 Centre Terrace **Ward** 20 **Applicant:** Roy LePoidevin
Article(s): 56(56-7) 56(56-8)
Purpose: Change occupancy from a one to a two family by Constructing an semi attached addition per plan by adding an apartment above a newly proposed garage. (Combining parcels 2003223000 and 2003223000 in common ownership 9,250sf).

Case: BOA-865770 **Address:** 23 Metropolitan Avenue **Ward** 20 **Applicant:** Mansour Kairouz
Article(s): 67(67-9: Floor area ratio excessive & Usable open space insufficient) 67(67-9.3) 67(67-8) 67(67-8.2) 67(67-32)
Purpose: Change Occupancy from two-family dwelling (ERT749105/2017) to three-family dwelling. Additional third unit will be located at basement with walk-out level. Propose to enclose second floor deck.

Case: BOA-869995 **Address:** 222 Roslindale Avenue **Ward** 20 **Applicant:** Charles Donovan
Article(s): 67(67-9: Usable open space insufficient & Floor area ratio excessive) 67(67-8) 9(9-2) 67(67-8.2)
Purpose: Change occupancy from three-family dwelling to four-family dwelling. Excavate basement for new ceiling height and for additional dwelling unit. Propose new exterior rear deck and egress stairs. Full interior renovation to include MEP/FA/FP. New driveway into rear for propose four (4) off-street parking. New infiltration system.

Case: BOA-871146 **Address:** 1763 Commonwealth Avenue **Ward** 21 **Applicant:** Harry Collings
Article(s): 51(51-9: Lot area for the add'l dwelling unit is insufficient, Floor area ratio excessive, Usable open space & Off street parking requirement is insufficient)
Purpose: Change occupancy from office apartment to three apartments. No alterations to building to take place other than installation of two kitchens in garden level and first floor.

Case: BOA-885363 **Address:** 38 Englewood Avenue **Ward** 21 **Applicant:** Jonathan Berit-Parkes
Article(s): 51(51-9: Lot area for additional dwelling unit (s) insufficient, Floor area ratio excessive, Side yard insufficient & Rear yard insufficient) 51(51-56: Off street parking insufficient & 51-56.5 off street parking design)
Purpose: Renovation and Addition of existing three (3) family building into Eight (8) dwelling unit building. The proposed rear addition is 3 stories above grade and does not pass existing structure height.

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-825479 **Address:** 18 Everett Street , **Ward** 1, **Applicant:** 18-20 Residential Partners, LLC
Article(s): 10(10-1) 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9)
53(53-54) 53(53-56) 53(53-56) 53(53-56.5a)
Purpose: Combine parcel numbers 0105299000 and 0105298000 to create a new lot consisting of 4,500 s.f. (See ALT810560) and erect a 9 unit residential dwelling with 9 off street parking spaces at grade. ALT810560

Case: BOA-810158 **Address:** 25 Everett Street , **Ward 1 Applicant:** William Moriarty
Article(s): 10(10-1) 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9)
53(53-57.2) 53(53-56.5(a)) 53(53-56) 53(53-54)
Purpose: Demolish existing single family home at 25 Everett St and garage in rear at 3 Emmet Pl - Combine front lot with rear lot to create one lot and build a 4 story 8 residential unit building with 6 two bedroom units and 2 one bedroom units. *Single family to be razed on a separate permit.

Case: BOA-860197 **Address:** 141 I Street **Ward 6 Applicant:** Kris McCabe
Article(s): 27S(27S-5) 68(68-8) 68(68-8) 68(68-33) 68(68-33)
Purpose: Change of occupancy from a one-family dwelling to a two-family dwelling. Construct 2-story rear addition. Extend living space to basement for Unit #1. Full renovation. Propose one (1) off-street parking at rear.

Case: BOA-787634, **Address:** 500-502A East Broadway , **Ward 6 Applicant:** James Christopher
Article(s): 27S(27S-5S) 68(68-8: Lot area for the add'l dwelling units is insufficient, Floor area ratio is excessive, Front yard setback requirement is insufficient, Side yard setback requirement is insufficient & Usable open space is insufficient) 68(68-33)
Purpose: To raze existing single story building, and erect a new 3 story mixed use building to include a commercial space with 6 Residential Units at grade with 6 interior parking spots

Case: BOA-874670 **Address:** 10 O Street , **Ward 6 Applicant:** Nancy Minucci
Article(s): 68(68-8: Floor area ratio excessive, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 27S(27S-5)
Purpose: Erect a new single-family dwelling with two (2) parking spaces in garage. Raze existing single-family.

Case: BOA-840518 **Address:** 274 Athens Street , **Ward 6 Applicant:** Timothy Johnson
Article(s): 27S(27S-5) 68(68-29)
Purpose: Addition/renovation to 2-1/2 story attached single-family dwelling to create 4 story attached single-family dwelling w/garage and front balcony as per plans submitted.

Case: BOA-840519 **Address:** 276 Athens Street , **Ward 6 Applicant:** Timothy Johnson
Article(s): 68(68-33) 27S(27S-5)
Purpose: Erect new 4 story attached, 2-family dwelling w/garage and front balcony on vacant land as per plans submitted.

Case: BOA-844006 **Address:** 12 Cawfield Street **Ward 7 Applicant:** Dave Anderson
Article(s): 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Bldg height excessive (stories), Front yard insufficient & Side yard insufficient) 65(65-42.7) 65(65-41)
Purpose: Erect new two-family dwelling with propose two (2) off-street parking on new subdivided Parcel 3756 contains 2030 SF lot area. File in conjunction with ALT825674 for subdivided lot and ERT825683 for separate new three-family dwelling.

Case: BOA-844004 **Address:** 14 Cawfield Street **Ward 7 Applicant:** Dave Anderson
Article(s): 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Usable open space insufficient, & Side yard insufficient) 65(65-41)
Purpose: Subdividing existing parcel 0703754010 to three lots (Parcel 3756 - 2,030 SF, Parcel 3755 - 2,380 SF, Parcel 3754 - 2,147 SF). Existing three-family dwelling to remain. File in conjunction with ERT825681 and ERT825683.

Case: BOA-844007 **Address:** 24 Elder Street **Ward 7 Applicant:** Dave Anderson
Article(s): 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Bldg height excessive (stories), Front yard insufficient & Side yard insufficient) 65(65-42.3)
Purpose: Erect new three-family dwelling with propose three (3) off-street parking on new subdivided Parcel 3754 contains 2,147 SF lot area. File in conjunction with ALT825674 for subdivided lot and ERT825681 for separate new two-family dwelling.

Case: BOA-863406 **Address:** 28 Upton Street **Ward 9 Applicant:** David Arrowsmith
Article(s): 64(64-34) 64(64-34) 64(64-34)
Purpose: Double 2x12 sleepers at all structural locations per plans. 60" x 60" opening for roof hatch per plans. 2x6 platform and salter spiral staircase per plans. Installation of structural steel beams per plans mechanically fastened. 2x12 deck frame per plans. Trex Decking and Railings. Exterior Alterations propose a 340sf roof deck to be accessed via spiral stair.

Case: BOA#863408 **Address:** 28 Upton Street **Ward 9 Applicant:** David Arrowsmith
Purpose: Double 2x12 sleepers at all structural locations per plans. 60" x 60" opening for roof hatch per plans. 2x6 platform and salter spiral staircase per plans. Installation of structural steel beams per plans mechanically fastened. 2x12 deck frame per plans. Trex Decking and Railings. Exterior Alterations propose a 340sf roof deck to be accessed via spiral stair.
SECTION: 780CMR, 9th Edition Section 1011.12.2; Roof Access: Where a stairway is provided to a roof located 4 stories or > from grade, access to the roof shall be provided through a penthouse.
SECTION: 780CMR, 9th Edition Section 1011.10 Spiral stairways; Spiral stairways are only permitted to be used as a component in the means of egress from a space which is not more than 250sf.

Case: BOA-857433, **Address:** 1047 Blue Hill Avenue **Ward:**14 , **Applicant:** Fernandez Auto Sales, Inc.
Article(s): 7(7-4)
Purpose: Use of premises issued 2007 for out door sales of 20 used m vehicles; this permit is filed to renew that permit.

Case:BOA-678322 , **Address:** 90-102 Tenean Street , **Ward 16 Applicant:** Sings By J
Article(s): 65(65-40: Sign Regulations) 65(65-16: Excessive Height & Insufficient Rear Yard Setback) **Purpose:**
Propose: a new monopole billboard with two digital faces.

Case: BOA-754552 **Address:** 34-36 Williams Avenue **Ward 18 Applicant:** Rauny Baez
City Hall, upon the appeal of Rauny Baez seeking with reference to the premises at 34-36 Williams Ave, Ward 18 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 69(69-9: Lot Width insufficient & Side yard insufficient) Purpose: Subdividing lot at 36 Williams Ave, Hyde Park. This lot will have a total of 6,987 S.F. The new subdivided lot at 38 Williams Ave will contain a total of 8301 S.F. to accommodate new construction. Please reference ERT689194 for drawings. (ky Revised 6/9-18).

Case: BOA-754553 **Address:** 38 Williams Avenue **Ward 18 Applicant:** Rauny Baez
City Hall, upon the appeal of Rauny Baez seeking with reference to the premises at 38 Williams Ave, Ward 18 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 69(69-9: Lot Width insufficient & Front yard insufficient) 69(69-29) 69(69-8) Purpose: Construction of a new 2 family house on lot next to existing single family house. (See alt725398 for subdivision of the lot) ky revised 7/9/18.

Case: BOA-695061, **Address:** 1225-1229 Centre Street , **Ward 20 Applicant:** John Pulgini
Article(s): 56(56-11: Excessive floor area ratio, Excessive building height, Maximum number of dwelling units/acre, Insufficient lot size for residential use, Insufficient front yard, Insufficient side yard & Insufficient rear yard) 56(56-40.12)
Purpose: Erect new construction 6-unit townhouse dwelling with another dwelling (1231A-1231B Centre Street) on existing vacant 12,933 SF of land (Parcel ID: 2003597003) with a combined total of 12 off-street parking. Plan conjunction with ERT683877.

Case: BOA-695062, **Address:** 1231A-1231B Centre Street , **Ward 20 Applicant:** John Pulgini
Article(s): 56(56-11: Excessive floor area ratio, Excessive building height, Maximum number of dwelling units/acre, Insufficient lot size for residential use, Insufficient front yard, Insufficient side yard & Insufficient rear yard) 56(56-40.12)
Purpose: Erect new construction two-family dwelling along with another dwelling (1225-1229 Centre Street) on existing vacant 12,933 SF land (Parcel ID: 2003597003) with a combined total of 12 off-street parking. Plan in conjunction ERT683875.

INTERPRETATION: 12:00Noon.

Case: BOA-891713 **Address:** 198 Hanover Street **Ward 3 Applicant:** Angela Benvenuto.Et al.
Purpose: The petitioner's seeks a determination that Kim Thai, Esq. Assistant Commissioner of Plans & Zoning Director of Policy of the Inspectional Services Department email letter ERT703609.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

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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