The board will hold a hearing on October 29, 2019 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:
September 10, 2019, September 17, 2019 & October 8, 2019

EXTENSIONS: 9:30a.m.

Case: BOA-723437 Address: 20 Seaver Street Ward 12 Applicant: Pamela Alexander
Purpose: Adding Article(s): Case: BOA-505714 Address: 15 Commonwealth Avenue Ward 5 Applicant: Eugene Kelly, Esq
Purpose: F.A.R
69(69-9): Access Maneuvering
Purpose: Combining Article(s): Case: BOA-759563 Address: 80 Marginal Street Ward 1 Applicant: Richard Lynds, Esq
Purpose: Construct Insufficient
69(69-9): Insufficient Lot
Purpose: Combine Article(s): Case: BOA-995699 Address: 273 Highland Street Ward 11 Applicant: Rees-Larkin Development LLC
Article(s): 50(50-44)
50(50-28: Multifamily Dwelling:Forbidden & Accessory Parking:Forbidden)
50(50-29: Lot Area for Additional Dwelling Units Insufficient, Floor Area Ratio Excessive, Building Height Excessive, Building Height ( # of Stories ) Excessive, Usable Open Space Insufficient, Front Yard Insufficient & Rear Yard Insufficient)
50(50-43: Off-Street Parking Insufficient, Off-Street Parking Design / Maneuverability & Off-Street Loading Insufficient)
Purpose: New construction of E+ 4-story (plus lower-level Garage) Apartment Building with 23 Family Units under the City of Boston Energy Positive Housing Program. Also combine existing 7 lots into one lot to be known as 273 Highland Street.
Case: BOA-983442 Address: 7 Waumbeck Street Ward 12 Applicant: Dorox, LLC
Article(s): 50(50-29: Lot area for the add'l dwelling unit is insufficient & Usable open space is insufficient)
Purpose: Reconfiguration of the interior, changing from 2 to 3 units, see blueprints and site plan. Change of occupancy from 2 to 3 units.
Case: BOA-983441 Address: 87 Maple Street Ward 12 Applicant: Dorox, LLC
Article(s): 50(50-43)
50(50-29: Insufficient additional lot area per unit & Insufficient usable open space per unit)
Purpose: Reconfiguration of rooms, change the number of units from 2 to 4, see attached blueprints, site plan. Change of occupancy from 2 units to 4 units.
Case: BOA-986516 Address: 43 Withington Street Ward 17 Applicant: Stephen Siuda
Article(s): 65(65-8)
65(65-9): Bldg Height Excessive (Stories), Bldg Height Excessive (Feet), Floor Area Ratio Excessive & Rear Yard Insufficient
Purpose: Construct new 4 story building with 8 residential units and 16 parking spaces.
Case: BOA-975318 Address: 41 Wood Avenue Ward 18 Applicant: Aisha Yasin
Article(s): 9(9-1)
69(69-9): Insufficient lot size, Excessive F.A.R., Insufficient side yard setback & Insufficient open space per unit
Purpose: Combine 3 existing lots into one and subdivide into 2 lots (Lot A 4800sf and Lot B 4800sf) NOTE: Lot A to have Lot B #41 Wood Avenue TWO FAMILY STRUCTURE TO REMAIN.
Case: BOA-975323 Address: 43-45 Wood Avenue Ward 18 Applicant: Aisha Yasin
Article(s): 69(69-8)
69(69-9): Insufficient lot size, Excessive F.A.R, Insufficient rear yard setback, Insufficient Front Yard setback, Excessive F.A.R & Insufficient open space per unit
69(69-29: Access Maneuvering areas (Tandem) & Insufficient parking)
Purpose: Construct 2 family dwelling on 4800sf lot. Please see ALT954695 for combining of lots and then to subdivide to create new lot. * Modular construction-TBD.
Case: BOA-978292 Address: 30-32 Greenview Avenue Ward 19 Applicant: Aamodt/Plumb Architects
Article(s): 9(9-1) 55(55-9)
Purpose: Adding an addition to the back of the house. New finishes throughout. Including one room of the second floor condo to the town house.
Case: BOA-970966 Address: 55-57 Hooker Street Ward 22 Applicant: Edio Galvez
Article(s): 51(51-55)
51(51-17: Height excessive & Front Yard (51-52.1 Street Wall Continuity; 51-57.2 CEBA)
Purpose: Erect a 14' x 48', two sided, digital billboard on a monopole.
RE-DISCUSSION/HEARINGS: 10:30 a.m.

Case: BOA-938015 Address: 31-33 Boardman Street Ward 1 Applicant: Derric Small Article(s): 27T-5 53(53-8) 53(53-52) Purpose: Combine parcel # 0101734000 with parcel #0101735000 to become one lot to be known as 31-33 Boardman St. Change of occupancy to 9 units. Renovate existing dwellings as stated on previous permits. Construct new addition as per plans. Sprinkler plan to be filed. Construction cost does not include cost on previous short forms. *AE Flood Zone (EL 107).

Case: BOA-972965 Address: 48 Geneva Street Ward 1 Applicant: Nicola R. Dilibero Article(s): 25(25-5) 27T-5 53(53-9: Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Usable open space insufficient, Side yard insufficient & Rear yard insufficient) 53(53-56) Purpose: Renovate, Change occupancy from 4 to a 9 unit dwelling, erect addition with roof deck and reconstruct rear decks

Case: BOA-967782 Address: 34 Belmont Street Ward 2 Applicant: Timothy Sheehan Article(s): 62(62-8: Insufficient additional lot area, Max. allowed height exceeded, Insufficient usable open space & Insufficient side yard setback) Purpose: Erect new 2 family home as per plans. *Application filed in conjunction with ALT945502 to sub-divide existing lot (3090sf) into 2 new lots, lot A 1624sf. Lot B 1466sf - 34 Belmont St (semi-attached two family) to have one building and 36 Belmont St (one family) to have one building. (Attached to # 34) ex-isting building to be razed on separate permit.

Case: BOA-970404 Address: 416 Beacon Street Ward 5 Applicant: Beta Nu House Corporation Article(s): 32(32-9) 9(9-1) Purpose: Interior and exterior renovations of a 4 story brick rowhouse. Proposed work includes repairs to exterior masonry, window replacement and energy efficiency upgrades, renovations to kitchen and bathrooms and reconfiguration of bedrooms with accessibility upgrades. Current use is R-2 Fraternity.

Case: BOA-967897 Address: 296 Cambridge Street Ward 5 Applicant: Watermark Donut Company, Inc Article(s): 8(8-7) Purpose: Change occupancy from Retail Store to Restaurant with take out. Interior fit out for Dunkin' Donuts work to include interior partitions, ceilings floors, wall finishes, millwork, kitchen equipment, all associated MEP life safety including minor sprinkler and fire alarm system modifications, exterior signage.

Case: BOA-975774 Address: 9 Leyland Street Ward 8 Applicant: Massachusetts Construction Land Trust, Inc. (by Leyland LLC) Article(s): 10(10-1) 50(50-29: Lot area for additional dwelling units insufficient, Floor area ratio excessive, Building height excessive, Building height (ft of stories) excessive, Usable open space insufficient, Front yard insufficient & Rear yard insufficient) 50(50-43: Off-street parking insufficient & Off-street loading insufficient) 50(50-44) Purpose: Combine Lots. Erect a new 5 story, 43 Unit Residential Building. This will be Affordable Housing for the Community. There will be at-Grade open-air Resident Parking spaces for Building.


Case: BOA-959027 Address: 27 Thornley Street Ward 13 Applicant: Ellington Jackson Article(s): 65(65-9) Purpose: Amendment to ALT373517 (No additional cost). Changes to fire protection, add new rear exterior stair to replace inside stair, Create storage areas in basement (not to be living space), change 2nd floor pantry to an open porch, create a 3rd floor rear deck, change 1st and 2nd floors to open concept kitchen with LVLs with 3 bedrooms and 2 baths.
Case: BOA-981150 Address: 63 Nahant Avenue Ward 16 Applicant: James Christopher
Article(s): 65(65-9): Lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient
Purpose: To construct a new owner occupied single family on the new lot created by the subdivision of 66-68 Pierce Ave AL7955562 as per the attached plans.

Case: BOA-981146 Address: 66-68 Pierce Avenue Ward 16 Applicant: James Christopher
Article(s): 9(9-1) 65(65-9): Lot area insufficient, Floor area ratio excessive & Rear yard insufficient
Purpose: To subdivide the existing 5,500 Square foot lot creating two new lots consisting of lot A 2,860 square feet with existing two family home. Lot B 2,640 square feet for a new single family home, as per attached plans.

Case: BOA-965021 Address: 59 Rockne Avenue Ward 16 Applicant: James Christopher
Article(s): 65(65-41) 65(65-9): Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Front yard insufficient, Side yard insufficient & Lot area insufficient
Purpose: To raze the existing single family. Erect new single-family dwelling as per the attached plans.

Case: BOA-945787 Address: 41-43 Alabama Street Ward 18 Applicant: Lu McPherson
Article(s): 60(60-8) 60(60-9): Lot area to erect a dwelling is insufficient, Minimum lot width required is insufficient, Minimum lot frontage required is insufficient, Minimum usable open space required is insufficient & Minimum side yard required is insufficient
Purpose: To erect new 2 story building for a new 2 family as per plans.

Case: BOA-948520 Address: 5 Orlando Street Ward 18 Applicant: 5 Orlando Street, LLC Brian T. Holland Manager
Article(s): 60(60-8) 60(60-9): Floor area ratio excessive & Usable open space insufficient 60(60-37) 9(9-2)
Purpose: Change Occupancy from 11 Apartments to 12 Apartments. Renovate existing storage area and convert to Unit #3 in accordance with plans submitted, in compliance 780CMR ninth edition Mass Building Code. No structural changes.

Case: BOA-948519 Address: 5 Orlando Street Ward 18 Applicant: 5 Orlando Street, LLC Brian T. Holland Manager
Purpose: Change Occupancy from 11 Apartments to 12 Apartments. Renovate existing storage area and convert to Unit #3 in accordance with plans submitted, in compliance 780CMR ninth edition Mass Building Code. No structural changes. Section: 9th 780CMR 903.2.8 Use Group R [F] 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R Fire area. Plans submitted do not indicate the installation of a Fire Sprinkler system.

Case: BOA-948772 Address: 99 Brooks Street Ward 22 Applicant: Daniel Toscano
Article(s): 51(51-8) 51(51-9): Building height (# of stories) excessive & Side yard insufficient 51(51-56)
Purpose: Seeking to renovate the existing structure and to Change the Occupancy from a Single Family Dwelling to a Two Family Dwelling. Construct new dormers. Expand living space into Basement and Attic.

45 Minute Lunch Break
RE-DISCUSSIONS: 11:30 a.m.

Case: BOA-937977 Address: 69 Lubec Street Ward 1 Applicant: Epsilon Partners, LLC
Article(s): 25(25-5) 27(27T-9) 53(53-56) 53(53-56.5(a) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9)
Purpose: Seeking to erect a 5-story building with 8 residential units and 8 parking spaces.

Case: BOA-889514 Address: 343-345 Chelsea Street Ward 1 Applicant: 343-345 Chelsea Street, Realty Trust City Hall, upon the appeal of 343-345 Chelsea Street, Realty Trust seeking with reference to the premises at 343 to 345 Chelsea Street, Ward 01 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance
Article(s): 53(53-54) 53(53-56) 53(53-57.3) 54(54-12): Insufficient open space, insufficient rear yard setback & Excessive FAR
Purpose: Raze existing building and erect three story building with retail at grade and six (6) residential units on floors 2-3.

*Modified on 5.21.19 to 8 residential units. * Modified on 8/26/19 three story building retail and 6 residential units.

Case: BOA-818471 Address: 97 Salem Street Ward 3 Applicant: 97 Salem Street Realty Trust
City Hall, upon the appeal of 97 Salem Street Realty Trust seeking with reference to the premises at 97 Salem Street, Ward 03 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 54(54-18) 54(54-21)
Purpose: To change occupancy from one real estate office to one retail space and 9 residential units. Also to erect a five story addition above the existing one story building.
Case: BOA-938192 Address: 62-64 Baxter Street Ward 6 Applicant: George Morancy
Article(s): 275(275-5) 68(68-33) 68(68-8) 68(68-8) 68(68-8) 68(68-8)
Purpose: Combine two lots (parcel 0600761000 and 0600761000) to a newly created lot of 2,751 total SF to be known as 62-64 Baxter Street. Raze existing two-family structure on separate permit. Erect new 4 unit multi-family residential dwelling with roof decks and rear decks. Propose 4 parking spaces.

Case: BOA-899613 Address: 97 Farragut Road Ward 6 Applicant: George Morancy
Article(s): 275(275-5) 68(68-29) 68(68-8)
Purpose: Construct third floor addition with new rear deck and roof deck. Renovate existing two-family dwelling. Extend living space into the basement for Unit 1. Propose (1) off-street parking.

Case: BOA-961962 Address: 110 Mount Pleasant Avenue Ward 8 Applicant: David France
Article(s): 50(50-29) 50(50-43)
Purpose: Change occupancy from a single-family to a three-family dwelling and renovate. Propose side addition, new decks and egress stairs. Propose (4) off-street parking.

Case: BOA-808136 Address: 9 Burney Street Ward 10 Applicant: 11 Burney, LLC & Tremont & Burney, LLC
Article(s): 59(59-7): Multifamily Dwelling : Forbidden & Accessory Parking : Forbidden
59(59-8): Lot Area Insufficient, Floor Area Ratio Excessive, Building Height Excessive, Building Height (# of Stories) Excessive, Usable Open Space Insufficient, Front Yard Insufficient, Side Yard Insufficient & Rear Yard Insufficient
59(59-37): Off-Street Parking Insufficient & Off-Street Loading Insufficient
Purpose: Construct a new 4 story Building. On the Ground Floor will be a Building Amenity Space and an Accessory Parking Garage. On Floors 2 thru 4 will be 24 Units of Housing. There will be a Common Roof Deck. The Project will require the combination and alteration of several existing lots including 11 Burney, 1508-1514 Tremont, 1518 Tremont and 1520 Tremont. The project proposes to remove existing structures on 11 Burney. (See Related Application ALT792598)

Case: BOA-982967 Address: 9 Burney Street Ward 10 Applicant: 11 Burney, LLC & Tremont & Burney, LLC
Article(s): 59(59-37)
59(59-8): Floor Area Ratio Excessive & Rear Yard Insufficient
Purpose: The parcels at 9 and 11 Burney will be taking some amount of area from 1508-1514 Tremont St, 1516-1518 Tremont St and 1520 Tremont St. This application should be considered at the same time as the application at 9 Burney St ERT 792599.(TW)

Case: BOA-982962 Address: 1508-1514 Tremont Street Ward 10 Applicant: 11 Burney, LLC & Tremont & Burney, LLC
Article(s): 59(59-37)
59(59-16):Floor Area Ratio Excessive & Rear Yard Insufficient
Purpose: Lot at 1508-1514 will be transferring some lot area to the lot at 9 Burney St. This transfer will require zoning relief to the parcel. This application should be reviewed at the same time as the permit application for 9 Burney St #ERT792599 (TW)

Case: BOA-982965 Address: 1516-1518 Tremont Street Ward 10 Applicant: 11 Burney, LLC & Tremont & Burney, LLC
Article(s): 59(59-37)
59(59-16):Floor Area Ratio Excessive & Rear Yard Insufficient
Purpose: The parcel at 1518 Tremont will be transferring some amount of it's area to the proposed parcel at 9 Burney St. This transfer will create the need to zoning relief. This application should be considered at the same time as the application at 9 Burney St ERT 792599. Being reviewed by Tom White.

Case: BOA-982955 Address: 1520 Tremont Street Ward 10 Applicant: 11 Burney, LLC & Tremont & Burney, LLC
Article(s): 59(59-37)
59(59-16):Floor Area Ratio Excessive & Rear Yard Insufficient
Purpose: The parcel at 1520 Tremont will be transferring some amount of it's area to the proposed parcel at 9 Burney St. This transfer will create the need to zoning relief. This application should be considered at the same time as the application at 9 Burney St ERT 792599.(TW)

Case: BOA-992109 Address: 24 Rand Street Ward 13 Applicant: Kenneth Daddabbo
Article(s): 50(50-43)
50(50-44): 50-44.5Traffic Visibility Across Corner is Insufficient & 50-44.5Special provisions for corner lots. front yard along Julian Street is insufficient
50(50-29): Lot Area Insufficient, Add'l Lot Area Insufficient, Lot Width Insufficient, Lot Frontage Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient, Side Yard Insufficient & Rear Yard Insufficient
Purpose: Erect 3-family dwelling as per plan. Nominal fee requested pending ZBA approval.

Case: BOA-992105 Address: 28 Rand Street Ward 13 Applicant: Kenneth Daddabbo
Article(s): 50(50-43)
50(50-44): 50-44.5Traffic Visibility Across Corner is Insufficient & 50-44.5Special provisions for corner lots. front yard along Julian Street is insufficient
50(50-29): Lot Area Insufficient, Add'l Lot Area Insufficient, Lot Width Insufficient, Lot Frontage Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient, Side Yard Insufficient & Rear Yard Insufficient
Purpose: Erect 3-family dwelling as per plan. Nominal fee requested pending ZBA approval.

Case: BOA-947958 Address: 138 Centre Street Ward 17 Applicant: John Barry
Article(s): 9(9-2) 65(65-41) 65(65-8) 65(65-9): Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Side yard insufficient & Rear yard insufficient
Purpose: Build addition to rear of building. Change occupancy from a 3 to a 6 family.
Purpose: The existing 6-family apartment building at 5 Brown Terrace is to be combined with other existing attached 6-family buildings 9 Seavers Ave., 11 Seavers Ave., and 7 Brown Terrace, to become one building addressed as 9-11 Seavers Ave. of 33 apartments. Change occupancy to include 9 additional units in the basement. Renovate the existing unfinished basement of the existing twenty-four unit brick-clad apartment building for nine new units in the existing basement (including 2 Group 2A). Minor modifications to the rear exterior for light, egress, & lift. The renovated basement will be fully sprinklered.

Case: BOA-989017 Address: 709 VFW Parkway Ward: 20 Applicant: Brian Burke Article(s): 56(56-7): Local retail business forbidden & Outdoor sale/ display use forbidden
Purpose: Change of use and occupancy from Real Estate offices to retail store with outdoor monument display.

INTERPRETATION: 12:00 p.m.

Case: BOA-957741 Address: 55 Hull Street Ward 3 Applicant: Michael Bonetti Purpose: The petitioner's seeks a determination that the Inspectional Services Department erred in issuing the permit A940919, The permit was issued as an allowed use.

RECOMMENDATION/HEARINGS:

Case: BOA-961698 Address: 59 White Street Ward: 1 Applicant: David Lammers Article(s): 53(53-52) 53(53-9: Excessive f.a.r. & Insufficient side yard setback)
Purpose: 12'x14'-11" addition above third story.

Purpose: Add roof deck and stairway head house.

Case: BOA-997852 Address: 9 Ingheside Street Ward: 13 Applicant: Daryl Greese Article(s): 9(9-1) 50(50-29)
Purpose: Extend living space by building out basement space to add 3 bedrooms and 1 full bathroom to the existing first floor unit.

Case: BOA-995563 Address: 332 Savin Hill Avenue Ward: 13 Applicant: Brian Carthas Article(s): 65(65-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Bldg Height Excessive (Feet) & Side Yard Insufficient)
Purpose: Altering an existing peaked dormer. Will be extending and creating a shed dormer. This will allow for the conversion of an unfinished room into a bedroom for a second child.

Case: BOA-992086 Address: 51 Charlotte Street Ward: 14 Applicant: Clayton Weston Article(s): 60(60-9)
Purpose: Change occupancy from a one to a two family with living space in the basement. Install 2 new windows in basement, frame three bedrooms in basement, frame bathroom, install new framing and sub floor, strap ceiling, insulate exterior walls, drywall and plaster all walls and ceiling. Install interior doors and trims, tile floor area, paint walls and ceilings, install new plumbing for bathroom and laundry, install new duct work, install new electrical.

Case: BOA-976954 Address: 48 Murray Hill Road Ward: 19 Applicant: Juan Camilo Mendez Guzman Article(s): 10(10-1) 67(67-32) 67(67-9)
Purpose: On existing parcel # 1903149000 with a single family dwelling install new driveway and 2 off-street parking as per plans.

Case: BOA-967352 Address: 1587 Centre Street Ward: 20 Applicant: Theresa Lynn Article(s): 9(9-1) 56(56-8)
Purpose: Extend living area into the basement area as per plan.

Case: BOA-982876 Address: 57 Dent Street Ward: 20 Applicant: Venice Constructionk, LLC Article(s): 56(56-8)
Purpose: Remove rear porch and add mudroom addition per plans.

Case: BOA-965584 Address: 34 Linnet Street Ward: 20 Applicant: Edward Ahern Article(s): 56(56-39)
Purpose: Add driveway for off street parking.

Case: BOA-963024 Address: 111 Maple Street Ward: 20 Applicant: Franziska Ahmacher Article(s): 56(56-8: Floor Area Ratio Excessive, Front Yard Insufficient & Rear Yard Insufficient)
Purpose: Erect vertical addition on top of existing garage - see plans filed.

Case: BOA-978421 Address: 59 Penfield Street Ward: 20 Applicant: Todd Miles Article(s): 67(67-9)
STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:
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MARK FORTUNE-SECRETARY-ABSENT
MARK ERLICH
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SUBSTITUTE MEMBERS:
TYRONE KINDELL, JR
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