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

EXTENSIONS: 9:30 a.m.
Case: BOA-723437 Address: 20 Seaver Street Ward 12 Applicant: Pamela Alexander
Case: BOA-505714 Address: 15 Commonwealth Avenue Ward 5 Applicant: Eugene Kelly, Esq
Case: BOA-759563 Address: 80 Marginal Street Ward 1 Applicant: Richard Lynds, Esq
Case: BOA-712280 Address: 47-55 LaGrange Street Ward 3 Applicant: FPG LaGrange Holdings, LLC (by Jared Eigerman)
Case: BOA-544302 Address: 22 Hendry Street Ward 15 Applicant: Georgina Alfonseca

HEARING: 9:30 a.m.
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 Siada
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: Aamodi/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(51-9; F.A.R Excessive; Front Yard Setback & Side Yard Setback Insufficient) Purpose: Enclose front and back porches, also extend living space in basement as part of 1st floor unit. amending permit ALT938519

Case: BOA-919043 Address: 88-94 Lincoln Street Ward 22 Applicant: Maverick Media, LLC Article(s): 51(51-17 Height Excessive, Front Yard (51-52.1 Street Wall Continuity; 51-57.2 CEBA) 51(51-55 Purpose: Erect a 14'x48', 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): 277-5 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 10').

Case: BOA-874130 Address: 18-20 Crestway Road Ward 1 Applicant: Timothy Johnson Article(s): 53(53-8) 53(53-9; Floor area ratio excessive, Height excessive, Front yard (53-53.2 CEBA) insufficient, Side yard insufficient & Rear yard insufficient) 53(53-56) Purpose: Combine parcel per ALT860012 to create 8,431 SF parcel. Demolish existing structure and erect new 3 story, 9-unit residential building with 14 car garage, front, side & roof decks as per plans submitted.

Case: BOA-972965 Address: 48 Geneva Street Ward 1 Applicant: Nicola R. Dilbero Article(s): 25(25-5) 277-5 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: Erect a 6 unit residential dwelling with parking for 3 vehicles.

Case: BOA-972963 Address: 58 Lubec Street Ward 1 Applicant: 58 Lubec Street Trust Article(s): 25(25-5) 53(53-9: Lot area for the add'l units is insufficient, Floor area ratio excessive, Height requirement is excessive (stories), Height requirement is excessive (ft), Usable open space is insufficient, Side yard setback is insufficient, Rear yard setback requirement is insufficient & Required front yard setback is insufficient) 277-5 53(53-56 Purpose: Renovate, Change occupancy from 4 to 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-967781 Address: 36 Belmont Street Ward 2 Applicant: Timothy Sheehan Article(s): 62(62-8) Purpose: Erect new attached single 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) existing 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(50-9: Lot area for additional dwelling units insufficient, Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive, Usable open space 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.
Purpose: Change occupancy from a three-family dwelling to a boutique hotel with 13 bedrooms.

Case: BOA-959027 Address: 27 Thornley Street Ward 13 Applicant: Ellington Jackson Article(s): 53(53-9)

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 3 rd floor rear deck, change 1 st and 2nd floors to open concept kitchen with LVLs with 3 bedrooms and 2 baths.

Case: BOA-956275 Address: 27 Thornley Street Ward 13 Applicant: Ellington Jackson Article(s): 53(53-9)

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 3 rd floor rear deck, change 1 st 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)

Purpose: To construct a new owner occupied single family on the new lot created by the subdivision of 66-68 Pierce Ave ALT965562 as per the attached plans.

Case: BOA-981146 Address: 66-68 Pierce Avenue Ward 16 Applicant: James Christopher Article(s): 5(5-1) 65(65-9)

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(65-9)

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 Mephamson Article(s): 60(60-8)

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)

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)

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) 277(277-9) 53(53-56) 53(53-56.5a) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9)

Purpose: Seeking to erect a 2-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 Article(s): 53(53-54) 53(53-56) 53(53-57.3) 5(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.
This application will be reviewed by Tom White.

Excessive,

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.

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.

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).

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.

Purpose: Eject 3-family dwelling as per plan. Nominal fee requested pending ZBA approval.
Case: BOA-992105  Address: 28 Rand Street  Ward: 13  Applicant: Kenneth Daddabbo  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  Purpose: Build addition to rear of building. Change occupancy from a 3 to a 6 family.

Case: BOA-970592  Address: 9-11 Seavens Avenue  Ward: 19  Applicant: Seavens Brown Realty Trust  Purpose: The petitioners 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  Purpose: 12'x14'-11" addition above third story.

Case: BOA-985029  Address: 31 Prospect Street  Ward: 2  Applicant: Courtney Kieman  Purpose: Add roof deck and stairway head house.

Case: BOA-997852  Address: 9 Ingleside Street  Ward: 13  Applicant: Daryl Greese  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  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  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 dact work, install new electrical.

Case: BOA-976954  Address: 48 Murray Hill Road  Ward: 19  Applicant: Juan Camilo Mendez Guzman  Purpose: On existing parcel # 1902149000 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  Purpose: Extend living area into the basement area as per plan.

Case: BOA-982876  Address: 57 Dent Street  Ward: 20  Applicant: Venice Construction, LLC  Purpose: Remove rear porch and add mudroom addition per plans.

Case: BOA-965584  Address: 34 Limnet Street  Ward: 20  Applicant: Edward Ahern  Purpose: Add driveway for off street parking.
Case: 978-421  Address: 59 Penfield Street  Ward: 20  Applicant: Todd Miles  Article(s): 67(67-9)  

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)