



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 08</b>	<b>Hearing: 1</b>
<b>BOA666656</b>	<b>Address: 407 Dudley St, Ward - 08</b>	<b>Applicant: Justin Macfarlane</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance & Conditional Use

Article(s)	Description
Art. 50, Section 28 * **	Use: Forbidden
Art. 50, Section 19 **	Use: Conditional

**Description:** We are looking to change the use of the first floor unit from residential to an Office use. Our intentions were not accurately captured in the last hearing. Our intentions were always to have a commercial space (Office use). This is reflected in the neighborhood negotiations that we underwent and is reflected graphically in all submitted documents. This was not recorded as such.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

---



---



---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, that the commercial space was not mention at the first hearing so they are just at the Board for clarification. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Pisani moved to approve with proviso the motion was seconded and the Board voted to approve with proviso.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 09</b>	<b>Hearing: 1</b>
<b>BOA672890</b>	<b>Address:</b> 1511 - 1525 Washington ST, Ward - 0	<b>Applicant:</b> Daniel Glissman

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
------------	-------------

Art. 64, Section 18 * **	Use: Forbidden
--------------------------	----------------

**Description:** Change of Occupancy from Restaurant, 33 Families, Office, Wireless Commu-nications to Restaurant, 33 Families, Office, Wireless Communications and bare/Yoga studio. Renovate tenant space pursuant to plans provided herein.

### DOCUMENTS CONSIDERED AT THE HEARING:

<b>Plans</b> <input checked="" type="checkbox"/>	<b>Engineers Report</b> _____
<b>Letter of Support</b> _____	<b>Letter of Opposition</b> _____
<b>Petition of Support</b> _____	<b>Petition of Opposition</b> _____
<b>Photographs</b> _____	<b>Building Models</b> _____
<b>Tax Bills</b> _____	
<b>Other:</b> _____	

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review-Signage

(South End Landmarks District Commission Approval For External Signage)

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, for a Yoga Studio at 1558sqft ground floor unit in a existing building of 33 units of housing, office and restaurant. Board members inquired regarding what is this use replacing Counsel stated that it is replacing long vacant office use. The hours of operation is 6a.m-8p.m 7 days a week. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Wu's office support, Flaherty office support and abutters support. Board member Galvin moved to aprove with proviso the motion was seconded and the Board voted to approve with proviso.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 11	Hearing: 1
<b>BOA666471</b>	<b>Address:</b> 77 - 79 South St, Ward - 11	<b>Applicant:</b> Cameron Merrill

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 55, Section 9 **	Dimensional Regulations
Art. 55, Section 9 **	Dimensional Regulations
<b>Description:</b> Install new dormers at 3rd floor as per plan.	

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

<b>DECISION:</b>	<b>Yes</b>	<b>No</b>
SUSTAINED/APPROVED	✓ _____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

**PROVISO:**

---



---



---

<b>BOARD MEMBERS:</b>	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, for a 40-45sqft dormer on third floor of condo unit which is abutted by parking lot, the dormer will face the side of the parking lot there are looking to expand the area to make it more livable for the owner. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, O'Malley's office support. Board member Erlich moved to approve, the motion was seconded, and the Board voted to approve.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 12</b>	<b>Hearing: 1</b>
<b>BOA637441</b>	<b>Address: 38 Whiting ST, Ward - 12</b>	<b>Applicant: Mansour Dayanimr</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 50 Sec. 29	Lot Area Insufficient
Art. 50 Sec. 29 *	Usable open space insufficient
Art. 50 Sec. 43	Off street parking insufficient
Art. 50 Sec. 01	Floor Area Ratio excessive

**Description:** Change from 2 family to 3 family dwelling and the work was already done. Existing condition.

### DOCUMENTS CONSIDERED AT THE HEARING:

<b>Plans</b> <input checked="" type="checkbox"/>	<b>Engineers Report</b> _____
<b>Letter of Support</b> _____	<b>Letter of Opposition</b> _____
<b>Petition of Support</b> _____	<b>Petition of Opposition</b> _____
<b>Photographs</b> _____	<b>Building Models</b> _____
<b>Tax Bills</b> _____	
<b>Other:</b> _____	

<b>DECISION:</b>	<b>Yes</b>	<b>No</b>
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

**PROVISO:**

---



---



---

<b>BOARD MEMBERS:</b>	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** This case was postponed to April 25, 2017 @11:30a.m

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 13</b>	<b>Hearing: 1</b>
<b>BOA658314</b>	<b>Address:</b> 3 - 7 Cottage Ct, Ward - 13	<b>Applicant:</b> Vargas Dasilveira

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Notes	

**Description:** Combine two vacant lot (Parcel ID 1300381000 and 1300380000) into a single lot. Erect three-story, three family townhouse dwelling with garage as per plan.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input checked="" type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

---



---



---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, to construct a three-story, three-family townhouse with garage. Board member inquired regarding how will access work, applicant stated that the access is on the private way there is no parking on the street. parking that is proposed is garage on first floor as you pull into private way you will go straight to garage. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Carvalho's office support, three abutters support and one abutter opposed due to parking issue. Board member Galvin moved to approve with proviso the motion was seconded, and the Board voted to approve with proviso.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 13</b>	<b>Hearing: 2</b>
<b>BOA676313</b>	<b>Address:</b> 145 Stoughton St, Ward - 13	<b>Applicant:</b> Stephen Siuda

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 09 Sec. 02	Nonconforming Use Change
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Notes	
Article 65, Section 9	Dimensional Regulations
Article 65, Section 39	Screening & Buffering
Art.65 Sec.08	Conditional

**Description:** Change Occupancy from Lodgers House with 12 Lodgers to 6 Apartments with 8 Parking Space and Renovate existing boarding house. Demolish barn/warehouse in rear of lot. Erect an addition including EMP and sprinkler as per plans.  
\*Demolition of structure is to be performed on a separate permit.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, convert from lodging house to 5 condo units-original proposal was 6 apartments revised to 5. Buildings will be connected, size of units ranged from 950sqft-1100sqft and one 3 bedroom 1600sqft. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office and Baker's office support. Board member Pisani moved to approve with proviso the motion was seconded and the Board voted to approve with proviso.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 14</b>	<b>Hearing: 1</b>
<b>BOA636001</b>	<b>Address:</b> 322 Blue Hill AV, Ward - 14	<b>Applicant:</b> Jose Cruz

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: variance & Extension of Non-Conforming Use

Article(s)	Description
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Article 50 Section 26	Establish of Res. Subdistricts
Article 50 Section 26	Establish of Res. Subdistricts
Article 50 Section 26	Establish of Res. Subdistricts
Article 50 Section 26	Establish of Res. Subdistricts
Article 50 , Section 43	Off street parking
Notes	
521CMR Requirements	Accessibility Noncompliance

**Description:** Change from two apartments and store to 7 studio apartments and 1 store to correct violation #V285341.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans <input checked="" type="checkbox"/>	Engineers Report <input type="checkbox"/>
Letter of Support <input type="checkbox"/>	Letter of Opposition <input type="checkbox"/>
Petition of Support <input type="checkbox"/>	Petition of Opposition <input type="checkbox"/>
Photographs <input type="checkbox"/>	Building Models <input type="checkbox"/>
Tax Bills <input type="checkbox"/>	
Other: _____	

<b>DECISION:</b>	<b>Yes</b>	<b>No</b>
SUSTAINED/APPROVED	✓	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

**PROVISO:**

BPDA Design Review For Exterior

---



---



---

<b>BOARD MEMBERS:</b>	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓	_____	_____
Mark Fortune, Secretary	✓	_____	_____
Anthony Pisani	✓	_____	_____
Mark Erlich	✓	_____	_____
Bruce Bickerstaff	✓	_____	_____
Peter Chin	✓	_____	_____
Craig Galvin	✓	_____	_____
Eugene Kelly	_____	✓	_____

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, Change to seven studio apartments and one store. Board members inquired regarding unit sizes, applicant stated that the unit sizes are 400sqft. The building covers the entire lot there is no parking will have to be on street parking. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support Campbell's office support. Board member Bickerstaff moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 14</b>	<b>Hearing: 2</b>
<b>BOA636023</b>	<b>Address:</b> 322 Blue Hill AV, Ward - 14	<b>Applicant:</b> Jose Cruz

Seeking appeal for the terms of the Massachusetts State Building Code, Statute 1972, Chapter 802 as amended in the following respect: .

Article(s)	Description
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Article 50 Section 26	Establish of Res. Subdistricts
Article 50 Section 26	Establish of Res. Subdistricts
Article 50 Section 26	Establish of Res. Subdistricts
Article 50 Section 26	Establish of Res. Subdistricts
Article 50 , Section 43	Off street parking
Notes	
521CMR Requirements	Accessibility Noncompliance

**Description:** Change from two apartments and store to 7 studio apartments and 1 store to correct violation #V285341. Section 1208.3 Room Area Minimum room area/widths. 521CMR Requirements Accessibility Noncompliance.

### DOCUMENTS CONSIDERED AT THE HEARING:

<b>Plans</b> <input checked="" type="checkbox"/>	<b>Engineers Report</b> _____
<b>Letter of Support</b> _____	<b>Letter of Opposition</b> _____
<b>Petition of Support</b> _____	<b>Petition of Opposition</b> _____
<b>Photographs</b> _____	<b>Building Models</b> _____
<b>Tax Bills</b> _____	
<b>Other:</b> _____	

DECISION:	Yes	No
	SUSTAINED/APPROVED	_____
DENIED	_____✓_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, that the room is 12'x8'-11" not what was originally cited (it's bigger than discribed in original plans) which will not need relief. Board member Pisani moved to Deny, the motion was seconded, and the Board voted to Deny.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 14</b>	<b>Hearing: 3</b>
<b>BOA662156</b>	<b>Address:</b> 416 Harvard St, Ward - 14	<b>Applicant:</b> Tri Nguyen

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 60, Section 9	Dimensional Regulations
Article 60, Section 9	Dimensional Regulations
Article 60, Section 9	Dimensional Regulations
Article 60, Section 40 *	Off-Street Parking Regs
Article 60, Section 41	Appl of Dimensional Regs
Article 10, Section 1	Limitation of Area
Article 60, Section 40 *	Off-Street Parking Regs

**Description:** Construct a new Three (3) Family Dwelling on existing 6,654 sq ft Lot. Building to be fully sprinklered.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

<b>DECISION:</b>		<b>Yes</b>	<b>No</b>
	<b>SUSTAINED/APPROVED</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<b>DENIED</b>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>DENIED WITHOUT PREDUDICE</b>	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

---



---



---

<b>BOARD MEMBERS:</b>	<b><u>PRESENT</u></b>		<b><u>RECUSE</u></b>
	<b>Yes</b>	<b>No</b>	
<b>Christine Araujo, Chair</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mark Fortune, Secretary</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Anthony Pisani</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mark Erlich</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Bruce Bickerstaff</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Peter Chin</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Craig Galvin</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Eugene Kelly</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to the significant violation is 3family 5,000 zone which required 5,00sqft for the first unit and 2,500sqft for the additional unit they would need 7500 to do as of right, they have 66 and a little so there are about 900sqft short. the lot is banana shaped. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office and Campbell's office was in support of the project. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 20	Hearing: 1
<b>BOA577433</b>	<b>Address:</b> 391 Lagrange ST, Ward - 20	<b>Applicant:</b> Kenneth Cunningham

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 56 Sec. 39 *	Off street parking requirements
<b>Description:</b>	Applying to legalize the parking space in front of the house. Entry is from the existing curb cut. This space is used to load and to unload handicapped tenants in wheelchairs.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input checked="" type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	✓ _____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

---



---



---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair Opposed to vote	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani Opposed to vote	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin Opposed to vote	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, owned house for 35 years they always parked in front, the first floor unit is handicap tenants in wheelchair and RHD-Resource Human Development, this condition has existed for 30 + years. Board members concerned with front yard parking, Board members inquired regarding who uses the existing driveway, applicant stated that the tenant on the third floor and staff uses the driveway. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, O'Malley's office support, Abutter support. Board member Chin moved to approve with proviso the motion was seconded, Pisani, Galvin and Araujo voted against the approval therefore the case was Deny.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 20	Hearing: 2
<b>BOA659946</b>	<b>Address:</b> 235 Baker ST, Ward - 20	<b>Applicant:</b> James Christopher

Seeking appeal for the terms of the Massachusetts State Building Code, Statute 1972, Chapter 802 as amended in the following respect:

Article(s)	Description
------------	-------------

<b>Description:</b>	To construct a permanent air supported membrane Structure. Converting from temporary. Section 3102.3 Type of construction. Noncombustible membrane structure shall be classified as Type IIB construction. Noncombustible frame or cable - supported structures covered by an approved membrane
---------------------	--

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____✓_____	_____

**PROVISO:**

---



---



---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

**SUMMARY:** This case was withdrawn Board member Fortune moved to deny without prejudice, the motion was seconded and the Board voted to deny without prejudice.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 21</b>	<b>Hearing: 1</b>
<b>BOA629541</b>	<b>Address:</b> 85 Linden ST, Ward - 21	<b>Applicant:</b> James Christopher

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 51, Section 9 **	Dimensional Regulations
Article 51, Section 9 **	Dimensional Regulations
Article 51, Section 9 **	Dimensional Regulations
Article 51, Section 9 **	Dimensional Regulations
8th 780CMR R302	FIRE-RESISTANT CONSTRUCTION
780CMR, 8th Edition	

**Description:** Construct a new 3 story addition to the Rear of an existing Single Family Dwelling.  
Create three new Parking spaces at-grade and under the addition.  
To change Occupancy from a Single Family Dwelling to a Two (2) Family Dwelling.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

<b>DECISION:</b>	<b>Yes</b>	<b>No</b>
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

**PROVISO:**

---



---



---

<b>BOARD MEMBERS:</b>	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** This case was postponed to April 11, 2017 @ 11:30 a.m

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 22</b>	<b>Hearing: 1</b>
<b>BOA665313</b>	<b>Address: N 175 Harvard St, Ward - 22</b>	<b>Applicant: Marvin Cine</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use

<b>Article(s)</b>	<b>Description</b>
-------------------	--------------------

Article 51, Section 27 **	Use: Conditional
---------------------------	------------------

**Description:** Expansion of an existing Parking Lot to provide 90 Ancillary Parking Spaces.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review-No Fee Parking -Limited To Residents Of Building at 219 Western Avenue.

---



---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, expansion of lot at continuum project for Traders Joe's. Board members inquired regarding total number of spaces, Counsel stated that there are 180 in building and 90 accross the street, ancillary parking for tenants of 219 Western Avenue, BPDA representative stated that if lot is used for fee then they will recommend sunset clause if not for fee then no sunset clause, Board also inquired if this will be part of Harvard's IMP? Counsel stated it is part of redevelopment of Barry's Corner. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Ciommo's office support & Allston Civic Association approve. Board member Erlich moved to approve with provisos, the motion was seconded, and the Board voted to approve with provisos.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 01</b>	<b>Hearing: 1</b>
<b>BOA647823</b>	<b>Address:</b> 163 Leyden St, Ward - 01	<b>Applicant:</b> Richard Lynds

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 53 Section 57	Appl. of Dimensional Reg's
Article 53 Section 8	Use Regulations
Article 53, Sec. 54	Screening & Buffering Reqs
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Notes	

**Description:** Erect a fully sprinkled new 3 family house on combined lot (See alt620477). See ERT620498 for a new 6 unit residential building to be erected on same lot. Both buildings to share driveway and parking. Permit set to submitted upon ZBA approval.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

---

No Building Code Relief Granted

---

9 Parking Spaces

---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** see companion minutes

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 01</b>	<b>Hearing: 2</b>
<b>BOA647825</b>	<b>Address:</b> 161 Leyden St, Ward - 01	<b>Applicant:</b> Richard Lynds

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 53 Section 57	Appl. of Dimensional Reg's
Article 53 Section 8	Use Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53, Sec. 54	Screening & Buffering Reqs

**Description:** Erect a fully sprinkled new 6 Unit residential building on combined lot (See alt620477). See ERT620561 for 163 Leyden Street for a new 3 family to be erected on same lot. Both buildings to share driveway and parking (13 total spaces). Permit set to submitted upon ZBA approval. 9 units total Existing structures are to be razed on a separate permit.

### DOCUMENTS CONSIDERED AT THE HEARING:

<b>Plans</b> <input checked="" type="checkbox"/>	<b>Engineers Report</b> _____
<b>Letter of Support</b> _____	<b>Letter of Opposition</b> _____
<b>Petition of Support</b> _____	<b>Petition of Opposition</b> _____
<b>Photographs</b> _____	<b>Building Models</b> _____
<b>Tax Bills</b> _____	
<b>Other:</b> _____	

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

- BPDA Design Review

---

- No Building Code Relief Granted

---

- 9 Parking Spaces

---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, This was before the board before the variance lapsed and there was no renewal. The new owner is proceeding with the same concept, the original proposal was for 9 parking spaces and this proposal is for 13 parking spaces. This location is in a 2F 4000 District with a minimum lot size of 4000sqft there is a total of 12,000sqft the idea is to combine those lots to create a single lot to proposed the 9 units max FAR is .8 there are at .876 6 units two-bed at 1100sqft-1200sqft and 3 units two-bed at 1000sqft-1200sqft parking will require 15 almost 16 parking spaces what is being proposed is 13. The neighbors ask to reduce the owner is willing to work with the neighbors. The Board then requested testimony in opposition and in support Mayor's office support Lamattina's office suport. Board member Chin moved to approve with provisos, the motion was seconded and the Board voted to approve with provisos.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 01</b>	<b>Hearing: 3</b>
<b>BOA666376</b>	<b>Address:</b> 7 Haynes St, Ward - 01	<b>Applicant:</b> Richard Lynds

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 25 Sec. 5	Flood Hazard Districts
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Notes	

**Description:** Erect Single Family Rowhouse on newly created 1,100s.f. lot See (ALT656373 for plans). \*AE Zone.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, Modest proposal single family rowhouses as opposed to multifamily structures, neighborhood very supportive 7,9 & 11 Haynes Street are 1000sqft lots 13 Haynes Street lot is 850sqft-900sqft lot. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Lamattina's office support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 01</b>	<b>Hearing: 4</b>
<b>BOA666378</b>	<b>Address:</b> 9 Haynes St, Ward - 01	<b>Applicant:</b> Richard Lynds

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 25 Sec. 5	Flood Hazard Districts
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations

Notes

**Description:** Erect Single Family Rowhouse on newly created 950s.f. lot See (alt656373).

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** see companion minutes

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 01</b>	<b>Hearing: 5</b>
<b>BOA666379</b>	<b>Address:</b> 11 Haynes St, Ward - 01	<b>Applicant:</b> Richard Lynds

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 25 Sec. 5	Flood Hazard Districts
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Notes	
Article 53 Section 9	Dimensional Regulations

**Description:** Erect Single Family Rowhouse on newly created 950s.f. lot See (ALT656373).

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

---



---



---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** see companion minutes

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 01	Hearing: 6
BOA666381	Address: 13 Haynes ST, Ward - 01	Applicant: Richard Lynds

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 56	Off street parking insufficient
Notes	
Article 53, Section 9 **	Lot Width Insufficient
Article 53 Section 9	Dimensional Regulations

**Description:** Combine Parcel Numbers 0104452000, 0104450000 and 0104449000 and subdivide to create 4 separate lots containing 875s.f, 950s.f. and 1,100s.f. See also ERT656360, ERT656362 and ERT656364. \*AE Zone (EL 10 feet).

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** see companion minutes

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 01	Hearing: 7
BOA667111	Address: 151 Liverpool ST, Ward - 01	Applicant: Anthony Leccese

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 53 Section 12	Dimensional regulations
Article 53 Section 12	Dimensional regulations
Article 53 Section 12	Dimensional regulations
Article 53, Section 56	Off-Street Parking Reg's

**Description:** Raze existing structure & building a new 6 story Residential Dwelling. There will be 36 Residential Units with 36 Parking spaces as per plans. The Basement Garage will be accessed from a Vehicle Elevator. On the Ground Floor will be additional Garage Parking and affordable Dwelling Unit. Floors 2 thru 6 will be all Residential. There will be a Head house structure with an Amenity Gym and which will access a Common Roof Deck Level.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

---



---



---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to this project was a article 80. Board members inquired regarding break down of units, how many affordable units Applicant stated that there will be 6 one-bedrooms at 477sqft-605sqft, 28 two-bedrooms at 627sqft-1207sqft, 2 three-bedrooms at 1207sqft, 5 affordable apartments 2 will be accessible units. Required parking is 2 per unit, providing 1 per unit. Roof deck will have jogging & walking open track, seating plaza area. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's support, Carpenters union approve & abutter approve. Board member Erlich moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 01</b>	<b>Hearing: 8</b>
<b>BOA668392</b>	<b>Address: 1A - 1B Curtis ST, Ward - 01</b>	<b>Applicant: Richard Lynds</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 53 Section 8	Use Regulations
Article 53 Section 8	Use Regulations
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 56 **	Off-Street Parking Insufficient
Art. 53, Section 56 **	Off-Street Parking Insufficient

**Description:** Erect addition and change occupancy to include 2 offices with 6 dwelling units.

#### DOCUMENTS CONSIDERED AT THE HEARING:

<b>Plans</b> <input checked="" type="checkbox"/>	<b>Engineers Report</b> <input type="checkbox"/>
<b>Letter of Support</b> <input type="checkbox"/>	<b>Letter of Opposition</b> <input type="checkbox"/>
<b>Petition of Support</b> <input type="checkbox"/>	<b>Petition of Opposition</b> <input type="checkbox"/>
<b>Photographs</b> <input checked="" type="checkbox"/>	<b>Building Models</b> <input type="checkbox"/>
<b>Tax Bills</b> <input type="checkbox"/>	
<b>Other:</b> _____	

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, currently single story commercial structure has been both garage +office use-applicant seeks to continue nonconforming use. This will be a 6 unit dwelling with 2 offices no parking proposed-neighbors in favor of this. It will be a mix use building studio units at 450sqft-590sqft. Applicant to pull building back from the abutting bennington street and eliminate roof deck that was originally proposed. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Lamattina's office support, Abutter opposed-density and closeness to other structures. Board member Erlich moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 02</b>	<b>Hearing: 1</b>
<b>BOA664204</b>	<b>Address:</b> 11 Allston ST, Ward - 02	<b>Applicant:</b> Greg Mitchell

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 62 Sec. 08	Usable Open Space insufficient
Art. 62 Sec. 62-8 **	Rear Yard Insufficient
Art. 62 Sec. 08	Dimensional Regulations
Notes	

**Description:** Replace existing rear decks and egress stairs with 9x10 deck and spiral staircase. Install roof deck. Frame and finish two bedrooms and 3/4 bath in existing basement space, approximately 640 sq ft.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

---



---



---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, to increase the living space by finishing the basement two-bed 3/4 bath at approximately 640sqft. spiral stair would serve as second means of egress to 2nd and 3rd unit. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, Lamattina's office support. Applicant reduced size of deck in response to neighbor Abutter support. Board member Pisani moved to approve the motion was seconded and the Board voted to approve.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 03	Hearing: 1
<b>BOA642291</b>	<b>Address:</b> 47 Dwight ST, Ward - 03	<b>Applicant:</b> Gerry Dipierro

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 64 Sec. 34	Restricted Roof Structur Regs

**Description:** Remove upper level roof, existing roof deck to remain. Frame and install new dormer per plan.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, to take the existing mansard roof and tilt it up to make a dormer which will bring to 32sqft, the existing roof deck to remain. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office in support. Board member Erlich moved to approve, the motion was seconded and the Board voted to approve.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 03</b>	<b>Hearing: 2</b>
<b>BOA650246</b>	<b>Address:</b> 266 Commercial ST, Ward - 03	<b>Applicant:</b> Elizabeth Mason

Seeking appeal for the terms of the Massachusetts State Building Code, Statute 1972, Chapter 802 as amended in the following respect: .

Article(s)	Description
Article 86, Section 6 Notes	Use and Dimen Regulations
8th 780CMR 1027 Note:	Exit Discharge

**Description:** Change of Occupancy to include Wireless Communication. Installation of a rooftop-mounted wireless communications equipment

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	✓ _____	_____
DENIED WITHOUT PREDUDICE	_____	_____

**PROVISO:**

---



---



---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, Reduction of 2' exit discharge, the distance between the next building and the cabinet is 3'x9". Board member Pisani moved to Deny, the motion was seconded, and the Board voted to Deny.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 03</b>	<b>Hearing: 3</b>
<b>BOA650247</b>	<b>Address:</b> 266 Commercial ST, Ward - 03	<b>Applicant:</b> Elizabeth Mason

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use

Article(s)	Description
Article 86, Section 6	Use and Dimen Regulations
Notes	
8th 780CMR 1027	Exit Discharge
Note:	

**Description:** Change of Occupancy to include Wireless Communication.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____✓_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair Opposed to vote	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani Opposed to vote	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff Opposed to vote	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, to put 8 antennas on the roof of the building, they will be camouflaged behind the fiberglass chimney. Board members inquired regarding asking applicant to minimize visual impact of fiberglass material-fiberglass does not stand up the weather. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Lamattina's office support. Board member Erlich moved to approve, Pisani, Bickerstaff and Araujo voted against the motion therefore the project was Deny.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 03</b>	<b>Hearing: 4</b>
<b>BOA661637</b>	<b>Address: 3 - 5 Quincy Ct, Ward - 03</b>	<b>Applicant: William G. Ferullo</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
8th 780CMR705.8	Opening of EXTERIOR WALL
Article 54 Section 13	Dimensional Regulations
Article 54 Section 12	Use Regulations

**Description:** Expansion of Living Space into Basement Area. Construct a 1 story 10' high vertical addition onto existing Building. Space will add addition 329 Square feet of living space to each of the 2 existing 3rd floor units that are currently 578 Square feet each. Addition will be of type 3 construction. Firewall will be maintained. Permit set to be submitted upon ZBA approval.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

No Room Should Have Less Dimension Than Code Requires

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, 3 story building with 6 units original proposal was to add living space to basement, roof top addition to third floor was removed. the unit in basement 450sqft and first floor 900sqft revised plans result in fewer violations no more rear yard violation. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support Lamattina's office support. Board member Pisani moved to approve with provisos, the motion was seconded and the Board voted to approve with provisos.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 03</b>	<b>Hearing: 5</b>
<b>BOA661640</b>	<b>Address: 3 - 5 Quincy Ct, Ward - 03</b>	<b>Applicant: Ping Mandawe</b>

Seeking appeal for the terms of the Massachusetts State Building Code, Statute 1972, Chapter 802 as amended in the following respect: .

Article(s)	Description
8th 780CMR705.8	Opening of EXTERIOR WALL
Article 54 Section 13	Dimensional Regulations
Article 54 Section 12	Use Regulations

**Description:** Expansion of Living Space into Basement Area.&nbsp;   Construct a 1 story&nbsp;&nbsp;&nbsp;10' high vertical addition onto existing Building. Space will add additional 329 Square feet of living space to each of the 2 existing 3rd floor units that are currently 578 Square feet each. Addition will be of type 3 construction. Firewall will be maintained.&nbsp;   Permit set to be submitted upon ZBA approval.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	✓ _____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, Applicant amended plans filed to address building code. Board member Erlich moved to Deny, the motion was seconded and the Board voted to Deny.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 05</b>	<b>Hearing: 1</b>
<b>BOA669093</b>	<b>Address: 37 Beacon ST, Ward - 05</b>	<b>Applicant: Lee Harvey</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

<b>Article(s)</b>	<b>Description</b>
-------------------	--------------------

Art. 15 Sec. 15-1	Floor Area Ratio Excessive
-------------------	----------------------------

**Description:** Combine units 62, 63, 64 to change occupancy from 35 apartments to 33 apartments. Units 62 and 63 previous combined with out use change permit 63 and 64. Build New head house, stair and roof deck for this one newly combined unit # 62. Gut renovation of 1 full bath, select reframing to create 2 bedrooms Connect of new condo to existing condo. Minimal plans submitted requesting zoning variance.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans <input checked="" type="checkbox"/>	Engineers Report _____
Letter of Support _____	Letter of Opposition _____
Petition of Support _____	Petition of Opposition _____
Photographs _____	Building Models _____
Tax Bills _____	
Other: _____	

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, Add a new deck & head house. 250sqft including the stairwell hole without the stairwell hole will be 150sqft. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, Abutter opposed-concern that the headhouse will be visible. Board member Galvin moved to approve, the motion was seconded, and the Board voted to approve.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 06	Hearing: 1
BOA656955	Address: 124 M ST, Ward - 06	Applicant: Robert Dipierro

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
------------	-------------

Art. 20 Sec. 01	Rear Yard Insufficient
-----------------	------------------------

**Description:** Add second floor access to rear patio. Change window to exterior door.  
Add one small deck with stairs.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

---



---



---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** This case was postponed to April 25, 2017 @11:30a.m

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 06	Hearing: 2
<b>BOA668824</b>	<b>Address:</b> 12 Loring ST, Ward - 06	<b>Applicant:</b> William Regan

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 68 Sec.08	Dimensional Req.
Art. 68 Sec.08	Dimensional Req.
Art. 68 Sec.08	Dimensional Req.
Art. 68 Sec.08	Dimensional Req.
Art. 68 Sec.08	Dimensional Req.
Article 68, Section 29	Roof structure restrictions

**Description:** Confirm occupancy as a three family. Complete gut rehab including a sprinkler system, excavate and extend living space to basement, build new rear addition, rear decks and roof deck, windows and siding as per plan.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** This case was postponed to April 11, 2017 @ 11:30 a.m

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 06	Hearing: 3
BOA674997	Address: W 416 - 418 Broadway , Ward - 06	Applicant: C/O Joseph Hanley, Esq

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
------------	-------------

Art. 68 Sec. 07	Use Regs.
-----------------	-----------

**Description:** Change occupancy to reflect a "fitness center" on second floor, suite 202. No work to be done.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, existing commercial building previous use was a martial arts studio, hours of operation 5:90a.m-8:30p.m. Board members inquired regarding if there is residential use in building, Counsel stated No all commercial. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Linehan Support & Abutter opposed. Board member Pisani move to approve the motion was seconded and the Board voted to approve

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 07</b>	<b>Hearing: 1</b>
<b>BOA630482</b>	<b>Address:</b> 520 Dorchester Av, Ward - 07	<b>Applicant:</b> George Morancy

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 13 Sec. 04	Dwellings in Nonresidential district
Art. 18 Sec. 01	Front Yard Insufficient
Art. 19 Sec. 01	Side yard insufficient
Art. 24 Section 1 **	Off-Street Loading Insufficient
Article 16, Section 1	Building Height Excessive
Article 16, Section 1	Building Height Excessive

**Description:**

**DOCUMENTS CONSIDERED AT THE HEARING:**

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

---



---



---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to Construct 8 unit residential building with parking below, there will be a 8 car ground level garage, the height of building is 51' and FAR 2.89. The existing building to be razed. Number of units and sizes 8 two-bedroom units 1250sqft-1300sqft, two roof decks for the two top units at 12'x12'. Applicant will work diligently to maximized size of 4 compact parking spaces. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Linehan's office support, & Flaherty's office support. Board member Galvin moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 07</b>	<b>Hearing: 2</b>
<b>BOA656950</b>	<b>Address: 277 - 277a Dorchester St, Ward - 07</b>	<b>Applicant: Robert Dipierro</b>

Seeking appeal for the terms of the Massachusetts State Building Code, Statute 1972, Chapter 802 as amended in the following respect:

Article(s)	Description
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-3	Lot Width Insufficient
Art. 14, Section 4 **	Lot Frontage Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive
Article 16 Section 1	Building Height Excessive
Article 17 Section 1	Usable Open Space Insufficient
Article 18, Section 1	Front Yard Requirements
Article 20 Section 1	Rear Yard
Art. 19 Sec. 01	Side yard insufficient
Art. 08 Sec. 07	Use: Forbidden
Building	Building Code Refusal:

**Description:** Erect a new commercial with residential building on the existing foundation. Occupancy to be 1 Office with storage space and 3 residential units. Section MSBC 10-SEC 1009.9 Spiral Stairways are permitted to be used as a component in the means of egress only within the dwelling unit. Note that proposed spiral stairways for this new building is not in compliance with the code.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	✓	_____	_____
Mark Fortune, Secretary	✓	_____	_____
Anthony Pisani	✓	_____	_____
Mark Erlich	✓	_____	_____
Bruce Bickerstaff	✓	_____	_____
Peter Chin	✓	_____	_____
Craig Galvin	✓	_____	_____
Eugene Kelly	_____	✓	_____

SUMMARY: This case was postponed to April 25, 2017 @11:30a.m

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 07</b>	<b>Hearing: 3</b>
<b>BOA656951</b>	<b>Address: 277 - 277a Dorchester St, Ward - 07</b>	<b>Applicant: Robert Dipierro</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-3	Lot Width Insufficient
Art. 14, Section 4 **	Lot Frontage Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive
Article 16 Section 1	Building Height Excessive
Article 17 Section 1	Usable Open Space Insufficient
Article 18, Section 1	Front Yard Requirements
Article 20 Section 1	Rear Yard
Art. 19 Sec. 01	Side yard insufficient
Art. 08 Sec. 07	Use: Forbidden
Building	Building Code Refusal:

**Description:** Erect new commercial with residential building on existing foundation. Occupancy to be 1 office with Storage space and 3 residential units.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

SUMMARY: This case was postponed to April 25, 2017 @11:30a.m

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 07</b>	<b>Hearing: 4</b>
<b>BOA661023</b>	<b>Address:</b> 22 Roseclair ST, Ward - 07	<b>Applicant:</b> Patrick Mahoney

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Notes	
Article 65, Section 8	Use Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9 **	Floor Area Ratio Excessive
Article 65, Section 9 ** **	Usable Open Space Insufficient
Article 65, Section 9	Dimensional Regulations

**Description:** Change occupancy from two units to three units. Add full height third story.  
Add living space into basement. Gut house to studs and frame to plans.  
Remove and replace rear deck. New siding and windows. Footprint of building to remain the same.  
Off street three car garage and existing curb to remain.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, existing two family expanding top floor 1/2 story to be a full story three family. Existing 2 car garage will be change to a 3 car garage. The size of units are 1000sqft each unit two-bed two-bath. Board members inquired regarding what currently exists in basement? Applicant stated that there is existing living space. Board members inquired why wasn't living space in basement cited? Applicant stated have been cited for FAR, would not be seeking additional relief-excessive FAR whether or not you factor in basement living space. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Baker's office support & Flaherty's office support. Board member Galvin moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 07</b>	<b>Hearing: 5</b>
<b>BOA661573</b>	<b>Address:</b> 11 Mayhew ST, Ward - 07	<b>Applicant:</b> Larry Borins

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance& Extension of Non-Conforming Use

Article(s)	Description
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 41	Off street parking requirements
Notes	

**Description:** Addition of an approximately 2,750 square foot, multi-purpose, commons space at the rear of the existing school building and, modifications to existing spaces and MEP/FP systems to accommodate the addition.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

---



---



---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, Expansion of Boston Collegiate Charter School, adding approximately 3000sqft between existing buildings, the campus has 500 students, there is no place for the kids to eat and no assembly . The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Baker's office support, Flaherty's office support & Carpenters Union support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 07	Hearing: 6
BOA671592	Address: 24 - 34 Damrell ST, Ward - 07	Applicant: Cong Qin

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 08 Sec. 04	Forbidden Use
<b>Description:</b>	Allow food truck to park and serve food from the parking lot associated with the building at 28 Damrell Street, South Boston, MA 02127. In the attached survey, the building is located at 28 Damrell Street, is parcel A. The parking lot is parcel B. Also listed on the deed as parcel 24 to 30 for main building and parcel 0 for the parking lot. Also attached a Private Site Agreement and pictures of the location.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, that they're looking to park there food truck on the parking lot at 34 Damrell Street, they're in agreement with Damrell properties. Board members inquired regarding what is on the property, applicant stated that it's just a parking lot and next to it is commercial & industrial space. The agreement is to park the truck there overnight. Board member inquired regarding if all sales will occur in the parking lot not on the street, applicant stated yes all sales will occur on the parking lot. Board inquired what kind of food will be served, applicant stated Sichuanese Food. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. Mayor's office & Linehan's office support. Board member Erlich moved to approve, the motion was seconded and the Board voted to approve.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 01</b>	<b>Hearing: 9</b>
<b>BOA631069</b>	<b>Address:</b> 336 Chelsea St, Ward - 01	<b>Applicant:</b> Richard Lynds

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 53, Section 9 *	Add'l Lot Area Insufficient
Article 53, Section 9 * ***	Floor Area Ratio Excessive
Article 53, Section 9 **	Building Height Excessive
Article 53, Section 9 **	Building Height Excessive
Article 53, Section 9 ** *	Usable Open Space Insufficient
Article 53, Section 9 ** **	Front Yard Insufficient
Article 53, Section 9 ***	Side Yard Insufficient
Article 53, Section 9 ****	Rear Yard Insufficient
Article 53, Section 56	Off-Street Parking Reg's
Notes	
Article 53 Section 8	Use Regulations
Article 53 Section 8	Use Regulations

**Description:** Demolish the existing glass shop. Erect a mixed-use building which will be occupied as a funeral home and six residential units.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** This case was postponed to May 9, 2017 @ 9:30a.m

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 02</b>	<b>Hearing: 2</b>
<b>BOA657861</b>	<b>Address:</b> 2 Laurel ST, Ward - 02	<b>Applicant:</b> Timothy Sheehan

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 62 Sec. 62-25	Roof Structures Restricted
Art. 62 Sec. 62-8 **	Rear Yard Insufficient
Notes	

**Description:** This application is for the addition of a third floor 90 square foot bathroom addition on top of a rear 'ell' two-story portion of an existing three story single family residence.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisani	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

SUMMARY: This case was postponed to May 9, 2017 @ 9:30a.m

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 07</b>	<b>Hearing: 7</b>
<b>BOA526603</b>	<b>Address: 33 - 39 Ward St, Ward - 07</b>	<b>Applicant: Niles Sutphin</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 18 Sec. 01	Front Yard Insufficient
Art. 19 Sec. 01	Side yard insufficient
Art. 20 Sec. 01	Rear Yard Insufficient
Art. 23 Sec. 01	Off street parking requirements
Art. 23 Sec. 09	Design
Art.80 Sec. 80E-2	Appl. of Small Project Review

**Description:** Erect new 5 story residential condominium of 24 Dwelling Units above on-grade parking garage accommodating 19 car parking spaces; New building to be primarily wood frame construction; except garage to be 2 Hr rated; All new systems; Fully sprinklered; combine two parcels into one parcel; Demolish all existing structures; as per plans.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	_____
Letter of Support	_____	Letter of Opposition	_____
Petition of Support	_____	Petition of Opposition	_____
Photographs	_____	Building Models	_____
Tax Bills	_____		
Other:	_____		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	✓	_____	_____
Mark Fortune, Secretary	✓	_____	_____
Anthony Pisani	✓	_____	_____
Mark Erlich	✓	_____	_____
Bruce Bickerstaff	✓	_____	_____
Peter Chin	✓	_____	_____
Craig Galvin	✓	_____	_____
Eugene Kelly	_____	✓	_____

SUMMARY: This case was postponed to May 9, 2017 @ 9:30a.m

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 14</b>	<b>Hearing: 4</b>
<b>BOA651736</b>	<b>Address:</b> 188 Harvard ST, Ward - 14	<b>Applicant:</b> Lucia Mendes

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 60 Sec. 38	Dimensional Application
Art. 60 Sec. 60-9 *	Side yard insufficient
Art. 60 Sec. 09 * *	Rear yard insufficient
<b>Description:</b>	Building footing of 4ft high and installing concrete block wall fence; left wall front 5ft / back 12ft right 6ft back 12ft digging 8ft to remove tree stump paving rear of the house and right side - existing curb cutting Renovating the rear deck to same existing scope

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

---



---



---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓	_____	_____
Mark Fortune, Secretary	✓	_____	_____
Anthony Pisani	✓	_____	_____
Mark Erlich	✓	_____	_____
Bruce Bickerstaff	✓	_____	_____
Peter Chin	✓	_____	_____
Craig Galvin	✓	_____	_____
Eugene Kelly	_____	✓	_____

**SUMMARY:** This case was postponed to March 28, 3017 @ 11:30 a.m

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 17</b>	<b>Hearing: 1</b>
<b>BOA577851</b>	<b>Address:</b> 55 Sturbridge ST, Ward - 17	<b>Applicant:</b> Patrick Foley

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec.42.7	Narrow Side Yard for driveway

**Description:** Subdivide existing 6624 sq ft lot with lot into two lots; Lot A with existing 2 1/2 story three family. Basement storage .living area on 1st 2nd and 3rd floors .lot to have 3,602 SF, Lot A2 will be 3,022 SF and will have a proposed three family (ERT558358) parking to be on both lots

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	✓ _____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

---



---



---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, existing three family at 2,805sqft no work to be done, lot to be subdivided, parking will be a shared driveway between existing and new structure. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office opposed, Campbell's office opposed, Essaibi's office opposed 2 abutters opposed. Board member Pisani moved to Deny, the motion was seconded and the Board voted to Deny.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 17</b>	<b>Hearing: 2</b>
<b>BOA577858</b>	<b>Address:</b> 53 Sturbridge St, Ward - 17	<b>Applicant:</b> Patrick Foley

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec.42.7	Narrow Side Yard for driveway
Art. 65 Sec. 08	Forbidden

**Description:** Erect Three family dwelling on existing lot of 3,022 sf as part of subdivision with 55 Sturbridge St ALT558337) and combined parking

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

---



---



---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, to build a 2 family home at 2,944sqft on 3,022sqft lot. Plans was revised from 3 family to 2 family. Parking to accommodate 5 cars. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. Mayor's office opposed, Campbell's office opposed, Essaibi's office opposed & 2 abutters opposed-due to density. Board member Pisani moved to Deny, the motion was seconded and the Board voted to Deny.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 17</b>	<b>Hearing: 3</b>
<b>BOA608954</b>	<b>Address:</b> 89 Claybourne ST, Ward - 17	<b>Applicant:</b> Vargas Dasilveira

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **variance & Extension of Non-Conforming Use**

Article(s)	Description
Art. 09 Sec. 01	Reconstruction/Extension of Nonconforming Bldg.
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Notes	

**Description:** building a 20x20 sq ft 2 car garage attach to the house with main entrance overhead 12x8 ft. also needs an exit door . As per plans. To correct violation #V133050 - Garage already built - Legalize extended living space in basement

#### DOCUMENTS CONSIDERED AT THE HEARING:

<b>Plans</b>	<input checked="" type="checkbox"/>	<b>Engineers Report</b>	<input type="checkbox"/>
<b>Letter of Support</b>	<input type="checkbox"/>	<b>Letter of Opposition</b>	<input type="checkbox"/>
<b>Petition of Support</b>	<input type="checkbox"/>	<b>Petition of Opposition</b>	<input type="checkbox"/>
<b>Photographs</b>	<input type="checkbox"/>	<b>Building Models</b>	<input type="checkbox"/>
<b>Tax Bills</b>	<input type="checkbox"/>		
<b>Other:</b>	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____✓_____	_____
DENIED WITHOUT PREJUDICE	_____	_____

**PROVISO:**

---



---



---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, a 20x20sqft 2 car garage and legalize extended living space in basement. This is an existing condition - in harmony with community. Garage is substantially complete (not finished) Board members inquired how many units, applicant stated that there are three-bed on first floor, three-bed on second and three-bed on third floor adding 2 more in basement. Applicant stated that the basement apartment is legal according to applicant. This project has been denied two times prior , nothing has changed. Board member Pisani moved to Deny, the motion was seconded and the Board voted to Deny.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 20</b>	<b>Hearing: 3</b>
<b>BOA662053</b>	<b>Address:</b> 2 Symmes ST, Ward - 20	<b>Applicant:</b> Steven Rines

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 67 Sec. 09	Open Space insufficient
Article 67, Section 9	Dim reg applic in res sub dist
Article 67, Section 9 **	Dimensional Regulations
Notes	

**Description:** Change from one to two family, existing condition. Renovate 2 family as per plans

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	<u>✓</u>	_____

PROVISO:

---



---



---

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<u>✓</u>	_____	_____
Mark Fortune, Secretary	<u>✓</u>	_____	_____
Anthony Pisani	<u>✓</u>	_____	_____
Mark Erlich	<u>✓</u>	_____	_____
Bruce Bickerstaff	<u>✓</u>	_____	_____
Peter Chin	<u>✓</u>	_____	_____
Craig Galvin	<u>✓</u>	_____	_____
Eugene Kelly	_____	<u>✓</u>	_____

**SUMMARY:** No show. Board member Pisani moved to Deny without prejudice, the motion was seconded, and the Board voted to Deny without prejudice.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 22	Hearing: 2
<b>BOA539624</b>	<b>Address:</b> 61 Braintree St, Ward - 22	<b>Applicant:</b> Michael Maurello

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Extension of Non-Conforming Use & Variance

Article(s)	Description
Article 9 Section 1	Extension of Nonconforming Use
Article 51, Section 55 **	Sign Regulations
Article 11, Section 7	Electronic Signs
Article 51, Section 20 **	Dimensional Regulations

**Description:** Convert existing 14 x 48 two sided static billboard to a 14 x 48 two sided digital billboard.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

<b>DECISION:</b>	<b>Yes</b>	<b>No</b>
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

**PROVISO:**

---



---



---

<b>BOARD MEMBERS:</b>	<b><u>PRESENT</u></b>		<b><u>RECUSE</u></b>
	<b>Yes</b>	<b>No</b>	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** This case was postponed to April 11, 2017 @ 11:30 a.m

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 22</b>	<b>Hearing: 3</b>
<b>BOA566677</b>	<b>Address: N 296 Beacon ST, Ward - 22</b>	<b>Applicant: Mike Maurello</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

<b>Article(s)</b>	<b>Description</b>
Article 11, Section 7	Electronic Signs
Article 51, Section 55 **	Sign Regulations
Notes	

**Description:** Replacing existing 20' x 60' two sided billboard with 14'x 48' two sided electronic digital billboard.

### DOCUMENTS CONSIDERED AT THE HEARING:

<b>Plans</b> <input checked="" type="checkbox"/>	<b>Engineers Report</b> _____
<b>Letter of Support</b> _____	<b>Letter of Opposition</b> _____
<b>Petition of Support</b> _____	<b>Petition of Opposition</b> _____
<b>Photographs</b> _____	<b>Building Models</b> _____
<b>Tax Bills</b> _____	
<b>Other:</b> _____	

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

Enter Into Licensing Agreement With BPDA

---

No Alcohol, Tobacco, Marijuana Ads

---



---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, Billboard for outdoor Advertising. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support Ciommo's support & Brighton Allston Improvement Association support. Board member Galvin moved to approve with provisos, the motion was seconded and the Board voted to approve with provisos.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 28, 2017

Notice is hereby given that on **February 28, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>12:00 pm</b>	<b>Ward: 06</b>	<b>Hearing: 4</b>
<b>BOA618656</b>	<b>Address: E 607 Second St, Ward - 06</b>	<b>Applicant: Jean Kelly</b>

Seeking appeal for the terms of the Massachusetts State Building Code, Statute 1972, Chapter 802 as Interpretation amended in the following respect:

Article(s)	Description
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 20 Sec. 01	Rear Yard Insufficient
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 18 Section 2	Conformity with existing building alignment

**Description:** ERECT NEW 3-1/2 STORY SINGLE FAMILY ROW HOUSE WITH GARAGE AND REAR DECKS,FP AS PER PLANS SUBMITTED.

The petitioner seeks a determination that the Inspectional Services Department erred in issuing a permit for ERT560651 the permit was issued as an allowed use.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	✓ _____	_____
DENIED WITHOUT PREJUDICE	_____	_____

PROVISO:

---



---



---

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** Inspectional Services Department did not erred in issuing the permit for ERT560651.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*