



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 01	Hearing: 1
BOA755158	Address: 151 - 153 Meridian 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 & Extension of Non-Conforming Use**

Article(s)	Description
Art. 53, Section 56 ** Notes	Off-Street Parking Insufficient
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Art. 53 Sec. 12 780CMR, 8th Edition	Dimensional Reg:Nghd Bsns D.
Art. 53 Sec. 09 *	Dimensional Regulations

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

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"/>
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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel states the prior owner change the occupancy to allow the commercial space on the second level. The use is no longer necessary with the new ownership, it was originally 3 residential units with commercial space on the lower level. Applicant would like to change it back to the prior use, there will be no change in the physical structure or footprint. The use on the lower level will be a dental office which is 1,545sf, unit one and two are three-bedrooms at 1,400sf and unit three is a one-bedroom at 780sf.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor Edwards. Opposition: None.

Board member Pisani moved to Approve. The motion was seconded and the motion carried.

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



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Notice is hereby given that on **January 09, 2018** 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: 01	Hearing: 2
BOA771174	Address: 164 - 170 Sumner St, Ward - 01	Applicant: Diane Modica

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 53 Section 12	Dimensional regulations
Article 53 Section 12	Dimensional regulations
Article 53 Section 12	Dimensional regulations
Article 53 Section 56	Off street Parking
Article 53, Sec. 54	Screening & Buffering Reqs

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

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 PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair -opposed	<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 -opposed	<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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel states six unit mixed use building with commercial on the ground level. Height of the building allowed is 35', proposed is 45' for the four stories. The FAR required is 1, proposed 2.7, parking required is 1.5 per dwelling unit, proposing none. There is no roof deck being proposed.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor Edwards. Opposition: None.

Board member Galvin moved to Approve with proviso, BPDA Design Review. The motion was seconded and the motion carried. Board members Pisani and Araujo opposed.

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



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Hearings for Tuesday, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 02	Hearing: 1
BOA773382	Address: 364 Bunker Hill ST, Ward - 02	Applicant:

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 62, Section 25	Roof structure restrictions

Description: Install new Roof Deck 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	<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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Applicant is seeking to install a 16sf roof deck which will be access by the third floor unit only, access to the roof deck will be by hatch.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor Edwards. Opposition: None.

Board member Pisani moved to Approve with proviso, BPDA Design Review. The motion was seconded and the motion carried.

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9:30 am	Ward: 02	Hearing: 2
BOA773894	Address: 14 Belmont ST, Ward - 02	Applicant: 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. 62 Sec. 25 *	Roof Structure Restrictions

Notes

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

DOCUMENTS CONSIDERED AT THE HEARING:

Plans _____ ✓	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	✓	_____	_____
Marie St. Fleur	✓	_____	_____
Craig Galvin	✓	_____	_____
Eugene Kelly	_____	✓	_____
Kerry Walsh Logue	_____	✓	_____
Tyrone Kindell, Jr	_____	✓	_____

SUMMARY: At the request of the Board, Counsel states this is a single family row house. The size is 1,031sf. The deck is approximatly 12'x15', access to the deck will be by rear spiral stairs running from the rear yard.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor Edwards. Opposition: None.

Board member Galvin moved to Approve. The motion was seconded and the motion carried.

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9:30 am	Ward: 03	Hearing: 1
BOA739215	Address: 315 - 333 Washington ST, Ward - 03	Applicant: 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
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Art. 38 Section 18 * **	Use: Forbidden
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Description: Change occupancy from Jewelry business to pain relief massage therapy. Interior renovation of suite 615 for tenant fit-out to add 2 non-bearing walls, new finishes and lighting.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans <u> ✓ </u>	Engineers Report <u> </u>
Letter of Support <u> </u>	Letter of Opposition <u> </u>
Petition of Support <u> </u>	Petition of Opposition <u> </u>
Photographs <u> </u>	Building Models <u> </u>
Tax Bills <u> </u>	
Other: <u>_____</u>	

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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Applicant states proposing a Pain Therapy Clinic being used for acupressure, pain relief and sports therapy massage. This appeal was sited as a massage parlor but it's more like a Clinic. The Clinic is on the sixth floor.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services. Opposition: None.

Board member Galvin moved to Approve Massage Therapy Facility. The motion was seconded and the motion carried.

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9:30 am	Ward: 03	Hearing: 2
BOA757448	Address: 180 Endicott ST, Ward - 03	Applicant: Simcha Weller

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. 54 Section 10 **	Dimensional Regulations
Art. 54 Section 21 **	Off-Street Parking Insufficient

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

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"/>
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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel states four story building which was constructed as three apartments with ground level commercial space in 1976. The owners converted the ground floor to a residential unit for a family member and used the third and fourth floor as one unit so therefore the occupancy became three units. Applicant is seeking to go back to a four unit residential building, each unit is one bedroom approximately 530sf.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services. Opposition: None.

Board member Pisani moved to Approve. The motion was seconded and the motion carried.

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Notice is hereby given that on **January 09, 2018** 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: 03	Hearing: 3
BOA774032	Address: 1230 - 1264 Washington St, Ward - 0	Applicant:

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

Article(s)	Description
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Art. 64, Section 18 * **	Use: Forbidden
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Description: Change of occupancy from pizza shop 37/36 offices, barber shop retail, industrial MFG employment office, and a nail salon and a driving school to Pizza shop 37/36 offices, barber shop retail, industrial MFG employment office, and a nail salon and fitness studio. No material changes to building or structure required. Need to alter use of location.

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"/>
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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Applicant states changing occupancy from a driving school to a fitness studio. The hours of operation will be 7:00a.m. to 8:00p.m. Monday -Friday and 8:00a.m. to 2:00p.m. Saturday-Sunday. The type of fitness will be a series of heavy bags "Boxing", clases range from ten to fourteen people. There will also be new sinage.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services. Opposition: Abutter.

Board member Erlich moved to Approve. The motion was seconded and the motion carried.

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9:30 am	Ward: 04	Hearing: 1
BOA734095	Address: 34 Concord SQ, Ward - 04	Applicant: John Moran

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 780CMR 1009	Stairways
Note: Article 64, Section 9.4	Town House/Row House Ext
Notes	

Description: Construct rear deck and roof deck. Amend ALT484987.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans _____ ✓	Engineers Report _____
Letter of Support _____	Letter of Opposition _____
Petition of Support _____	Petition of Opposition _____
Photographs _____	Building Models _____
Tax Bills _____	
Other: _____	

DECISION:

	<u>Yes</u>	<u>No</u>
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:

Landmarks

Hold signature until plans are submitted showing the size of the roof deck

BOARD MEMBERS:

PRESENT

RECUSE

	<u>Yes</u>	<u>No</u>	
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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Applicant states the rear deck is at the second floor which will be supported by brackets, the deck will be projecting 6'. Applicant modified the deck by pulling it back from the adjoining building.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services. Opposition: None.

Board member Pisani moved to Approve with proviso Landmarks and hold signature until plans are submitted showing the size of the roof deck. The motion was seconded and the motion carried.

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9:30 am	Ward: 04	Hearing: 2
BOA734098	Address: 34 Concord SQ, Ward - 04	Applicant: John Moran

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 780CMR 1009	Stairways
Note:	
Article 64, Section 9.4	Town House/Row House Ext
Notes	

Description: Construct rear deck and roof deck. Amend ALT484987 Section: 8th 780CMR 1009 Stairways Section 1009.13.1 Roof Access Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1509.2

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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Applicant submitted a packet to the Board attaching the analysis of the exemption in the historic district of compliance with the State Building Code. This building is in the South End historic, the exemption under chapter 11 section 308 which states alterations additions restorations need not apply if the building code officially deems the hatch does not constitute a distinct life safety hazzard the glazing on the proposed hatch is a saftey glazing. All of the proposed hatch which will open to the side where there is continous head room clearance, there will also be a railing and a fense around the deck and a continous railing on the stairway. Board member Pisani states in the historic district there is a greater benefit to have a hatch rather than a headhouse.

Board member Pisani moved to Approve. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 04	Hearing: 3
BOA749994	Address: 5 Claremont PK, Ward - 04	Applicant: Jonathan Berit-Parkes

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. 09	Dimensional Regulations Applicable in Residential Sub Districts.
Notes	

Description: Amend ALT663433 to include new rear deck at second floor and exterior work subject to historical approval. ZBA

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	<u>✓</u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREDUDICE	<u> </u>	<u> </u>

PROVISO:

BPDA Design Review-for bracket and deck

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<u>✓</u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>	<u> </u>
Marie St. Fleur	<u>✓</u>	<u> </u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>	<u> </u>
Kerry Walsh Logue	<u> </u>	<u>✓</u>	<u> </u>
Tyrone Kindell, Jr	<u> </u>	<u>✓</u>	<u> </u>

SUMMARY: At the request of the Board, Applicant states proposing a deck off of the rear on the second floor. When originally submitted they had a deck that was full width and 6' deep, the plans was modified due to abutters meeting. Applicant pulled the deck back about 7'-2" off the property line to the left and in the other direction it was pulled 3' back. This deck will be bracket supported.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services. Opposition: None.

Board member Pisani moved to Approve with proviso, BPDA Design Review-for bracket and deck. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 04	Hearing: 4
BOA753977	Address: 10 Huntington AV, Ward - 04	Applicant: Karen Simao

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 41 Section 17	Use Regulations

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

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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel states change occupancy on the ground floor to add a fitness center. The space is 5,000sf and the hours of operation will be 6:00a.m. to 9:00p.m. Monday-Friday and 8:00a.m. to 4:00p.m. Saturday-Sunday. This will be boot camp with very little equipment there will be more studio aerobics. There will be new signage.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services, Neighborhood Association of Back Bay. Opposition: None.

Board member Erlich moved to Approve. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 04	Hearing: 5
BOA771102	Address: 11 Claremont PK, Ward - 04	Applicant: Jonathan Berit-Parkes

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

Article(s)	Description
Art. 32 Sec. 04	GCOD Applicability
Notes	
Article 64 Section 9	Dimensional Regulations
Article 64 Section 9	Dimensional Regulations
Article 64 Section 8	Use Regulations

Description: Change use to two residential units. Interior renovation per plans. Exterior renovations per plans and extend rear bay from 1st level down to ground floor. Install rear decks. Construct new addition at roof to include penthouse addition of 260 sf and roof deck. Install new fire suppression system.

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 and Landmarks

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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Applicant states this is a single family dwelling. A representative from The Ground Water Trust have the letter in support. Applicant is seeking a conversion to two-family and also seeking to extend the rear base down to the garden level patio. On the roof applicant is seeking to erect a penthouse and rear deck. The size of the penthouse is 295sf and the rear deck will be supported by brackets. The lower duplex unit is 1,800sf and the upper unit with penthouse is 2,100sf.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services. Opposition: None.

Board member Pisani moved to Approve with proviso BPDA Design Review and Landmarks. The motion was seconded and the motion carried

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 05	Hearing: 1
BOA762105	Address: 130 - 132 Jersey ST, Ward - 05	Applicant: Christopher E. Coleman

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 & GCOD**

Article(s)	Description
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Art. 32 Sec. 32-4	Groundwater Conservation Overlay District, Applicability
Art. 66 Sec. 08*	Use Forbidden:

Description: Change use of space from laundromat and restaurant to two restaurants.

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:

BPDA Design Review-Signage
Hold signature until the Board have some communication from ISD regarding the GCOD
Take-Out Language

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 Pisanl	<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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Representative from the Ground Water Trust deferred to ISD on weather this case should've been sited for GCOD. Applicant states there is one structure on the site that is split in half at 1,300sf. The left side has a restaurant currently and the right side has a laundromat. Applicant is seeking to change the use of the right side to a tea house. There is ten seats, applicant is also seeking relief for take-out.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services. Opposition: None.
 Board member Erlich moved to Approve with proviso, BPDA Design Review for sinage, take-out language and Board will hold signature until they have some communication from ISD regarding the GCOD.
 The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 06	Hearing: 1
BOA772605	Address: E 927 - 929 Broadway , Ward - 06	Applicant: Jason Kurtz

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 68, Section 29	Roof structure restrictions
Description: Modify existing dormer with new exterior door for access to new roof deck. Construct new roof deck.	

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: _____ | |

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	_____✓_____	_____	_____
Marie St. Fleur	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____
Kerry Walsh Logue	_____	_____✓_____	_____
Tyrone Kindell, Jr	_____	_____✓_____	_____

SUMMARY: At the request of the Board, Applicant states to put a roof deck on the unit which 50% of the unit footprint is 2 story. Applicant is requesting to access it through existing dormer at the 2nd level, there is four units the roof deck will be access only by the top unit. The Board then requested testimony in support and opposition. Support: None. Opposition: Mayor's Office of Neighborhood Services-City Point Neighborhood Association-deck being across the street from historic building and Councilors Flynn and Flaherty. Board member Pisani moved to Deny with out prejudice, motion was seconded and motion didn't carried Board members Fleur, Erlich opposed and Araujo voted against the motion, another motion was called for Approval with BPDA Design Review, motion was seconded and motion didn't carried Board member Pisani, Galvin and Fortune voted against the motion Araujo voted with the motion, another motion was called Board

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

member pisani moved to Deny without prejudice, the motion was seconded and the motion carried. Board member Erlich and Fleur opposed Araujo voted with the motion.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 06	Hearing: 2
BOA779860	Address: 14 I ST, Ward - 06	Applicant: Leonard Lyons

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 29	Roof Structure Restrictions
Art 68 Sec 8	Dim reg app in res sub dist
8th 780CMR1009.13.1	Roof access

Description: Adding a roof deck onto existing flat roof, on portion of owners roof rights, as per condo deed. Adding access to roof from new spiral staircase ascending from existing private deck belonging to owner, on top of floor. Cut through existing parapet wall on roof will be necessary for stairway access. Adding a small shading structure, or trellis on approximately 100 sf portion of proposed roof deck. Additional railing will be added to parapet wall on inside to achieve 42" height up from roof deck surface. ZBA.

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 PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:
 BPDA Design Review-reduce the lack of openness of the pergola

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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Applicant states the 9' pergola will be attach to the building. Applicant is adding 6' to the over all height of the building.

Board member inquired regarding the pergola design has the affect of a solid roof.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services. Oppositor: Councilors Flynn and Flaherty.

Board member Pisani moved to Approve with proviso, BPDA Design Review-reduce the lack of openness of the pergola. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 06	Hearing: 3
BOA779861	Address: 14 I ST, Ward - 06	Applicant: Leonard Lyons

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 68 Sec 29	Roof Structure Restrictions
Art 68 Sec 8	Dim reg app in res sub dist
8th 780CMR1009.13.1	Roof access

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

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	✓		
Marie St. Fleur	✓		
Craig Galvin	✓		
Eugene Kelly		✓	
Kerry Walsh Logue		✓	
Tyrone Kindell, Jr		✓	

SUMMARY: At the request of the Board, Applicant states access to roof deck will be by spiral staircase this will be access by one unit only.

Board member Pisani moved to Approve the building code for the single unit only via spiral stairs. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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; 07	Hearing; 1
BOA777099	Address: 47 Harvest ST, Ward - 07	Applicant: 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
Article 65, Section 9 ** **	Usable Open Space Insufficient
Article 65, Section 8	Use Regulations

Description: Propose two (2) off-street parking. Additional four (4) off-street parking filed under U49736141. Total of six (6) off-street parking for 47R Harvest Street under ALT763146.

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:

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

PROVISO:

BPDA Design Review-Basic structure, lighting, placement of the HVAC unit and cupola.

BOARD MEMBERS:

	<u>PRESENT</u>		<u>RECUSE</u>
	<u>Yes</u>	<u>No</u>	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	_____	✓ _____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY: At the request of the Board, Counsel states revised plans was submitted to the Board, the proposed conversion of the rear carriage house into a four unit dwelling was modified and reduce to a two unit dwelling. Both existing buildings are 3 family, the lot line will remain. 47 Harvest Street will have 2 parking spaces the unit size are three two-bedroom at 1200sf and 53-55 Harvest Street will have 4 parking spaces the unit size three two bedroom ranging from 1100sf to 1200sf, the carriage house will stay the same in height and footprint. unit sizes are 1150sf two-bed two-bath and a 2-bed + den at 1700sf. Across easement would be recorded for the driveway.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services, abutter and Councilor Baker. Opposition: None.

Board member Galvin moved to Approve with Proviso, BPDA Design Review-Basic structure, lighting,

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

Placement of HVAC unit and work with neighbors. The motion was seconded and the motion carried.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 07	Hearing: 2
BOA777101	Address: 47R Harvest St, Ward - 07	Applicant: 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
Article 65, Section 8	Use Regulations
Article 65, Section 9 **	Floor Area Ratio Excessive
Notes	
Article 65, Section 41 **	Off-Street Parking & Loading Req.
Article 65, Section 9 **	Floor Area Ratio Excessive

Description: Change occupancy from an existing carriage house to four (4) residential units. Renovate per plans including a new fire sprinkler system. Work will remain within existing building envelope. See U49763141 and U49763144 to meet off-street parking.

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"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:
 BPDA Design Review-Basic structure, lighting, placement of the HVAC unit and cupola.

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 Pisanl	<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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: See companion minutes BOA-777099

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 07	Hearing: 3
BOA777107	Address: 53 - 55 Harvest ST, Ward - 07	Applicant: Patrick Mahoney

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 65, Section 8	Use Regulations

Description: Propose four (4) off-street parking. Additional two (2) off-street parking filed under U49763144. Total of Six (6) off-street parking for 47R Harvest Street under ALT763146.

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:

BPDA Design Review-Basic structure, lighting, placement of the HVAC unit and cupola.

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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: See companion minutes BOA-777099

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Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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Hearings for Tuesday, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 07	Hearing: 4
BOA778302	Address: 224 M ST, Ward - 07	Applicant: Tom Noto

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.
Description: Propose two off-street parking spaces to the rear of the residence as per plans dated March 2017.	

DOCUMENTS CONSIDERED AT THE HEARING:

- | | |
|----------------------------------|-------------------------------------|
| Plans _____ | Engineers Report _____ |
| Letter of Support _____ | Letter of Opposition _____ |
| Petition of Support _____ | Petition of Opposition _____ |
| Photographs _____ | Building Models _____ |
| Tax Bills _____ | |
| Other: _____ | |

DECISION:

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

PROVISO:

BOARD MEMBERS:

	<u>PRESENT</u>		<u>RECUSE</u>
	<u>Yes</u>	<u>No</u>	
Christine Araujo, Chair	<u>✓</u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>	<u> </u>
Marie St. Fleur	<u>✓</u>	<u> </u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>	<u> </u>
Kerry Walsh Logue	<u> </u>	<u>✓</u>	<u> </u>
Tyrone Kindell, Jr	<u> </u>	<u>✓</u>	<u> </u>

SUMMARY: At the request of the Board, Counsel states the bulding is a three family dwelling which is currently being renovated. The area to the rear is a two car garage which will be extended 12' down to provide access to the two proposed parking spaces. The parking space will be 8'.5x20'.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services. Opposition: Councilors Flynn and Flaherty.

Board member Pisani moved to Approve. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 08	Hearing: 1
BOA776192	Address: 54 Newmarket SQ, Ward - 08	Applicant:

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 90 Section 7	Use Regulations

Description: Change of Occupancy from warehouse with accessory office to fitness center. Interior renovation for new tenant fit-out. Work includes demolition, drywall, patching, painting, ceilings, millwork, HVAC, plumbing, electrical, fire alarm and sprinkler work.

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"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

For This Facility & This Group Only

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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Applicant states proposing a change in occupancy from a warehouse to fitness center. Applicant is not making any change to the physical structure, this is free recovery support services. The facility is just under 11,000sf, the hours of operation is 6:00a.m. to 9:00p.m. This facility is seeking to serve upwards to 2000-5000 in the first year and grow from there. There is 30 plus parking.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services, Carpenter's Union, Newmarket Business Association, Councilors Baker and Flaherty. Opposition: None.

Board member Galvin moved to Approve with proviso, For This Facility And This Group Only. The motion was seconded and the motion carried.

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Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 08	Hearing: 2
BOA779137	Address: 28 Leyland ST, Ward - 08	Applicant: Paul Yates

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

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

Description: Change occupancy from a three family to a group home for 24 persons and also add on new fire alarm/sprinkler system.

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: _____	

DECISION:

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

PROVISO:

BOARD MEMBERS:

	<u>PRESENT</u>		<u>RECUSE</u>
	<u>Yes</u>	<u>No</u>	
Christine Araujo, Chair	<u> ✓ </u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u> ✓ </u>	<u> </u>	<u> </u>
Anthony Pisani	<u> ✓ </u>	<u> </u>	<u> </u>
Mark Erlich	<u> ✓ </u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u> ✓ </u>	<u> </u>	<u> </u>
Marie St. Fleur	<u> ✓ </u>	<u> </u>	<u> </u>
Craig Galvin	<u> ✓ </u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u> ✓ </u>	<u> </u>
Kerry Walsh Logue	<u> </u>	<u> ✓ </u>	<u> </u>
Tyrone Kindell, Jr	<u> </u>	<u> ✓ </u>	<u> </u>

SUMMARY: At the request of the Board, Counsel states Hope House has a six month residential program which consist of three phases. Applicant is proposing a graduate program which would be added as phase four, this will continue the services to 24 men, there is a 24-7 living resident manager and there is also a social worker and a case manager. This facility has a community kitchen and a community living space which services about 400 men a year.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services, Newmarket Business Association and Councilor Flaherty.

Board member Galvin moved to Approve. The motion was seconded and the motion carried.

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Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 10	Hearing: 1
BOA716137	Address: 76 Alleghany ST, Ward - 10	Applicant: 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
Art. 59, Section 7 * **	Use: Forbidden
Art. 59, Section 8 **	Dimensional Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 37	Off-Street Parking/Loading Reqs

Description: To construct a new penthouse bed, expand living space into basement, and change occupancy from a two unit building to a three unit building.

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	_____✓_____	_____	_____
Marie St. Fleur	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____
Kerry Walsh Logue	_____	_____✓_____	_____
Tyrone Kindell, Jr	_____	_____✓_____	_____

SUMMARY: At the request of the Board, Applicant states this is currently a two unit building. Applicant is proposing to subdivide the front building to create two units. Currently there is four bedrooms in unit 1 which is in the rear of the property and three bedrooms in unit 2 which is the existing. The proposal is to have three bedrooms in unit two and five bedrooms in unit three with a total of twelve bedrooms there is also a five car garage at the rear of the property. The FAR required is .6 and proposing is .98 the height is 37' which is existing.

The Board then requested testimony in support and opposition. Support: None. Opposition: Mayor's Office of Neighborhood Services, Abutter, Representative Sanchez and Councilor Flaherty.

Board member Pisani moved to Deny. The motion was seconded and the motion carried.

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Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 11	Hearing: 1
BOA692756	Address: 2 - 4 Dolans CT, Ward - 11	Applicant: Scott Mackay

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
Article 55, Section 40	Off-Street Parking/Loading Reqs
Art. 09 Sec. 01 **	Extension of Non Conforming Use

Description: Parking lot for 1 residential front yard space.

DOCUMENTS CONSIDERED AT THE HEARING:

- | | |
|---------------------------|------------------------------|
| Plans _____ | 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"/>			
DENIED				
DENIED WITHOUT PREDUDICE				

PROVISO:

BPDA Design Review

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"/>		
Marie St. Fleur	<input checked="" type="checkbox"/>		
Craig Galvin	<input checked="" type="checkbox"/>		
Eugene Kelly		<input checked="" type="checkbox"/>	
Kerry Walsh Logue		<input checked="" type="checkbox"/>	
Tyrone Kindell, Jr		<input checked="" type="checkbox"/>	

SUMMARY: At the request of the Board, Applicant states the parking is side parking, the curbcut is already on Amory Street. This is a two family dwelling.

The Board then requested testimony in support and opposition. Support: Several abutters and Councilor O'Malley. Opposition: None.

Board member Pisani moved to Approve with proviso, BPDA Design Review. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 14	Hearing: 1
BOA765621	Address: 422 Seaver ST, Ward - 14	Applicant: Elias Seyoum

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

Description: Construct new rear addition and new dormer to existing two-family residential 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"/>		

DECISION:

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

PROVISO:

BPDA Design Review-Dormer to close to the front

BOARD MEMBERS:

	<u>PRESENT</u>		<u>RECUSE</u>
	<u>Yes</u>	<u>No</u>	
Christine Araujo, Chair	<u>✓</u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u>✓</u>	<u> </u>	<u> </u>
Anthony Pisani	<u>✓</u>	<u> </u>	<u> </u>
Mark Erlich	<u>✓</u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u>✓</u>	<u> </u>	<u> </u>
Marie St. Fleur	<u>✓</u>	<u> </u>	<u> </u>
Craig Galvin	<u>✓</u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u>✓</u>	<u> </u>
Kerry Walsh Logue	<u> </u>	<u>✓</u>	<u> </u>
Tyrone Kindell, Jr	<u> </u>	<u>✓</u>	<u> </u>

SUMMARY: At the request of the Board, Applicant states proposing to build a rear addition and a new dormer. This is a two family unit one-bedroom on the first floor and two-bedroom on the second floor. The rear additon will add one room to the first floor and one room to the second floor which will make three-bedrooms in the second and two-bedroom in the first.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor Campbell. Opposition: None.

Board member Pisani moved to Approve with proviso, BPDA Design Review-Dormer to close to the front. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 14	Hearing: 2
BOA766691	Address: 222 Harvard ST, Ward - 14	Applicant: Douglas Wohn

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 8	Use Regulations
Article 60, Section 9	Dimensional Regulations
Article 60, Section 9	Dimensional Regulations
Article 60, Section 9	Dimensional Regulations

Description: ZBA case to be: Change of occupancy from three to six apartments by reconfiguring the interior layout with new egress stairways of 3-level porch. Cost reflected in the previous two permits for the same building envelope. Additional cost reflected, however. *Previous examiner J.H. ZBA requested

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>	<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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: This case was postponed to March 6th, 2018 at 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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 15	Hearing: 1
BOA748815	Address: 56 East ST, Ward - 15	Applicant: Stuart Schrier

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 65, Section 9 **	Floor Area Ratio Excessive

Description: Revised basement plan to extend living space for unit #1. Amendment to ALT486778.

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"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<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"/>
Marie St. Fleur	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin -Recused	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: See companion minutes BOA-748820

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 15	Hearing: 2
BOA748820	Address: 54 East ST, Ward - 15	Applicant: Stuart Schrier

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 65, Section 9 **	Floor Area Ratio Excessive

Description: : Revised basement plan to extend living space for unit #1. Amendment to ALT486777.

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"/>
Marie St. Fleur	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin -Recused	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Counsel states the two three family houses are attached in the middle, during the construction phase each building has three two-bedroom units. Applicant would like to extend into the basement to create two bedroom unit on the first floor with a family room in the basement. There is 160sf in the basement to make one additional room, move the laundry to the basement with a half bath. The floor to ceiling height in the basement is 7'.

The Board then requested testimony in support and opposition. Support Mayor's Office of Neighborhood Services and Councilor Baker. Opposition: None.

Board member Pisani moved to Approve both units. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 17	Hearing: 1
BOA736923	Address: 41 - 43 Bourse AV, Ward - 17	Applicant: Michael Foote

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**

Article(s)	Description
Art. 09 Sec. 01	Reconstruction/Extension of Nonconforming Bldg.
Description: Add 5ft x 26 ft porch with shed roof overhang and 4inch slab with 5ft x 8 ft attached storage shed on rear of house. Shed roof and storage is off back of basement level, no living space being added, porch does not block windows or doors.	

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"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Applicant states proposing to add a roof on the rear of the house 5ftx26ft and a 5ftx8ft attached shed.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor Baker. Opposition: None.

Board member Pisani moved to Approve. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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; 18	Hearing: 1
BOA755180	Address: W 156 Selden St, Ward - 18	Applicant: David Duplessy

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. 08	Use Regs appl in Res Subdistr
Article 60 Section 9	Dimensional Regulations
Article 60 Section 9	Dimensional Regulations
Article 60 Section 9	Dimensional Regulations
Article 60 Section 9	Dimensional Regulations
Article 60 Section 9	Dimensional Regulations
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

Description: New 2 family home.

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-parking in rear

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 Plesani	<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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Applicant states the total square footage is just under 11,000sf. This is a subdivided lot, currently there is a house on one lot and on the second lot applicant is proposing to build a second house. The lot in question is 4,798sf there is an existing driveway that can fit four vehicles, the height of the house will be the same as the existing house. The first floor will be three bedrooms and the second floor will be four bedrooms.

The Board then requested testimony in Support and Opposition. Support: Mayor's Office of Neighborhood Services and Councilors Campbell and McCarthy. Opposition: None.

Board member Bickerstaff moved to Approve with BPDA Design Review-parking in rear. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 18	Hearing: 2
BOA763031	Address: 101 Milton Av, Ward - 18	Applicant: Michael Stallings

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 69 Section 9	Dimensional Regulations
Article 69 Section 9	Dimensional Regulations
Article 69 Section 29	Off-Street Parking/Loading Req's
Notes	

Description: Erect new single family dwelling with existing garage and driveway on vacant lot.

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	_____ ✓ _____	_____	_____
Marie St. Fleur	_____ ✓ _____	_____	_____
Craig Galvin	_____ ✓ _____	_____	_____
Eugene Kelly	_____	_____ ✓ _____	_____
Kerry Walsh Logue	_____	_____ ✓ _____	_____
Tyrone Kindell, Jr	_____	_____ ✓ _____	_____

SUMMARY: This case was postponed to March 6th, 2018 at 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

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Hearings for Tuesday, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 19	Hearing: 1
BOA749082	Address: 19R Cheshire St, Ward - 19	Applicant: Ping Mandawe

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 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 41	Application of Dim. Regs.

Description: Erect a new 2 Car Garage as per plans (previous review and amendment filed with J.K.)

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-Build a garage consistant with the house

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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Applicant is seeking relief to build a two car garage, required to sit 65' from the lot line applicant only have 60'. The structure can't take up more than 25% of the rear yard, applicant is at 24%. There is an existing driveway no garage.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services. Opposition: None

Board member Pisani moved to Approve with proviso, BPDA Design Review-Build a garage that is consistant with the house. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 19	Hearing: 2
BOA749408	Address: 50 Eldridge RD, Ward - 19	Applicant: Leila Hayes

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**

Article(s)	Description
Article 9 Section 1	Extension of Nonconforming Use

Description: Modify/enlarge existing 3rd floor dormer. Construct new bathroom on 3rd floor.

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: _____	

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" 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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Applicant states this is a two-family with one bathroom on the 2nd floor and the bedrooms on the 3rd floor. Applicant is proposing to build a third floor bathroom.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors Flaherty and O'Malley. Opposition: None.

Board member Pisani moved to Approve. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 21	Hearing: 1
BOA772658	Address: 599 Cambridge St, Ward - 21	Applicant: Alireza Hakimi

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. 10 Sec. 01	Limitation of parking areas
Article 51, Section 8 * **	Use: Forbidden
Article 51, Section 9 * ***	Floor Area Ratio Excessive
Article 51, Section 9 ****	Rear Yard Insufficient

Description: Redevelopment of a mixed use property, (2) commercial and (2) residential, modifying the existing Victorian by adding 4 town houses and eliminating 2 commercial spaces as per plans from Next Phase Studios; for a total of Six Residential Units.

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 Pisanl	<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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, Applicant states community request that the applicant redesigned the project. The applicant save the victorian that is on the site and reduce the number of units from 14 to 4 additional units for a total of 6 units. The FAR required is .6, proposed is 1.18. Existing victorian house will be converted to two units with surface parking outside. Applicant will construct four houses in the rear two townhouse style each has two parking under. The units will be about 2,000sf each.

The Board then testimony in support and opposition. Support: Mayor's Office of Neighborhood Services, Brighton Allston Improvement Association, Allston Civic Association and Councilor Ciommo. Opposition: None.

Board member Erlich moved to Approve with proviso, BPDA Design Review. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 22	Hearing: 1
BOA762119	Address: 31 Colwell AV, Ward - 22	Applicant: Akiva Posy

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. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations

Description: See plans, add dormers to attic of existing building.

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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the request of the Board, applicant states proposing to put dormers onto the attic and use it as living space. Currently have a two family house, 2nd floor three bedroom and one bath, proposing four additional bedrooms two large and two small with two bathrooms in the attic this will be a 1,200sf addition.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services, Brighton Allston Improvement Association and Councilor Ciommo. Opposition: None.

Board member Galvin moved to Approve with proviso, BPDA Design Review. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 22	Hearing: 2
BOA773376	Address: 7 Sparhawk ST, Ward - 22	Applicant: Patrick Mahoney

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
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51, Section 56	Off-Street Parking & Loading
Article 51, Section 57	Application of Dim's Regs
Article 9 Section 1	Extension of Nonconforming Use

Description: Confirm occupancy as existing 2 family dwelling on 15, 463 sq ft lot. Part of ERT710893. Combine 7 Sparhawk St and 9 Sparhawk St to be know as 7-9 Sparhawk st to be a total of 4 Apartments.

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:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair -opposed	✓		
Mark Fortune, Secretary	✓		
Anthony Pisani	✓		
Mark Erlich	✓		
Bruce Bickerstaff	✓		
Marie St. Fleur	✓		
Craig Galvin	✓		
Eugene Kelly		✓	
Kerry Walsh Logue		✓	
Tyrone Kindell, Jr		✓	

SUMMARY: At the request of the Board, Counsel states change from two 2-family to one 4-family. There was a nonhistorical rear addition that was put on at somepoint which will be removed reducing the footprint of the building by 600sf. The existing units 1st floor one bedroom units at 972sf each and on the upper duplex units on each side 7 and 9 Sparhawk are each 1884sf three-bedroom units, there will be 8 bedrooms in the main building. This is a consolidation of two lots into one lot. The townhouse is 1395sf two bedroom units, the parking for this site is four indoor parking spaces, 6 parking on site and four in rear one the left of the building and one in front.

The Board then requested testimony in support and opposition. Support: Mayor's Office of Neighborhood Services, Brighton Allston Association and Councilor Ciommo. Opposition: None.

Board member Pisani moved to Approve with proviso, BPDA Design Review. The motion was seconded

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file. and the motion carried. Board member Araujo opposed two buildings on the same lot.



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 22	Hearing: 3
BOA773401	Address: 7A - 7B Sparhawk St, Ward - 22	Applicant: 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
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51, Section 56.	Off Street Pkg & Loading.
Article 51, Section 57	Application of Dim's Regs
Article 51, Section 57	Application of Dim's Regs

Description: Erect a new Two (2) Family Dwelling built to the Rear of an existing Four (4) Family Dwelling on existing 15,476 sq ft Lot. This will be 1 of 2 Dwellings located on the Same Lot. See ALT710873 & amp; ALT747550

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 -opposed	<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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: See companion minutes BOA-773376

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 22	Hearing: 4
BOA782336	Address: 9 Sparhawk ST, Ward - 22	Applicant: Patrick Mahoney

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
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51, Section 56	Off-Street Parking & Loading
Article 51, Section 57	Application of Dim's Regs
Article 9 Section 1	Extension of Nonconforming Use

Description: Confirm occupancy as existing 2 family dwelling on 15,463 sq ft lot. Part of ERT710893. Combine 7 Sparhawk St and 9 Sparhawk St to be known as 7-9 Sparhawk St to be known as 7-9 Sparhawk St to be a total of 4 apartments

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 -opposed	<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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: See companion minutes BOA-773376

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 01	Hearing: 3
BOA698906	Address: 9 Chelsea 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. 56**	Off-St.-Parking Req'mnt
Art. 53 Sec. 56	Off-Street Parking
Art. 53 Sec. 12	Floor area ratio excessive
Art. 53 Sec. 12 *	Height Excessive
Art. 53 Sec. 56	Off street parking insufficient
Art. 53 Sec. 08	Use: Conditional
Art. 53 Sec. 08*	Forbidden
Art. 53 Sec. 08*	Forbidden
Art. 53 Sec. 08*	Forbidden
Article 53 Section 12	Dimensional regulations
Article 53, Section 11	Use Regulations
Article 53, Section 11	Use Regulations
Article 53, Section 11	Use Regulations
Article 53, Section 11	Use Regulations
Article 53, Section 11	Use Regulations
Article 53, Section 11	Use Regulations
Article 53, Section 11	Use Regulations
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
Article 53, Section 11	Use Regulations
Notes	
Art. 10 Sec. 01	Limitation of parking areas
Art. 53 Sec. 57	Dimensional Application

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

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"/>	_____	_____
Marie St. Fleur	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____
Kerry Walsh Logue	_____	<input checked="" type="checkbox"/>	_____
Tyrone Kindell, Jr	_____	<input checked="" type="checkbox"/>	_____

SUMMARY: This case was postponed to March 27th, 2018 at 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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 05	Hearing: 2
BOA733841	Address: 29 Commonwealth AV, Ward - 05	Applicant: Patrick Mahoney

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

Article(s)	Description
Art. 08 Sec.07	Use: Conditional
Art. 32 Sec. 04	GCOD Applicability

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

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"/>	_____	_____
Marie St. Fleur	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____
Kerry Walsh Logue	_____	<input checked="" type="checkbox"/>	_____
Tyrone Kindell, Jr	_____	<input checked="" type="checkbox"/>	_____

SUMMARY: This case was withdrawn.

Board member Fortune moved to Deny without prejudice. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 12	Hearing: 1
BOA744378	Address: 402 Warren ST, Ward - 12	Applicant: Jimmy Mcneil

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 50, Section 43	Off-Street Parking & Loading
Notes	
521 CMR 16.00	House of Worship
521 CMR 25.00	Entrances
Note:	

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

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>
Marie St. Fleur	<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"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: This case was withdrawn.

Board member Fortune moved to Deny without prejudice. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 12	Hearing: 2
BOA744379	Address: 402 Warren ST, Ward - 12	Applicant: Jimmy Mcneil

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 50, Section 43	Off-Street Parking & Loading
Notes	
521 CMR 16.00	House of Worship
521 CMR 25.00	Entrances

Note:

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

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	_____✓_____	_____	_____
Marie St. Fleur	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____
Kerry Walsh Logue	_____	_____✓_____	_____
Tyrone Kindell, Jr	_____	_____✓_____	_____

SUMMARY: This case was withdrawn.

Board member Fortune moved to Deny without prejudice. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 16	Hearing: 1
BOA669523	Address: 16 Nixon ST, Ward - 16	Applicant: Andy Duong

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. 8	Use: Forbidden
Article 65, Section 41 **	Off-Street Parking & Loading Req.

Description: Change of Occupancy from Guest House since (1946) and Confirm as a 3 family dwelling - Existing condition. Request Occupancy Committee. No work to be done.

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"/>	_____	_____
Marie St. Fleur	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____
Kerry Walsh Logue	_____	<input checked="" type="checkbox"/>	_____
Tyrone Kindell, Jr	_____	<input checked="" type="checkbox"/>	_____

SUMMARY: This case was postponed to February 13th, 2018 at 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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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: 17	Hearing: 2
BOA708001	Address: 23 Chamberlain ST, Ward - 17	Applicant: 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
Notes	
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

Description: Erect detached garage (23R) 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: _____	

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

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Marie St. Fleur	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____
Kerry Walsh Logue	_____	_____✓_____	_____
Tyrone Kindell, Jr	_____	_____✓_____	_____

SUMMARY: Neither the applicant nor a representative appeared before the Board.

Board member Fortune made the motion to Deny without prejudice. The motion was seconded and the motion carried.

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, January 9, 2018

Notice is hereby given that on **January 09, 2018** 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:

12:00 pm	Ward: 06	Hearing: 4
BOA719810	Address: E 874 Sixth St, Ward - 06	Applicant: 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. 29 Sec. 04	Greenbelt Protection Overlay District Applicability
Description: Construct a new 3 story residential building compromising of 6 units and underground parking for 9 vehicles.	

DOCUMENTS CONSIDERED AT THE HEARING:

Plans _____ ✓	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	<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"/>	_____	_____
Marie St. Fleur	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____
Kerry Walsh Logue	_____	<input checked="" type="checkbox"/>	_____
Tyrone Kindell, Jr	_____	<input checked="" type="checkbox"/>	_____

SUMMARY: This case was withdrawn from the agenda, the Board will re-hear this case as a Call of The Chair Board member Fortune made the motion. The motion was seconded and the motion carried.

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