

Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	ward 503			Hearing: 1
BOA665878	Address: 7	- 8 Park ST, Ward -	03	Applicant: Alene Caldwell
Seeking appe amended in t	eal for the terms of the Ma	assachusetts State I	Building Code, Statu	te 1972, Chapter 802 as
Article(s)		Description		
780CMR, 8th Note:	Edition			
Description:	Repair the front entr Ch 32 Section 320.2	y steps to 8 Park .1 Encroaches in	Street, Boston, Note to public way is	MA. Section 780CMR, 8th Edition > 12".
DOCUMENTS	CONSIDERED AT THE			
	Plan			Engineers Report
	Letter of Suppor			Letter of Opposition
	Petition of Suppor			Petition of Opposition
	Photograph			Building Models
	Tax Bill	s		

Other:

	USTAINED/APPROVED DENIED WITHOUT PREDUDICE			No
PROVISO:				
BOARD MEMBERS:	PRES	BENT	RECUSE	
Christine Araujo, Chair	Yes	No		
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin	7			
Eugene Kelly				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, To repair the front entry steps to 8 Park Street, the violation was the encroaching into public way 12", they will have to go out 24" to repair the stair. Applicant received the approval from Public Works Department. Board member Pisani moved to approve, the motion was seconded, and the Board voted to approve.



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BOA555340	Address:	178 Thornton St, Ward - 11	Applicant: Timothy Johnson
Seeking appeal for the	terms of the	Boston Zoning Code (see Act	s of 1956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 50, Section 28 * **		Use: Forbidden	
Art. 50, Section 29 **		Dimensional Regulations	
Art. 50, Section 29 **		Dimensional Regulations	
Art. 50, Section 29 **		Dimensional Regulations	
Art. 50, Section 29 **		Dimensional Regulations	
Art. 50, Section 29 **		Dimensional Regulations	
Art. 50 Sec. 44		Dimensional Requiremen	
DOCUMENTS CONSID	ERED AT TH	IE HEARING:	
	PI	ans	Engineers Report
L	etter of Sup	port	Letter of Opposition
Pet	ition of Sup _l	port	Petition of Opposition
	Photogra	phs	Building Models
	Tax E	Bills	
	Otl	ner:	

vacant

DECISION:		Yes	No
	SUSTAINED/APPROVED	/	
	DENIED		
DENIE	D WITHOUT PREDUDICE		Organica y granical
ROVISO:			
	PDA Design Review		
BOARD MEMBERS:	PRESEN	I	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			-
Eugene Kelly		/	
	STATE AND ASSESSED FOR THE STATE OF THE STAT	Samuel State of the State of th	

At the request of the Board, Counsel described the proposed use in detail, Revised plans showing a 4 unit building with 4 parking spaces side and rear yard violations have been removed, the FAR went down from 1.5 to 1.3, this use went from a forbidden to conditional. Unit size 2 bedroom 21/2 bath Unit one 1314sf, unit two1265sf, unit three 1542sf, unit four 1512sf, the basement is used for bedrooms. There are two roof decks for the 3+4 unit access by bulkhead with roof door, and one parking per unit. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives, Mayor's office support, Jackson's office support and Abutter support. Board member Erlich moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 11		Hearing: 2	
BOA672571	Address:	25 Amory St, Ward - 11	Applicant: Teronda Ellis	
Seeking appeal for the	ne terms of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect:	Conditional Use
Article(s)		Description		
Article 55 Section 16		Use Regulations		
Article 55 Section 16		Use Regulations		
Article 55 Section 17		Dimensional Regulations		
Article 55 Section 17		Dimensional Regulations		
Article 55 Section 17		Dimensional Regulations		

Description: New Construction - 44 Unit Affordable Housing - Jackson Square Master Plan (Building M).

DOCUMENTS CONSIDERED AT THE HE	ARING:		
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		
DENIE	D WITHOUT PREDUDICE		
PROVISO:	DDDA Davina Davina		
	BPDA Design Review	V	
BOARD MEMBERS:	PRESENT	1	RECUSE
	Yes	No	Back that the stand
Christine Araujo, Chair			
Mark Fortune, Secretary	_		
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly	COLUMN TO THE PARTY OF THE PART		

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, 44 unit affordable housing located across from Jackson Square Station, which will consist of 1 bedroom 650sf, 2 bedroom 900sf & 3 bedroom 1100sf. Masonry exterior to replicate old warehouses in area, these units will be 100% affordable-10% set aside for family in transition. Board members inquired regarding parking, Applicant stated .5 min required, the units between two buildings is 156. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, O'Malley's office support, Flaherty's office support & Jackson's office support, Abutters support, JPNC approveBoard member Erlich moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



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Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 12			Hearing 1
BOA664762	Address:	1 Waverly St, War	rd - 12	Applicant: Joseph Feaster
Seeking appeal for the te	erms of the	Boston Zoning Cod	de (see Acts of 1	956, c. 665) in the following respect: Variance
		-		variance
Article(s)		Description		
Article 50 Section 29		Dimensional R	Regulations	
Article 50 Section 29		Dimensional R	Regulations	
Article 50 Section 29		Dimensional R	Regulations	
Article 50 Section 29		Dimensional R	Regulations	
Article 50 Section 29		Dimensional R	Regulations	
Article 50 Section 29		Dimensional R	Regulations	
Article 50 Section 29		Dimensional R	Regulations	
Article 50 Section 29		Dimensional R	Regulations	
Notes				
DOCUMENTS CONSIDE	RED AT TH	IE HEARING:		
	Pi	ans		Engineers Report
Le	tter of Sup	port		Letter of Opposition
Petit	ion of Sup	port		Petition of Opposition
	Photogra	phs		Building Models
	Tax E	Bills		
	Oti	her:		

ECISION:	SUSTAINED/APPROVED	Yes		No
	DENIED			
DE	ENIED WITHOUT PREDUDICE			eld w
PROVISO:				
		7		
OARD MEMBERS:	PRESEN	I	RECUSE	
	Yes	No		
		ELCONOMINATION OF THE PROPERTY		
Christine Araujo, Chair	_			
Christine Araujo, Chair Mark Fortune, Secretary				
Mark Fortune, Secretary				
Mark Fortune, Secretary Anthony Pisani	_			
Mark Fortune, Secretary Anthony Pisani Mark Erlich				
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	_			
Mark Fortune, Secretary Anthony Pisani Mark Erlich				
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff				

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



Board Of Appeals

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Martin J. Walsh Mayor

9:30 am

Hearings for Tuesday, April 25, 2017

Petition of Support

Photographs

Tax Bills

Other:

Notice is hereby given that on April 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

9:30 am	Ward: 12		Hearing: 2
BOA664763	Address:	8 Clifford St, Ward - 12	Applicant: Joseph Feaster
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 29		Dimensional Regulations	
Article 50 Section 29		Dimensional Regulations	
Article 50 Section 29		Dimensional Regulations	
Article 50 Section 29		Dimensional Regulations	
Article 50 Section 29		Dimensional Regulations	
Article 50 Section 29		Dimensional Regulations	
Article 50 Section 29		Dimensional Regulations	
Article 50 Section 29		Dimensional Regulations	
Notes			
84,779	sq. ft. Ther	e will be 74 Underground Par and Offices.	xed-Use Commercial/Residential building of a rking Spaces on 32,000 sq ft. lot. Occupancy
DOCUMENTS CONSID		IE HEARING:	Engineers Report
L	etter of Supp	port	Letter of Opposition

Petition of Opposition

Building Models

DECISION:				
	HETAINED/ADDDOVED	Yes		No
	USTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
PROVISO:				
The second section of the second seco	State All Months and Antiques			
BOARD MEMBERS:	PRESEN	I and a second	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich			-	
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly		/		

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



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·	, ,	, , , , ,			
9:30 am	Ward: 13		. S.	earing: 1	
BOA648324	Address:	106 Cushing AV, Ward - 1	13 A	pplicant: Cesar Dasilva	
Seeking appe	eal for the terms of the	Boston Zoning Code (see	Acts of 1956, c. 669	5) in the following respect:	Variance
Article(s)		Description			
Art. 65 Sec. 9)	Residential Dimension	nal Reg.s		
Description:	Extend first floor linew bathroom, ne	iving space in to the basew electrical and plumbi	sement. New wa ing.	alls, new finished floors	, new ceili
OCUMENTS	CONSIDERED AT TH	IE HEARING:			
		lans		Engineers Report	t
	Letter of Sup	port		Letter of Opposition	
	Petition of Sup	port		Petition of Opposition	
	Photogra	phs		Building Models	
	Tax i	Bills			

Other:

ECISION:		Yes	No	
s	SUSTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
				-
3PO//00				
PROVISO: No Additional Ur	nits Be Added			
			\$ 1000	
BOARD MEMBERS:	PRESEN	Γ	RECUSE	
BOARD MEMBERS:	PRESEN Yes	II No	RECUSE	
Christine Araujo, Chair			RECUSE	
			RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, extension of first floor living space into basement. The property is a two family dwelling. The extension will consist of a family room, one bedroom and one bath which will be above ground at 7'6", the existing space now is wasted space. Board members inquired regarding if this can be converted into another unit? Pisani stated that it could be. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Bickerstaff moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



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9:30 am BOA673584	Ward: 13 Address:	244R Savin Hill Av, Ward - 13	Hearing: 2 Applicant: Romas Slezas
Seeking appe		Boston Zoning Code (see Acts of 195	
Article(s)		Description	
Article 65, Sec	ction 9	Dimensional Regulations	
Article 65, Sec Notes	ction 9	Dimensional Regulations	
Article 65, Sec	ction 42	Appl. of Dimen Reqs	
Art. 65 Sec. 4	1	Off street parking requirements	
Note:			
780CMR, 8th	Edition		
780CMR, 8th I	Edition		
Description:	change it to a or	ncy of an existing carriage house ne family dwelling. All on the sam BOA zoning approval BOA4478	in the rear of an existing two family dwelling And the ne lot. Plans refiled with revisions. *See previously fil 42.

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			
DENIE	WITHOUT PREDUDICE			
PROVISO: BPDA	Design Review			
CARD MEMPERS.		***************************************		
OARD MEMBERS:	PRESI	ENT	RECUSE	
CAND MEMBERS:	Yes	<u>No</u>	RECUSE	
Christine Araujo, Chair			RECUSE	
			RECUSE	
Christine Araujo, Chair			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Conversion of an existing carriage house into single family, this project was previously granted zoning relief but was never executed. This proposal is substantially the same with the exception of roof would like to go from a hip roof to a gable roof for more head room, and there reviewed the design scheme and determine that it would be better if there move the living area to the second floor and the bedrooms to the first floor. The Board then requested testimony in opposition and in support from neighbors and elected officals and their representatives. The Mayor's office & Baker's office support. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



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Hearings for Tuesday, April 25, 2017

	Ward: 14		Hearing: 1
BOA676263	Address:	78 Callender ST, Ward - 14	Applicant: Douglas Wohn
Seeking appea	I for the terms of the	Boston Zoning Code (see Acts of 1	956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 60 Sec. 9		Additional Lot Area Insuff	
Art. 60 Sec. 40	(5)	Off street parking design/mane	uverability
Building		Building Code Refusal:	
Description:	paying Taxes as a	a three family. Requesting occ	for this is an existing condition for many years a upancy committee, occupancy in question.
	CONSIDERED AT TH	E HEARING:	
OCUMENTS C	Pla	ans 🗸	Engineers Report
OCUMENTS C			
OOCUMENTS C	Letter of Supp	ort	Letter of Opposition
DOCUMENTS C	Letter of Supp		Letter of Opposition Petition of Opposition
DOCUMENTS C		ort	

Other:

DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENII	ED WITHOUT PREDUDICE			
PROVISO:				
	Boston Tranportation	Department-Ap	oroval	
OARD MEMBERS:	PRESENT		RECUSE	A.
OARD MEMBERS:	<u>PRESENT</u> Yes	No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			RECUSE	
	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, to confirm occupancy as a three family dwelling, Inspectional Services Department has it as a two family dwelling. The lot size is actually larger than abutting lots. Required parking is for three cars applicant is requesting two parking spaces. Board members inquired regarding the third floor unit showing a bedroom that is only 6'1 applicant stated that was mislabled on plans as a bedroom-this was a mistake it's not a bedroom. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office & Campbell's office support this project. Board member pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso. Pisani also made the motion to Deney Building Code Relief.



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

Address: 34 Dix St, Ward - 16 Applicant: Douglas George 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 Article 65, Section 9 *** Article 65, Section 9 *** Article 65, Section 9 ** Building Height Excessive Article 65, Section 9 ** Article 65, Section 9 ** Building Height Excessive Article 65, Section 9 ** Article 65, Section 9 ** Building Height Excessive	9:30 am	Ward: 16		Hearing: 1
Article(s) Description Article 65, Section 8 Use Regulations Article 65, Section 9 *** Lot Width Insufficient Whicle 65, Section 9 *** Lot Frontage Insufficient Whicle 65, Section 9 *** Floor Area Ratio Excessive Whicle 65, Section 9 *** Side Yard Insufficient Whicle 65, Section 9 *** S	BOA656043	Address:	34 Dix St, Ward - 16	
Article 65, Section 8 Article 65, Section 9 *** Lot Width Insufficient Article 65, Section 9 *** Lot Frontage Insufficient Article 65, Section 9 *** Floor Area Ratio Excessive Article 65, Section 9 *** Floor Area Ratio Excessive Article 65, Section 9 *** Side Yard Insufficient Article 65, Section 9 *** Side Yard Insufficient Article 65, Section 9 *** Side Yard Insufficient Article 65, Section 9 *** Article 65, Section 9 *** Side Yard Insufficient Article 65, Section 9 *** Article 65, Section 9 *** Side Yard Insufficient Article 65, Section 9 *** Side Yard Insufficient Article 65, Section 9 *** Article 65, Section 9 *** Floor Area Ratio Excessive Floor Area Ratio Excessive Article 65, Section 9 *** Floor Area Ratio Excessive Article 65, Sectio	Seeking appeal for	the terms of the	Boston Zoning Code (see Acts of	f 1956, c. 665) in the following respect: Variance
Article 65, Section 9 **** Lot Width Insufficient Article 65, Section 9 **** Lot Frontage Insufficient Article 65, Section 9 *** Floor Area Ratio Excessive Building Height Excessive Article 65, Section 9 *** Side Yard Insufficient Rotes Rescription: Erect a new 6 unit residential building with rear parking as per plans. Existing building to be separate permits. CCUMENTS CONSIDERED AT THE HEARING: Plans Letter of Support Petition of Support Photographs Lot Width Insufficient Lot Frontage Insufficient Lot Frontage Insufficient Lot Frontage Insufficient Lot Frontage Insufficient Recription 1 Lot Frontage Insufficient Lot Frontage Insufficien	Article(s)		Description	
Article 65, Section 9 **** Lot Frontage Insufficient Article 65, Section 9 *** Floor Area Ratio Excessive Article 65, Section 9 *** Building Height Excessive Article 65, Section 9 *** Side Yard Insufficient Rotes Plans Plans Letter of Support Letter of Support Petition of Support Photographs Lot Frontage Insufficient Floor Area Ratio Excessive Building Excessive Side Yard Insufficient Building With rear parking as per plans. Existing building to be separate permits. Engineers Report Letter of Opposition Petition of Opposition Photographs Building Models	Article 65, Section	8	Use Regulations	
Article 65, Section 9 ** Floor Area Ratio Excessive Article 65, Section 9 ** Building Height Excessive Article 65, Section 9 ** Side Yard Insufficient Rescription: Erect a new 6 unit residential building with rear parking as per plans. Existing building to be separate permits. **OCUMENTS CONSIDERED AT THE HEARING:** Plans Plans Letter of Support Petition of Support Photographs Floor Area Ratio Excessive Building Excessive Building Height Excessive Building Height Excessive Building Hodels Side Yard Insufficient Building Hodels			Lot Width Insufficient	
Article 65, Section 9 *** Building Height Excessive Article 65, Section 9 *** Side Yard Insufficient Rotes Description: Erect a new 6 unit residential building with rear parking as per plans. Existing building to be separate permits. OCUMENTS CONSIDERED AT THE HEARING: Plans Plans Letter of Support Letter of Support Petition of Support Photographs Building Models Building Models	Article 65, Section	9 * ***	Lot Frontage Insufficient	
Acticle 65, Section 9 *** * Side Yard Insufficient Rescription: Erect a new 6 unit residential building with rear parking as per plans. Existing building to be separate permits. **OCUMENTS CONSIDERED AT THE HEARING: Plans Plans Letter of Support Petition of Support Petition of Support Photographs Building Models	Article 65, Section	9 **	Floor Area Ratio Excessive	
OCUMENTS CONSIDERED AT THE HEARING: Plans Letter of Support Petition of Support Photographs Side Yard Insufficient Parking as per plans. Existing building to be separate permits. Engineers Report Letter of Opposition Petition of Support Photographs Building Models	Article 65, Section	9 ** *	Building Height Excessive	
Description: Erect a new 6 unit residential building with rear parking as per plans. Existing building to be separate permits. OCUMENTS CONSIDERED AT THE HEARING: Plans Plans Letter of Support Letter of Support Petition of Support Photographs Building Models	Article 65, Section	9 *** *	Side Yard Insufficient	
OCUMENTS CONSIDERED AT THE HEARING: Plans Letter of Support Letter of Opposition Petition of Support Photographs Building Models	Notes			
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Petition of Opposition Photographs Building Models	sep.	arate permits.	Q	parking as per plans. Existing building to be
Letter of Support Petition of Support Photographs Letter of Opposition Petition of Opposition Building Models	sep.	arate permits.		parking as per plans. Existing building to be
Petition of Support Petition of Opposition Photographs Building Models	sep.	arate permits.		· Parking as per plans. Existing building to be
Photographs Building Models	sep.	SIDERED AT TH	E HEARING:	
	sep.	SIDERED AT TH	E HEARING:	Engineers Report
Tay Rille	sep.	SIDERED AT TH Pla Letter of Supp	E HEARING: uns ort	Engineers Report Letter of Opposition
I AA DIIIS	sep.	SIDERED AT TH Pla Letter of Supp Petition of Supp	E HEARING: Ins ort ort	Engineers Report Letter of Opposition Petition of Opposition

Other:

DECISION:		Yes		No
S	SUSTAINED/APPROVED	/		
	DENIED			
DENIED	WITHOUT PREDUDICE			
ROVISO:				
BPI	DA Design Review			
, · · · · · · · · · · · · · · · · · · ·	Walter 1			
OARD MEMBERS:	PRESEN	I	RECUSE	
OARD MEMBERS:	PRESEN	I No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			RECUSE	
OARD MEMBERS: Christine Araujo, Chair Mark Fortune, Secretary			RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, to replace a existing single family home with a 7,367sf six unit residential building. several multifamily buildings on street similar in size, to homes on street. Lot is deep 168'-significant setback, the unit sizes are 1000sqft two-bed two-baths with 9 parking spaces, the requirement for parking is 1.25, Board members inquired regarding the plans show eight parking spaces but applicant states that nine is proposed. Board members also inquired regarding if the project will be for sale or rental and applicant stated that it will be for sale. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office, Campbell's office & Baker's office all support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



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Martin J. Walsh Mayor

Hearings for Tuesday, April 25, 2017

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9:30 am	Ward: 17		Hearing: 1	
BOA646728	Address:	26 Walton ST, Ward - 17	Applicant: Hong Nguyen	
Seeking appeal for the	e terms of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect:	Extension of Conforming
Article(s)		Description		Conforming
Art. 09 Sec. 01 **		Extension of Non Conforming	Use	
Description : Off stree	t parking for&	nbsp;2 Cars (parking spaces)		
		,		
OCUMENTS CONSID	ERED AT TH	E HEARING:		
	Pla	ans	Engineers Report	
L	etter of Supp	oort	Letter of Opposition	
D-	tition of Supp	ort	Petition of Opposition	
Pe	adon or oupp	***		
Pe	Photograp		Building Models	-

Other:

DECISION:		Yes		No	
s	USTAINED/APPROVED				
	DENIED				
DENIED	WITHOUT PREDUDICE				
PROVISO:					
BOARD MEMBERS:	DDESE		DECUCE		
BOARD MEMBERS:	PRESE	<u>NT</u>	RECUSE		
	PRESE	NT No	RECUSE		
Christine Araujo, Chair			RECUSE		
	Yes		RECUSE		
Christine Araujo, Chair	Yes		RECUSE		
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE		
Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE		
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE		
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE		

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



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on April 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

9:30 am	Ward: 18		Hearing: 1	
BOA676306	Address:	118 Arlington ST, Ward - 18	Applicant: John Pulgini	
Seeking appeal for	r the terms of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect:	= *************************************
Article(s)		Description		Conforming Use & Variance
Article 9 Section 1		Extension of Nonconforming (Jse	
Article 69 Section 9	9	Dimensional Regulations		
Article 69 Section 9	€	Dimensional Regulations		
Article 69 Section 9	9	Dimensional Regulations		
Description: Ac	dd approx. 600	sq. ft. to third floor unit, using	existing footprint. Amend ALT6	15679

DOCUMENTS CONSIDERED AT THE HE	ARING:		
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:				
	BPDA Design Revie	ew		
OARD MEMBERS:	PRESE	<u>ENT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				

At the request of the Board, Counsel described the proposed use in detail, stating to an existing three family. Proposed to build a 600sf addition to the third floor. The FAR is .5 with the addition it's .51. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 19		Hearing: 1
BOA670634	Address:	20 Granfield Av, Ward - 19	Applicant: Filomania Falcucci
Seeking appeal for the t	erms of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect: Variance
Article(s)		Description	
Article 67, Section 32 **		Off-Street Parking	
Article 67, Section 9 **		Dimensional Regulations	
Article 67, Section 9 **		Dimensional Regulations	
Article 67, Section 9 **		Dimensional Regulations	
Article 67, Section 9 **		Dimensional Regulations	
Article 67, Section 9 **		Dimensional Regulations	
Article 67, Section 9 **		Dimensional Regulations	
Article 67, Section 9 **		Dimensional Regulations	
Article 67, Section 32 **		Off-Street Parking	
Description: Frect a n	ew 3-Eam	ily building on the empty let	

bescription: Erect a new 3-Family building on the empty lot.

Other:

DOCUMENTS CONSIDERED AT THE HEARING:

port	Engineers Report	 Plans
ition	Letter of Opposition	Letter of Support
ition	Petition of Opposition	Petition of Support
dels	Building Models	 Photographs
		Tax Bills

DECISION				
	DENIED WITHOUT PREDUDICE			No
JENIES (WINOUT PREDUDICE			
PROVISO:				
	BPDA Design Rev	iew		
OARD MEMBERS:	PRESE	<u>ENT</u>	RECUSE	s, stepping
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani -Opposed				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin	_			
Eugene Kelly				

SUMMARY: See companion minutes BOA-670635



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 19	m non no	Hearing: 2
BOA670635	Address:	18 Granfield AV, Ward - 19	Applicant: Filomania Falcucci
Seeking appeal for the	terms of the	Boston Zoning Code (see Acts of 1	956, c. 665) in the following respect: Variance
Article(s)		Description	
Article 67, Section 9 **		Dimensional Regulations	
Article 67, Section 9 **		Dimensional Regulations	
Article 67, Section 9 **		Dimensional Regulations	
Article 67, Section 9 ***		Lot Area Insufficient	
Article 67, Section 9 ***		Lot Area Insufficient	
Article 67, Section 9 **		Dimensional Regulations	
Article 67, Section 9 **		Dimensional Regulations	
Article 67 Section 32		Off-Street Parking	
Article 67, Section 32 **	•	Off-Street Parking	

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:		

ECISION:			Yes		No
SU	STAINED/APPROVED)	/		
	DENIED	, –			
DENIED W	VITHOUT PREDUDICE				
ROVISO:	BPDA Design Revie	\			
					
OARD MEMBERS:	PRES	ENT	p.m	RECUSE	
OARD MEMBERS:	PRES Yes	<u>ENT</u>		RECUSE	
OARD MEMBERS: Christine Araujo, Chair			Andre general	RECUSE	
OARD MEMBERS: Christine Araujo, Chair Mark Fortune, Secretary	Yes			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani -Opposed	Yes			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani -Opposed Mark Erlich	Yes			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani -Opposed	Yes			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani -Opposed Mark Erlich	Yes			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani -Opposed Mark Erlich Bruce Bickerstaff	Yes			RECUSE	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, to erect a three family in place of the existing single family bungalow and erect a three family next to it on a empty lot. Applicant stated that the side violations are per-existing -front violation due to conformance with modul. Board members inquired regarding FAR, applicant stated that the proposed is 1.22 for each building, required is .8, unit sizes are 1200sf three-bedroom 2 1/2 bath with living space on 2nd floor, bedrooms on third and parking on first. Parking is only one-spot per unit. The Board then requested testimony in opposition and in support from neighbors and elected officials and their epresentatives. Mayor's office support & Flaherty's office support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso. Board member Pisani was opposed to the motion.



BOSTON INSPECTION SERVICES DEPARTMENT **Board Of Appeals**

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

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on April 25, 2017 a public hearing will be held by the Zoning Board of Appeal of

9:30 am	Ward: 20		Hearing:1
BOA689556	Address:	2 Symmes ST, Ward - 20	Applicant: Steven Rines
Seeking appeal for the	terms of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 67 Sec. 09		Open Space insufficient	
Article 67, Section 9		Dim reg applic in res sub dist	t en
Article 67, Section 9 ** Notes		Dimensional Regulations	
Description: Change	e from one	to two family, existing condit	ion. Renovate 2 family as per plans.
DOCUMENTS CONSIDE	ERED AT TH	E HEARING:	
DOCUMENTS CONSIDE		E HEARING:	Engineers Report
		ans	Engineers Report Letter of Opposition
	Pla	ort	-
Le	Pla etter of Supp	ort	Letter of Opposition

Other:

ECISION:		Yes		No
S	SUSTAINED/APPROVED	/		
	DENIED			-
DENIED	WITHOUT PREDUDICE			
DOMEO.				
ROVISO: BPDA Desian R	eview-Attention To Dec	ke		
	eview Attention to be	NO.		
		1	EXTENSION SQUESTION	
DARD MEMBERS:	PRESEN	I	RECUSE	
OARD MEMBERS:	PRESEN	I No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			RECUSE	
	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, to convert to two Condo units, this property has been occupied/taxed as a two family for thirty years, Inspectional Services Department has it as a one family, it's never been changed. Board members inquired regarding units size, applicant stated that the units sizes are 1250sf & 1650sf. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



BOSTON INSPECTION SERVICES DEPARTMENT **Board Of Appeals**

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

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on April 25, 2017 a public boaring

9:30 am	Ward: 22		Hearing: 1
BOA630471	Address:	345 - 359 Washington St, Ward - 22	Applicant: Carolyn Conway
Seeking appeal for the t	erms of the	Boston Zoning Code (see Acts of 1956	, c. 665) in the following respect: Variance
Article(s)		Description	
Article 51, Section 16 **		Use Regulations	
Article 51, Section 16 **		Use Regulations	
111 St 11001	ro basen	nent as per plans.	
OCUMENTS CONSIDE	RED AT TH	E HEARING	
	Pla		Engineers Report
Let	ter of Supp	ort	Letter of Opposition
Petiti	on of Supp	ort	Petition of Opposition
	Photograp	hs	Building Models
	Tax Bi	lls	
	Oth	er:	

TAINED/APPROVEI		_	
DENIE	0		-
HOUT PREDUDIC	E		
PRES	SENT	RECUSE	
Yes	No		
/			
		-	
	Yes	- <u>/</u>	Yes No

SUMMARY: This case was postponed to June 13, 2017 @ 11:30a.m



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 01		Hearing: 1
BOA650553	Address:	99 Lexington ST, Ward - 01	Applicant: Mai Phung
Seeking appeal for th	e terms of the	Boston Zoning Code (see Acts of 1	956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 53 Sec. 08*		Forbidden	
Art. 53 Sec. 09 **		Floor Area Ratio Excessive	
Art. 53 Sec. 09 ***		Side yard insufficient	
Art. 53 Sec. 52		Roof structure restrictions	
Art. 53 Sec. 56		Off street parking insufficient	
Art. 53 Sec. 56		Off-Street Parking	

Description: Proposed to change occupancy from one family to 2 family (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 M odels	
Tax Bills	 	
Other:		

DECISION:		Yes	No
S	USTAINED/APPROVED		
	DENIED		
DENIED	WITHOUT PREDUDICE		
PROVISO:			
	BPDA Design Re	eview	
BOARD MEMBERS:	PRESEN	-	M. Carriero
	<u> Preser</u>		RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly			

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, stating that the property was occupied as a two family in 1985 and in 1986 was converted to a one family, the new owner will like to convert it back to a two family. 2nd floor will be 600sf one-bedroom and 1100sf 1st floor two-bedroom, the basement was finish applicant looking to legalized it this space will be a family room, the height of the basement is 7'. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Lamattina's office support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



Board Of Appeals

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

Mayor

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 01		Hearing: 2	
BOA662222	Address:	211 Condor St, Ward - 01	Applicant: Joe Hassell	
Seeking appeal for t	he terms of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect:	Variance
Article(s)		Description		
Art. 53 Sec. 54		Screening/Buffering		
Art. 53 Sec. 56		Off-Street Parking		
Art. 53 Sec. 09 *		Dimensional Regulations		
Art. 53 Sec. 09 *		Dimensional Regulations		
Art. 53 Sec. 09 *		Dimensional Regulations		
Art. 53 Sec. 09 *		Dimensional Regulations		
Article 52 Section 8		Use Regulations		
Notes		-		

Description: Build new 14 unit building with parking spaces.

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:		

CISION:		Yes		No
	USTAINED/APPROVED			140
	DENIED			
DENIED	WITHOUT PREDUDICE			
ROVISO:				
DARD MEMBERS:	DDESES	No. of the contract of the con	DECLINE	
OARD MEMBERS:	PRESEN	ıπ	RECUSE	
DARD MEMBERS:	PRESEN	<u>(T</u>	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			RECUSE	
OARD MEMBERS: Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

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



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 01		Hearing: 3	
BOA662224	Address:	191 Condor St, Ward - 01	Applicant: Joe Hassell	
Seeking appeal for the	e terms of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect:	Variance
Article(s)		Description		
Article 53 Section 9		Dimensional Regulations		
Article 53 Section 9		Dimensional Regulations		
Article 53 Section 9		Dimensional Regulations		
Article 53 Section 8		Use Regulations		
Article 53 Section 9		Dimensional Regulations		
Article 53, Sec. 54		Screening & Buffering Reqs		
Article 53, Section 56		Off-Street Parking Reg's		
Article 53, Section 57.	3	Traffic Visibility Across Corne	ers	
Notes				
Description: O				

Description: Construct new 9 unit residential building with 11 parking spaces.

DOCUMENTS CONSIDERED AT THE HE	ARING:		
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			
DEN	HED WITHOUT PREDUDICE			
PROVISO:				
PROVISO:				
BOARD MEMBERS:	PRESEN		RECUSE	
Christine Araujo, Chair	Yes	No		
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich	/			
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
			1	
Eugene Kelly		/	ALCOHOLD VASON	

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



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

		apon an	o ronowing appea		
10:30 am	Ward: 03		M. S. C. Manuelle	Hearing: 2	
BOA690267	Address:	99 High ST, Wa	ard - 03	Applicant: Bruce Clifford	
Seeking appe	eal for the terms of the	Boston Zoning (Code (see Acts of	f 1956, c. 665) in the following respect: \	/ariance
Article(s)		Description	1		
Art. 13 Sec. 1	13-1	Dimensiona	l Regulations		
Description:	architectural finish	nes such as G	WB partitions,	High Street, to include selective dominiment, glazing, floor, paint, ACT a phased construction project LPR.	emolitior ceilings
DOCUMENTS	CONSIDERED AT TH	E HEARING:			
	Pl	ans		Engineers Report	
	Letter of Supp	oort		Letter of Opposition	
	Petition of Supp	oort		Petition of Opposition	
	Photogra	ohs		Building Models	
	Tax B	ills			

CICION.				
CISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENIE	D WITHOUT PREDUDICE			
ROVISO:				
DARD MEMBERS:	PRESE	NT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff	,			
Peter Chin				
Craig Galvin		TO BE SEED OF THE SECOND		
Eugene Kelly		_ ✓		

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, requesting a variance to allow for a modest lobby renovation to the existing 31 story office building which will increase the FAR by up to 1300sf. Interior renovations only. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Carpenter's union support. Board member Erlich moved to approve, the motion was seconded and the Board voted to approve.



Board Of Appeals

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

Mayor

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 05			Hearing: 1	
BOA676735	Address:	400 - 408 T re	remont St, Ward - 05	Applicant: Jeffrey Drago	
Seeking appeal for the	terms of the	Boston Zonin	ng Code (see Acts of 19	956, c. 665) in the following respect:	Conditional Use
Article(s)		Descript	tion		
Article 64 Section 8 Notes		Use Reg	gulations		
Description: Change	e occupano	y from Pet 0	Care to Restaurant a	and outdoor seating for 44 patr	ons.
DOCUMENTS CONSID	ERED AT TH	IE HEARING:	:		
	P	lans	_	Engineers Repor	t
L	etter of Sup	port	_	Letter of Opposition	1
Pe	tition of Sup	port	_	Petition of Opposition	1
	Photogra	phs	_	Building Models	
	Tax E	Bills	_		
	Ot	her:			

ECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
	DENIED WITHOUT PREDUDICE			
OVISO:				
ARD MEMBERS:	PRESEN	I	RECUSE	
ARD MEMBERS:	<u>PRESEN</u> Yes	I No	RECUSE	
ARD MEMBERS: Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating the proposed name of restaurant is Bootleg Special, theme is cajun seafood with 120 patrons. Hours of operation 12a.m Sunday-Wednesday, 1a.m Thursday-Saturday and also looking to offer brunch Saturday & Sunday. Indoor seating is 80 at the dining area, 16 at Bar, 24 standing and 28 outdoor. Applicant stated takeout was part of the original application although not before the Board. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Linehan's office support. Board member Chin moved to approve, the motion was seconded and the Board voted to approve.



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

DECISION:			
	LIOTA INFO (A DODO) (FI	Yes	No
	SUSTAINED/APPROVE		
	DENIE	0	
DENIED	WITHOUT PREDUDICE		adigus i i i i i i i i i i i i i i i i i i i
PROVISO:			
Access From Abutting			
BPDA Design Review	/-Exterior Staircase		
BOARD MEMBERS:	PRES	SENT	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary	,		
Anthony Pisani			
Mark Erlich			
Mark Erlich			
Bruce Bickerstaff			
Bruce Bickerstaff Peter Chin	<u></u>		
Bruce Bickerstaff			

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, existing one story garage that is going to be demolish and erect a 4 story 3 unit building with a 3 car garage utilizing the existing curb cut from the garage. Elevator that will service all floors making each unit handicap adaptable, two bed two bath 800sf, rear and roof decks the roof deck will be dedicated to the top unit access by bulkhead and roof door. Exterior stairs crosses infront of two windows, applicant states they need to work on this issue. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Flaherty's office, support, Linehan's office support, Abutter support and Abutter opposed. Board member Erlich moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 06	Hearing: 2
BOA674105	Address: E 543 Third St, Ward - 06	Applicant: Timothy Johnson
Seeking appeal for t	the terms of the Boston Zoning Code (see Acts of	of 1956, c. 665) in the following respect: Variance
Article(s)	Description	
Art. 57 Sec. 09	Dimensional Regulations	
Art. 57 Sec. 09	Dimensional Regulations	
Art. 57 Sec. 09	Dimensional Regulations	
Art. 57 Sec. 09	Dimensional Regulations	
Art. 57 Sec. 09	Dimensional Regulations	
Art. 57 Sec. 09	Dimensional Regulations	
Art. 59 Sec. 37	Off-Street Parking	
Art. 57 Sec. 09	Dimensional Regulations	

Description: Erect new 3-story, 2 Family dwelling over open parking w/roof deck as per plans submitted.

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
s	SUSTAINED/APPROVED		
	DENIED		
DENIED	WITHOUT PREDUDICE		
PROVISO:			
BOARD MEMBERS:	PRESENT	RE	CUSE
	Yes	No	From Cooper
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Mark Erlich			
Bruce Bickerstaff			
Bruce Bickerstaff			

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



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 25, 2017

Letter of Support

Petition of Support

Photographs

Tax Bills

Other:

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 07		Hearing: 1	
BOA598705	Address: E 42	20 Fifth St, Ward - 07	Applicant: Douglas Stefanov	
Seeking appeal for the	terms of the Bos	on Zoning Code (see Acts of	1956, c. 665) in the following respect: Variance	
Article(s)		Description		
Article 10, Section 1		Limitation of Area		
Article 14, Section 2		Lot Area For Additional Units		
Article 15, Section 1		Floor Area Ratio Excessive		
Article 17 Section 1		Usable Open Space Insufficie	ent	
Article 19, Section 1		Side Yard Insufficient.		
Article 20 Section 1		Rear Yard		
Article 18, Section 2		Conformity Ex Bldg Alignmen	ıt	
Article 23, Section 9		Parking Design		
Article 15 Section 1		Floor Area Ratio		
Article 17 Section 1		Usable Open Space Insufficie	ent	
Article 23, Section 1		Off Street Parking		
Article 23, Section 9		Parking Design		
Article 14, Section 1		Lot Area Insufficient.		
	existing garage nt yard.	e. Erect a new 3-story, Tv	vo (2) Family Dwelling with Off-street parking	
DOCUMENTS CONSID	ERED AT THE H	EARING:		

located

Letter of Opposition

Petition of Opposition

Building Models

Page 1 of 2

CISION:		W	
		Yes	No
SI	USTAINED/APPROVED		
	DENIED		
DENIED	WITHOUT PREDUDICE		
		Minister of the	
PROVISO:			
OADD MEMBERS.			
OARD MEMBERS:	PRESENT		RECUSE
OARD MEMBERS:	PRESENT Yes	[No	RECUSE
OARD MEMBERS: Christine Araujo, Chair			RECUSE
	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE

SUMMARY:

At the request of the Board, the Applicant described the proposed use in detail, to take the existing lot and build a two family dwelling with ground floor parking. Parking requirement is two spaces applicant will provide 6 spaces, through the community process plans have been revised inresponse to feed back, modal alignment in front. Board members inquired regarding concerned with appearance of garage doors on street and clarification as to new Art68 vs H1-50. Board members perfers sloped hatch over head house. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office opposed, Flaherty's office opposed, Essaibi's office opposed, Linehan's office opposed and two abutters opposed. Board member Pisani moved to Deny the motion was seconded and the Board voted to deny.



BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

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 Area of Accessory Uses	10:30 am	Ward: 07		Hearing: 2
Article(s) Description Art. 10 Sec. 01 * Limitation of Area of Accessory Uses Description: Construct curb cut and driveway for residential parking for 2 vehicles for detached single family DOCUMENTS CONSIDERED AT THE HEARING: Plans Plans Letter of Support Petition of Support Petition of Support Photographs Building Models	BOA652703	Address:	86 Old Harbor ST, Ward - 07	Applicant: Patrick Mahoney
Description: Construct curb cut and driveway for residential parking for 2 vehicles for detached single family in the construct curb cut and driveway for residential parking for 2 vehicles for detached single family in the construct curb cut and driveway for residential parking for 2 vehicles for detached single family in the construct curb cut and driveway for residential parking for 2 vehicles for detached single family in the construct curb cut and driveway for residential parking for 2 vehicles for detached single family in the construct curb cut and driveway for residential parking for 2 vehicles for detached single family in the construct curb cut and driveway for residential parking for 2 vehicles for detached single family in the construction. Plans	Seeking appeal for	the terms of the	Boston Zoning Code (see Acts of 19	56, c. 665) in the following respect: Variance
Description: Construct curb cut and driveway for residential parking for 2 vehicles for detached single family in the construct curb cut and driveway for residential parking for 2 vehicles for detached single family in the construct curb cut and driveway for residential parking for 2 vehicles for detached single family in the construction of construct curb cut and driveway for residential parking for 2 vehicles for detached single family in the construction of construct curb cut and driveway for residential parking for 2 vehicles for detached single family in the construction of construct curb cut and driveway for residential parking for 2 vehicles for detached single family in the construction. Plans	Article(s)		Description	
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Photographs Building Models	Art. 10 Sec. 01 *		Limitation of Area of Accessory I	Uses
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Photographs Building Models	Description: Con	struct curb cur	and driveway for residential pa	rking for 2 vehicles for detached single family
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Photographs Building Models				
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Photographs Building Models				
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Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Photographs Building Models				
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Photographs Building Models				
Plans Engineers Report Letter of Support Letter of Opposition Petition of Support Photographs Building Models				
Letter of Support Petition of Support Photographs Building Models	OCUMENTS CON	SIDERED AT TH	IE HEARING:	
Petition of Support Petition of Opposition Photographs Building Models		PI	ans 🗸	Engineers Report
Photographs Building Models		Letter of Supp	port	Letter of Opposition
		Petition of Supp	port	Petition of Opposition
Tax Bills		Photogra	phs	Building Models
		Tax E	Bills	

DECISION:		Yes	No
S	USTAINED/APPROVED		
	DENIED		
DENIED	WITHOUT PREDUDICE		
PROVISO:			
		· · · · · · · · · · · · · · · · · · ·	
BOARD MEMBERS:	PRESENT	R	ECUSE
BOARD MEMBERS:	<u>PRESENT</u> Yes	Ri No	ECUSE
SOARD MEMBERS: Christine Araujo, Chair	Yes		ECUSE
Christine Araujo, Chair	Yes		ECUSE
Christine Araujo, Chair Mark Fortune, Secretary	Yes		ECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		ECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		ECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		ECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		ECUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		ECUSE

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, existing single family remaining the same and adding two tandem parking spaces by access of a 12' curb cut. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Linehan's office support & Flaherty's office support. Board member Erlich moved to approve, the motion was seconded and the Board voted to approve.



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on April 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

10:30 am	Ward: 07		Hearing: 3
BOA673812	Address:	117 H ST, Ward - 07	Applicant: Daniel Walsh
amended in the following		Massachusetts State Building C	Code, Statute 1972, Chapter 802 as
Article(s)		Description	
Art. 15 Sec. 01 Notes		Floor Area Ratio excessive	
Ch. 2 Sec R202		1&2 Family / Definitions	
height (IRC-CH and sle	5'9", room t 12-Sec-2-2(eping. (Not	o be used as a family room. 02. A dwelling unit is an inde	nent Finishing system, 288+/-, 2x2' drop ceiling finish. Ch. 2 Sec. R202 1 & 2 Family/Definitions ependent and complete facility for living, bathing, cospace in the basement provides access to unit 2 utili).
DOCUMENTS CONSID	ERED AT TH	E HEARING:	
	PI	ans	Engineers Report
L	etter of Sup	oort	Letter of Opposition
Pet	ition of Sup	oort	Petition of Opposition
	Photogra	phs	Building Models
	Tax E	lills	

cooking,

ECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
	DENIED WITHOUT PREDUDICE	September 1		FSELLAND.
ROVISO:				
DARD MEMBERS:	PRESEN	Ī	RECUSE	
DARD MEMBERS:	有关的,不是是一种的人的		RECUSE	
	Yes	I No	RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	

SUMMARY: See companion minutes BOA-673812



BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 07		Hearing: 4	
BOA673813	Address:	117 H ST, Ward - 07	Applicant: Daniel Walsh	
Seeking appeal for th	ne terms of the	Boston Zoning Code (see Acts	s of 1956, c. 665) in the following respect: Variance	
Article(s)		Description		
Art. 15 Sec. 01 Notes		Floor Area Ratio excessiv	е	
Ch. 2 Sec R202		1&2 Family / Definitions		
Description: Finish Heigh	i basement t it 6'9", room	ising Owens Corning Base to be used as a family roo	ement Finishing system, 288 sf+/-, 2x2 drop cei m.	ling f
DOCUMENTS CONSI				
	Pl	ans	Engineers Report	
		ans	Engineers Report Letter of Opposition	
	Pl	oort	***************************************	
	PI: Letter of Supp	oort	Letter of Opposition	

DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENIE	WITHOUT PREDUDICE			
PROVISO:				
		·		
BOARD MEMBERS:	PRESEN	<u>T</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary	/			
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin	<u> </u>			
Craig Galvin			1000 1000	
Eugene Kelly		/		

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, for a family room to be extended into the basement 288sf, floor to ceiling height will be 6'9". Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support and Linehan's office support. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve. Board member Pisani Deny Building Code Relief because applicant stated that they're not requesting relief for building code.



BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 05	The second secon	Hearing: 2
BOA611372	Address:	12 Byron ST, Ward - 05	Applicant: Timothy Burke
Seeking appea	al for the terms of the	Boston Zoning Code (see Acts o	f 1956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 13 Sec. 1	3-1	Dimensional Regulations	
Art. 20 Sec. 0 Notes	8 *	Insufficient rear yard of certa	ain shallow lot
Description:	Renovate interior Work to include n new kitchen and b	ew framing, mechanical, ele	ise and construct a Third Floor addition and rectrical and plumbing systems, sprinkler syste
DOCUMENTS	CONSIDERED AT TH	E HEARING:	
	PI	ans	Engineers Report
	Letter of Supp	oort	Letter of Opposition
	Petition of Supp	oort	Petition of Opposition
	Photograp	phs	Building Models
	Tax B	ills	

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DENIE	ED WITHOUT PREDUDICE		<u> </u>
PROVISO:			
BOARD MEMBERS:	PRESI	ENT	RECUSE
	Yes		
Christine Araujo, Chair	Yes	No	
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin	<u> </u>		Carallela Cara

SUMMARY: This case was withdrawn



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 06		Hearing: 3
BOA629564	Address:	W 105 Third St, Ward - 06	Applicant: George Morancy
Seeking app	eal for the terms of the l	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect: Variance
Article(s)		Description	
Article 57, Se	ection 8 * **	Use: Forbidden	
Article 57, Se	ection 9	Dimensional Regulations	
Article 57, Se	ection 9	Dimensional Regulations	
Article 57, Se	ection 9	Dimensional Regulations	
Article 57, Se	ection 9	Dimensional Regulations	
Article 57, Se	ection 9	Dimensional Regulations	
Article 57, Se	ection 9	Dimensional Regulations	
Article 57, Se	ection 9	Dimensional Regulations	
Description:	Raze existing garagin front yard.	ge. Erect a new 3-story, Two	(2) Family Dwelling with Off-street parking locate

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	 Engineers Report	
Letter of Support	 Letter of Opposition	
Petition of Support	 Petition of Opposition	
Photographs	Building M odels	
Tax Bills	 _	
Other:		

DECISION:		Yes		No
s	USTAINED/APPROVED	/		
	DENIED			
DENIED	WITHOUT PREDUDICE			
ROVISO:				
E	BPDA Design Review			
OARD MEMBERS:	PRESE	<u>NT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Anthony Pisani				
Anthony Pisani Mark Erlich	<u></u>			
Anthony Pisani Mark Erlich Bruce Bickerstaff				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to proposal revised to six family with eight parking spaces this revision does not elimate violations, there are several multifamilies on street and in area. There will be single car slots no stackers will be utilized. Units 1 & 3 two-bedroom at 1519sf of living space units 2 & 4 three-bedroom at 1924sf, unit 5 two-bedroom at 970sf and unit 6 two-bedroom at 1199sf. Roof deck will be for unit 5 & 6 which will be access by hatch, there will be a headhouse providing access to the roof. The board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, Flaherty's office support, Linehan's office support and two abutters support. Board member Galvin moved to approve with proviso the motion was seconded and the board moved to approve with proviso.



BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

the City of Boston at	City Hall (Roo	m 801) upon the following appe	eals:
11:30 am BOA656955	Ward: 06 Address:	124 M ST, Ward - 06	Hearing: 4 Applicant: Robert Dipierro
Seeking appeal for the	e terms of the	Boston Zoning Code (see Acts	of 1956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 20 Sec. 01		Rear Yard Insufficient	
Description: Add se	cond floor a	ccess to rear patio. Chang	e window to exterior door. Add one small deck wit
DOCUMENTS CONSID			
•		ans	Engineers Report
	Letter of Supp		Letter of Opposition
Pe	tition of Supp		Petition of Opposition
	Photograp		Building Models
	Tax B	IIIS	

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DEN	IIED WITHOUT PREDUDICE		
	ILD WITHOUT PREDODICE		
ROVISO:			
an Name and American	A. 43		
OARD MEMBERS:	PRESENT	REC	CUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary	,		
Anthony Pisani			
하나 마다 아니라			
Mark Erlich			
Mark Erlich			
Mark Erlich Bruce Bickerstaff			
Mark Erlich Bruce Bickerstaff Peter Chin			
Mark Erlich Bruce Bickerstaff			

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Single family looking to put stairs from the kitchen to get down to the patio which will allow better back yard access rather than going through the basement. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support Linehan's office support, Flaherty's office support and Abutter opposed. Board member Pisani

moved to approve, the motion was seconded and the Board voted to approve



BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 07		Hearing: 5
BOA639307	Address:	12 Ward ST, Ward - 07	Applicant: Kenneth Morin
Seeking appeal for th	ne terms of the	Boston Zoning Code (see Acts o	f 1956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 14 Sec. 14-2		Additional Lot Area Required	1
Art. 17 Sec. 01		Usable open Space Insuffici	ent
Art. 15 Sec. 01		Floor Area Ratio excessive	

Description: Change one family row house to a two family row house. No external work.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	 Engineers Report	
Letter of Support	 Letter of Opposition	
Petition of Support	 Petition of Opposition	
Photographs	Building M odels	
Tax Bills		
Other:		

ECISION:		Yes		No
	SUSTAINED/APPROVED	/		
	DENIED			
	DENIED WITHOUT PREDUDICE			18/1/14/19
PROVISO:				

SOARD MEMBERS:	PRESEN	I i an air i a	RECUSE	
BOARD MEMBERS:	<u>PRESEN</u> Yes	T No	RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
BOARD MEMBERS: Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, existing single family rowhouse proposing to take the one family and conbert to a two family rowhouse, each unit will be 1200sf in the basement will be bedrooms and the floor to ceiling height in the basement is over 8'. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Linehan's office support, Flaherty's office support Abutter support and Andrew Square Civic Association support. Board member Pisani moved to approve the motion was seconded and the Board voted to approve with proviso.



Board Of Appeals

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

Hearing: 6

Martin J. Walsh Mayor

11:30 am

Hearings for Tuesday, April 25, 2017

Ward: 07

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

BOA656950	Address: 277 - 277a Dorchester St, Ward - 07 Applicant: Robert Dipierro
Seeking appeal for the amended in the following	terms of the Massachusetts State Building Code, Statute 1972, Chapter 802 as
Article(s)	Description
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-3	Lot Width Insufficient
Art. 14, Section 4 **	Lot Frontage Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive
Article 16 Section 1	Building Height Excessive
Article 17 Section 1	Usable Open Space Insufficient
Article 18, Section 1	Front Yard Requirements
Article 20 Section 1	Rear Yard
Art. 19 Sec. 01	Side yard insufficient
Art. 08 Sec. 07	Use: Forbidden
Building	Building Code Refusal:
Description: Erect a with sto	new commercial with residential building on the existing foundation. Occupancy to be 1 office prage space and 3 residential units.

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:		

CISION:		Yes		No
	USTAINED/APPROVED	Tes		No
	DENIED		· Marine	
DENIED	WITHOUT PREDUDICE			Talking In
OVISO:				
DARD MEMBERS:	PRESEN	π	RECUSE	waste o
DARD MEMBERS:			RECUSE	was in
	Yes	I <u>T</u> No	RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: See companion minutes BOA-656950



BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

DO 4 0 F00 F4	Ward: 07		Hearing: 7
BOA656951	Address:	277 - 277a Dorchester St, Ward - 07	Applicant: Robert Dipierro
Seeking appeal for the	e terms of the	Boston Zoning Code (see Acts of 1956	, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 14 Sec. 14-1 *		Lot size insufficient	
Art. 14 Sec. 14-2		Additional Lot Area Required	
Art. 14 Sec. 14-2		Additional Lot Area Required	
Art. 14 Sec. 14-3		Lot Width Insufficient	
Art. 14, Section 4 **		Lot Frontage Insufficient	
Art. 15 Sec. 01		Floor Area Ratio excessive	
Article 16 Section 1		Building Height Excessive	
Article 17 Section 1		Usable Open Space Insufficient	
Article 18, Section 1		Front Yard Requirements	
Article 20 Section 1		Rear Yard	
Art. 19 Sec. 01		Side yard insufficient	
Art. 08 Sec. 07		Use: Forbidden	
Building		Building Code Refusal:	

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	 Engineers Report	
Letter of Support	 Letter of Opposition	
Petition of Support	 Petition of Opposition	
Photographs	 Building M odels	
Tax Bills		
Other:		

DECISION:		Yes		No
	SUSTAINED/APPROVED			
+	DENIED			
DENIE	WITHOUT PREDUDICE			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
PROVISO:	DDDA Dasi-	- Daview		
	BPDA Desigi	1 Keview		
BOARD MEMBERS:	PRES	ENT	RECUSE	er ree La
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin			A SHEW SHEET	
Eugene Kelly				

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, One story building with basement which is being used as a office. Proposing to renovate the office space and add three units above. Three one-bedroom units 2nd and 3rd unit will be 563sf top unit will be 580sf. Lot size is 671sf, applicant stated that the footprint will remain the same. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, Flaherty's office support & Linehan's office support. Board member Pisani moved to approve with proviso the motion was seconded and the Board voted to approve with proviso. Pisani moved to Deny Building Code relief, the motion was seconded and the board voted to Deny Building Code Relief.



Board Of Appeals

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

Mayor

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 09		Hearing: 1	
BOA642893	Address:	37R - 39R Juniper St, Ward - 09	Applicant: Jeffrey Drago	
Seeking appeal for the	terms of the	Boston Zoning Code (see Acts of 1950	6, c. 665) in the following respect:	Variance
Article(s)		Description		
Art. 50, Section 29 **		Dimensional Regulations		
Art. 50, Section 29 **		Dimensional Regulations		
Art. 50, Section 29 **		Dimensional Regulations		
Art. 50, Section 29 **		Dimensional Regulations		
Art. 50, Section 29 **		Dimensional Regulations		
Article 50, Section 43		Off-Street Parking & Loading		
Article 50, Section 43		Off-Street Parking & Loading		
Art. 50 Sec.44		Dimensional Requirements		
Description: The pro	noond inh	o to organize the township and		

Description: The proposed job is to erect two townhouses.

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:		

ECISION:		Yes		No
	SUSTAINED/APPROVED	/		
	DENIED			
DENIEC	WITHOUT PREDUDICE			
ROVISO:				
	BPDA Design Revi	ew		
OARD MEMBERS:	PRESENT	No	RECUSE	
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin	,			

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to 37R-39R Juniper Street is the primary application to erect 2 townhouses in rear. The existing townhouses at 37-39 Juniper one of the companion cases for two dwellings on the same lot. Applicant filed a use of premises application looking for vehicular access across 2597-2601 Washington Street & 31-35 Juniper Street there is an established easement these were filed to confirm, unit size 3-bedroom 31/2 bath slightly over 2000sf lot size 12,233sf proposed height 27'5", applicant will provide 5 parking spaces for both buildings. The Board then request testimony in opposition and in support from neighbors and elected oficials and their representatives Mayor's office, Jackson's office, Flaherty's office, Abutter & support Abutter & Highland Park Opposed. Board member Erlich approve with proviso, the motion was seconded and the Board voted to aprove with proviso.



BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 09			Hearing: 2	sa.
BOA642897	Address:	37 - 39 Junip	er ST, Ward - 09	Applicant: Jeffrey Drago	
Seeking appeal for the	terms of the	Boston Zoning	g Code (see Acts of 1	956, c. 665) in the following respect: V	/ariance
Article(s)		Descripti	ion		
Art. 50 Sec. 29		Dimensio	nal Requirements		
Article 50, Section 43		Off-Stree	t Parking & Loading		
Art. 50 Sec. 44		Dimensio	nal Requirements		
DOCUMENTS CONSID	ERED AT TI	HE HEARING:			
	Р	lans		Engineers Report	
L	etter of Sup	port		Letter of Opposition	
Pet	ition of Sup	port		Petition of Opposition	
	Photogra	ıphs		Building Models	

Tax Bills

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DENIE	ED WITHOUT PREDUDICE		
ROVISO:			
·	BPDA Design Rev	view	
OARD MEMBERS:	PRESEN	· · · · · · · · · · · · · · · · · · ·	RECUSE
	Yes	No	
Christine Araujo, Chair	Yes	No	
Christine Araujo, Chair Mark Fortune, Secretary		No	
		No	
Mark Fortune, Secretary		No	
Mark Fortune, Secretary Anthony Pisani	_ <u>/</u>	No	
Mark Fortune, Secretary Anthony Pisani Mark Erlich		No	
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff		No	

SUMMARY: See companion minutes BOA-642893



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am BOA642902	Ward: 09 Address:	31 - 35 Juniper ST, Ward - 09	Hearing: 3 Applicant: Jeffrey Drago
Seeking appe	eal for the terms of the	Boston Zoning Code (see Acts of 19	956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 50 Sec. 4	43 *	Off street parking requirements	
Description:	This project is to a Please see also E	allow vehicular access to 37R-3 RT549966 and ALT561596.	39R Juniper Street over driveway access ease
OCUMENTS	CONSIDERED AT TH	E HEARING:	
	PI	ans	Engineers Report
	Letter of Supp	port	Letter of Opposition
	Petition of Supp	oort	Petition of Opposition
	Photogra	ohs	Building Models
	Tax B	ills	

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DENIE	ED WITHOUT PREDUDICE		, <u>elem</u>
PROVISO:			
1101100.	BPDA Design Rev	iew	
BOARD MEMBERS:	PRESENT	RE	CUSE
BOARD MEMBERS:	PRESENT	<u>R</u> E	CUSE
BOARD MEMBERS: Christine Araujo, Chair			CUSE
	Yes		CUSE
Christine Araujo, Chair	Yes		CUSE
Christine Araujo, Chair Mark Fortune, Secretary	Yes		CUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		CUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		CUSE
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		CUSE

SUMMARY: See companion minutes BOA-642893



Board Of Appeals

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

Martin J. Walsh

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am BOA642903	Ward: 09 Address:	2597 - 2601 \	Washington ST, Ward - 0	Hearing: 4 Applicant: Jeffrey Drago	
Seeking appe	eal for the terms of the	Boston Zoning	g Code (see Acts of 1956	c. 665) in the following respect: Variance	
Article(s)		Descripti	ion		
Article 50, Se	ction 43	Off-Stree	et Parking & Loading		
Description:	This project is to a Please see also E	allow vehicul RT549966	lar access to 37R-39F and ALT561596.	Uniper Street over driveway access eas	seme
DOCUMENTS	CONSIDERED AT T	IE HEARING:			
	Р	lans	_	Engineers Report	
	Letter of Sup	port	-	Letter of Opposition	
	Petition of Sup	port	-	Petition of Opposition	
	Photogra	phs		Building Models	
	Tax	Bills			

DECISION:	SUSTAINED/APPROVED DENIED D WITHOUT PREDUDICE	Yes	No
PROVISO:	BPDA Design Revi	iew	
BOARD MEMBERS:	PRESENT		ECUSE
Christine Araujo, Chair	Yes	No	
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin		Control of the Control	
Eugene Kelly		/	

SUMMARY: See companion minutes BOA-642893



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 12		Hearing: 3
30A637441 Address: 38 Whiting ST, Ward - 12		Applicant: Mansour Dayanimr	
Seeking appeal for	the terms of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 50 Sec. 29		Lot Area Insufficient	
Art. 50 Sec. 29 *		Usable open space insufficier	nt
Art. 50 Sec. 43		Off street parking insufficient	

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

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:		

DENIED UT PREDUDICE	,	_	
		_	
UT PREDUDICE			
			E-MESTER STREET
PRESENT		RECUSE	
Yes	No		
/			
<u> </u>			
	Yes	Yes No	Yes No

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, This property has always been used as a three-family for over 50years, applicant has been paying taxes as a three-family. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Jackson's office support, Roxbury Path Neighborhood Association support. Board member Erlich moved to approve, the motion was seconded, and the Board voted to approve.



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

BOA674086	Address:	10 Moreland ST, Ward - 12	Applicant: Ann Huang
Seeking appeal	for the terms of the	Boston Zoning Code (see Acts of 19	56, c. 665) in the following respect: Variance
Article(s)		Description	
Article 52 Section	on 9	Dimensional Regulations	
Art. 52 Sec. 09		Dimensional Regulations Applic	able in Residential Sub Districts.
Article 50 Section	on 26	Establish of Res. Subdistricts	
Article 50, Secti Notes	on 43	Off-Street Parking & Loading	
			nd Extend living space into basement. sheetrock the walls, see attached plan for baser
DOCUMENTS O	ONSIDERED AT TI	HE HEARING:	
	Р	lans	Engineers Report
	Letter of Sup	port	Letter of Opposition
	Petition of Sup	port	Petition of Opposition
	Photogra	phs	Building Models
	Tax	Bills	
	04	hor:	

DECISION:		Yes	No
S	USTAINED/APPROVED		
	DENIED		
DENIED	WITHOUT PREDUDICE		
PROVISO:			
BOARD MEMBERS:	PRESEN	IT PI	ECUSE
	Yes	No No	
Christine Araujo, Chair			
	Yes		
Christine Araujo, Chair Mark Fortune, Secretary	Yes		
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		

SUMMARY: This case was postponed to May 9, 2017 @ 11:30a.m



Board Of Appeals

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

Hearing: 1

Martin J. Walsh Mayor

11:30 am

Notes

Hearings for Tuesday, April 25, 2017

Ward: 15

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

BOA651909	Address:	51 Hamilton St, Ward - 15	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					
Art. 65 Sec. 08		Forbidden					
Art. 65 Sec. 42		Appl. of Dimensional Reg'mnts	3				
Art. 65 Sec. 9		Residential Dimensional Reg.s	3				
Art. 65 Sec. 9		Residential Dimensional Reg.s	3				
Art. 65 Sec. 9		Residential Dimensional Reg.s	3				
Art. 65 Sec. 9		Residential Dimensional Reg.s	•				
Art. 65 Sec. 9		Residential Dimensional Reg.s	3				
Art. 65 Sec. 9		Residential Dimensional Reg.s	•				
Article 65, Section 39		Screening & Buffering					

Description: Construct two (3 family) structures on one lot; one to be known as 49 Hamilton Street (ERT623211) and the other shall be known as 51 Hamilton on ERT 623489- see plans filed

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/APPROVE			
	DENIE			
DENIED	WITHOUT PREDUDICE			
PROVISO:				
В	PDA Design Review	,		
BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly				

SUMMARY: See companion minutes BOA-651938



Board Of Appeals

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

Mayor

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am War	d: 15	Hearing: 2
BOA651938 Add	Iress: 49 Hamilton St, Ward -	15 Applicant: Vargas Dasilveira
Seeking appeal for the terms	of the Boston Zoning Code (se	ee Acts of 1956, c. 665) in the following respect: Variance
Article(s)	Description	
Article 65, Section 8	Use Regulations	
Article 65, Section 42.13	Two or More Dwelli	ngs on Same Lot
Article 65, Section 9	Dimensional Regula	ations
Article 65, Section 9	Dimensional Regula	ations
Article 65, Section 9	Dimensional Regula	ations
Article 65, Section 9	Dimensional Regula	ations
Article 65, Section 9	Dimensional Regula	ations
Article 65, Section 9	Dimensional Regula	ations
Article 65, Section 39	Screening & Bufferi	ng
Notes		
	o (3 family) structures on o lamilton ERT623211- see	one lot; one to be known as 51 Hamilton ERT62348 plans filed
DOCUMENTS CONSIDERED	AT THE HEARING:	
	Plans /	Engineers Report

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		
DENIE	D WITHOUT PREDUDICE		
PROVISO:			-
	BPDA Design Rev	view	,
OARD MEMBERS:	PRESE	<u>NT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly			

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Large lot approximately 9000sf much larger than lots in the area. It's two 3-family dwellings on same lot one in front and one in back. Applicant is providing 8 parking spaces. The height required is 35' applicant is proposing 30'. Board members inquired regarding why applicant didn't maintain lot frontage. Applicant stated that the fire access is not a problem. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Campbell's office support & Baker's office support. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 16	. Programus samus samus and and a samus and a	Hearing: 2	
BOA585221	Address:	11 Lafield ST, Ward - 16	Applicant: Mai Phung	
Seeking appe	al for the terms of the	Boston Zoning Code (see Act	ts of 1956, c. 665) in the following respect: Variance	
Article(s)		Description		
Art. 65 Sec. 9		Residential Dimensional	Reg.s	
Art. 65 Sec. 9		Residential Dimensional	Reg.s	
Art. 65 Sec. 9		Residential Dimensional	Reg.s	
		case from second floor to	and convert into additional living space for unit ground level as new second mean of egress fo	
DOCUMENTS	CONSIDERED AT TH	IE HEARING:		
	PI	lans	Engineers Report	
	Letter of Sup	port	Letter of Opposition	
	Petition of Sup	port	Petition of Opposition	
	Photogra	phs	Building Models	
	Tax E	Bills		
	Oti	her:		

#2

DECISION:		Yes		No
S	USTAINED/APPROVE	0		
	DENIE			
DENIED	WITHOUT PREDUDICE			
PROVISO:				
· S in a mark way.		province to the second business		
BOARD MEMBERS:	PRES	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary	/			
Anthony Pisani				
Mark Erlich	<u></u>			
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly		/		

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



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 25, 2017

DOCUMENTS CONSIDERED AT THE HEARING:

Other:

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 16		Hearing: 3
BOA585226	Address: 2	96 Neponset AV, Ward - 16	Applicant: Mai Phung
Seeking appeal for the to	erms of the Bo	oston Zoning Code (see Acts of 1	956, c. 665) in the following respect: Variance
Article(s)		Description	
Article 65, Section 9		Dimensional Regulations	
Article 65, Section 9		Dimensional Regulations	
Article 65, Section 9		Dimensional Regulations	
Article 65, Section 9		Dimensional Regulations	
Description: Propose	ed to erect a	n addition at rear of an exist	ing 2 family dwelling structure.

rt	Engineers Report	 Plans	
n	Letter of Opposition	 Letter of Support	
n	Petition of Opposition	 Petition of Support	
s	Building Models	 Photographs	
		 Tay Rills	

DECISION:		Yes		No
S	SUSTAINED/APPROVED	_/		
	DENIED			
DENIED	WITHOUT PREDUDICE			
PROVISO:	BPDA Design R	eview		
BOARD MEMBERS:	PRESEN	I	RECUSE	
OARD MEMBERS:	PRESEN Yes	I No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			RECUSE	
	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, existing two family owner lived in home for over 20 years the basement will be a family room with additional bedroom for the first floor relocate kitchen to the rear and the 2nd floor additional bathroom and bedroom relocate kitchen to rear the proposed addition 900sf taking it from a 2900sf to 3800sf. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Baker's office support. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 22		Hearing: 2
BOA579656	Address: 1	2 - 12C Glenmont Rd, Ward - 22	Applicant: Jeffrey Feuerman
Seeking appeal for the	terms of the B	oston Zoning Code (see Acts of 1956,	c. 665) in the following respect: Variance
Article(s)		Description	
Art. 51 Sec. 08		Use Regulations	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 09 *		Open Space insufficient	
Building		Building Code Refusal:	
Notes			

Description: Build 4 new single family townhouses and demolish 20 garages per plans of Osullivan archtects 1/29/16

G:	DOCUMENTS CONSIDERED AT THE HE
 Engineers Report	Plans
Letter of Opposition	Letter of Support
 Petition of Opposition	Petition of Support
Building Models	Photographs
	Tax Bills
	Other:

DECISION:	SUSTAINED/APPROVED DENIED	Yes	No .
	DENIED WITHOUT PREDUDICE		
PROVISO:			
BOARD MEMBERS:	PRESE	<u>NT</u>	RECUSE
Christine Araujo, Chair	Yes	No	
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly	ele la recentación		

SUMMARY: This case was withdrawn



Board Of Appeals

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

Martin J. Walsh Mayor

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on April 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

11:30 am	Ward: 22		Hearing: 3	
BOA579659	Address:	12 - 12C Glenmont Rd, Ward - 22	Applicant: Jeff Feuerman	
Seeking appeal for t amended in the follo		lassachusetts State Building Code, St	atute 1972, Chapter 802 as	
Article(s)		Description		
Art. 51 Sec. 08		Use Regulations		
Art. 51 Sec. 09		Dimensional Regulations		
Art. 51 Sec. 09		Dimensional Regulations		
Art. 51 Sec. 09		Dimensional Regulations		
Art. 51 Sec. 09		Dimensional Regulations		
Art. 51 Sec. 09		Dimensional Regulations		
Art. 51 Sec. 09 *		Open Space insufficient		
Building		Building Code Refusal:		

archtects 1/29/16

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:		

ECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DEN	IED WITHOUT PREDUDICE	_/_		
PROVISO:				
		destruction de wheels		
OARD MEMBERS:	PRESEN	I	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly		/		

SUMMARY: This case was withdrawn



Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, April 25, 2017

Notice is hereby given that on **April 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am BOA659237	Ward: 22 Address:	25 - 27 Aldie	ST, Ward - 22	Applicant: Denise Monteiro	0
Seeking appeal for the	e terms of the	Boston Zonin	g Code (see Acts of	1956, c. 665) in the following respect	: Variance
Article(s)		Descript	ion		
Art. 56 Sec. 39 *		Off street	parking requiremen	ts	
Description: Off-stro	eet parking	for 1 car on	right side Front of	f house per PWD pre-approval f	or curb-cut
DOCUMENTS CONSI	DERED AT TH	HE HEARING:			
	Р	lans		Engineers Repo	rt
	Letter of Sup	port		Letter of Opposition	n
Pe	etition of Sup	port		Petition of Opposition	n
	Photogra	phs		Building Model	ls
	Tax I	3ills 			

Other:

SION:		Yes		No
and with a cold	SUSTAINED/APPROVED			
	DENIED			
DENIE	ED WITHOUT PREDUDICE			o morre Le
OVISO:				
		,		
			aren Berte William Berte	
DARD MEMBERS:	PRESE	<u>NT</u>	RECUSE	
DARD MEMBERS:	PRESE Yes	NT No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			RECUSE	
OARD MEMBERS: Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	

SUMMARY: No show