



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 01</b>	<b>Hearing: 1</b>
<b>BOA687533</b>	<b>Address:</b> 51 Breed St, Ward - 01	<b>Applicant:</b> Richard Lynds

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

Article(s)	Description
Art. 53 Sec.08	Forbidden
Art. 53, Section 56 **	Off-Street Parking Insufficient
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 9 **	Dimensional Regulations
Article 53, Section 56.5(a)	Off Street Pkg Maneuverability
Article 53, Sec. 54	Screening & Buffering Reqs
Article 53 Section 9	Dimensional Regulations
Notes	
Article 53 Section 57	Appl. of Dimensional Reg's
780 CMR 8th Edition	101.4.7 Reference Codes, 521 CMR AAB
Art. 53 Sec. 09 *	Dimensional Regulations

**Description:** Erect 6 Unit residential dwelling with 6 parking spaces. Existing building to be razed on separate permit application ZBA.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to erect a six unit building on an existing 6300sf lot. Three units on Breed Street side and three units on Gladstone Street side. Six parking spaces one parking space per unit, three of the parking spaces will be access from a garage on Breed Street and three of them on Gladstone Street as well. The unit size range from 880sf-1500sf for the duplex units located on the upper level. There is a mixed of one, two and three bedroom units intended for homeownership not rental. Board members inquired regarding street cape somewhat different from the rest of the street. BPDA would eliminate one parking space to expand interior unit. 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 Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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



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### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 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: 01	Hearing: 2
BOA697758	Address: 298 - 298C Marginal St, Ward - 01	Applicant: Elizabeth Whittaker

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

Article(s)	Description
Article 53 Section 8	Use Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53, Section 56	Off-Street Parking Reg's
Notes	

**Description:** <P>New Construction. 3-Story Light Frame Multi-family residential building. Fully sprinklered.</P>  
<P>\*Ae- Flood Zone 7 unit building </P>

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

**SUMMARY:** This case was postponed to August 15, 2017 @ 11:30a.m.

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



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### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 02</b>	<b>Hearing: 1</b>
<b>BOA693483</b>	<b>Address:</b> 312 Bunker Hill ST, Ward - 02	<b>Applicant:</b> Paul Grant

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 62, Section 8	Dimensional regulations
780CMR 8th Edition 101.3	Intent of Building Codw

**Description:** Renovate interiors of existing Three (3) Family Dwelling, extending living space from Unit #1 into the basement. Construct a new roof deck exclusively for unit 3.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, to build out the basement the required FAR is 2.0, existing is 1.9, seeking to go to 2.2. Also looking to add a door to the Alley to access the mechanical room. The basement will be two bedroom, two bath and office. Board member inquired regarding access to roof deck? Applicant stated that the access to the roof deck will be from stairs and hatch. The ceiling height in the Basement is 8'. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support and Lamattina's office support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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



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<b>9:30 am</b>	<b>Ward: 02</b>	<b>Hearing: 2</b>
<b>BOA706287</b>	<b>Address:</b> 7 Belmont ST, Ward - 02	<b>Applicant:</b> Douglas Macdonald

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 62, Section 8	Dimensional regulations
<b>Description:</b> Extend living space into the basement. Build new roof deck. Pour new slab and construct structural columns and beams. (Cost reflected on SF628362 \$400K)	

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, To the use of the basement which will be one bedroom, one bath, laundry, open living space and mechanical room. The roof deck is access by hatch and is exclusive to unit two. 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 provisos.

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





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<b>9:30 am</b>	<b>Ward: 04</b>	<b>Hearing: 1</b>
<b>BOA684153</b>	<b>Address: 11 Rutland SQ, Ward - 04</b>	<b>Applicant:</b>

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

Article(s)	Description
Art. 64 Sec. 09	Dimensional Regulations Applicable in Residential Sub Districts.
Art. 32 Section 9	GCOD Enforcement

Notes

**Description:** Extend lower level in back of building to incorporate a garge entrance, addition of roof deck, expansion of rear openings and installation of new windows, to include, full gut rehab by removal of all existing floor plates (platforms) and stairs to originally reviewed plans. \*Modified due to V333439.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to having the approval letter from Boston Water & Sewer. Counsel stated to raising lower level floor to accommodate parking in garage, the extension of the garage is 9' into the rear yard. Board members inquired regarding are there garages similar to this in the neighborhood? Counsel stated yes next door. The Board then requested testimony in oppsition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Linehan's office support. Board member Galvin moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

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



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Mayor

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Notice is hereby given that on **June 13, 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: 04	Hearing: 2
BOA701132	Address: 113 Pembroke ST, Ward - 04	Applicant: John Moran

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

Article(s)	Description
Article 64 Section 9	Dimensional Regulations
Article 64, Section 9.4	Town House/Row House Ext

**Description:** Construct a roof deck, and a rear deck at third floor projecting 6' into rear yard and supported by brackets, structurally modify existing second floor deck with no change in dimensional foot print, create new opening on second and fifth floors for new doors/windows, all per plans filed herewith. Amend ALT617160.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to erect a third level rear balcony off the back of a row house at 6'x18'. The required setback is 20' proposing 14'. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Wu's office support. Board member Pisani moved to approve with proviso, the motion was seconded,, and the Board voted to approve with proviso.

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



Martin J. Walsh  
Mayor

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 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: 05	Hearing: 1
<b>BOA702559</b>	<b>Address:</b> 27 - 29 Isabella St, Ward - 05	<b>Applicant:</b> Jay Walsh

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

Article(s)	Description
Art. 32 Section 9	GCOD Enforcement
Art. 63, Section 8 **	Dimensional Regulations
Art. 63, Section 8 **	Dimensional Regulations
Article 63, Section 20	Roof Structure Restrictions

**Description:** Combine existing land at 27-29 Isabella Street, having an area of 4,018 square feet, with newly formed Lot A, Having an area 3,337 square feet, to form Lot C, a contiguous lot having an area of 7,355 square feet. Also, change of occupancy to 9 apartments (in conjunction with ALT688394).

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, applicant states that they will not reduce existing open space. Board member inquired regarding roof deck access? applicant states it's private decks accessed by bulkhead and stairs. Board member inquired regarding what will happen with barking for church. Applicant states that there will be removing assembly level in basement and replacing wit 18 spaces. The Board then requested testimony in opposition and in support from the neighbors and elected officials and their representatives. The Mayor's office support, Linehan's office support, Wu's office support, Carpenter's union support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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



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Mayor

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<b>9:30 am</b>	<b>Ward: 05</b>	<b>Hearing: 2</b>
<b>BOA702621</b>	<b>Address: 20 Isabella ST, Ward - 05</b>	<b>Applicant: John M. Iacoi, Esq.</b>

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

Article(s)	Description
Art. 63, Section 8 **	Dimensional Regulations
Art. 63, Section 8 **	Dimensional Regulations
Art. 32 Sec. 04	GCOD Applicability
Notes	
Art. 63, Section 8 **	Dimensional Regulations
Art. 63, Section 20 **	Roof Structure Restrictions

**Description:** Rehabilitate 4 Unit Apartment building into 3 unit condominium and construct roof deck.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

\*Hold Signature for Boston Water & Sewer Approval\*

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to convert the four units and down zone it into three multifamily bedroom luxury Condos. 8'ft fence at rear, the existing fence already on property line from rear abutter. Board member inquired regarding space in basement? Counsel stated that there is a one bedroom and living area, Board also inquired regarding if the head house is existing or proposed, Counsel stated that the head house is existing. Board member 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 moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso. The Board will hold signature until Boston Water & Sewer approval

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





Martin J. Walsh  
Mayor

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<b>9:30 am</b>	<b>Ward: 05</b>	<b>Hearing: 3</b>
<b>BOA707140</b>	<b>Address:</b> 89 Beacon ST, Ward - 05	<b>Applicant:</b> Stephen Greenbaum

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

Article(s)	Description
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Article 32 Section 6	GCOD Conditional Use
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**Description:** Renovations to existing building. Convert existing studio apartment space into a garage. Work includes: Installation of a new elevator, structural upgrades, new MEP work, new heating and cooling system, all new finishes/dry wall/tile/millwork. New landscaping. Install new fire alarm & sprinkler system. Install a new exterior deck at 2nd floor.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to having the Boston Water & Sewer letter & the No harm letter. Boston Water & Sewer are in favor of the project. Board member Fortune moved to approve the motion was seconded and the Board voted to approve with proviso.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 05</b>	<b>Hearing: 4</b>
<b>BOA708007</b>	<b>Address:</b> 25 Isabella St, Ward - 05	<b>Applicant:</b> Jay Walsh

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

<b>Article(s)</b>	<b>Description</b>
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**Description:** Subdivide existing land and building at 25 Isabella Street, having an area of 12,961 square feet, into Lot A having an area of 3,337 square feet and lot B having area of 9,624 square feet. Combine lot A with existing land 27-29 Isabella Street. 705.5 Fire-Resistance ratings: Exterior walls shall be fire-resistance rate in accordance with tables 601 and 602 and this section. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet (3048 mm) shall be rated for exposure to fire from the inside. The required fire-resistance rating of the exterior walls with a fire separation distance of less than or equal to 10 feet (3048 mm) shall be rated for exposure to fire from both sides. 705.8 Openings: Openings in exterior walls shall comply with sections 705.8.1 through 705.8.6

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, violation by product of subdivision + replacing, property line right next to church. Sprinklering entire 25-27 Isabella. Existing condition that applicant is improving. Board member satisfied with applicant's compliance alternative. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 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: 07	Hearing: 1
<b>BOA656910</b>	<b>Address:</b> 259 - 263 Gold St, Ward - 07	<b>Applicant:</b> Douglas Stefanov

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

Article(s)	Description
8th 780CMR 705	Exterior Walls
Note:	
Article 13, Section 1 **	Add'l Lot Area Insufficient
Article 13, Section 1 **	Floor Area Ratio Excessive
Article 13, Section 1 ** **	Usable Open Space Insufficient
Article 20 Section 4	Rear Yards in H Districts
Notes	

**Description:** Combine lots (Parcel ID:0700880000, 0700881000, 0700882000). Erect new 4-story, multi-family dwelling with garage parking, roof deck and exterior deck.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: This case was postponed to August 29, 2017 @ 11:30a.m.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 08</b>	<b>Hearing: 1</b>
<b>BOA687601</b>	<b>Address:</b> 889 Harrison AV, Ward - 08	<b>Applicant:</b> Andrew To (To)

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

Article(s)	Description
Art. 08 Sec. 06	Pre-Existing Conditional Uses
Art. 50 Sec. 29	Dimensional Requirements

**Description:** Rosie's place is looking to build an addition 17x13 for additional room to their food bank storage area in the rear of the building. We will be placing new frost walls. Building new masonry walls, relocating fire alarm, sprinkler and egress doors.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, pre-existing condition of use, this is a multifamily zone and it's a boarding house. Applicant is looking to seek relief on continuing the existing conditional use because there can't change it and it's an asset to the neighborhood. The second violation is the setback requirement, in a multifamily zone it's 10' and the existing is less than that the applicant is extending the existing building 9' on foot shy from the setback. 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. Board member Galvin moved to approve, the motion was seconded and the Board voted to approve.

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





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 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: 08	Hearing: 2
<b>BOA689186</b>	<b>Address:</b> 644 Massachusetts AV, Ward - 08	<b>Applicant:</b> Karen Simao

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

Article(s)	Description
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Notes

Article 64, Section 18 **	Use: Conditional
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**Description:** Change occupancy to 2 restaurants #37, Offices & 11 Apartments. Construct new restaurant on ground floor, new partitions, kitchen and bar. Modify existing MEP & FA systems. All work as per plans.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to proposed two restaurant at the proposed address. The restaurant will be a French Bistro seating for 61 people. Currently there is a restaurant there Turanga which is next door the applicant is proposing something unrelated to the existing restaurant. Board members inquired regarding if the two restaurant is in the same space, Counsel stated that yes the two restaurants are in the same building. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Jackson's office support. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 12</b>	<b>Hearing: 1</b>
<b>BOA617813</b>	<b>Address:</b> 173 Humboldt AV, Ward - 12	<b>Applicant:</b> John Samaan

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

Article(s)	Description
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Art. 50, Section 28 **	Use: Conditional
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**Description:** Increase lodging from 10 to 20 persons, no work to be done, changing beds from one bed to two per room (previous drawings submitted to indicate building systems)

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: This case was postponed to August 29, 2017 @ 11:30a.m.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 12</b>	<b>Hearing: 2</b>
<b>BOA703126</b>	<b>Address:</b> 154 - 162 Seaver St, Ward - 12	<b>Applicant:</b> Jennifer Schultz

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 **	Floor Area Ratio Excessive
<b>Description:</b>	Building HI: Change of Occupancy to 154-162 Seaver Street for 50 residential units building. Combined Lot (154 Seaver Street - Parcel ID 1202349000 and 162 Seaver Street - Parcel ID 1202348000) with 22,939 SF. Work to include propose new rear addition for multi-purpose room and classroom. Interior and Exterior improvements to 50 units as per plans and specifications drawn by Icon Architecture including MEP / Fire Alarm upgrades. Installation of new fire sprinkler system. Plan in conjunction with ALT672604 and ALT647044.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to FAR is 2.6 increase to 2.74. Construct a 3,243sf addition to the rear of a U-shaped existing section-8 fifty unit apartment building. Of the addition 3,005sf will be subterranean and that will be a extension to the community room in the building, to serve the residence of the building and the community at large, generally for youth programs after school and over the summer programs. Only a 238sf will be above grade and that will be a elevator headhouse next to an above play area. The Board then requested testimony in opposition and in support from the neighbors and elected officials and their representatives. The Mayor's office support, Jackson's office support and Essaibi George's office support. Board member Bickerstaff moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 14</b>	<b>Hearing: 1</b>
<b>BOA702519</b>	<b>Address: 85 - 87 Willowood St, Ward - 14</b>	<b>Applicant: Kurt Fraser</b>

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

Article(s)	Description
Art. 60 Sec. 60-9 *	Side yard insufficient
Art. 60 Sec. 09 **	Rear yard insufficient
Article 60, Section 9 *	Lot Area Insufficient

**Description:** Erect a two family house on a vacant lot.

#### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, Erect a new 2 family building on lot. the applicant had to narrow the building so they will have enough room for parking. The first floor unit is 1100sf and the 2nd floor unit is 1700sf. At this time these units will be rental units. Board members inquired regarding parking? Applicant stated that if you are looking at the building the driveway will be on the right which will fit two cars. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support Campbell's office support and Flaherty's office support. Board member Galvin moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

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





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 15</b>	<b>Hearing: 1</b>
<b>BOA702113</b>	<b>Address: 2 Fernald TE, Ward - 15</b>	<b>Applicant: Deborah Palmer</b>

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

<b>Article(s)</b>	<b>Description</b>
Art. 65 Sec. 41	Off street parking requirements
<b>Description:</b>	Curb cut for 1 parking space.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, proposing a curb cut to allow parking at the rear of the property, currently the access is at 9.3' and it should be 10'. Board member inquired regarding is there a handicap sign in the front of the property, applicant stated that there is no longer a handicap sign in front of the property it was removed, the sign was for the prior owner. Board members also inquired regarding is there enough room between building and side property line? Applicant stated yes. Board also inquired regarding if the is only parking for one vehicle and the Applicant stated yes. The Board then request testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, Baker's office support. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 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: 17	Hearing: 1
<b>BOA688842</b>	<b>Address:</b> 12 Whitfield ST, Ward - 17	<b>Applicant:</b> Joseph Lindesay

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

Article(s)	Description
Article 65, Section 9 ** Notes	Floor Area Ratio Excessive
<b>Description:</b>	extended living space into basement as per plans

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: This case was postponed to August 29, 2017 @ 11:30a.m.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 18</b>	<b>Hearing: 1</b>
<b>BOA664869</b>	<b>Address:</b> 726 Metropolitan AV, Ward - 18	<b>Applicant:</b> Jerome Foureau

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

Article(s)	Description
Art. 69 Sec. 09	Dimensional Reg.
Art. 69 Sec. 09	Dimensional Reg.
Article 69 Section 37	Screening & Buffering Req's
Article 69 Section 29	Off-Street Parking/Loading Req's
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Art. 08 Sec.07	Use: Conditional
Notes	
Art. 08 Sec.07	Use: Conditional
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Art. 69 Sec. 09	Dimensional Reg.
Art. 69 Sec. 09	Dimensional Reg.
Art. 69 Sec. 29	Off-St.Prk'g/Load'g
Article 69 Section 37	Screening & Buffering Req's
Notes	

**Description:** Change of Occupancy from a 3 family to a 4 family dwelling(already existing living space into the basement) Adding a new kitchen to existing basement.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

Ceiling Height In Basement Must Be No Less Than 7'6

Architect To Submit Plans Showing How The 7'6 Is Going To Be Achieved. Will Hold Signature On Decision Until Plans Are Received.

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

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, Convert existing three family into a four family by going into the basement, it is a pre-existing space. Applicant will incorporate a kitchen and create a separate entrance and then also make adjustment to one of the window and incorporate a window well, applicant will push the fence back to have additional parking in the back. There is two-bedroom on the third floor, two 3-bedroom on the second and first floor. Board members inquired regarding how large is the unit in the attic? Applicant stated that it is 1000sf plus. Board members also inquired regarding how many units in basement & floor to ceiling height in basement. Applicant stated that there is one-bedroom unit proposed in the basement and the floor to ceiling height is 7'3, Board member Pisani stated that 7'6 is required. Applicant also stated that the drive way can fit three cars with an additional three cars in the rear.

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. This case will come back as a Call of The Chair.

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



Martin J. Walsh  
Mayor

## BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 19</b>	<b>Hearing: 1</b>
<b>BOA633421</b>	<b>Address: 93 - 95 Hyde Park Av, Ward - 19</b>	<b>Applicant: Eliza Datta</b>

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

Article(s)	Description
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 40	Off-Street Parking/Loading Reqs

**Description:** New construction, 78 residential apartments including 1 commercial space and 1 level of below-grade parking with 42 spaces. The building is a 5 story Type 3A wood structure over a 3 hour rated type 1A concrete and composite steel structure (previous application ERT399992 has been abandoned)

**DOCUMENTS CONSIDERED AT THE HEARING:**

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



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

PROVISO: BPDA Design Review

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to A new 78 unit apartment building 40% of the units are going to be affordable. The remaining of the units are going to be work force units 120%. The proposal has been through extensive community process. The building has shifted slightly so that the front yard set back is along Ukraine Way and the rear yard set back is against the MBTA tracks is slightly less. Board members inquired regarding how is loading being accommodated? Applicant stated that the loading and parking will be determined through Article 80. The list of uses of the 1600sf of commercial space is expanded based on what the community would be interested in, there is only one commercial space and the tenant is not yet selected. The lot area change because of the two additional units, additional 2000sf of land was required of the Zoning so that Non-conformity was increase.

The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Essabi George's office support, O'Malley's office support, Flaherty's office support, Carpenters Union support and DND support. Board member Bickerstaff moved to approve with proviso the motion was seconded and the Board voted to approve with proviso.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 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: 19	Hearing: 2
<b>BOA695065</b>	<b>Address:</b> 26 Billings Ln, Ward - 19	<b>Applicant:</b> John Pulgini

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

Article(s)	Description
Article 55 Section 11	Use Regulations
Article 55 Section 12	Dimensional Regulations
Article 55 Section 12	Dimensional Regulations
Article 55 Section 12	Dimensional Regulations
Article 55 Section 12	Dimensional Regulations
Article 55 Section 12	Dimensional Regulations

**Description:** Construct a single family dwelling with attached two car garage.

#### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to build a 3,154sf single family home. The lot is a 9,000sf plus lot, the FAR is .3 proposed .33. Board members inquired regarding where is access? Applicant states that it is from Billings Lane. Applicant also states that the lot is a vacant lot. The Board then request 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 & Essaibi George's office support. Board member Galvin moved to approve with proviso the motion was seconded and the Board moved to approve with proviso.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 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: 20	Hearing: 1
<b>BOA693921</b>	<b>Address:</b> 830R South St, Ward - 20	<b>Applicant:</b> William Mcilroy

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

Article(s)	Description
Article 55, Section 41	Application of Dim. Regs.
Art. 55 Sec. 09	Dimension Regulations.
Art. 55 Sec. 09 *	Dimensional Regulations.
Art. 55 Sec. 09 *	Dimensional Regulations.
Art. 55 Sec. 09 *	Dimensional Regulations.
Art. 55 Sec. 09 *	Dimensional Regulations.
Notes	
Art. 55 Sec. 09	Dimension Regulations.
Art. 55 Sec. 09	Dimension Regulations.

**Description:** Convert existing stable/carriage house into a 1 family dwelling. (zoning re-view) as per plans. This is the proposed one family dwelling on the lot, (which makes 3 unit in the same lot) See also ALT682883

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, to convert the carriage house into a accessible dwelling unit. The existing properties consists of two condos in a single building on a 8,000sf plus lot. The owner lives in #2 on the 2nd and 3rd floor. Unit 2 has exclusive use of the carriage house. The 888sf carriage houde 1 1/2 story building. The carriage house is vacant. the FAR is .47 proposed .575. 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, McCarthy's office support & Abutter's support. Board member Erlich moved to approve with proviso the motion was seconded, and the Board voted to approve with proviso. Board member Araujo opposed.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 20</b>	<b>Hearing: 2</b>
<b>BOA693924</b>	<b>Address: 830 South ST, Ward - 20</b>	<b>Applicant: William Mcilroy</b>

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

Article(s)	Description
Art.55 Sec.41	Appl of Dimensional Req.
Art. 55 Sec. 09	Dimension Regulations.

**Description:** Existing dwelling floor plan 830 South Street Roslindale refer to permit ALT666817.  
This is the existing two family dwelling on the lot.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** See companion minutes BOA-693921

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 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: 20	Hearing: 3
<b>BOA696561</b>	<b>Address:</b> 114 - 116 Montclair AV, Ward - 20	<b>Applicant:</b> Steven Petitpas

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

Article(s)	Description
Article 56, Section 8	Dimensional Regulations
Art. 09 Sec. 01 **	Extension of Non Conforming Use

**Description:** Attic dormer addition. Add bathroom and two bedrooms, new roofing gas fireplace

### DOCUMENTS CONSIDERED AT THE HEARING:

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



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

**PROVISO:**

BPDA Design Review-Special Attention To Dormer

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

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, adding two bedroom a bathroom and a laundry closet in attic space requiring a dormer slightly larger than allowed, which makes the home a three family dwelling. There is two bedroom in the attic and two bedroom on the lower level. The height of the building is 35'. 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, Essaibi George's office support & Abutter support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 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: 20	Hearing: 4
<b>BOA700580</b>	<b>Address:</b> 33 Bonair ST, Ward - 20	<b>Applicant:</b> Paul Mahoney

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

Article(s)	Description
Art. 56, Section 8 **	Dimensional Regulations
Art. 56, Section 8 **	Dimensional Regulations

**Description:** Renovate cape-style home to include adding shed dormer on rear, dog house dormers on front, add bathroom and 2 additional bedrooms on 2nd floor, renovate kitchen, bath and living areas on first floor. Replace roofing, siding, trim, windows and front stoop all per plan.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to taking an existing dilapidated cape-style home and expanding it with dormers in front and rear, dog house dormer to the front and shed dormer in rear with a family room off the back. modifications are consistent with neighborhood. 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 & O'Malley's office support. Board member Galvin moved to approve with proviso the motion was seconded and the Board voted to approve with proviso.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 21</b>	<b>Hearing: 1</b>
<b>BOA700855</b>	<b>Address:</b> 1432 - 1440 Commonwealth Av, Ward	<b>Applicant:</b> S. Jason Katz

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

Article(s)	Description
Article 51 Section 16	Use Regulations
<b>Description:</b> Changing the occupancy from a convenience market to a liquor store. No work to be done.	

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/> -350	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

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

**PROVISO:**

BPDA Design Review-Exterior

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to change the use and occupancy from a convenience market to a liquor store. Applicant is moving 1/4 mile up the street. Retail tenant taking over retail space. 2000sf of sales area and small 1500sf basement to use just for storage. Applicant has 350 letters of support. Board members inquired regarding hours of operation? and if there is going to be grates on the building. Applicant states that there is no grates on the property and the hours of operation is Monday -Wednesday 10:00a.m-10:00p.m, Thursday-Saturday 10:00a.m-10:00p.m and 12:00noon -8:00p.m. on Sundays. The Board then request testimony in oppositon in support from neighbors and elected officials and their representatives. The Mayor's office support, Ciommo's office support, Flaherty's office support, BAIA support & ACA support. Board member Erlich moved to approve with proviso the motion was seconded and the Board voted to approve with proviso.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 03</b>	<b>Hearing: 1</b>
<b>BOA616257</b>	<b>Address:</b> 153 - 173 Kneeland ST, Ward - 03	<b>Applicant:</b> Marilois Snowman

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 11, Section 6	Billboards
Article 44, Section 5	Maximum Building Height / FAR

**Description:** Accessory and non-accessory billboard

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

**SUMMARY:** This case was postponed to December 19, 2017 @ 11:30a.m.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 05</b>	<b>Hearing: 5</b>
<b>BOA668767</b>	<b>Address: 34hf Beacon ST, Ward - 05</b>	<b>Applicant: Peter Calabrese</b>

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

Article(s)	Description
Art. 15 Sec. 01	Floor Area Ratio excessive
Article 16 Section 1	Building Height Excessive
Art. 27D	27D-5 Downtown IPOD
Art. 16, Section 8 **	Restricted Roof Structure District

**Description:** Renovation and addition to the ninth floor headhouse at 34.5 Beacon Street, Unit 8S, and associated landscape and roof deck renovations. This application is for the purposes of a Zoning Review only, as the entire building is a Pre-existing, Non Conforming Use pursuant to M.G.L. c. 40A section 6.

### DOCUMENTS CONSIDERED AT THE HEARING:

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



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

PROVISO:

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

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, looking to replace a previous existing deck and expand head house by approximately 95sf. The deck was removed to replace membrane. The size of the head house existing 1600sf plus proposed 1700sf plus. Board members inquired regarding height of proposed screen? Applicant states it is to the top of the door of the head house. The Board then requested testimony in oppositon and in support from the neighbors and elected officials and their representatives. The Mayor's office support. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 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	Hearing: 6
BOA684111	Address: 8 Byron ST, Ward - 05	Applicant: Kimberly Toomey

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

Article(s)	Description
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Art. 32 Sec. 5	Specific Requirements
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**Description:** SCOPE OF INTERIOR WORK: Minor layout changes throughout existing house (minor re-framing of interior walls), all new finishes, new windows in courtyard - no visible from public way, + doors, new kitchen + bath fixtures, new HVAC rooftop units not visible from public view;. SCOPE OF EXTERIOR WORK: New entry door @ level 01, new casement window @ level 02 --- all approved by BLC, new skylights are not visible from public view + structural support in roof.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: No show

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 22</b>	<b>Hearing: 1</b>
<b>BOA630471</b>	<b>Address: 345 - 359 Washington St, Ward - 22</b>	<b>Applicant: Carolyn Conway</b>

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

<b>Article(s)</b>	<b>Description</b>
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Article 51, Section 16 **	Use Regulations
Article 51, Section 16 **	Use Regulations

**Description:** Change of occupancy to a restaurant, bar with live entertainment operating after 10:30pm, and billiard parlor on the basement and first floor. Rear addition to accommodate a new elevator to service first floor to basement as per plans.

### DOCUMENTS CONSIDERED AT THE HEARING:

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

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

**PROVISO:**

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

**SUMMARY:** This case was postponed to August 29, 2017 @ 11:30a.m.

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



Martin J. Walsh  
Mayor

## BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

### Hearings for Tuesday, June 13, 2017

Notice is hereby given that on **June 13, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>12:00 pm</b>	<b>Ward: 07</b>	<b>Hearing: 2</b>
<b>BOA695603</b>	<b>Address: 9 - 11 Ward St, Ward - 07</b>	<b>Applicant: Steve Karlberg</b>

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

Article(s)	Description
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 18 Sec. 01	Front Yard Insufficient
Art. 23 Sec. 09	Design
Art. 23 Sec. 09	Design
Art. 19 Sec. 01	Side yard insufficient
Art. 20 Sec. 20-8	Rear Yard Insufficient
Art. 80 Sec. 80E-2	Small Proj. Review
Art. 23 Sec. 23-1 *	Off street parking insufficient
Building	Building Code Refusal:
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 18 Sec. 01	Front Yard Insufficient
Art. 23 Sec. 09	Design
Art. 23 Sec. 09	Design
Art. 19 Sec. 01	Side yard insufficient
Art. 20 Sec. 20-8	Rear Yard Insufficient
Art. 80 Sec. 80E-2	Small Proj. Review
Art. 23 Sec. 23-1 *	Off street parking insufficient
Building	Building Code Refusal:

**Description:** <P>Demolish existing wood frame multi-family residence; Combine 2 land parcels into 1 parcel; Erect new 4-story, &nbsp;9 dwelling unit multi-family residential condominium of wood frame construction; New building to have one story parking garage at grade line to accommodate 20 car parking; All new systems; new building to be fully sprinklered; Per plans.</P>

The petitioner seeks a determination that The Inspectional Services Department erred in issuing the permit ERT494006. The permit was issued after ZBA approval.

**DOCUMENTS CONSIDERED AT THE HEARING:**

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

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

PROVISO:

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

SUMMARY: Referred To Law Department

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