

City of Boston

Board of Appeal

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| **HEARING MINUTES****Tuesday, October 16, 2018 BOARD OF APPEALS Room 801** |

Acting Board Chairman Erlich called the meeting to order promptly at 9:30 AM and commenced with a brief description of the hearing process and, pursuant to the Massachusetts Open Meeting Law, advised those in attendance that the hearings would be broadcast and recorded and hearing minutes would be kept. The Board members then commenced with discussion of the following Agenda items which were announced on the record by Board Secretary Mark Fortune:

**APPROVAL OF HEARING MINUTES:**

Upon a motion and a second the Board members voted to approve the Hearing Minutes for September 11, 2018.

**Extension: 9:30a.m.**

**Case:** BOA-596775 **Address:** 158 Lexington Street, **Ward** 1 **Applicant:** George Morancy, Esq.

**Discussion:** The applicant requested an extension of zoning relief previously granted by the Board.

**Votes:** Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

**Case:** BOA-449621 **Address:** 135 Bremen Street, **Ward**  1 **Applicant:** 135 Bremen Street, LLC

**Discussion:** The applicant requested an extension of zoning relief previously granted by the Board.

**Votes:** Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

**Case:** BOA-505714, **Address:** 15 Commonwealth Avenue, **Ward** 5 **Applicant:** Eugene Kelly, Esq

**Discussion:** The applicant requested an extension of zoning relief previously granted by the Board.

**Votes:** Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

**Case:** BZC-30745 **Address:** 583-583B Ashmont Street , **Ward**  16 **Applicant:** Riva Development Corp

**Discussion:** The applicant requested an extension of zoning relief previously granted by the Board.

**Votes:** Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

**Case:** BZC-30746 **Address:** 585-585B Ashmont Street , **Ward**  16 **Applicant:** Riva Development Corp

**Discussion:** The applicant requested an extension of zoning relief previously granted by the Board.

**Votes:** Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

**Case:** BZC-30747 **Address:** 587-587B Ashmont Street , **Ward** 16 **Applicant:** Riva Development Corp

**Discussion:** The applicant requested an extension of zoning relief previously granted by the Board.

**Votes:** Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

**Case:** BOA-618075 **Address:** 161 Cottage Street, **Ward** 1 **Applicant:** Richard Lynds, Esq

**Discussion:** The applicant requested an extension of zoning relief previously granted by the Board.

**Votes:** Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

**Board Final Arbiter 9:30a.m.**

**Case:** BOA-642862 **Address:** 301-303 Border Street , **Ward** 1 **Applicant:** Jeffrey Drago, Esq

**Case:** BOA-733748 **Address:** 40 Creighton Street, **Ward** 10 **Applicant:** Charles Snekvik

**HEARINGS: 9:30 a.m.**

**Case:** BOA-880263 **Address:** 62-64 Rutland Street , **Ward** 9 **Applicant:** John Gorman

**Article(s):** 32(32-4)

**Purpose:** Renovate and reconfigure recently combined 7 family dwelling 62-64 Rutland Street per plans. Building and parcels combined by 62 Rutland Street ALT812303 and 64 Rutland Street ALT812305. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirement. File in conjunction with ALT812303 and ALT812305.

**Case:** BOA-880266 **Address:** 79 Rutland Street , **Ward** 9 **Applicant:** John Gorman

**Article(s):** 32(32-4)

**Purpose:** Renovate 3 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirement.

**Case:** BOA-880267 **Address:** 54 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 4 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirement. In conjunction with Alt834777, Alt834778, Alt834779 and Alt834781. ZBA.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880268 **Address:**  54 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Purpose:** Renovate 4 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834777, Alt834778, Alt834779 and Alt834781. ZBA. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880280 **Address:** 56 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 4 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834775, Alt834778, Alt834779 and Alt834781.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880279 **Address:** 56 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Purposed:** Renovate 4 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834775, Alt834778, Alt834779 and Alt834781. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880283 **Address:** 58 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 4 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834775, Alt834777, Alt834779 and Alt834781.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880284 **Address:**  58 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Purpose:** Renovate 4 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834775, Alt834777, Alt834779 and Alt834781. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

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**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880286 **Address:** 60 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 4 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834775, Alt834777, Alt834778 and Alt834781.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880287 **Address:** 60 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Purpose:** Renovate 4 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834775, Alt834777, Alt834778 and Alt834781. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

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**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880289 **Address:** 62 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 4 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834775, Alt834777, Alt834778 and Alt834779.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

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**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880288 **Address:**  62 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Purpose:** Renovate 4 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834775, Alt834777, Alt834778 and Alt834779. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

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**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880290 **Address:** 64 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 5 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834783, Alt834785, Alt834786 and Alt834787.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880291 **Address:** 64 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Purpose:** Renovate 5 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834783, Alt834785, Alt834786 and Alt834787. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority are in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880293 **Address:** 66 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 6 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834782, Alt834785, Alt834786 and Alt834787.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880294 **Address:**  66 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Purpose:** Renovate 6 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834782, Alt834785, Alt834786 and Alt834787. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880295 **Address:** 68 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 5 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834782, Alt834783, Alt834786 and Alt834787.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880296 **Address:** 68 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Purpose:** Renovate 5 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834782, Alt834783, Alt834786 and Alt834787. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

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**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880298 **Address:** 70 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 5 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834782, Alt834783, Alt834785 and Alt834787.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

Case**:** BOA#880297 **Address:** 70 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Purpose:** Renovate 5 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834782, Alt834783, Alt834785 and Alt834787. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

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**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880300 **Address:** 72 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 5 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834782, Alt834783, Alt834785 and Alt834786.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880299 **Address:** 72 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Purpose:** Renovate 5 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834782, Alt834783, Alt834785 and Alt834786. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880302 **Address:**  74 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 5 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834789, Alt834790, Alt834791 and Alt834792.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880301 **Address:**  74 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Purpose:** Renovate 5 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834789, Alt834790, Alt834791 and Alt834792. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880305 **Address:** 76 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 5 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834788, Alt834790, Alt834791 and Alt834792.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880306 **Address:** 76 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Purpose:** Renovate 5 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834788, Alt834790, Alt834791 and Alt834792. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880307 **Address:** 78 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 2 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834788, Alt834789, Alt834791 and Alt834792.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880308 **Address:** 78 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Purpose:** Renovate 2 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834788, Alt834789, Alt834791 and Alt834792. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880309 **Address:** 80 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 7 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834788, Alt834789, Alt834790 and Alt834792.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880310 **Address:** 80 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Purpose:** Renovate 7 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834788, Alt834789, Alt834790 and Alt834792. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880311 **Address:** 82 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 7 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834788, Alt834789, Alt834790 and Alt834791.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880312 **Address:** 82 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Purpose:** Renovate a Seven (7) family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834788, Alt834789, Alt834790 and Alt834791. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880314 **Address:** 84 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 7 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834798, 834797, 834796, Alt834795.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880313 **Address:** 84 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Purpose:** Renovate 7 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834798, 834797, 834796, 834795. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880316 **Address:** 86 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 7 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834798, 834797, 834796, Alt834793.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880315 **Address:** 86 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Purpose:** Renovate 7 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834798, 834797, 834796, 834793. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880319 **Address:** 88 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 7 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834798, 834797, 834795, 834793.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880318 **Address:** 88 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Purpose:** Renovate 7 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834798, 834797, 834795, 834793. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880320 **Address:** 90 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 6 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834798, 834796, 834795, 834793.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880321 **Address:** 90 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Purpose:** Renovate 6 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834798, 834796, 834795, 834793. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880322 **Address:** 92 West Newton Street, **Ward**  9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 6 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834797, 834796, 834795, 834793.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880323 **Address:** 92 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Purpose:** Renovate 6 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834797, 834796, 834795, 834793. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880324 **Address:** 94 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 6 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834800, 834801, 834802, 834803.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880325 **Address:**  94 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Purpose:** Renovate 6 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834800, 834801, 834802, 834803. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880328 **Address:** 96 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 7 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834799, 834801, 834802, 834803.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880327 **Address:** 96 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Purpose:** Renovate 7 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834799, 834801, 834802, 834803. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880330 **Address:** 98 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 6 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with alteration 834803, 834802, 834800, 834799.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880329 **Address:** 98 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Purpose:** Renovate 6 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with alteration 834803, 834802, 834800, 834799. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880332 **Address:** 100 West Newton Street , **Ward** 9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 6 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with alteration 834803, 834801, 834800, 834799.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA#880333 **Address:** 100 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Purpose:** Renovate 6 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with alteration 834803, 834801, 834800, 834799. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two build-ins, shall be constructed as a fire wall in accordance with Section 706.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880334 **Address:** 102 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 6 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with alteration 834802, 834801, 834800, 834799.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-880335 **Address:** 102 West Newton Street , **Ward**  9 **Applicant:** John Gorman

**Purpose:** Renovate 6 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with alteration 834802, 834801, 834800, 834799. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-799152 **Address:** 100 Boardman Street , **Ward**  1 **Applicant:** Antonio Losurdo

**Article(s):** 53(53-55) 11(11-6) 11(11-2) 11(11-7)

**Purpose:** Install digital billboard.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct five (5) clusters of five (5) buildings on West Newton and two (2) outliers for a total of twenty-seven (27). GCOD triggers because of the extend of the project.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, Councilor Janey, Councilor Wu and Councilor Flynn are in support. Boston Housing Authority is in support. Carpenters Union is in support. One opposed abutter is requesting a delay on the decision to talk with the neighbors of Rutland Street. Approved by the BWSC: 62 Rutland St, 64 Rutland St, 79 Rutland St and 54-102 West Newton Street.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (continue efforts to communicate with neighbors), Board Member Walsh seconded and the Board voted unanimously to approve.

**Case:** BOA-799152 **Address:** 100 Boardman Street , **Ward**  1 **Applicant:** Antonio Lasorda **Article(s):** 53(53-55) 11(11-2) 11 (11-17).

**Purpose:** Install digital billboard.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to install a digital billboard sign. The sign will be 60’ high. 15 hour per month for different emergencies and additional 52.5 per month for non-profit East Boston. The sign is primarily for commercial use.

Board Members Christine-Araujo was absent.

**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, YMCA, Boys and Girls Club of East Boston are in support.

Councilor Edwards and Asabi-George are requesting deferral. One abutter opposed.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (BPDA Design Review), and Board Member Pisano seconded and the Board voted unanimously to approve.

**Case:** BOA-830071 **Address:** 273 Border Street , **Ward**  1 **Applicant:** Two Lexington Street Realty Trust II

**Article(s):** 53(53-56) 53(53-9: Excessive F.A.R. (1.0 max), Insufficient additional of area per unit (2000sf+1000sf/unit), Insufficient rear yard setback (30' req.), Insufficient usable open space/unit (200sf/unit req.), Insufficient side yard setback (5' req.), # of allowed habitable stories has been exceeded (3 stories max allowed) & Maximum allowed height has been exceeded (35' max)) 53(53-52) 53(53-8)

**Purpose:** The applicant proposes to convert the existing commercial building into 6 residential units and one ground floor commercial space, including a 2 story addition above the ground floor commercial space and a roof deck and rooftop solar panels. The project also includes a change of occupancy from office to office and multi-family dwelling. The work will be done in accordance with the submitted plans. \*Commercial Office/professional.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to convert a three (3) story commercial building with a one (1) story commercial space. Two (2) story addition above one (1) story commercial space, and bring two (2) story addition up to the height of the rest of the building. Roof deck supports the head house, existing lot 2100sf. Proposing six (6) units, three (3), 1 bedroom at 500sf and two (2) two bed at 100sf.

Board Members Christine-Araujo was absent..

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services and Councilor Edwards are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (BPDA Design Review), and Board Member Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-790492 **Address:** 425 Border Street , **Ward**  1 **Applicant:** PHD Homes LLC

**Article(s):** 53(53-54) 53(53-57) 53(53-56) 53(53-9: Excessive F.A.R. (1.0 ratio max), # of allowed stories has been exceeded (2.5 stories max), Maximum allowed height exceeded (35' max), Insufficient front yard setback (5' min.), Insufficient side yard setback (5' min) & Insufficient rear yard setback (20' min)) 53(53-8)

**Purpose:** Erect a new 5 story multi-family (16 units) residential building with parking at ground level as per plans. Construction set to be submitted upon ZBA approval. Existing structure to be razed under separate permit.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to construct a 16 unit residential building. All units are two (2) bedroom condo/ownership with 16 parking spaces, one for each unit. Four (4) private roof decks and one (1) common roof deck.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services and Councilor Edwards are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (BPDA Design Review), and Board Member Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-879014 **Address:** 30-32 Condor Street , **Ward** 1 **Applicant:** 30 Condor LLC

**Article(s):** 53(53-8) 53(53-9: Floor area ratio excessive, Front yard insufficient, Side yard insufficient & Rear yard insufficient)

**Purpose:** Convert existing 2 family into a 6 family. One story vertical addition, a 3 story side addition and new roof deck, as per plans. Parking at ground level. Permit set to be submitted upon ZBA approval.

**Discussion:** At the request of the applicant t**his case has been deferred to 11/13/2018**

**Votes:** Upon a Motion and second, the Board voted unanimously to approve the request.

**Case:** BOA-831370 **Address:** 98-100 Condor Street , **Ward**  1 **Applicant:** Kendall Realty, LLC

**Article(s):** 53(53-22)

**Purpose:** Change of occupancy from office and factory to self-storage warehouse. Interior renovation for new tenant fit-out.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to change from office and factory to self-storage warehouse with 23 parking spaces. The total space is 40, 558sf, one of the spaces is 64sf . A total of 411 storage units and hours are from 9am-6pm.

Board Members Christine-Araujo was absent.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, and Councilor Edwards are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval, and Board Member Pisano seconded and the Board voted unanimously to approve.

**Case:** BOA-850126 **Address:** 36-38 Eutaw Street , **Ward** 1 **Applicant:** Thomas Nott

**Article(s):** 53(53-56) 53(53-9)

**Purpose:** Propose two (2) off street parking.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant is proposing two (2) off street parking spas to the rear of the lot. Parking spaces are 8.5 x20’.

Board Members Christine-Araujo was absent.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services and Councilor Edwards are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Pisani moved for approval, and Board Member Galvin seconded and the Board voted unanimously to approve.

**Case:** BOA-841827 **Address:** 50 Pleasant Street , **Ward**  2 **Applicant:** James Devlin

**Article(s):** 62(62-25)

**Purpose:** Add roof deck; renovate existing head house on same footprint to accommodate access for safety personnel per plans; add basement bathroom per plans. Long From Permit Number ALT675228.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant is seeking to square off existing head house for access to the roof deck. The top floor unit will have access to the deck. Building will have sprinklers.

Board Members Christine-Araujo was absent.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, and Councilor Edwards are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso, (BPDA Design Review), and Board Member Walsh-Logue seconded and the Board voted unanimously to approve.

**Case:** BOA-780275 **Address:** 108 Arlington Street , **Ward**  5 **Applicant:** Ronald Smith

**Article(s):** 63(63-24) 63(63-8)

**Purpose:** Change occupancy from hotel & restaurant to five residential units use existing curb cut and garage door to make four parking spaces.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant is seeking to convert existing structure to a condo structure with five (5) residential units. Due to community process there was some conditions that they would like to make part of the decision. There is 750sf open space with small deck on the top facing Arlington St. Two (2) terrace on the 4th level, relocate any access doors. Four (4) parking spaces with mechanical system for parking and existing curb cut off Piedmont Street.

Board Members Christine-Araujo was absent.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Pisani moved for approval with Proviso, (BPDA Design Review), and Board Member Galvin seconded and the Board voted unanimously to approve.

**Case:** BOA-853860 **Address:** 32 Myrtle Street , **Ward**  5 **Applicant:** Mina Manolova

**Article(s):** 15(15-1) 16(16-8)

**Purpose:** Replace existing roof deck of same size and location bin order to replace roof membrane.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project stating to remove roof deck and replace it in the same location. Size of roof deck 480sf access by existing head house.

Board Members Christine-Araujo was absent.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services is in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Pisani moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-847016 **Address:** 67 Newbury Street , **Ward**  5 **Applicant:** Ben Crosby

**Article(s):** 11(11-25)

**Purpose:** We wish to install a sign on the iron railing near the church entrance at the corner of Newbury & Berkeley Streets, parallel to Berkeley Streets, parallel to Berkeley St. The sign will extend 8" above the current wrought iron railing. The side of the sign on the Berkeley St. side will be 28" by 40"; the side on the Clarendon St. side will be 8"x40".

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to install an iron railing at the corner of Newbury and Berkeley Street. The size of the sign will be 28X40 on Berkeley Street and 8X40 on Clarendon Street side.

Board Members Christine-Araujo was absent.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services and Women’s Lumch Place are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Pisani moved for approval with, and Board Member Fortune seconded and the Board voted unanimously to approve.

**Case:** BOA-850622 **Address:** 355-359 Congress Street , **Ward**  6 **Applicant:** Boston Property Ventures, LLC

**Article(s):** 8(8-7) 14(14-14-2) 17(17-17-1) 23(23-23-1)

**Purpose:** Interior renovations for a change of occupancy from 2 dwelling units, restaurant and offices to 7 dwelling units, restaurant and offices.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project to change occupancy from 2 dwelling units, restaurant and offices to 7 dwelling units, restaurant and offices. The ground floor, 1st and 2nd will remain the same and the 3rd and 4th will convert to 7 residential units which will be condos providing four (4) parking spaces

Board Members Christine-Araujo was absent.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services and Councilor Flynn and Flaherty are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval and Board Member Fortune seconded and the Board voted unanimously to approve.

**Case:** BOA-851150 **Address:** 538 East Sixth Street , **Ward** 6 **Applicant:** Ellen Quigley

**Article(s):** 68(68-33)

**Purpose:** Propose three (3) off-street parking at rear of building. Propose curb cut.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant is proposing three (3) off street parking at the rear of each building with access by shared driveway between 538 and 542 East Sixth Street with a total of six (6) parking spaces.

Board Members Christine-Araujo was absent.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services and Councilor are in support. Councilor Flaherty opposed (Article 68).

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Pisani moved for approval with and Board Member Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-851147 **Address:** 542 East Sixth Street , **Ward** 6 **Applicant:** John Hall

**Article(s):** 68(68-33)

**Purpose:** Propose three (3) off-street parking at rear of building. Propose curb cut.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant is proposing three (3) off street parking at the rear of each building with access by shared driveway between 538 and 542 East Sixth Street with a total of six (6) parking spaces.

Board Members Christine-Araujo was absent.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services and Councilor are in support. Councilor Flaherty opposed (Article 68).

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Pisani moved for approval with and Board Member Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-863263 **Address:** 776 East Sixth Street , **Ward** 6 **Applicant:** Ryan Acone

**Article(s):** 68(68-29) 68(68-8: Floor area ratio excessive, Bldg height excessive (feet), Side yard insufficient & Rear yard insufficient) 27S(27S-5)

**Purpose:** Renovation with proposed one story addition with basement at rear of property and one story addition at third floor with roof deck.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant is proposing renovation to six (6) row houses that were affected by a fire. The main roof of the building is approximately 35’x6”, the head house is above height by 35’. Two (2) unit buildings with two (2) bedrooms, not increasing parking.

Board Members Christine-Araujo was absent and Board Member Mark Fortune recused himself.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services are in support. Councilor Pressley opposed addition and Attorney on behalf of abutter opposed.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Pisani moved for approval with BPDA Design Review (include the construction project management) and Board Member Galvin seconded and the Board voted unanimously to approve.

**Case:** BOA-853913 **Address:** 160 West Seventh Street , **Ward** 6 **Applicant:** 160 West Seventh St. LLC by Theodore Touloukian

**Article(s):** 68(68-8: Bldg height excessive (feet), Front yard insufficient, Side yard insufficient & Rear yard insufficient) 68(68-8.3) 68(68-33: Off-street parking insufficient & Maneuvering area insufficient) 27S(27S-5) 68(68-29)

**Purpose:** Confirm occupancy as single-family dwelling. Combine lot (Parcel ID 0600927000 + 0600935020 + 0600935010) to be 3,279 SF Total Lot Area. Change of occupancy from single-family to four-unit residential dwelling. Remove existing roof to construct new third story addition. Propose three-story rear addition. Propose decks and roof decks. Propose six (6) tandem off-street parking.

**Discussion:** At the request of the applicant t**his case has been deferred to 11/13/2018**

**Votes:** Upon a Motion and second, the Board voted unanimously to approve the request.

**Case:** BOA-879031 **Address:**  9 Douglas Street , **Ward** 7 **Applicant:** John Pulgini

**Article(s):** 68(68-8: Floor area ratio excessive, Side yard insufficient & Rear yard insufficient) 68(68-7.2) 68(68-33) 68(68-29) 27S(27S-9)

**Purpose:** Confirm occupancy as 3 family and change to a 4 family, update existing units kitchen, baths, plumbing, heating and electrical in accordance to drawings, add decks to the back of the building and add roof deck.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant described the proposed project stating to change occupancy from a 3 family to a 4 family. Update existing units and add decks to rear on the lower level. The roof deck was removed FAR 2, existing FAR 2.28 will not change units size. Basement 508sf, 1bedroom, 1 bath floor to ceiling height. First floor 608 sf, 2 bedroom, 1 bath, 2nd floor 669sf, 2 bedroom, 1 bath, and 3rd floor, 766sf, 2 bedroom and 1 bath.

Board Members Christine-Araujo was absent.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services are in support. Coucilor Pressley opposed (article 68) and one abutter.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval and Board Member Bickerstaff seconded and the Board voted unanimously to approve.

**Case:** BOA-861344 **Address:** 19 Eastman Street , **Ward** 7 **Applicant:** Matt Miller

**Article(s):** 65(65-8) 65(65-9: Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Front yard insufficient & Rear yard insufficient)

**Purpose:** Create 3-story addition to the existing 19 Eastman building which extends living space into a new basement. Increase building occupancy to 6 families. Create roof deck for the three new units which extends over the existing roof.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant is proposing to merge two lots together to create a 6 unit building unit will condos. One to one ratio for parking. Three bed room units 1400-1500sf range.

Board Members Christine-Araujo was absent.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services and Councilor are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Pisani moved for approval with and Board Member Galvin seconded and the Board voted unanimously to approve.

**Case:** BOA-865483 **Address:** 162 I Street , **Ward**  7 **Applicant:** Allan Defaria

**Article(s):** 27S(27S-5)

**Purpose:** Demo up to studs, renovate kitchen and bathroom. Build new master bedroom, replace windows to existing size. Frame new partition walls, install new blue board plaster and paint. Level floors, install new doors. Install new floor.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant is stating existing three (3) family building seeking to renovate the 1st floor unit. The work will be all interior work.

Board Members Christine-Araujo was absent.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services and Councilor Flynn are support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Pisani moved for approval with and Board Member Galvin seconded and the Board voted unanimously to approve

**Case:** BOA-824765 **Address:** 10 Wendeller Street , **Ward** 7 **Applicant:** Timothy Johnson

**Article(s):** 13(13-1: Lot area insufficient, Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (feet), Bldg height excessive (stories), Front yard insufficient & Rear yard insufficient)

**Purpose:** Demolish existing building and erect 4 story, 6-unit residential building w/rear & roof decks and 6 car garage as per plans submitted.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant is proposing to demolish existing building and erect 4 story, 6-unit residential building with rear & roof decks and 6 car garage. Through the community process project was hanged to a three (3) story fronts and top roof decks dedicated to each unit. Top unit 2 bed, 2 bath 1200sf., ground unit 2 bed, 2 bath at 1031sf, 2nd floor 2 bed, 2 bath at 1150sf.

Board Members Christine-Araujo was absent.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services and Councilor Flynn and Councilor Essabi-George. are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with Proviso (BPDA Design Review) and Board Member Fortune seconded and the Board voted unanimously to approve

**HEARINGS: 10:30 a.m.**

**Case:** BOA-835795 **Address:** 65 Burrell Street, **Ward** 8 **Applicant:** K & K Development Group

**Article(s):** 50(50-29: Lot area insufficient, Add'l lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Usable open space insufficient & Side yard insufficient) 50(50-43)

**Purpose:** Erect a three-story building with three residential units.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant is proposing to erect a three (3) story building with three (3) residential/condo units. The units are the same size, 1041sf, 3 bedroom and 2 bath, 2784 sf FAR 1.34 .8 allowed. Replacing 3 curb cuts and restoring sidewalk.

Board Members Christine-Araujo was absent.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services and Councilor Baker are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Pisani moved for approval and Board Member Galvin seconded and the Board voted unanimously to approve.

**Case:** BOA-852448 **Address:** 13-15 Worcester Square , **Ward** 8 **Applicant:** Bob McCarthy

**Article(s):** 64(64-9.4)

**Purpose:** Remove (2) existing decks at the rear of the building on levels 3 & 4. Install new deck structures at levels 3 & 4 per plan. Repair the existing deck at the rear of the building on level 2, at existing location.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant is proposing to repair and replace decks. Parlor level deck will be repair and the two upper level decks will be replaced. The width of the decks will be 6’

Board Members Christine-Araujo was absent.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services and Councilor Baker are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Pisani moved for approval and Board Member Galvin seconded and the Board voted unanimously to approve.

**Case:** BOA-864363 **Address:** 125 Amory Street , **Ward** 11 **Applicant:** The Community Builders, Inc.

**Article(s):** 55(55-9: Rear yard setback requirement is insufficient, Lot area for the add'l dwelling units is insufficient, Usable open space requirement is insufficient & Floor area ratio is excessive) 29(29-4)

**Purpose:** Subdivision of the existing lot consisting of 262,250 sf into five different lots. "A" to consist of 51568 sf, lot "1A" to consist of 52,856sf, lot "B" to consist of 58,236sf, lot "D" to consist of 73,059sf with a six story, and lot "E" to be 26,441sf. Lot D is the parcel of the six story building 125 Amory St, the scope of the renovation of this six story building includes overall construction and site work.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant is proposing subdivision of the existing lot consisting 11 new affordable units home to 199 low income seniors.

Board Members Christine-Araujo was absent.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, BHA, Urban Edge Housing, BHA and Carpenters Union are in support. Councilor WU, Councilor Flaherty and Councilor Pressley are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with and Board Member Bickerstaff seconded and the Board voted unanimously to approve

**Case:** BOA-864366 **Address:** 125A Amory Street , **Ward**  11 **Applicant:** The Community Builders, Inc.

**Article(s):** 55(55-9)

**Purpose:** Existing building is a two story building on proposed subdivision lot to be called parcel "E" of 26,441sf of land. The original lot was 262,250sf. No work to be done in relation with this application. For the subdivision plans, please refer to ALT788395.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant is proposing subdivision of the existing lot consisting 11 new affordable units home to 199 low income seniors.

Board Members Christine-Araujo was absent.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, BHA, Urban Edge Housing, BHA and Carpenters Union are in support. Councilor WU, Councilor Flaherty and Councilor Pressley are in support.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with and Board Member Bickerstaff seconded and the Board voted unanimously to approve

**Case:** BOA-868121 **Address:** 33 Copeland Street , **Ward**  12 **Applicant:** Solomon Chowdhury

**Article(s):** 50(50-28) 50(50-29: Lot area for the add'l dwelling units is insufficient, Lot frontage requirement is insufficient, Floor area ratio is excessive, Height requirement is excessive, Usable open space is insufficient, Front yard setback is insufficient, Side yard setback is insufficient & Rear yard setback is insufficient) 50(50-43)

**Purpose:** Erect a new 8 unit multifamily building with parking below as per plans. See ALT856742 to combine and re-subdivide lots. Permit set to be submitted upon ZBA approval.

**Discussion:** At the request of the Board, the applicant presented plans and described the proposed project in detail, stating the reasons for this appeal. The applicant is proposing subdivision of the existing lot consisting 11 new affordable units home to 199 low income seniors.

Board Members Christine-Araujo was absent.

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**Testimony:** The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services, and one abutter support. Councilor Flaherty and Councilor Wu are requesting deferral. Several abutters oppose, open space and density. Councilor Janey is not taking a position on this case.

**Documents/Exhibits:** Building Plans

**Votes:** Board Member Galvin moved for approval with BRA and Board Member Bickerstaff opposed and Erlich in favor.

**Case:** BOA-838017 **Address:** 4-6 Easmond Street , **Ward** 14 **Applicant:** T-Mobile Northeast LLC

**Article(s):** 86(86-6)

**Purpose:** The applicant proposes to construct two (2) faux chimney mounts each containing four (4) cellular antennas, as well as one dish antenna on the roof of the building at 6 Esmond Street. The faux chimneys will match the existing brick facade of the building. The work will be done in accordance with the submitted plans.

**Case:** BOA-823636 **Address:** 141-145 Norfolk Street , **Ward**  17 **Applicant:** Vargas Dasilveira

**Article(s):** 60(60-8: Multi-family dwelling (forbidden) & Take out restaurant (forbidden)) 60(60-9: Lot area for additional dwelling unit (s) insufficient, Floor area ratio excessive, Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 60(60-40)

 **Purpose:** Raze 141 Norfolk St single story 960 sq. and combine 4-6 Woodrow Ave and 193-145 Norfolk Street. Erect 2 stores on first floor and 4 units on 2nd floor and 4 units on the 3rd floor. 145 Norfolk street is a restaurant with 36a take out. Curb cut on Woodrow Ave and Norfolk street to accommodate 7-10 parking spaces.

**Case:** BOA-859241 **Address:** 48 Prescott Street , **Ward** 18 **Applicant:** John Pulgini

**Article(s):** 69(69-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient & Front yard insufficient) **Purpose:** Erect new single-family dwelling with propose two (2) off-street parking.

**Case:** BOA-799147 **Address:** 30 Thorn Street , **Ward**  18 **Applicant:** thirty Thorn LLC

**Article(s):** 69(69-9: Lot area for additional dwelling units insufficient, Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive, Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 69(69-29: Off-street parking insufficient & Off-street loading insufficient) **Purpose:** Erect a 6 story, 45 Unit Residential Building with 21 on-grade Parking spaces located beneath structure.

**Case:** BOA-815874 **Address:** 37 Pond Circle , **Ward**  19 **Applicant:** Kevin Leary

**Article(s):** 55(55-9)

**Purpose:** Consolidate assessor’s parcel 1902229000 and assessor’s parcel 1902235000 (currently 37 Pond Circle) and then sub-divide into 2 lots A and B as shown on Subdivision Plan filed herewith. After sub-division lot A to now have 21,154 sq ft. and address to be known as 37 Pond Circle and lot B is to now have 10,000 sq ft. and address to be known as 35 Pond Circle. Also confirm legal use and occupancy of existing one family building on lot B as shown on the Sub-Division Plan as a one family building. No work to be done. Existing condition. This application in conjunction with ERT785923.

**Case:** BOA-826211 **Address:** 93 Westchester Road , **Ward**  19 **Applicant:** Stephen Reilly

**Article(s):** 55(55-9: Floor area ratio excessive & Rear yard insufficient)

**Purpose:** Construct a 2 story Kitchen addition to rear of existing Home. Expand Living Space into Basement.

**Case:** BOA-840072 **Address:** 3-7 Washington Street , **Ward** 21 **Applicant:** 5 Washington Square Owner LLC

**Article(s):** 51(51-16: Multi-family dwelling (conditional) & Car sharing service (6 car spaces), forbidden) 51(51-17: Floor area ratio excessive, Height excessive, Front yard (other street) 51-57.2 CEA, 51-57.5 special provisions for corner lots & Rear yard insufficient)

 **Purpose:** Demolition of existing commercial office building and gas station. Erect a 5-story, 115 unit residential building with one below-grade level of parking, car sharing service (6 car spaces) and first floor retail.

**RE-DISCUSSIONS: 11:30a.m.**

**Case:** BOA-833265 **Address:** 194-198 Bunker Hill Avenue , **Ward** 2 **Applicant:** Daniel Toscano

**Article(s):** 62(62-14: Floor area ratio excessive, Usable open space insufficient & Rear yard insufficient) 62(62-25) **Purpose:** Change Occupancy from 1 Store, Nail Salon, Restaurant # 37, and 2 Family Dwelling to a Nail Salon & 4 Family Dwelling with a 2 Car Garage at 198 Bunker Hill Street on existing footprint.

**Discussion:** At the request of the applicant t**his case has been deferred to 12/18/2018 at 11:30am**

**Votes:** Upon a Motion and second, the Board voted unanimously to approve the request.

**Case:** BOA-849678 **Address:** 260-260A Amory Street, **Ward** 11, **Applicant:** Robert Alessandro

**Article(s):** 55(55-9) 55(55-9) 55(55-9) 55(55-9) 55(55-9)

**Purpose:** Renovate existing single family house and proposed new 2nd story rear addition as per plans. Permit set to be submitted upon ZBA approval.

**Case:** BOA-849674 **Address:** 266-266A Amory Street , **Ward**  11 **Applicant:** Robert Alessandro

**Article(s):** 55(55-8) 55(55-9: Lot area for additional dwelling unit (s) insufficient, Floor area ratio excessive, Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 55(55-40: off street parking insufficient & 55-40.5 off street parking design) 29(29-8)

**Purpose:** Erect a new 5 unit residential building as per plans. Permit set to be submitted upon ZBA approval.

**Case:** BOA-817801 **Address:** 16 Marmion Street , **Ward 11** **Applicant:** John Pulgini

**Article(s):** 55(55-8)Multi family Dwelling (Forbidden), 55(55-9 Lot Area for addition Dwelling unit(s) insufficient, Floor Area Ration Excessive, Usable Open Space Insufficient, Front Yard insufficient, Side Yard insufficient, rear Yard insufficient) 55(55-40)Off-Street Parking & Loading Req- Off Street parking insufficient.

**Purpose:** Take down existing single family structure and replace with 5 unit building and under parking.

**Case:** BOA-851215 **Address:** 106 Forest Hills Street , **Ward** 11 **Applicant:** 106 Forest Hills, LLC

**Article(s):** 55(55-8) 55(55-9: Floor area ratio excessive, Bldg height excessive (feet) & Bldg height excessive (stories)) 55(55-40)

**Purpose:** Seeking to raze the existing building and erect a three-story building with nine residential units and ten parking spaces.

**Discussion:** At the request of the applicant t**his case has been deferred to 12/18/2018 at 11:30am.**

**Votes:** Upon a Motion and second, the Board voted unanimously to approve the request.

**Case:** BOA-613478, **Address:** 820 William T Morrissey BLVD, **Ward:** 16, **Applicant:** Outfront Media, LLC

**Article(s):** 65(65-40) 11(11-7)

**Purpose**: Replace both sides/faces of existing 48' wide by 14' high billboard, one side currently Static and the other side Tri-Vision, with new digital signage cabinets. Replace existing steel structure in kind. Change occupancy to include billboard See L/F 0876/2004.

**Discussion:** At the request of the applicant t**his case has been deferred to 12/18/2018 at 11:30am**

**Votes:** Upon a Motion and second, the Board voted unanimously to approve the request.

**Case:** BOA-796214, **Address:** 8 Pine Street **Ward:** 8, **Applicant:** Wood Hill Condominium Trust (by Christopher Lydon, Trustee)

**Article(s):** 69(69-29) 69(69-30.12) 69(69-9)

**Purpose:** Building second building on same lot. No work to be done. See ERT763482 for drawings.

**Discussion:** At the request of the applicant t**his case has been Dismissed Without Prejudice.**

**Votes:** Upon a Motion and second, the Board voted unanimously to approve the request.

**Case:** BOA-796212, **Address:** 8R Pine Street **Ward:** 8, **Applicant:** Wood Hill Condominium Trust (by Christopher Lydon Trustee)

**Article(s):** 69(69-29.4) 69(69-30) 69(69-9: Lot Frontage, Side Yard & Rear yard Insufficient, Usable Open Space Insufficient)

**Purpose:** Demo existing barn and rebuild as a single family dwelling one of 2 buildings on this lot .(see alt787889 for existing building violations)

**Discussion:** At the request of the applicant t**his case has been Dismissed Without Prejudice.**

**Votes:** Upon a Motion and second, the Board voted unanimously to approve the request.

**Case:** BOA-852415 **Address:** 72-72B Oakland Street, **Ward** 22, **Applicant:** John Pulgini

**Article(s):** 51(51-8) 51(51-9) 51(51-9.4)

 **Purpose:** Demolish existing dwelling. Erect new three-unit townhouse with two garage parking spaces in each unit. File in conjunction with ALT846312.

**Discussion:** At the request of the applicant t**his case has been deferred to 12/18/2018**

**Votes:** Upon a Motion and second, the Board voted unanimously to approve the request.

**Case:** BOA-852419 **Address:** 74-74B Oakland Street, **Ward** 22, **Applicant:** John Pulgini

**Article(s):** 51(51-9) 51(51-57.13)

 **Purpose:** Existing two-family dwelling with no work to be done. Filed to erect separate new three-unit townhouse on same lot under ERT711967 (72-72B Oakland Street). Reconfigure and propose eight (8) off-street parking.

**Discussion:** At the request of the applicant t**his case has been deferred to 12/18/2018**

**Votes:** Upon a Motion and second, the Board voted unanimously to approve the request.

**RECONSIDERATION 12:00noon**

**Case:** BOA-859540 **Address:** 106R-108R Mount Pleasant Avenue, **Ward** 8, **Applicant:** John Pulgini, Esq.

**Case:** BOA-859598 **Address:** 108 Mount Pleasant Avenue, **Ward** 8, **Applicant:** John Pulgini, Esq.

**STEPHANIE HAYNES**

**BOARD OF APPEAL**

**617-635-4775**

BOARD MEMBERS Present:

CHRISTINE ARAUJO- CHAIR ABSENT

MARK FORTUNE-SECRETARY

MARIE ST. FLEUR ABSENT

BRUCE BICKERSTAFF

MARK ERLICH-ACTING CHAIR

ANTHONY PISANI

CRAIG GALVIN

SUBSTITUTE MEMBERS: KERRY WALSH-LOGUE,

**For a video recording of Board of Appeal Hearings please go to: https://www.cityofboston.gov/cable/video\_library.asp**

**For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to** https://www.municode.com/library/ma/boston/codes/redevelopment\_authority