



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 01	Hearing: 1
BOA874797	Address: 69 - 71 Maverick SQ, Ward - 01	Applicant: Nestor Limas

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

Article(s)	Description
Art. 53, Section 12 **	Dimensional Regulations
Art. 53, Section 12 **	Dimensional Regulations
Art. 53, Section 12 **	Dimensional Regulations
Art. 53, Section 56 **	Off-Street Parking Insufficient
Article 53, Section 52	Roof Structure Restrictions
Art. 53, Section 12 **	Dimensional Regulations

Description: Building Code Only

Allow for modification to IBC, Section 705.5; 705.8. Section 705.5 Fire-resistance ratings. Exterior walls shall be fire-resistance rated in accordance with Tables 601 and 602 and this section. The required fire-resistance rating of exterior walls with a fire separation distance of greater than 10 feet (3048 mm) shall be rated for exposure to fire from the inside. The required fire-resistance rating of exterior walls with a fire separation distance of less than or equal to 10 feet (3048 mm) shall be rated for exposure to fire from both sides. 705.8 Openings. Openings in exterior walls shall comply with Section 705.8.1 through 705.8.6.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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



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10:30 am	Ward: 01	Hearing: 2
BOA835791	Address: 199 Havre St, Ward - 01	Applicant: Jeffrey Drago

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

Article(s)	Description
Art. 10 Sec. 01 **	Limitation of off street parking areas
Art. 25 Sec. 5	Flood Hazard Districts
Article 53 Section 8	Use Regulations
Article 53, Section 9 *	Add'l Lot Area Insufficient
Article 53, Section 9 * ***	Floor Area Ratio Excessive
Article 53, Section 9 **	Bldg Height Excessive (Stories)
Article 53, Section 9 ** *	Bldg Height Excessive (Feet)
Article 53, Section 9 ** **	Usable Open Space Insufficient
Article 53, Section 9 ** ***	Front Yard Insufficient
Article 53, Section 9 ***	Side Yard Insufficient
Article 53, Section 9 ****	Rear Yard Insufficient
Article 53, Section 56	Off-Street Parking & Loading Req

Description: To demolish the existing structure and erect a 4 story dwelling with 6 residential units and 5 parking spaces. Building with also include 2 roof decks.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

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10:30 am	Ward: 01	Hearing: 3
BOA840525	Address: 308 Paris ST, Ward - 01	Applicant: Max Alves

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

Article(s)	Description
Article 53 Section 9	Dimensional Regulations
Notes	

Description: Full renovation, replace windows and doors. New spray foam insulation. New electrical. New HVAC. New plumbing, new sheetrock, new hardwood floor, new kitchen, new bathrooms. Add roof deck. Paper plans provided 6/6/18. *To include, extension of living space into the basement and the construction of a head house with roof deck.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

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Board member _____ moved to _____

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10:30 am	Ward: 01	Hearing: 4
BOA851770	Address: 110 Moore ST, Ward - 01	Applicant: Karen Giardullo

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

Article(s)	Description
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations

Description: Remove existing small addition and construct new addition and deck per plans.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

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Board member _____ moved to _____

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11:30 am	Ward: 01	Hearing: 5
BOA803755	Address: 58 Byron ST, Ward - 01	Applicant: Jeffrey Drago

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

Article(s)	Description
Article 53 Section 8	Use Regulations
Art. 10 Sec. 01 *	Limitation of Area of Accessory Uses
Article 53, Section 56	Off-Street Parking & Loading Req
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53, Section 56	Off-Street Parking & Loading Req
Notes	

Description: Deferred 10-30-2018 @ 11:30am

Seeking to erect a four story building with four residential units and four parking spaces.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

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10:30 am	Ward: 03	Hearing: 1
BOA845888	Address: 36 Dwight ST, Ward - 03	Applicant: John Moran

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

Article(s)	Description
Article 64 Section 9	Dimensional Regulations
Article 64, Section 34 **	Roof Structure Restrictions

Description: Construct Rear decks and Roof Deck Per Plan to Amend issued permit ALT816838.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

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9:30 am	Ward: 04	Hearing: 1
BOA856570	Address: 155 Warren AVE, Ward - 04	Applicant: Scott Peltier

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

Article(s)	Description
8th 780CMR1009.13 STAIRWAYS	Stairways to Roof:

Description: Enlarge existing roof hatch, rebuild interior staircase to roof hatch, renovate existing roof deck per approvals from South End Landmarks Commission. Section 8th 780CMR 1009.13 Stairways. Stairways to Roof: 1009.13 Stairway to roof. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal (33-percent slope). 1009.13.1 Roof access. Where stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1509.2.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

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Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

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9:30 am	Ward: 04	Hearing: 2
BOA878219	Address: W 215 Canton ST, Ward - 04	Applicant: Susan Blinn

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

Article(s)	Description
Art. 32 Sec. 04	GCOD Applicability

Description: Replace patio drain to prevent water backup into home. Remove patio block and dig down to expose drain. Licensed plumber to replace drain pipe. New 46" high block retaining wall and paver stones to be installed. Perimeter footprint of the patio remains the same.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

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10:30 am	Ward: 05	Hearing: 1
BOA832915	Address: 94 Charles ST, Ward - 05	Applicant: Scott Kirkwood

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

Article(s)	Description
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Art. 08 Sec.07	Use: Conditional
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Description: Change of use from 9 residential apartments back to 9 hotel (executive suites). Building is already fully sprinkled w/an addressable alarm system.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

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Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

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10:30 am	Ward: 05	Hearing: 2
BOA843555	Address: 83 Chestnut ST, Ward - 05	Applicant: Edward Howland

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

Article(s)	Description
Article 15, Section 1	Floor Area Ratio Excessive
Article 20 Section 1	Rear Yard

Description: Construct a new Roof Deck and Headhouse with retractable hatch. Deck and Headhouse are not visible from Public Way.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

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10:30 am	Ward: 05	Hearing: 3
BOA849084	Address: 70 Charles ST, Ward - 05	Applicant: Donald Mills

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

Article(s)	Description
Article 9, Section 1	Extension of Nonconforming
Article 15, Section 1	Floor Area Ratio Excessive

Description: Extend Office use into all of the residential space in the tower, including the provision of an accessible entrance. Office Use will be in all levels of the former residence, including basement and entrance levels.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 05	Hearing: 4
BOA854658	Address: 200 - 202 Ipswich ST, Ward - 05	Applicant: Donald Wiest

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

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

Art. 32 Section 9	GCOD Enforcement
-------------------	------------------

Description: Erect a 184 room hotel with a ground floor restaurant. Project will include approximately 105,000 square feet of building area and will be eight (8) stories with maximum height of ninety feet (90), there will be approximately 82 parking spaces in one below-grade level. Existing building to be removed by other permit.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

12:00 pm	Ward: 05	Hearing: 5
BOA865552	Address: 200 - 202 Ipswich ST, Ward - 05	Applicant: Kelly L. Frey, Esq

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

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

Art. 32 Section 9	GCOD Enforcement
-------------------	------------------

Description: The petitioner's seek a determination that the Inspectional Services Department erred in issuing the refusal letter in connection with application number ERT788949.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 06	Hearing: 1
BOA764151	Address: E 881 Second ST, Ward - 06	Applicant: Dave Marr

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

Article(s)	Description
Art.27S Sec.5	S BOSTON IPOD APPLICABILITY
Article 68, Section 29	Roof Structure Restrictions

Description: Extending 4 existing roof decks.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Mayor

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Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 06	Hearing: 2
BOA874670	Address: 10 O St, Ward - 06	Applicant: Nancy Minucci

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

Article(s)	Description
Article 68, Section 8 * *	Floor Area Ratio Excessive
Article 68, Section 8 ***	Front Yard Insufficient
Article 68, Section 8 *** *	Side Yard Insufficient
Article 68, Section 8 ****	Rear Yard Insufficient
Article 27S, Section 5	South Boston IPOD Applicability

Description: Erect a new single-family dwelling with two (2) parking spaces in garage. Raze existing single-family.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Mayor

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Board Of Appeals

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Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 06	Hearing: 3
BOA787634	Address: E 500 - 502A Broadway , Ward - 06	Applicant: James Christopher

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

Article(s)	Description
Art.27S Sec.5	S BOSTON IPOD APPLICABILITY
Art. 68 Sec.08	Dimensional Req.
Art. 68 Sec.08	Dimensional Req.
Art. 68 Sec.08	Dimensional Req.
Art. 68 Sec.08	Dimensional Req.
Art. 68 Sec.08	Dimensional Req.
Art. 68 Sec. 33	Off Street parking Req.
Notes	

Description: To raze existing single story building, and erect a new 3 story mixed use building to include a commercial space with 6 Residential Units at grade with 6 interior parking spots.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Mayor

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Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 07	Hearing: 1
BOA836080	Address: 269 Gold ST, Ward - 07	Applicant: James Christopher

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

Article(s)	Description
Article 68, Section 8 ***	Front Yard Insufficient
Article 68, Section 8 *** *	Side Yard Insufficient
Article 68, Section 8 ****	Rear Yard Insufficient
Article 68, Section 33	Off-Street Parking & Loading Req
Article 27S-5	IPOD Applicability
Notes	
9th 780 CMR 1016	Exit Access
9th 780 CMR 3202	Encroachments
521 CMR 28.00	Elevators

Note:

Description: Raze existing building. Erect a new three-story three-family dwelling with four (4) parking spaces art garage

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 07	Hearing: 2
BOA859171	Address: 1246 - 1250 Massachusetts AVE, Wa	Applicant: Travis Lee

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

Article(s)	Description
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Article 65, Section 16 **	Dimensional Regualtions
Art. 65 Sec. 60-37	Off-Street parking insufficient

Description: : Dorchester Brewing Company would like to add a partial second story to the existing 24,000sf one-story building located at 1250 Mass Ave. The addition will include approximately 4,500sf of outdoor roof deck space and about 2,500sf of space in an indoor structure. The addition will allow for more assembly space for Dorchester Brewing Company visitors to enjoy food and beer. This is a nominal fee application seeking a hearing at the ZBA.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 08	Hearing: 1
BOA835797	Address: 69 Burrell ST, Ward - 08	Applicant: Jeffrey Drago

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: variance & change in non-conforming use

Article(s)	Description
Article 50, Section 29 * *	Add'l Lot Area Insufficient
Article 50, Section 29 ** ***	Usable Open Space Insufficient
Article 50, Section 29 *** *	Side Yard Insufficient
Article 50 Section 28	Use Regulations
Article 50, Section 43	Off-Street Parking & Loading Req
Article 9, Section 2	Change in Non-Conforming Use
Notes	

Description: Change occupancy from three residential units and commercial spaces to five residential units. Construct new exterior spiral staircase.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Mayor

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Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 08	Hearing: 2
BOA853785	Address: 68 Forest St, Ward - 08	Applicant: Michael Soremekun

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

Article(s)	Description
Article 50, Section 29 *	Lot Area Insufficient
Article 50, Section 29 * **	Lot Width Insufficient
Article 50, Section 29 * ***	Lot Frontage Insufficient
Article 50, Section 29 **	Floor Area Ratio Excessive
Article 50, Section 29 ***	Front Yard Insufficient
Article 50, Section 29 ****	Rear Yard Insufficient
Article 50, Section 43	Off-Street Parking & Loading Req

Description: Erect a new attached single-family dwelling with rear deck and roof deck.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 09	Hearing: 1
BOA850178	Address: 235 Northampton ST, Ward - 09	Applicant: Hezekiah Pratt

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

Article(s)	Description
Art. 09 Sec. 01	Reconstruction/Extension of Nonconforming Bldg.
Article 50, Section 29 **	Floor Area Ratio Excessive

Description: Extend first floor living space into basement with new bedrooms and bath. Renovate basement with new walls, flooring, ceiling, concrete slab, plumbing, HVAC, and electrical work. Work as per plans.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Martin J. Walsh
Mayor

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Hearings for Tuesday, October 30, 2018

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9:30 am	Ward: 11	Hearing: 1
BOA844017	Address: 3247 - 3249 Washington ST, Ward - 1	Applicant: Jeffrey Drago

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

Article(s)	Description
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 43 **	Off-Street Parking Insufficient
Art. 10 Sec. 01	Limitation of parking areas

Description: Seeking to erect a three-story building with three residential units and two parking spaces. ZBA.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 12	Hearing: 1
BOA856234	Address: 43 Rockland St, Ward - 12	Applicant: Carlfred Malcolm

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

Article(s)	Description
Art. 50, Section 28 **	Use: Conditional
Art. 50, Section 43 **	Off-Street Parking Insufficient
Art. 50 Sec. 50-41.2	Screening & Buffering
Notes	

Description: 12 Additional Parking for Church use to relieve street parking. Cost reflected on U49775031.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Martin J. Walsh
Mayor

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Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 13	Hearing: 1
BOA804787	Address: 2 - 4 Woodward Park ST, Ward - 13	Applicant: Jeffrey Drago

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

Article(s)	Description
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Notes	
Architectural Access Board	521 CMR
780 CMR 9th Edition	Building Code Refusal

Description: Seeking to combine Parcel ID 1300200000 and Parcel ID 1300199000 to form one parcel with 4,500 square feet. Also, to erect a three-story dwelling with three residential units and three parking spaces to be accessed from a new curb cut off Folsom Street.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 13	Hearing: 2
BOA868750	Address: 89 Sydney ST, Ward - 13	Applicant: Michael Ferrara

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

Article(s)	Description
Article 65, Section 41 **	Off-Street Parking & Loading Req
Article 65, Section 9 **	Floor Area Ratio Excessive
Article 65, Section 9 ****	Rear Yard Insufficient

Description: Remove existing wood structure (foundation to remain). Build new three story building per attached plan and per code. Nominal fee paid on ALT833786.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 13	Hearing: 3
BOA881371	Address: 2 Evandale TER, Ward - 13	Applicant: Patrick Mahoney Esq.

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

Article(s)	Description
Article 65, Section 8	Use Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 41 **	Off-Street Parking & Loading Req
Article 65, Section 41 **	Off-Street Parking & Loading Req
Article 65, Section 9 *** *	Side Yard Insufficient

Description: Legalize occupancy, by changing from a single family to a two family, with two parking spaces, and erect rear deck.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Mayor

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Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 14	Hearing: 1
BOA853708	Address: 17 Ashton St, Ward - 14	Applicant: Ralph Parent

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

Article(s)	Description
Article 60, Section 9 *	Lot Area Insufficient
Article 60, Section 9 ***	Front Yard Insufficient

Description: Subdivide lot (Parcel ID: 1403188000) into two lots: Lot A - 2,622 SF and Lot B - 2,276 SF. Erect new Semi-attached Single-Family Residential Dwelling on Lot A. Propose one (1) off-street parking. Dwelling is attached to 19 Ashton Street (ERT848236). Project is part of the Neighborhood Homes Initiative (NHI).

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 14	Hearing: 2
BOA853710	Address: 19 Ashton St, Ward - 14	Applicant: Ralph Parent

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

Article(s)	Description
Article 60, Section 9 *	Lot Area Insufficient
Article 60, Section 9 ***	Front Yard Insufficient

Description: Erect new Semi-attached Single-Family Residential Dwelling on newly created Lot B - 2,276 SF. Propose one (1) off-street parking. Dwelling is attached to 19 Ashton Street. Project is part of the Neighborhood Homes Initiative (NHI).

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 14	Hearing: 3
BOA853711	Address: 114 Floyd St, Ward - 14	Applicant: Ralph Parent

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

Article(s)	Description
Article 60, Section 9 ***	Front Yard Insufficient
Article 10, Section 1	Limitation of Area

Description: : Subdivide lot (Parcel ID: 1403081000) into two lots: Lot A - 3,047 SF and Lot B - 3,287 SF. Erect new Semi-attached Single-Family Residential Dwelling on Lot A. Propose one (1) off-street parking. Dwelling is attached to 116 Floyd Street (ERT847307). Project is part of the Neighborhood Homes Initiative (NHI).

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 14	Hearing: 4
BOA853712	Address: 116 Floyd St, Ward - 14	Applicant: Ralph Parent

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

Article(s)	Description
Article 10, Section 1	Limitation of Area
Article 60, Section 9 ***	Front Yard Insufficient

Description: Erect new Semi-attached Single-Family Residential Dwelling on newly created Lot B - 3,287 SF. Propose one (1) off-street parking. Dwelling is attached to 114 Floyd Street (ERT815350). Project is part of the Neighborhood Homes Initiative (NHI).

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Mayor

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Board Of Appeals

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Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 14	Hearing: 5
BOA865742	Address: 125 Stratton St, Ward - 14	Applicant: Ralph Parent

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

Article(s)	Description
Article 60, Section 9 ***	Front Yard Insufficient

Description: : Erect new Semi-attached Single-Family Residential Dwelling on newly created Lot B - 2,873 SF. Propose one (1) off-street parking. Dwelling is attached to 123 Stratton Street (ERT852547). Project is part of the Neighborhood Homes Initiative (NHI).

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Martin J. Walsh
Mayor

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Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 14	Hearing: 6
BOA865744	Address: 123 Stratton St, Ward - 14	Applicant: Ralph Parent

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

Article(s)	Description
Article 60, Section 9 ***	Front Yard Insufficient

Description: Subdivide lot (Parcel ID: 1403071001) into two lots: Lot A - 3,156 SF and Lot B - 2,873 SF. Erect new Semi-attached Single-Family Residential Dwelling on Lot A. Propose one (1) off-street parking. Dwelling is attached to 125 Stratton Street (ERT852547). Project is part of the Neighborhood Homes Initiative (NHI).

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 14	Hearing: 7
BOA865747	Address: 107 Stratton St, Ward - 14	Applicant: Ralph Parent

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

Article(s)	Description
Article 60, Section 9 ***	Front Yard Insufficient

Description: Erect new Semi-attached Single-Family Residential Dwelling on newly created Lot A - 2,846 SF. Propose one (1) off-street parking. Dwelling is attached to 105 Stratton Street (ERT847322). Project is part of the Neighborhood Homes Initiative (NHI).

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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



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Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 14	Hearing: 8
BOA865750	Address: 105 Stratton St, Ward - 14	Applicant: Ralph Parent

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

Article(s)	Description
Article 60, Section 9 ***	Front Yard Insufficient

Description: Subdivide lot (Parcel ID: 1403067000) into two lots: Lot A - 2,846 SF and Lot B - 3,114 SF. Erect new Semi-attached Single-Family Residential Dwelling on Lot B. Propose one (1) off-street parking. Dwelling is attached to 107 Stratton Street (ERT850022). Project is part of the Neighborhood Homes Initiative (NHI).

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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



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Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 15	Hearing: 1
BOA793903	Address: 24 Arcadia PARK, Ward - 15	Applicant: Patrick Mahoney

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

Article(s)	Description
Article 65, Section 8	Use Regulations
Article 65, Section 9 ** *	Bldg Height Excessive (Stories)
Article 65, Section 9 **	Floor Area Ratio Excessive
Article 65, Section 9 ***	Front Yard Insufficient
Article 65, Section 9 *** *	Side Yard Insufficient
Article 65, Section 9 ****	Rear Yard Insufficient
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Article 65, Section 9 ** *	Bldg Height Excessive (Stories)
Article 65, Section 9 ***	Front Yard Insufficient
Article 65, Section 9 ****	Rear Yard Insufficient
Article 65, Section 9 **	Floor Area Ratio Excessive

Description: Build addition to the existing 3 family building. Consolidate lots per the plans. Combine parcel ID 1501557000 and Parcel ID 1501556000. Add off street parking for four cars

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 16	Hearing: 1
BOA793337	Address: 10 Bloomington ST, Ward - 16	Applicant: Tran Nguyen

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

Article(s)	Description
Article 65, Section 9 **	Floor Area Ratio Excessive
Article 65, Section 9 *** *	Side Yard Insufficient

Note:

Description: Enclosed existing deck on right side of the building above stairways to correct violation V357187.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 16	Hearing: 2
BOA815385	Address: 578 Gallivan BLVD, Ward - 16	Applicant: John Doherty

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

Article(s)	Description
Article 65, Section 8	Use Regulations
Article 65, Section 9 **	Floor Area Ratio Excessive
Article 65, Section 9.2	Dim Regs: Location of Main Entrance
Description: Change of occupancy from a Two-Family to Three-Family Dwelling. New dwelling unit extended into basement and garage. Propose five (5) off-street parking.	

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 17	Hearing: 1
BOA881003	Address: 7 Clementine PARK, Ward - 17	Applicant: Phat Truong

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

Article(s)	Description
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Art. 10 Sec. 01 **	Limitation of off street parking areas
Article 65, Section 9 ** **	Usable Open Space Insufficient
Article 65, Sec 65-41	Off-Street Loading Req.

Description: Off street parking for 2 residential vehicles.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Mayor

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Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 17	Hearing: 2
BOA859183	Address: 32 Wentworth ST, Ward - 17	Applicant: Derric Small

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

Article(s)	Description
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 42	Appl. of Dimensional Req'mnts

Description: Erect new three-family dwelling on existing vacant lot. Propose three (3) off-street parking.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 18	Hearing: 1
BOA810882	Address: 40 Harding RD, Ward - 18	Applicant: John Pulgini

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

Article(s)	Description
Article 67, Section 8	Use Regulations
Article 67, Section 9 * ***	Floor Area Ratio Excessive
Article 67, Section 9 * ****	Bldg Height Excessive (Stories)
Article 67, Section 9 **	Bldg Height Excessive (Feet)
Article 67, Section 9 ** *	Usable Open Space Insufficient
Article 67, Section 9 ** **	Front Yard Insufficient
Article 67, Section 9 ****	Rear Yard Insufficient
Article 67, Section 32	Off-Street Parking & Loading Req

Description: To raze existing structure & erect a new 4 story residential building with 9 residential units and 9 parking spaces in the garage at grade as per plans.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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



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Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 18	Hearing: 2
BOA859604	Address: 522 - 530 River ST, Ward - 18	Applicant: Juana Jones

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

Article(s)	Description
Art. 60 Sec. 16***	Use reg app in buis sub dist
Description:	Change occupancy to include classroom for Healthcare Training. Second floor Suite 600. No work needed.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Mayor

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Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 18	Hearing: 3
BOA848647	Address: 82 Glenclyff RD, Ward - 18	Applicant: Micheal Smith

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

Article(s)	Description
Article 67, Section 32 **	Off-Street Parking

Description: Owner occupied
Off street for 2 residential vehicle.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 18	Hearing: 4
BOA859200	Address: 91 Radcliffe RD, Ward - 18	Applicant: Derric Small

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

Article(s)	Description
Article 69 Section 30	Application of Dimensional Req
Article 69 Section 9	Dimensional Regulations
Article 69 Section 9	Dimensional Regulations
Article 69 Section 9	Dimensional Regulations
Article 69 Section 9	Dimensional Regulations
Article 69 Section 9	Dimensional Regulations
Article 69 Section 9	Dimensional Regulations
Article 69 Section 9	Dimensional Regulations
Article 69 Section 9	Dimensional Regulations
Notes	
Article 69 Section 29	Off-Street Parking & Loading Req

Description: Erect new two family residential dwelling on existing vacant lot.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 20	Hearing: 1
BOA695061	Address: 1225 - 1229 Centre ST, Ward - 20	Applicant: John Pulgini

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

Article(s)	Description
Article 56, Section 11	Dimensional Regulations
Article 56, Section 11	Dimensional Regulations
Article 56, Section 11	Dimensional Regulations
Article 56, Section 11	Dimensional Regulations
Article 56, Section 11	Dimensional Regulations
Article 56, Section 11	Dimensional Regulations
Article 56, Section 40.12	Two or More Dwelling Same Lot

Notes

Description: Erect new construction 6-unit townhouse dwelling with another dwelling (1231A-1231B Centre Street) on existing vacant 12,933 SF of land (Parcel ID: 2003597003) with a combined total of 12 off-street parking. Plan conjunction with ERT683877.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 20	Hearing: 2
BOA695062	Address: 1231A - 1231B Centre ST, Ward - 20	Applicant: John Pulgini

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

Article(s)	Description
Article 56, Section 11	Dimensional Regulations
Article 56, Section 11	Dimensional Regulations
Article 56, Section 11	Dimensional Regulations
Article 56, Section 11	Dimensional Regulations
Article 56, Section 11	Dimensional Regulations
Article 56, Section 11	Dimensional Regulations
Article 56, Section 40.12	Two or More Dwelling Same Lot
Notes	
Article 10, Section 1	Limitation of Area

Description: Erect new construction two-family dwelling along with another dwelling (1225-1229 Centre Street) on existing vacant 12,933 SF land (Parcel ID: 2003597003) with a combined total of 12 off-street parking. Plan in conjunction ERT683875.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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



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Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 21	Hearing: 1
BOA855748	Address: 130 - 140 Brighton AVE, Ward - 21	Applicant: Henry Wong

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

Article(s)	Description
Article 51, Section 16	Use Regulations

Description: Change occupancy from restaurant to restaurant and bar with live entertainment (karaoke).

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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Mayor

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Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 22	Hearing: 1
BOA850054	Address: 36 Shepard ST, Ward - 22	Applicant: Mai Phung

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

Article(s)	Description
Article 51, Section 9 * ***	Floor Area Ratio Excessive
Article 51, Section 9 ** ***	Usable Open Space Insufficient
Article 51, Section 9 ***	Front Yard Insufficient
Article 51, Section 9 *** *	Side Yard Insufficient
Article 51, Section 9 ****	Rear Yard Insufficient
Art. 09 Sec. 01	Reconstruction/Extension of Nonconforming Bldg.
Article 51, Section 9 ** *	Bldg Height Excessive (Stories)
Article 51, Section 9 ** **	Bldg Height Excessive (Feet)

Description: 10-17-18 James Kennedy has plans review new set and old set.

Proposed to demo an existing roof and construct a new roof with additional living space at attic and rear decks (as per plans).

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 22	Hearing: 2
BOA861639	Address: 90 Antwerp St, Ward - 22	Applicant: Vernon Woodworth

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

Article(s)	Description
Article 51, Section 56.	Off-Street Parking & Loading Req
Article 51, Section 57	Application of Dimensional Req
Article 51, Section 8	Use Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations

Description: Building # 1 - Seeking nominal fee to obtain Zoning Code relief for new construction of a 4 story, 14 Unit Multifamily Residential Building. This will be 1 of 3 Dwellings located on the Same Lot.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 22	Hearing: 3
BOA861650	Address: 131 - 135 Holton St, Ward - 22	Applicant: Vernon Woodworth

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

Article(s)	Description
Article 51, Section 8	Use Regulations
Article 51, Section 56.	Off-Street Parking & Loading Req
Article 51, Section 57	Application of Dimensional Req
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations

Description: Building # 3 - Seeking nominal fee to obtain Zoning Code relief for new construction of a 3 story, 3 Unit Residential Building. This will be 1 of 3 Dwellings located on the Same Lot.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 22	Hearing: 4
BOA861658	Address: 16 - 20 Gould St, Ward - 22	Applicant: Vernon Woodworth

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

Article(s)	Description
Article 51, Section 56.	Off-Street Parking & Loading Req
Article 51, Section 57	Application of Dimensional Req
Article 51, Section 8	Use Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations
Article 51 Section 9	Dimensional Regulations

Description: Building # 2 - Seeking nominal fee to obtain Zoning Code relief for new construction of a 3 story, 3 Unit Residential Building. This will be 1 of 3 Dwellings located on the Same Lot.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, October 30, 2018

Notice is hereby given that on **October 30, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 22	Hearing: 5
BOA876064	Address: 240 Lincoln St, Ward - 22	Applicant: Summer Tobin

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

Article(s)	Description
Article 51, Section 8 * **	Use: Forbidden

Description: Erect new office building. Demolish building under separate permit. File in conjunction with ALT865363. ZBA.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

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

SUMMARY: At the request of the Board, the Applicant/Counsel described the proposed use/project in detail, stating _____

Board members asked _____

The Board then requested testimony in opposition and in support from neighbors and elected officials.

Board member _____ moved to _____

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