

**RECEIVED**

By City Clerk at 4:38 pm, May 13, 2020



City of Boston  
Board of Appeal

Tuesday, May 19, 2020

BOARD OF APPEALS

Room 801

**\*\*\*POSTPONED\*\*\***

THE ZONING BOARD OF APPEAL HEARING SCHEDULED FOR **MAY 19, 2020** HAS BEEN POSTPONED DUE TO THE ONGOING PUBLIC HEALTH EMERGENCY.

THE APPEALS SCHEDULED FOR **MAY 19, 2020** WERE ORIGINALLY SCHEDULED TO BE HEARD ON **MARCH 24, 2020**.

THE HEARING FOR MARCH 24, 2020 WAS PREVIOUSLY POSTPONED AND THE ENTIRE AGENDA DEFERRED TO MAY 19, 2020.

**\*\*\*BE ADVISED\*\*\***

ALL APPEALS SCHEDULED TO BE HEARD ON MAY 19, 2020 WILL BE **RE-NOTICED TO A DATE TO BE DETERMINED**. NOTICE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING LAW AND WILL INCLUDE THE NEW DATE, TIME AND PLACE FOR THE HEARING.

**\*\*\*IMPORTANT\*\*\***

THE **MAY 14, 2020** (DEFERRED FROM MARCH 19, 2020) HEARING OF THE ADVISORY SUBCOMMITTEE WILL BE HELD AS SCHEDULED. THE VOTE OF THE FULL BOARD ON THE MAY 14, 2020 SUBCOMMITTEE RECOMMENDATIONS WILL TAKE PLACE AT THE NEXT FULL HEARING OF THE BOARD.

MEMBERS OF THE COMMUNITY ARE STRONGLY ENCOURAGED TO EMAIL LETTERS IN SUPPORT OF OR OPPOSITION TO AN APPEAL TO [isdboardofappeal@boston.gov](mailto:isdboardofappeal@boston.gov). DOING SO WILL CONTINUE TO PROMOTE SOCIAL AND PHYSICAL DISTANCING AS WELL AS FACILITATE VIRTUAL HEARINGS.

**BUILDING CODE 9:30 a.m**

**Case: BOA-1049399 Address:** 42-44 South Russell Street **Ward 3 Applicant:** Timothy Burke  
**Purpose:** Remove portion of roof to install new dormer on rear wall and roof deck with new stair and hatch access. Install new bathroom and interior finishes. Install associated new mechanical and electrical work.

**HEARING: 9:30 a.m.**

**Case: BOA-1048641 Address:** 100-110 Lincoln Street **Ward 22 Applicant:** Greg McCarthy

**Article(s):** 51(51-16) 51(51-57)

51(51-17: Excessive f.a.r.- 1.0 max., Height exceeded- 35' max & Insufficient usable open space per unit)

51(51-56: Off-Street Parking Insufficient & Off-Street Parking & Loading Req)

**Purpose:** Erect a new multifamily building (32 Units) with parking on ground level, as per plans. Existing building to razed under separate permit. Permit set to be submitted upon zba approval. 5 story structure.

**Case: BOA-1023729 Address:** 809-821 Beacon Street **Ward 21 Applicant:** Lawrence Baker

**Article(s):**6(6-4)

**Purpose:** Remove proviso BZC-31677 for non-conforming use, conditional use permit for Children's Medical Center parking open air lot.( Parking for 249 vehicles)

**Case: BOA-1050947 Address:** 7 Brown Terrace **Ward 19 Applicant:** Seaverns Brown Realty Trust

**Article(s):** 9(9-1)

**Purpose:** The existing 6-family apt building at 7 Brown Terr. is to be combined with the other existing attached 6-family buildings 9 Seaverns Av, 11 Seaverns Av., &

5 Brown Te, on same lot, to become 1 building addressed as 9-11 Seaverns Av. of 24 apts. Part of applications

ALT1031020 and related.

**Case: BOA-1050946 Address:** 5 Brown Terrace **Ward 19 Applicant:** Seaverns Brown Realty Trust

**Article(s):** 9(9-1)

**Purpose:** The existing 6-family apt building at 5 Brown Terr. is to be combined with the other existing attached 6-family buildings 9 Seaverns Av., 11 Seaverns Av., & 7 Brown Terr, on same lot, to become 1 building addressed as 9-11

Seaverns Av. of 24 apts. Part of applications ALT1031020 and related.

**Case: BOA-1050630 Address:** 11 Seaverns Avenue **Ward 19 Applicant:** Seaverns Brown Realty Trust

**Article(s):** 9(-1)

**Purpose:** The existing 6-family apt building at 11 Seaverns Av. is to be combined with the other existing attached 6-family buildings 9 Seaverns Av., 5 Brown Terr., & 7 Brown Terr, on same lot, to become 1 building addressed as 9-11

Seaverns Av. of 24 apts. Part of applications ALT1031020 and related.

**Case: BOA-1050628 Address:** 9-11 Seaverns Avenue **Ward 19 Applicant:** Seaverns Brown Realty Trust

**Article(s):** 9(9-1) 55(55-8)

55(55-9: Lot area for the add'l dwelling unit is insufficient, Required side yard setback is insufficient, Floor area ratio is excessive & Usable open space is insufficient)

55(55-40: Off street parking insufficient & OffStreet Loading insufficient)

**Purpose:** The existing 6-family apartment building at 9 Seaverns Av. is to be combined with other existing attached 6-family buildings 11 Seaverns Av., 5 Brown Terr., & 7 Brown Terr., to become one building addressed as 9-11 Seaverns

Ave. of 32 apartments. Change occupancy to include 8 additional units in basement. Renovate the existing unfinished

basement of the existing 24 unit brick-clad apartment building for 8 new units in the existing basement (including 2

Group 2A). Minor modifications to the rear exterior for light, egress, & lift. The renovated basement will be fully

sprinklered. See other applications ALT946184, ALT946174, and ALT946178.

**Case: BOA-1044698 Address:** 512-514 Poplar Street **Ward 18 Applicant:** Brian O Driscoll

**Article(s):** 67(67-8) 67(67-32)

67(67-9: Insufficient lot size- (6,000sf req.), Insufficient lot width (60' req.),

Insufficient lot frontage (60' req.), Excessive F.A.R. (.5 max.), # of allowed sto-ries has been exceeded (2-1/2 stories

max.), Insufficient usable open space (1,800sf/unit req.), Insufficient front yard setback (25' req./modal), Insufficient side

yard setback (10' req.) & Insufficient rear yard setback (40' req.).

**Purpose:** To construct new 2 family dwelling.

**Case: BOA-1020215 Address:** 1631 Hyde Park Avenue **Ward 18 Applicant:** Carlos Reyes

**Article(s):** 69(69-14) 69(69-27.2:N.B/L.I)

**Purpose:** Use of Premises for Outdoor sale of 4 Used Motor Vehicles and 10 off-street parking spaces for auto-body (repair). Total existing spaces 14 dedicated to auto-body/ repair uses only.

**Case: BOA-1046947 Address:** 67-69 Sanford Street **Ward 17 Applicant:** Michael Liu

**Article(s):** 9(9-1)

**Purpose:** Propose 2 off-street parking behind the existing two-family dwelling filed in accordance with the submitted

plans. This application has been filed in conjunction with plans for ALT969210.

**Case: BOA-1046942 Address:** 67-69 Sanford Street **Ward 17 Applicant:** Michael Liu

**Article(s):** 9(9-1)

65(65-9: Insufficient front yard setback (Ft. Stairway roof overhang-canopy)

& of allowed stories has been exceeded. (third story full dormer)

**Purpose:** In existing two-family, construct a rear addition on the side of #67 to match #69, to include a dormer, add a 1.5 baths to each unit, to replace roof, siding, and windows in accordance with the submitted plans.

**Case:** BOA-1046226 **Address:** 1080 Adams Street **Ward** 17 **Applicants:** Thomas O'Connor  
**Article(s):** 9(9-1)

**Purpose:** Extend living space to attic. Install knee wall around perimeter and put dividing wall for closet bathroom area of bedroom. Work performed under SF963640.

**Case:** BOA-768314 **Address:** 511 Gallivan Blvd **Ward** 16 **Applicant:** McDonald's USA, LLC  
**Article(s):** 9(9-1)

**Purpose:** McDonald's proposes to perform an interior renovation of its existing restaurant. Construct a small addition to the front of the store, and perform exterior facade and signage improvements, all as shown on the plans filed with the application. ZBA

**Case:** BOA-1028568 **Address:** 577 Freeport Street **Ward** 16 **Applicant:** Thomas Malone  
**Article(s):** 10(10-1) 65(65-9) 65(65-41)

**Purpose:** Erect new pre-manufactured, modular two-family dwelling with proposed (3) off-street parking. Raze existing single-family dwelling on separate permit.

**Case:** BOA-981052 **Address:** 31 Lonsdale Street **Ward** 16 **Applicant:** Phung Porzio, Inc  
**Article(s):** 65(65-8) 65(65-41)

65(65-9: Lot Area Insufficient, Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Front Yard Insufficient & Side Yard Insufficient)

**Purpose:** Construction of a new unit on the third floor, permit was previously issued for 3 family but work never completed.

**Case:** BOA-939989 **Address:** 4 Hecla Street **Ward** 15 **Applicant:** Joe Holland M. Holland and Sons Construction  
**Article(s):** 65(65-8) 65(65-42)

65(65-9: Lot area for the add'l units is insufficient, Floor area ratio is excessive, Height is excessive, Height is excessive, Usable open space is insufficient, Front yard requirement is insufficient, Side yard requirement is insufficient & Rear yard requirement is insufficient)

**Purpose:** Full demo of existing 3-family building at 4 Hecla St. New construction of 4-story apartment building w/ 9 total units. Includes new surface parking area at first floor level of building.

**Case:** BOA-978496 **Address:** 95-99 Freeport Street **Ward** 15 **Applicant:** Mai Phung  
**Article(s):** 65(65-21)

**Purpose:** Proposed to change occupancy to include 10 apartments (as per plans).

**Case:** BOA-1019761 **Address:** 21 Fenton Street **Ward** 15 **Applicant:** Modern Contracting Inc

**Article(s):** 65(65-9: Lot Area Insufficient, Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Usable Open Space Insufficient, Front Yard Insufficient & Side Yard Insufficient)

**Purpose:** Build a two family.

**Case:** BOA-1030527 **Address:** 512 Blue Hill Avenue **Ward** 14 **Applicant:** Eltion Allen

**Article(s):** 50(50-29: Insufficient additional lot area per dwelling unit, Excessive F.A.R. & Insufficient side yard setback)

**Purpose:** Change occupancy from 2 units to 4 units.

**Case:** BOA-1001614 **Address:** 48 Hansborough Street **Ward** 14 **Applicant:** Alfonso Sira  
**Article(s):** 60(60-41)

60(60-9: Lot size minimum required to erect a dwelling building is insufficient, Lot area required for the add'l units is insufficient, Floor area ratio is excessive, Usable open space is insufficient & Side yard setback requirement is insufficient)

**Purpose:** Erect a 3 family residential building on vacant lot.

**Case:** BOA-1016717 **Address:** 682 Blue Hill Avenue **Ward** 14 **Applicant:** Albert Ogiste  
**Article(s):** 9(9-1) 60(60-9)

**Purpose:** Renovation of existing Five(5) Family Dwelling. Work to include : installation of new Kitchens, Bathrooms, mechanical, electrical/plumbing & HVAC, reframe building interiors per plans. Construct new Rear Decks / Egress stairs per plans, sheetrock/plaster entire building, windows/doors, roof/exterior siding. Install new Sprinkler / Fire Alarm system. See SF884901 for \$350,000.

**Case:** BOA-1042832 **Address:** 88 Waumbeck Street **Ward** 12 **Applicant:** Alfonso Sira

**Article(s):** 50(50-29: Add'l Lot Area Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient, Front Yard Insufficient & Side Yard Insuffi-cient)

**Purpose:** Erect a 3 story, Three ( 3 ) Family Dwelling on existing 4,025 sq. ft. vacant Lot.

**Case:** BOA-1053415 **Address:** 14 Alaska Street **Ward** 12 **Applicant:** Derric Small  
**Article(s):** 10(10-1) 50(50-28)

50(50-29: Add'l Lot Area Insufficient & Front Yard Insufficient)

**Purpose:** Change of occupancy from a two-family dwelling to seven units residential dwelling and parking. Erect an addition to the existing building for additional units.

**Case:** BOA-1047746 **Address:** 83-87 Highland Street **Ward** 11 **Applicant:** Dillon Brennan

**Article(s):** 50(50-29: Add'l Lot Area Insufficient & Usable Open Space Insufficient)

**Purpose:** Seeking to change the occupancy of the existing mixed-use building from two residential dwellings and a Store to three residential dwellings. Also, to renovate

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

**Case: BOA-1046011 Address: 50 Rogers Street Ward 7 Applicant: William Mohan**

**Article(s):** 14(14-14-1) 14(14-14-3) 14(14-4) 15(15-1) 16(16-8)

17(17-1) 18(18-1) 18(18-2) 20(20-8)

16(16-1: Building Height Excessive & Bldg Height Excessive (Stories)

**Purpose:** Construct duplex townhouse with 1 car garage, kitchen, living room, 1 1/2 baths for each unit and a roof deck to be shared by each townhouse. SF1005766 (to demolish).

**Case: BOA-949975 Address: 28 Exeter Street Ward 5 Applicant: Exeter Towers LLC**

**Article(s):**15(15-15-1) 16(16-1) 21(21-21-1)

**Purpose:** The work will consist of an addition to an 9 story building. It will be a renovation and addition of a rooftop of approx.4870sf., of which 2130sf is exposed. bldg.is non-conforming and addition will require relief from ZBA as to height and FAR.

**Case: BOA-1046127 Address: 201-241 Stuart Street Ward 5 Applicant: Michael Flannery**

**Article(s):**32(32-4) 38(38-19)

38(38-7: Building Height & Floor Area Ratio)

38(38-18: 38-18.1 Restaurant Uses (one or more)-Conditional, 38-18.1 Public Parking Garage- Conditional, 38-18.6(d)-Parking for all other commercial uses-Conditional, 38-18 Rental Car Agency- Conditional & 38-18.4 Day care facilities)

**Purpose:** Redevelopment of the Motor Mart Garage, including construction of a new residential tower, all as more particularly shown on the enclosed plans.

**Case: BOA-1030849 Address: 171 West Brookline Street Ward 4 Applicant: Bradley Apone**

**Article(s):** 32(32-32-4) 64(64-9.4)

**Purpose:** Install a new rear deck on the first floor. to amend ALT931291.

**Case: BOA-981122 Address: 471-477 Hanover Street Ward 3 Applicant: Tyler Murphy**

**Article(s):** 54(54-18)

54(54-10: Floor Area Ratio Excessive & Rear Yard Insufficient)

**Purpose:** Change Occupancy of existing building from 7 units to 6 units.Exterior modifications as shown, interior modifications as shown. Exterior wood decks to be built in rear of building. Building was once two buildings that were previously combined, which is why it is 471-477 Hanover St.

**Case: BOA-1049052 Address: 62 Roland Street Ward 2 Applicant: CPC-T Innerbelt, LLC**

**Article(s):** 62(62-29)

62(62-17: Use:Multifamily Dwelling:Forbidden & Use:Accessory Parking:Forbidden)

62(62-18: Floor Area Ratio Excessive & Building Height Excessive)

**Purpose:** Erect a new 7 story, Mixed- Use Building; the majority of the building will be located in Somerville, on a newly created 85,615 sq ft Lot, associated with ALT1026984 and ALT1026989. On the Ground Floor will be a Parking Garage and a Bar / Country Club. On the Upper Floors will be Residential Use. Seeking zoning relief for FAR, height and insufficient off-street parking. See plans, zoning memo and MOU with City of Somerville.

**Case: BOA-1049040 Address: 56 Roland Street Ward 2 Applicant: Paradigm Direct Roland, LLC**

**Article(s):** 62(62-29)

**Purpose:** Combine 56 Roland St. with 52 Roland St., into one lot and subdivide 5,389SF to create a new lot at 62 Roland Street for new ERT to be developed on new lot. Zoning violation triggered for insufficient off-street parking created by subdivision. Existing buildings to remain. Plan filed w / ALT1026984.

**Case: BOA-1049041 Address: 52 Roland Street Ward 2 Applicant: Paradigm Direct Roland, LLC**

**Article(s):** 62(62-29)

**Purpose:** Combine 52 Roland St. with 56 Roland St., to into one lot and subdivide 5,389SF to create new lot at 62 Roland Street, for new ERT to be developed on new lot. Zoning violation triggered for insufficient off-street parking created by new subdivision. Existing buildings to remain. Associated with ALT1026989.

**Case: BOA-1046028 Address: 67 Pearl Street Ward 2 Applicant: William Mohan**

**Article(s):**15(15-1) 17(17-1) 62(62-25)

**Purpose:** Remodel existing 2 family home, drop floor of basement.

**Case: BOA-1048915 Address: 229-231 Bunker Hill Street Ward 2 Applicant: Patrick Mahoney**

**Article(s):**62(62-62-27) 62(62-30)

62(62-14: Excessive F.A.R., Height exceeded & Insufficient open space per unit)

62(62-29: Off street parking requirements & Off-Street Parking Insufficient)

**Purpose:** Demolish existing one story restaurant and erect a new 4 story 3 unit residential building with enclosed garage and roof deck.

**Case: BOA-1013461 Address: 116-120 Moore Street Ward 1 Applicant: Debra White and Helen Gaeta**

**Article(s):** 27T(27T-5) 53(53-8) 53(53-56)

53(53-9: Excessive f.a.r (.8 max.), Number of allowed stories exceeded (2 1/2 stories max.), Max allowed height exceeded (35' max), Insufficient rear yard setback (30' min.) & Insufficient side yard setback (5' min)

**Purpose:** Combine lots with parcel numbers 0104288000, 0104289010, and 0104289000, raze existing building, and erect a 19-unit residential dwelling with 17 parking spaces. See ALT997292 for combining lots.

**Case: BOA- 1035808 Address: 65 Gove Street Ward 1 Applicant: Gove on the Green, LLC**

**Article(s):** 27T(27T-9) 53(53-56)

53(53-9: Floor Area Ratio Excessive, Usable Open Space Insufficient, Side Yard Insufficient & Rear Yard Insufficient)

**Purpose:** Amendment of Permit # ERT160207 as per plans. Applicant seeks to amend plans to alter interior and exterior of approved Two ( 2 ) Family Dwelling and reduce Off-Street Parking from 2 spaces down to 1 space and amend prior ZBA Decision. Cost of work reflected on ERT160207.

**Case:** BOA-1019228 **Address:** 58 Everett Street **Ward** 1 **Applicant:** Stage RE Holdings

**Article(s):** 25(25-5) 53(53-9)

**Purpose:** To extend living space into the basement.

**Case:** BOA-1035803 **Address:** 31 Monmouth Street **Ward** 1 **Applicant:** Crespo Holdings, LLC

**Article(s):** 27T(27T-5) 53(53-8) 53(53-52) 53(53-56)

53(53-9: Excessive F.A.R.- 1.0 max, Insufficient side yard setback- 5ft min, # of allowed stories exceeded- 2.5 stories max & Insufficient rear yard setback- 30' min. req)

**Purpose:** Confirm occupancy as a two family and erect a rear and vertical addition, renovate and to change occupancy to a 4-unit residential dwelling with roof deck.

#### 45 Minute Lunch Break

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

**Case:** BOA-1012912 **Address:** 46 Bellamy Street **Ward:** 22 **Applicant:** Eamon Geoghegan

**Article(s):** 51(51-9: Front yard insufficient & Side yard insufficient)

**Purpose:** Add attached 2 car garage with storage, add new front deck, and add covered and open rear deck. Change occupancy to include 2 car garage.

**Case:** BOA-993904 **Address:** 104-106 Warren Street **Ward** 21 **Applicant:** Bansky

**Article(s):** 10(10-1)

51(51-9: Lot Area for additional dwelling unit (s) insufficient, Floor Area Ratio excessive, Height excessive & Rear Yard insufficient)

51(51-56: Off-Street Parking Insufficient & Off-Street Parking & Loading Req)

**Purpose:** Change the Occupancy from a Two-Family Dwelling to a Seven-Family Dwelling with five Parking spaces. Also, to entirely renovate the Building including new side and fourth story additions. Building will be fully sprinklered.

**Case:** BOA-1035883 **Address:** 178 Brighton Avenue **Ward** 21 **Applicant:** Leonid Grosman & Marina Grosman

**Article(s):** 51(51-17) 9(9-1)

**Purpose:** Unit #4- Legalize the basement Area as additional living space. Renovations to include but not limited to, replace windows and alterations per plans. To Remove violation # V421430 issued 10/18/2018. Include Plumbing and Electrical Works. ZBA.

**Case:** BOA-1006332 **Address:** 36 Morey Road **Ward** 20 **Applicant:** James Shields

**Article(s):** 56(56-8: Excessive F.A.R., # of allowed habitable stories exceeded & Insufficient side yard setback)

**Purpose:** Building an 2 floor addition with basement off the back of house. Addition is approximately 15'X35"- adding approximately 1050 sq ft to home.

**Case:** BOA-992741 **Address:** 66-66B Fawndale Road **Ward** 19 **Applicant:** Falcucci Properties, LLC

**Article(s):** 67(67-9: Insufficient lot size, Insufficient additional lot area per unit, Excessive F.A.R., Insufficient open space per unit, Insufficient side yard setback & Insufficient rear yard setback) 67(67-33) 67(67-32)

**Purpose:** Seeking to erect a 3-story residential building with 3 units and 6 parking spaces.

**Case:** BOA-968679 **Address:** 707 Walk Hill Street **Ward** 18 **Applicant:** Mandrell Company, LLC

**Article(s):** 60(60-8) 60(60-37)

60(60-9: Lot size to erect a dwelling unit is insufficient, Minimum lot width requirement is insufficient, Minimum lot frontage requirement is insufficient, Floor area ratio is excessive, Height requirement is excessive (stories), Height requirement is excessive (ft), Open space requirement is insufficient, Side yard setback requirement is insufficient, Rear yard setback requirement is insufficient & Lot area requires per dwelling unit is insufficient)

**Purpose:** To Raze the existing garage and erect a three-story building with 4 residential units with three parking spaces.

**Case:** BOA-1035609 **Address:** 820 William T Morrissey Blvd **Ward** 16 **Applicant:** Out Front Media, LLC

**Article(s):** 11(11-17) 11(11-16) 65(65-40)

**Purpose:** The replacement of both sides/faces of existing 48 feet wide by 14 feet high billboard, one side currently static and the other side currently tri-vision, with new digital signage cabinets. The applicant would also replace existing steel structures in kind and change occupancy to include billboard.

**Case:** BOA-1036406 **Address:** 251 Bowdoin Street **Ward** 15 **Applicant:** Jean-Luc Debarros

**Article(s):** 65(65-15)

**Purpose:** Change occupancy from Adult Education (Computer training lab to restaurant with take out).

**Case:** 993386 **Address:** 11 Greenmount Street **Ward** 15 **Applicant:** Edward Ahern

**Article(s):** 65(65-8)

65(65-9: Lot area for the add'l dwelling unit is insufficient, Floor area ratio is excessive, Height is excessive (# of stories), Height is excessive (ft), Usable open space required is insufficient, Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient)

**Purpose:** Erect new four unit building and parking per attached plans . BOA

**Case:** BOA-993496 **Address:** 23 Arcadia Street **Ward** 15 **Applicant:** John Barry

**Article(s):** 10(10-1) 65(65-8)

65(65-41: Parking insufficient & 65-41.5 a. parking maneuverability)

65(65-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories),

Side Yard Insufficient & Rear Yard Insufficient)

**Purpose:** Change occupancy from two (2) residential units to eight (8) residential units. Construct rear addition to extend living space, also an addition of eight (8) parking spots.

**Case:** 971287 **Address:** 643 Morton Street **Ward** 14 **Applicant:** Holy Tabernacle Church Apostolic, Inc  
**Article(s):** 60(60-9)

**Purpose:** Change of Occupancy from Childcare Center to Three-Family Dwelling. No work to be done.

**Case#**971286 **Address:** 643 Morton Street **Ward** 14 **Applicant:** Holy Tabernacle Church Apostolic, Inc

**Purpose:** Change of Occupancy from Childcare Center to Three-Family Dwelling. No work to be done.

**SECTION:** 9th Edition 780CMR 903.2 (MA Amend)- Occupancy Automatic Sprinkler Requiren. All Use Group R requires automatic sprinkler system.

**Case:** BOA-956971 **Address:** 118 Harrishof Street **Ward** 12 **Applicant:** Prince Kallon

**Article(s):** 50(50-28) 50(50-29: Add'l lot area insufficient, Floor area ratio excessive, Usable open space insufficient, Side yard insufficient & Rear yard insufficient) 50(50-43)

**Purpose:** Change Occupancy from a Three Family dwelling to a Four Family dwelling by adding the new apt into the basement. Renovate existing basement according to plans - Remove and replace staircase from first floor foyer to basement at the same location install half bath in basement. Construct new dormer addition

**Case:** BOA-1029694 **Address:** 35 Brookley Road **Ward** 11 **Applicant:** John Pulgini

**Article(s):** 55(55-19) 55(55-20: Floor area ratio excessive, Height excessive & Rear yard insufficient) 55(55-40: 55-40.5 off street parking design & Off street parking insufficient)

**Purpose:** Demo existing structure to erect a new 46 unit residential development.

**Case:** BOA-1046244 **Address:** 3305-3307 Washington Street **Ward** 11 **Applicant:** Timothy Johnson

**Article(s):** 55(55-40: Off-street parking insufficient & Off-street loading insufficient) 55(55-40.5a) 55(55-41) 55(55-8: Use multifamily dwelling forbidden, Use commercial space forbidden & Use accessory parking forbidden) 55(55-9: Lot area for additional dwelling units insufficient, Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive, Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient)

**Purpose:** Combine existing Lot 2257 & Lot 2258 into One 9,378 sq ft Lot. Addition / renovation to create a 4 story Mixed-Use Building. Change Occupancy from Office, One Apartment and Intern Overnight Accommodation to a Commercial space, Multifamily Dwelling ( 14 Units ), and Garage ( 12 Vehicles ). Upper Floor Units will have individual Roof Decks. Building will be fully Sprinklered. Application will require ZBA approval.

**Case:** BOA-1028114 **Address:** 31-37 Beach Street **Ward** 3 **Applicant:** CDC Realty Corp & Media Vision by Richard C. Lynds, Esq

**Article(s):** 11(11-7) 11 (11-6)

**Purpose:** Propose 15' x 25' digital billboard on the corner of Harrison Ave and Beach St. ZBA.

**Case:** BOA-1028014 **Address:** 138 Trenton Street **Ward** 1 **Applicant:** Tory Kelliher

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

**Purpose:** Extend living space of Unit A (1st floor) into finished basement area

Clarification: Amend issued Alt of record to Extend living space into the basement area for unit #1.

**Case:** BOA-948426 **Address:** 115 Leyden Street **Ward** 1 **Applicant:** Sun Property Group, Inc. (by Richard C. Lynds)

**Article(s):** 53(53-8) 53(53-9: Floor area ratio is excessive, Height is excessive (stories), Front yard setback is insufficient, Side yard setback is insufficient & Rear yard setback is insufficient) 27T(27T-5) 25(25-5) 53(53-56)

**Purpose:** Demolish existing structure and erect new 8-residential unit building with 9 parking spaces.

**Case:** BOA-1037522 **Address:** 437 Frankfort Street **Ward** 1 **Applicant:** 441 Frankfort St, LLC

**Article(s):** 27T(27T-5) 53(53-9: Excessive F.A.R., Max allowed # of stories exceeded & Max allowed height exceeded) 53(53-56)

**Purpose:** Erect a 6 unit residential dwelling.

#### **INTERPRETATION 12:00Noon.**

**Case:** BOA-1046898 **Address:** 34-42 Warren Street **Ward** 2 **Applicant:** Kenneth Flynn

**Purpose:** The petitioner's seeks a determination that the Inspectional Services

Department erred in issuing the permit # ALT1019933. The permit was issued as an allowed use.

#### **RECOMMENDATION/HEARINGS:**

**Case:** BOA-1029344 **Address:** 56 Green Street **Ward:** 2 **Applicant:** Isamu Kanda

**Article(s):** 62(62-25) 62(62-8: Floor area ratio excessive & Rear yard insufficient)

**Purpose:** Add rear dormer, rebuild existing 2nd floor deck, interior renovation, add full sprinkler system.

**Case:** BOA-1029342 **Address:** 16 Hill Street **Ward:** 2 **Applicant:** Isamu Kanda

**Article(s):** 19(19-1) 20(20-1) 43(43-9.4)

**Purpose:** Touching exterior roofline to enlarge front + rear dormers. Interior remodel of 1st fl kitchen/living & 3rd fl master bedroom suite. Structural header above 1st fl to widen existing openings. Structural header at 3rd floor to remove existing chimney below 3rd fl.

**Case:** BOA-1034626 **Address:** 37 Dwight Street **Ward:** 3 **Applicant:** Highline Development

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

**Purpose:** Construct a roof deck with roof hatch access. Construct rear deck. Both with exclusive use to Unit.

**Case:** BOA#1034625 **Address:** 37 Dwight Street **Ward:** 3 **Applicant:** Highline Development  
**Purpose:** Construct a roof deck with roof hatch access. Construct rear deck. Both with exclusive use to Unit #2. Section 9th 780 CMR 1011 Stairways. 1011.3 Headroom. Stairways shall have a headroom clearance of not less than 80 inches.

**Case:** BOA1048227 **Address:** 444 West Fourth **Ward:** 6 **Applicant:** Ian Feeney  
**Article(s):** 18(18-1)  
**Purpose:** Frame shed dormer on front of house.

**Case:** BOA-1050562 **Address:** 13 Mills Street **Ward:** 12 **Applicant:** Jimmy McNeil  
**Article(s):** 9(9-1) 50(50-29: Side yard setback is insufficient & Rear yard setback is insufficient)  
**Purpose:** Install deck on top of roof and deck on top of garage. Install 1 sliding door.

**Case:** BOA-1043218 **Address:** 58 Rockne Avenue **Ward:** 16 **Applicant:** Matthew Murphy  
**Article(s):** 19(19-1) 20(20-20-8)  
**Purpose:** Construct 1 story bathroom addition. ZBA required.

**Case:** BOA-1036733 **Address:** 37 Melville Avenue **Ward:** 17 **Applicant:** Timothy Sheehan  
**Article(s):** 9(9-1)  
**Purpose:** New Addition to kitchen one story high Remodel three bathrooms two kitchens two stair cases and new entrance to third floor apartment And new decks back and side.

**Case:** BOA-1043432 **Address:** 28 Roslin Street **Ward:** 17 **Applicant:** Laurie Fisher  
**Article(s):** 19(19-1)  
**Purpose:** Use of premises for 2 parking spaces.

**Case:** BOA-1046572 **Address:** 11-13 Halifax Street **Ward:** 19 **Applicant:** Ashley Rao  
**Article(s):** 55(55-9: Floor area ratio is excessive & Height is excessive (2 1/2 stories max, allowed))  
**Purpose:** Interior and exterior renovation of attic with dormers and new exterior windows.

**Case:** BOA-1027608 **Address:** 20-22 Bradfield Avenue **Ward:** 20 **Applicant:** Eric Falcon  
**Article(s):** 10(10-1) 67(67-32: Off-street parking location & Off-street parking design)  
**Purpose:** Adding a 2 Car parking space in Front Yard. Removing existing landscaping.

**Case:** BOA-1029197 **Address:** 96 Chesbrough Road **Ward:** 20 **Applicant:** Ivan Hernandez  
**Article(s):** 56(56-8: Front yard insufficient & Rear yard insufficient)  
**Purpose:** Construct new mudroom, front porch and second story addition to existing single-family dwelling.

**Case:** BOA-1027233 **Address:** 38 Linnet Street **Ward:** 20 **Applicant:** Andrew marsh & Gina Marsh  
**Article(s):** 56(56-8)  
**Purpose:** Attic conversion to master bedroom and bath. All new electrical, plumbing, insulation, board and plaster, hardwoods, tile. We will remove all construction debris with a dumpster in owners driveway.

**Case:** BOA-1029202 **Address:** 150 Sanborn Avenue **Ward:** 20 **Applicant:** Ivan Hernandez  
**Article(s):** 56(56-8: Floor area ratio excessive, Front yard insufficient & Side yard insufficient)  
**Purpose:** Demo existing right side mudroom and reconstruct larger as per plans. Construct new rear deck per plans. Renovate basement, first and second floors per plan.

**Case:** BOA-1023357 **Address:** 14 Thurlow Street **Ward:** 20 **Applicant:** Christopher and Nicole Farnsworth  
**Article(s):** 56(56-8: Floor area ratio excessive, Front yard insufficient & Side yard insufficient)  
**Purpose:** Add new second story and new attic to existing 1.5 story house on existing house footprint; reconfigure interior per plans; no change to existing footprint or setbacks, no change in existing single family occupancy.

**STEPHANIE HAYNES**  
**BOARD OF APPEAL**  
**617-635-4775**

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