



City of Boston
Board of Appeal

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By City Clerk at 9:35 am, Jul 22, 2020

TUESDAY, JULY 28, 2020

BOARD OF APPEAL

CITY HALL, ROOM 801

Revised Agenda

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON JULY 28, 2020 AT 10:00 AM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS JULY 28, 2020 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

SOME MATTERS LISTED ON THIS AGENDA MAY HAVE BEEN SCHEDULED AND NOTICED FOR PRIOR HEARINGS WHICH WERE THEN DEFERRED TO A LATER HEARING DUE TO THE PUBLIC HEALTH EMERGENCY. ANY SUCH APPEALS ON THIS AGENDA HAVE BEEN RE-NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE JULY 28, 2020 HEARING WILL BE HELD VIRTUALLY VIA VIDEO TELECONFERENCE AND TELEPHONE VIA THE WEBEX EVENT PLATFORM.

Interested persons can participate in the hearing REMOTELY by going to <https://bit.ly/zbaJuly28hearing> or by calling 1-617-315-0704 and entering access code 129 970 2570.

If you wish to offer testimony on an appeal, please click <https://bit.ly/zbaJuly28comment> to sign up. Please provide your name, address, the address and/or BOA number of the appeal on which you wish to speak, and if you wish to speak in support of or opposition to the project.

For individuals who need translation assistance, please notify the Board at least 48 HOURS in advance either by signing up at <https://bit.ly/zbaJuly28comment>, calling 617-635-4775 or emailing isdboardofappeal@boston.gov.



City of Boston
Board of Appeal

The ZBA Ambassador will be available within the WebEx Event from at 9:00 AM to 10:00 AM to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via WebEx. Questions and/or concerns can also be emailed to the ZBA Ambassador at zba.ambassador@boston.gov.

If you wish to offer comment within the meeting platform, please use the “raise hand” function, if connected by video, or dial *3, if connected by phone. The requester will be administratively unmuted and asked to state their name, address and comment. Comments will be limited as time requires.

IF YOU WISH TO OFFER TESTIMONY ON AN APPEAL, PLEASE LOG IN TO THE HEARING NO LATER THAN 9:30 AM TO ENSURE YOUR CONNECTION IS PROPERLY FUNCTIONING.

The hearing can also be viewed via live-stream on the City’s website at <https://www.boston.gov/departments/broadband-and-cable/watch-boston-city-tv>. Closed captioning is available.

Interested persons who are unable to participate in the hearing remotely may make an appointment to appear in person at City Hall, in the BPDA board room, 9th Floor, Room 900. Please notify the Board at least 48 HOURS in advance either by calling 617-635-4775 or emailing isdboardofappeal@boston.gov for accommodations to be made. Individuals appearing at City Hall without an appointment will not be permitted to enter.

MEMBERS OF THE COMMUNITY ARE STRONGLY ENCOURAGED TO HELP FACILITATE THE VIRTUAL HEARING PROCESS BY EMAILING LETTERS IN SUPPORT OF OR OPPOSITION TO AN APPEAL TO isdboardofappeal@boston.gov IN LIEU OF OFFERING TESTIMONY ONLINE OR FROM BPDA BOARD ROOM.



City of Boston
Board of Appeal

EXTENSIONS: 10:00 AM

Case: BOA-648704 Address: 1857-1859 Dorchester Avenue Ward 16 Applicant: Kevin Cloutier

Case: BOA-543185 Address: 344 Bremen Street Ward 1 Applicant: Richard Lynds, Esq

Case: BOA-687533 Address: 51 Breed Street Ward 1 Applicant: Richard Lynds, Esq

Case: BOA- 825473 Address: 173-177 Maverick Street Ward 1 Applicant: Richard Lynds, Esq

Case: BOA-825475 Address: 175 Maverick Street Ward 1 Applicant: Richard Lynds, Esq

Case: BOA-825478 Address: 177 Maverick Street Ward 1 Applicant: Richard Lynds, Esq

Case: BOA- 579100 Address: 931 Bennington Street Ward 1 Applicant: Richard Lynds

Case: BOA-759563 Address: 80 Marginal Street Ward 1 Applicant: Richard Lynds

Case: BZC-25996, Address: 11 Senator Bolling Circle , Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-25997, Address: 12 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-25998, Address: 13 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-25999, Address: 15 Senator Bolling Circle , Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26000, Address: 17 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26001, Address: 18 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26002, Address: 19 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26003, Address: 20 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26004, Address: 21 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26005, Address: 22 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26006, Address: 23 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26007, Address: 24 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC



City of Boston
Board of Appeal

Case: BZC-26008, Address: 26 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26009, Address: 27 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26009, Address: 28 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26010, Address: 29 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26011, Address: 30 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26012, Address: 31 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26013, Address: 31 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26014, Address: 32 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26015, Address: 33 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26016, Address: 34 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26017, Address: 35 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26018, Address: 37 Senator Bolling Circle, Ward Applicant: Cruz Harvard, LLC

Case: BZC-26019, Address: 39 fka 41 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26020, Address: 41 fka 43 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26021, Address: 40 fka 44 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26022, Address: 43 fka 45 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26023, Address: 45 fka 47 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

Case: BZC-26024, Address: 60 Senator Bolling Circle, Ward 14 Applicant: Cruz Harvard, LLC

BOARD FINAL ARBITER: 10:00 AM

Case: BOA-820974, Address: 29 Commonwealth Ave, Ward 5 Applicant: Michael P. Ross, Esq



City of Boston
Board of Appeal

HEARINGS: 10:00 AM

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 4 unit residential dwelling.

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-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.

Case: BOA-1003594 Address: 138 Trenton Street Ward 1 Applicant: Tory Kelliher
Article(s): 53(53-9) 53(53-52)
Purpose: Construction of New Roof Deck Amendment to ALT930884

Case: BOA-948426 Address: 115 Leyden Street Ward 1 Applicant: Sun Property Group, Inc. (by Richard C. Lynds)
Article(s): 25(25-5) 27T(27T-5) 53(53-8) 53(53-56) 53(53-56.5(a) 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)
Purpose: Demolish existing structure and erect new 8-residential unit building with 12 parking spaces.

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.



City of Boston
Board of Appeal

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-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 a 9 story building. It will be a renovation and addition of a rooftop of approx. 6297sf., of which 6,000sf is exposed and 297 sf interior structure space, bldg. Is non-conforming and addition will require relief from ZBA as to height and F.A.R. Change occupancy from 96 to 94 units by eliminating two units on 9th floor to be used for amenity space. (revisions to original refusal letter and scope reduction today 3/4/2020 by L.S)

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-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

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-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 Insufficient)

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

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



City of Boston
Board of Appeal

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-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: 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-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.



City of Boston
Board of Appeal

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.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:

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MARK FORTUNE-SECRETARY
MARK ERLICH
JOSEPH RUGGIERO

SUBSTITUTE MEMBERS:

TYRONE KINDELL, JR
EDWARD DEVEAU

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