



City of Boston  
Board of Appeal

**RECEIVED**

By City Clerk at 11:13 am, Nov 12, 2020

TUESDAY, NOVEMBER 17, 2020

BOARD OF APPEAL

CITY HALL, ROOM 801

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON NOVEMBER 17, 2020 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS NOVEMBER 17, 2020 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

**PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:**

**THE NOVEMBER 17, 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/zbaNov17hearing> or by calling 1-617-315-0704 and entering access code 173 046 0223.

If you wish to offer testimony on an appeal, please click <https://bit.ly/zbaNov17comment> 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/zbaNov17comment>, calling 617-635-4775 or emailing [isdboardofappeal@boston.gov](mailto:isdboardofappeal@boston.gov).

The ZBA Ambassador will be available within the WebEx Event from at 8:30 AM to 9:30 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](mailto:zba.ambassador@boston.gov).



City of Boston  
Board of Appeal

**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 9:00 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](mailto: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](mailto:isdboardofappeal@boston.gov) IN LIEU OF OFFERING TESTIMONY ONLINE OR FROM BPDA BOARD ROOM. IT IS STRONGLY ENCOURAGED THAT WRITTEN COMMENTS BE SUBMITTED TO THE BOARD AT LEAST 48 HOURS PRIOR TO THE HEARING.**



City of Boston  
Board of Appeal

**EXTENSION: 9:30 AM**

**Case: BOA-806805 Address: 40 Wilcock Street Ward 14 Applicant: Stuart T Schrier**

**Case: BOA-806808 Address: 48 Wilcock Street Ward 14 Applicant: Stuart T Schrier**

**Case: BOA-831064 Address: 17 Madeline Street Ward 22 Applicant: Steven T Schrier**

**Case: BOA-594105 Address: 157 Cottage Street Ward 1 Applicant: Brian Scagliola**

**BUILDING CODE: 9:30 AM**

**Case: BOA-1125030 Address: 5 Rutland Square Ward 4 Applicant: Joseph Holland**

**Purpose: Amendment to Long Form Permit ALT712597. Build new roof deck on main roof of building.**

**Violation: 9th 780 CMR 1011 Stairways 1011.12.2 Roof access. Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1510.2.**

**HEARINGS: 9:30 AM**

**Case: BOA-1068974 Address: 57 Brooks Street Ward 1 Applicant: Realty, LLC**

**Articles: 27T(27T-5) 53(53-9: Floor Area Ratio Excessive; Usable Open Space Insufficient)**

**Purpose: Amend ALT1037434 to extend living space into basement, erect a roof deck and include parking in the rear for 3 vehicles.**

**Case: BOA-1072104 Address: 160 West Canton Street, Ward 04 Applicant: Peter McLoughin**

**Articles: Art. 64 Sec. 09 Floor Area Ratio Excessive Max. allowed: 2 Proposed: 2.2, Art. 32 Sec. 32 4**

**Groundwater Conservation Overlay District Applicability, Article 64, Section 9.4 Town House/Row House**

**Extensions Balcony above first story.**

**Purpose: Excavate basement to create additional living area; new deck at rear [first floor]; and construct roof deck. Install groundwater recharge system in the GCOD. Amendment to ALT925443.**

**Case: BOA-1072105 Address: 160 West Canton Street Ward 04 Applicant: Peter McLoughin**

**Purpose: Excavate basement to create additional living area; new deck at rear [first floor]; and construct roof deck. Install groundwater recharge system in the GCOD. Amendment to ALT925443.**

**Violation 9th Edition 780 CMR 1011 Stairways 1011.12.2 Roof access shall be provided through a penthouse.**



City of Boston  
Board of Appeal

**Case: BOA-1066050 Address: 548 East Fourth Street Ward 6 Applicant: Gary Mendoza**

**Articles: Article 68, Section 8 Excessive F.A.R., Article 68, Section 8 Excessive Height, Article 68, Section 8 Insufficient rear yard setback.**

**Purpose: Renovate 3rd Floor unit and expand up to New 4th Floor Penthouse Addition. Add Private Residential Elevator at Rear and reconfigure rear decks into egress stair for all units.**

**Case: BOA-1066047 Address: 546 East Fourth Street Ward 6 Applicant: Gary Mendoza**

**Articles: Article 68, Section 8 Excessive F.A.R., Article 68, Section 8 Insufficient rear yard setback, Article 68, Section 8 Insufficient side yard setback, Article 68, Section 8 Max allowed Building height exceeded**

**Purpose: Renovate 3rd floor Add 4th floor penthouse addition Add Private Residential Elevator Renovate and add egress stair.**

**Case: BOA-1122205 Address: 20 Swallow Street, Ward 6 Applicant: James Christopher**

**Articles: Art. 68 Sec.08 Lot area to erect a dwelling unit is insufficient, Art. 68 Sec.08 Floor area ratio is excessive, Art. 68 Sec.08 Usable open space required is insufficient, Art. 68 Sec.08 Rear yard setback required is insufficient, Art. 68 Sec.08 Side yard setback required is insufficient, Art. 68 Sec. 33 Off Street parking Req. Off street parking required is insufficient**

**Purpose: To Subdivide the existing lot at 747 749 East 5th Street (ALT093439), and construct as single family on the newly created 1,096 SF lot addressing Swallow St.**

**Case: BOA-1122204 Address: 747-749 East Fifth Street Ward 6 Applicant: James Christopher**

**Articles: Art. 68 Sec.08 Lot size to maintain existing dwelling is insufficient (due to lot subdivision), Art. 68 Sec.08 Floor area ratio is insufficient, Art. 68 Sec.08 Usable open space required is insufficient, Art. 68 Sec.08 Rear yard setback required is insufficient, Art. 68 Sec. 33 Off Street parking Req. Off street parking required is insufficient**

**Purpose: To subdivide the existing lot at 749 East 5th St. creating two new lots Lot A will be 1,697 SF w/ no change to the existing building the rear lot addressing Swallow St will be 1,697 SF.**

**Case: BOA-1066748 Address: 318-320 E Street, Ward 6 Applicant: James Donoghue**

**Articles: Article 68, Section 29 Roof Structure Restrictions, Article 68, Section 8 Floor Area Ratio Excessive, Article 68, Section 8 Bldg Height Excessive (Feet), Article 68, Section 8 Front Yard Insufficient Article 68, Section 8 Side Yard Insufficient**

**Purpose: Construct new addition with deck on third floor to extend Unit 2 and Unit 4 to include one bedroom and bathroom.**



City of Boston  
Board of Appeal

**Case: BOA-1115025 Address: 141 D Street Ward 6 Applicant: Joseph Scarfo**

**Articles: Article 68, Section 8 Lot Area Insufficient Required: 2,000 sqft Proposed: 1,286 sqft, Article 68, Section 8 Usable Open Space Insufficient Required: 200 sqft Proposed: 175.15 sqft, Article 68, Section 8 Side Yard Insufficient Required: 3' Proposed: 1' (L&R), Article 68, Section 8 Rear Yard Insufficient Required: 15' (Proposed backyard decks within 15'), Article 68, Section 34.1 Conformity Ex Bldg Alignment, Article 68, Section 33 Off Street Parking & Loading Req Required: 2 Proposed: 1**

**Purpose: Erect 3 story Single Family Dwelling with 1 garage parking and roughly 800 Sq ft footprint. The living area will be roughly 1900 Sq ft comprised of 4 bedrooms and 3 bathrooms. Gross area of roughly 2350 is within Far but Seeking variances for minimum lot size and rear yard setback. [ePlan]**

**Case: BOA- 1115028 Address: 141 D Street Ward 6 Applicant: Joseph Scarfo**

**Purpose: Erect 3 story Single Family Dwelling with 1 garage parking and roughly 800 Sq ft footprint. The living area will be roughly 1900 Sq ft comprised of 4 bedrooms and 3 bathrooms. Gross area of roughly 2350 is within Far but Seeking variances for minimum lot size and rear yard setback. [ePlan]**

**Violation: 9th 780 CMR R310 Emergency Escape and Rescue Openings Rescue openings from bedrooms shall open directly into a public way or yard or court that opens to a public way.**

**9th 780 CMR R302 Fire Resistant Construction Wall openings (windows) are not allowed in a side line for insufficient distance between lot line and wall.**

**Case: BOA-1066736 Address: 1-2 Church Avenue, Ward 6 Applicant: American Boiler & Cooling, Inc**

**Articles: Article 68, Section 29 Roof Structure Restrictions, Article 68, Section 33 Off Street Parking & Loading Req Off Street Parking Insufficient, Article 68, Section 8 Floor Area Ratio Excessive, Article 68, Section 8 Bldg Height Excessive (Feet), Article 68, Section 8 Usable Open Space Insufficient, Article 68, Section 8 Front Yard Insufficient, Article 68, Section 8 Side Yard Insufficient, Article 68, Section 8 Rear Yard Insufficient, Article 68, Section 8 Add'l Lot Area Insufficient**

**Purpose: Change of occupancy from Single Family to 6 Unit Multi Family Dwelling. Construct two story vertical addition on existing footprint with rear deck. Extend living space to basement. This application has been filed in conjunction with ALT1048373 and ALT1048381 to combine lots into one lot to be known as 2 Church Avenue for this ALT1049550.**

**Case: BOA-861626 Address: 204 N Beacon Street Ward 22 Applicant: Ron Lipof**

**Article: Article 51, Section 16 Use Regulations Cannabis Establishment, Conditional**

**Purpose: Existing restaurant space (A 2 use group) to be converted to marijuana dispensary establishment (M use group). Work includes all new interior fit up and exterior modifications to storefront.**

### **RE-DISCUSSIONS: 11:30 AM**

**Case: BOA-1006765 Address: 407 Saratoga Street Ward 1 Applicant: Jim Chen**

**Article(s): Article 53, Section 9 Floor Area Ratio Excessive**

**Purpose: Extend living area of unit 1 into the basement by building an interior wall partitions according to proposed architectural plans. Enlarge 2 windows and 1 door opening to meet basement egress requirements.**



City of Boston  
Board of Appeal

**Case: BOA-990167 Address: 103-111 Arch Street Ward 3 Applicant: Sonder USA, Inc  
Article: 8(8-7)**

**Purpose: To change the occupancy from twenty-one residential units and dental office to twenty-one executive suites and dental office. Also to renovate.**

**Case: BOA-1049883 Address: 850-852 Summer Street Ward 6 Applicant: 850 Summer Street, LLC  
Article: 68(68-7)**

**Purpose: Add fitness studio to building to include running machines.**

**Case: BOA- 1059551 Address: 511R Dorchester Avenue Ward7 Applicant: On The Dot LLC  
Article: 20(20-1)**

**Purpose: Rebuild/replace 290 linear feet of retaining wall (5' to 8' high) in rear setback.**

**Case: BOA- 1059548 Address: 511R Dorchester Avenue Ward 7 Applicant: On The Dot LLC  
Article: 6-3A, 8(8-7)**

**Purpose: Maintain Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles). Add Use Item #58 (surface parking lot for 355 commercial distribution/delivery vans and/or standard-sized vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St.**

**Case: BOA- 1059546 Address: 475 Dorchester Avenue Ward 7 Applicant: On The Dot LLC  
Article: 6-3A, 8(8-7)**

**Purpose: Establish Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles) and Use Item #58 (surface parking lot for 29 commercial distribution/delivery vans and/or standard-sized vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St.**

**Case: BOA- 1059545 Address: 409-411 Dorchester Avenue Ward 7 Applicant: On The Dot LLC  
Article: 6-3A**

**Purpose: Establish Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St. Raze existing building on separate permit application.**

**Case: BOA- 1059544 Address: 409R Dorchester Avenue Ward 7 Applicant: On The Dot LLC  
Article: 6-3A**

**Purpose: Establish Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St.**

**Case: BOA- 1059543 Address: 19 Alger Street Ward 7 Applicant: On The Dot LLC  
Article: 6-3A, 8(8-7)**

**Purpose: Establish Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles) and Use Item #58 (surface parking lot for 4 commercial distribution/delivery vans and/or standard-sized vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St.**





City of Boston  
Board of Appeal

**Case: BOA- 1059542 Address: 11 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A, 8(8-7)**

**Purpose: Establish Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles) and Use Item #58 (surface parking lot for 21 commercial distribution/delivery vans and/or standard-sized vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St.**

**Case: BOA-1059541 Address: 9 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A, 8(8-7)**

**Purpose: Establish Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles) and Use Item #58 (surface parking lot for 29 commercial distribution/delivery vans and/or standard-sized vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St.**

**Case: BOA-1059539 Address: 7 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A, 8(8-7)**

**Purpose: Establish Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles) and Use Item #58 (surface parking lot for 15 commercial distribution/delivery vans and/or standard-sized vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St.**

**Case: BOA- 1059537 Address: 4 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A**

**Purpose: Establish Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles). No new parking spaces.**

**Case: BOA-1059536 Address: 3 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A, 8(8-7)**

**Purpose: Maintain Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles). Add Use Item #58 (surface parking lot for 1 commercial distribution/delivery vans and/or standard-sized vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St.**

**Case: BOA- 1059532 Address: 3 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 20(20-1)**

**Purpose: Rebuild/replace 215 linear feet of retaining wall (5'-8' high) in rear setback.**

**Case: BOA- 1059531 Address: 2 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A, 8(8-7)**

**Purpose: Establish Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles) and Use Item #58 (surface parking lot for 22 commercial distribution/delivery vans and/or standard-sized vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St. Raze existing building on separate permit application.**



City of Boston  
Board of Appeal

**Case: BOA- 1059529 Address: 2 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 20(20-1)**

**Purpose: Construct two free-standing canopies. Rebuild/replace 77 linear feet of retaining wall (less than 5' high). Raze existing building on separate permit application.**

**Case: BOA- 1059528 Address: 1 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A, 8(8-7)**

**Purpose: Maintain Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles). Add Use Item #58 (surface parking lot for 1 commercial distribution/delivery vans and/or standard-sized vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St.**

**Case: BOA-1058738 Address: 353-361 Dorchester Street Ward 7 Applicant: George Morancy**

**Article: 23(23-1), 13(13-1: Lot area insufficient, Add'l lot area insufficient, Floor area Ratio excessive, Usable open space insufficient, Front yard insufficient, Side yard insufficient, Rear yard insufficient, Bldg height excessive (feet) & Bldg height excessive (stories))**

**Purpose: Demolish existing single-story commercial building and erect new four-story mixed-use building to contain five dwelling units and ground-floor restaurant (coffee shop).**

**Case: BOA- 1004357 Address: 71-73 Humboldt Avenue Ward 12 Applicant: Niles Sutphin**

**Article: 50(50-29) 50(50-28) 50(50-43)**

**Purpose: Change of Use and Occupancy; Existing Use Day School; Demolish existing Day School; Renovate existing space to construct two (2) new dwelling units; All new systems; Existing building is currently multi-family non sprinklered**

**Case: BOA- 977908 Address: 29 Bigelow Street Ward 22 Applicant: Thomas Geraghty**

**Article: 9(9-2) 51(51-9: Insufficient rear yard setbacks, Insufficient lot size & Excessive F.A.R.) 51(51-56) 10(10-1)**

**Purpose: To be filed in conjunction with ALT931152 – 29R Bigelow Street. 1 of two buildings on one lot. No work to be done.**

**Case: BOA- 977902 Address: 29R Bigelow Street Ward 22 Applicant: Thomas Geraghty**

**Article: 51(51-57.2) 51(51-57.13) 51(51-9: Insufficient rear yard setback, Insufficient lot size, Insufficient lot width, Insufficient lot width frontage & Insufficient side yard setback)**

**Purpose: Change use from a Carriage house to a Single Family Dwelling. Construct a new 2nd story addition and side addition onto existing building. The side addition will be for a new Garage. There will also be a new Roof Deck from 2nd floor as per plans. Building to be fully Sprinklered. Construction documents to be submitted upon ZBA approval.**





City of Boston  
Board of Appeal

**HEARINGS: 12:30 PM**

**Case: BOA-1027687 Address: 596 Tremont Street, Ward 9 Applicant: Mark Little  
Article: Article 64, Section 34 Roof Structure Restrictions Roof deck area greater than 330 sqft  
Purpose: BUILD NEW ROOF DECK ACCORDING TO PLANS.**

**Case: BOA-1027690 Address: 596 Tremont Street Ward 9 Applicant: Mark Little  
Purpose: BUILD NEW ROOF DECK ACCORDING TO PLANS.  
Violation: 9th 780 CMR 1011 Stairways 1011.12.2 Roof access through a penthouse.**

**Case: BOA-1066169 Address: 501 Shawmut Avenue Ward 9 Applicant: Eltion Allen  
Article: Article 64, Section 9.4 Town House/Row House Extension  
Purpose: Remove window to create new door opening, install new door, install new decking on new balcony, cut heat and reconnect, remove old fire escape, fabricate new balcony and install.**

**Case: BOA-1112536 Address: 36 Rossmore Road, Ward 11 Applicant: Elaine Scales  
Articles: Article 55, Section 9 Lot Area for Additional Dwelling Units Insufficient, Article 55, Section 9 Floor Area Ratio Excessive, Article 55, Section 9 Usable Open Space Insufficient, Article 55, Section 9 Front Yard Insufficient, Article 55, Section 9 Side Yard Insufficient, Article 55, Section 40 Off Street Parking & Loading Req Off Street Parking Insufficient, Article 55, Section 40 Off Street Parking & Loading Req Off Street Parking Design / Maneuverability  
Purpose: Erect 3 family dwelling.**

**Case: BOA-1112531 Address: 34 Rossmore Road, Ward 11 Applicant: Elaine Scales  
Articles: Article 55, Section 9 Area for Additional Dwelling Units Insufficient, Article 55, Section 9 Floor Area Ratio Excessive, Article 55, Section 9 Usable Open Space Insufficient, Article 55, Section 9 Front Yard Insufficient, Article 55, Section 9 Side Yard Insufficient, Article 55, Section 40 Off Street Parking & Loading Req Off Street Parking Insufficient, Article 55, Section 40 Off Street Parking & Loading Req Off Street Parking Design / Maneuverability  
Purpose: Erect 3 family dwelling.**

**Case: BOA-1118167 Address: 10 Old Colony TER Ward 13 Applicant: Mark Lydon  
Articles: Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Rear Yard Insufficient Article 29 Section 4 GPOD Applicability Applicable due to increase of impervious surface of a site by more than two thousand (2,000) square feet  
Purpose: Erect new single family dwelling. Raze existing building on separate permit.**



City of Boston  
Board of Appeal

**Case: BOA-1124403 Address: 160 Geneva Avenue, Ward 14 Applicant: Matt Mueller**

**Articles: Article 50 Section 28 Use Regulations Local retail is a conditional use in a MFR sub district, Article 50, Section 29 Add'l Lot Area Insufficient, Article 50, Section 29 Floor Area Ratio Excessive, Article 50, Section 29 Usable Open Space Insufficient, Article 50, Section 29 Front Yard Insufficient, Article 50, Section 29 Side Yard Insufficient, Article 50, Section 29 Rear Yard Insufficient, Article 50, Section 43 Off Street Parking & Loading Req Proposed off street parking in insufficient**

**Purpose: New 9 unit apartment building with 9 elevator. The first floor will house an entrance lobby, and a garage with 9 parking spaces, bike storage, and trash can storage. Floors 2 4 will each contain (3) two three bedroom units for a total of 9 units. 2 retail spaces on first floor.**

**Case: BOA-1053337 Address: 64 Clarkwood Street, Ward 14 Applicant: Brodrick Egodogbare**

**Articles: Art. 60 Sec. 09 Usable open space insufficient, Article 60, Section 9 Lot Area Insufficient, Article 60, Section 11 Use: Forbidden**

**Purpose: Construction of four new town houses.**

**Case: BOA- 1106908 Address: 12 Lorne Street Ward 14 Applicant: Ralph Parent**

**Articles: Article 60, Section 9 Lot Area Insufficient, Article 60, Section 9 Lot Width Insufficient, Article 60, Section 9 Lot Frontage Insufficient, Article 60, Section 9 Building Height (# of Stories) Excessive**

**Purpose: Erect new semi attached single family dwelling (townhouse style) semi attached to ERT1075475 Parcel ID 1404295000. Propose one (1) off street parking. Project is part of the Department of Neighborhood Development Neighborhood Homes Initiative (NHI). EPLAN**

**Case: BOA-1106939 Address: 14 Lorne Street Ward 14 Applicant: Ralph Parent**

**Articles: Article 60, Section 9 Lot Area Insufficient, Article 60, Section 9 Lot Width Insufficient, Article 60, Section 9 Lot Frontage Insufficient, Article 60, Section 9 Building Height (# of Stories) Excessive**

**Purpose: Erect new semi attached single family dwelling (townhouse style) semi attached to ERT 1075474 Parcel ID 1404296000. Propose one (1) off street parking. Project is part of the Department of Neighborhood Development Neighborhood Homes Initiative (NHI). ePlan**

**Case: BOA-1106956 Address: 19 Angell Street Ward 14 Applicant: Ralph Parent**

**Article: Article 60, Section 9 Side Yard Insufficient**

**Purpose: Subdivide lot (Parcel ID: 1404224000) into two lots: Lot A Erect new detached 2 family residential dwelling Propose one (1) off street parking. Project is part of the Neighborhood Homes Initiative (NHI). EPLAN**

**Case: BOA- 1106945 Address: 21 Angell Street, Ward 14 Applicant: Ralph Parent**

**Article: Article 60, Section 9 Side Yard Insufficient**

**Purpose: Subdivide lot (Parcel ID: 1404224000) into two lots: Lot B Erect new detached 2 family residential dwelling. Propose one (1) off street parking. Project is part of the Neighborhood Homes Initiative (NHI). EPLAN**



City of Boston  
Board of Appeal

**Case: BOA-1106948 Address: 22 Angell Street Ward 14 Applicant: Ralph Parent**  
**Article: Article 60, Section 9 Side Yard Insufficient**  
**Purpose: Erect new single family residential dwelling. Propose one (1) off street parking. Project is part of the Department of Neighborhood Development Neighborhood Homes Initiative (NHI). (Parcel ID: 1404259000) ePlan**

**Case: BOA-1106954 Address: 28 Angell Street Ward 14 Applicant: Ralph Parent**  
**Article: Article 60, Section 9 Side Yard Insufficient**  
**Purpose: Erect new single family residential dwelling. Propose one (1) off street parking. Project is part of the Department of Neighborhood Development Neighborhood Homes Initiative (NHI). (Parcel ID: 1404256000)**

**Case: BOA-1106958 Address: 37 Angell Street, Ward 14 Applicant: Ralph Parent**  
**Articles: Article 10, Section 1 Limitation of Area Limitation of Area of Accessory Uses, Article 60, Section 40 Off Street Parking & Loading Req Location of Off Street Parking in Front Yard, Article 60, Section 40 Off Street Parking & Loading Req Off Street Parking Design / Maneuverability**  
**Purpose: Subdivide lot (Parcel ID: 1404229000) into two lots. Erect new semi attached single family dwelling (townhouse style) semi attached to ERT1075473. Propose one (1) off street parking. Project is part of the Department of Neighborhood Development Neighborhood Homes Initiative (NHI).EPLAN**

**Case: BOA-1106960 Address: 39 Angell Street Ward 14 Applicant: Ralph Parent**  
**Articles: Article 10, Section 1 Limitation of Area Limitation of Area of Accessory Uses**  
**Article 60, Section 40 Off Street Parking & Loading Req Location of Off Street Parking in a Front Yard**  
**Article 60, Section 40 Off Street Parking & Loading Req Off Street Parking Design / Maneuverability**  
**Purpose: Subdivide lot (Parcel ID: 1404229000) into two lots. Erect new semi attached single family dwelling (townhouse style) semi attached to ERT 1075472. Propose one (1) off street parking. Project is part of the Department of Neighborhood Development Neighborhood Homes Initiative (NHI).EPLAN**

**Case: BOA-1106963 Address: 242-244 Norwell Street Ward 17 Applicant: Ralph Parent**  
**Articles: Article 10, Section 1 Limitation of Area Limitation of Area of Accessory Use, Article 65, Section 9 Lot Area Insufficient, Article 65, Section 9 Lot Width Insufficient, Article 65, Section 9 Lot Frontage Insufficient, Article 65, Section 9 Floor Area Ratio Excessive, Article 65, Section 9 Building Height (# of Stories ) Excessive, Article 65, Section 9 Usable Open Space Insufficient, Article 65, Section 9 Front Yard Insufficient, Article 65, Section 9 Side Yard Insufficient, Article 65, Section 41 Off Street Parking & Loading Req Location of Off Street Parking, Article 65, Section 41 Off Street Parking & Loading Req Off Street Parking Design / Maneuverability**  
**Purpose: Erect new single family residential dwelling. Propose one (1) off street parking. Project is part of the Department of Neighborhood Development Neighborhood Homes Initiative (NHI). (Parcel ID: 1700345000).**

**Case: BOA- 1106967 Address: 78 Spencer Street, Ward 17 Applicant: Ralph Parent**  
**Article: Article 65, Section 9 Lot Area Insufficient**  
**Purpose: Erect new single family residential dwelling. Propose one (1) off street parking. E Plans Project is part of the Department of Neighborhood Development Neighborhood Homes Initiative (NHI). (Parcel ID: 1700418000).**



City of Boston  
Board of Appeal

**Case: BOA-1106968 Address: 113 Wheatland Avenue Ward 17 Applicant: Ralph Parent**

**Articles: Article 10, Section 1 Limitation of Area Limitation of Area of Accessory Use, Article 65, Section 9 Lot Area Insufficient, Article 65, Section 9 Lot Width Insufficient, Article 65, Section 9 Lot Frontage Insufficient, Article 65, Section 9 Floor Area Ratio Excessive, Article 65, Section 41 Off Street Parking & Loading Req Off Street Parking Location, Article 65, Section 41 Off Street Parking & Loading Req Off Street Parking Design / Maneuverability**

**Purpose: Subdivide lot (Parcel ID: 1700330000) into two lots. Erect new semi attached single family dwelling (townhouse style) semi attached to ERT 1075483. E Plans Propose one (1) off street parking. Project is part of the Department of Neighborhood Development Neighborhood Homes Initiative (NHI).**

**Case: BOA-1106972 Address: 115 Wheatland Avenue, Ward 17 Applicant: Ralph Parent**

**Articles: Article 10, Section 1 Limitation of Area Limitation of Area of Accessory Use, Article 65, Section 9 Lot Area Insufficient, Article 65, Section 9 Lot Width Insufficient, Article 65, Section 9 Lot Frontage Insufficient, Article 65, Section 9 Floor Area Ratio Excessive, Article 65, Section 41 Off Street Parking & Loading Req Off Street Parking Location, Article 65, Section 41 Off Street Parking & Loading Req Off Street Parking Design / Maneuverability**

**Purpose: Subdivide lot (Parcel ID: 1700330000) into two lots. Erect new semi attached single family dwelling (townhouse style) semi attached to 113 Wheatland Ave ERT1075484. Propose one (1) off street parking. Project is part of the Department of Neighborhood Development Neighborhood Homes Initiative (NHI).**

**Case: BOA-1095049 Address: 223-227A Bowdoin Street Ward 15 Applicant: Rosa Design and Construction, LLC**

**Article: Art. 09 Sec. 02 Nonconforming Use Change**

**Purpose: Install carpet, paint walls, and sign to change occupancy from dry cleaner to retail store. [ePlan]**

**Case: BOA-1115095 Address: 10-10A Hallet Street Ward 16 Applicant: Timothy Johnson**

**Articles: Article 65, Section 8 Use Regulations Two Family Dwelling Use: Forbidden, Article 65, Section 9 Lot Area Insufficient, Article 65, Section 9 Lot Width Insufficient, Article 65, Section 9 Lot Frontage Insufficient, Article 65, Section 9 Floor Area Ratio Excessive, Article 65, Section 9 Bldg Height Excessive (Stories), Article 65, Section 9 Bldg Height Excessive (Feet), Article 65, Section 9 Front Yard Insufficient, Article 65, Section 9 Rear Yard Insufficient**

**Purpose: ERECT NEW 4 STORY, 2 FAMILY DWELLING ON VACANT LAND, PARCEL 4212, W/GARAGE AND REAR DECKS AS PER PLANS SUBMITTED. BUILDING TO BE SPRINKLERED. [ZBA ePlan]**



City of Boston  
Board of Appeal

**Case: BOA-1123382 Address: 270 Talbot Avenue Ward 17 Applicant: Travis Lee**  
**Articles: Article 65, Section 41 Off-Street Parking & Loading Req Off-Street Parking Insufficient, Article 65, Section 41 Off-Street Parking & Loading Req Off-Street Loading Insufficient, Article 65, Section 42 Application of Dimensional Req Conformity with Existing Building Alignment, Article 65, Section 8 Use Regulations Use: Multi-family Dwelling: Forbidden, Article 65, Section 8 Use Regulations Use: Retail Store: Forbidden, Article 65, Section 8 Use Regulations Use: Restaurant: Forbidden, Article 65, Section 8 Use Regulations Use: Office: Forbidden, Article 65, Section 9 Floor Area Ratio Excessive, Article 65, Section 9 Building Height Excessive, Article 65, Section 9 Building Height (# of Stories) Excessive, Article 65, Section 9 Front Yard Insufficient**

**Purpose: This Nominal Fee permit application is to request a zoning refusal letter to facilitate a hearing at the Zoning Board of Appeals. The proposed project includes a four story building with 21 apartments and about 2,700sf of retail space. The project also includes 9 off street parking spaces.**

**Case: BOA-835348 Address: 883 Hyde Park Avenue, Ward 18 Applicant: Ben Smith**

**Article: Article 69 Section 11 Use Regulations Cannabis Establishment (conditional)**

**Purpose: Renovate existing commercial space to convert from day care center to registered marijuana dispensary (RMD) as per plans as prepared by Nutec Design Associates, Inc., dated 04.24.18.**

**Case: BOA-1119909 Address: 151-159 Belgrade Avenue Ward 20 Applicant: BCB2020, LLC**

**Article: Art. 07 Sec. 03 Conditions for Variance Proviso: "To petitioner only"**

**Purpose: Remove proviso "take out for this petitioner only". No work to be done. [ePlan]**

**Case: BOA-1102432 Address: 44-46 Belgrade Avenue Ward 20 Applicant: Belgrade Triangle, LLC**

**Articles: 67(67-12: Floor Area Ratio Excessive, Front Yard Insufficient, Side Yard Insufficient, Rear Yard Insufficient) 67(67-30) 67(67-32) 67(67-33)**

**Purpose: Erect 3 story, 8 residential unit building with 1 commercial space.**

**Case: BOA-1024095 Address: 11 Faneuil Street Ward 22 Applicant: CRM Property Corp**

**Articles: Article 51 Section 16 Use Regulations Use: Multifamily Dwelling: Conditional, Article 51 Section 16 Use Regulations Use: Accessory Parking: Conditional, Article 51 Section 17 Floor Area Ratio Excessive, Article 51 Section 17 Building Height Excessive, Article 51 Section 17 Side Yard Insufficient, Article 51 Section 17 Rear Yard Insufficient, Article 51, Section 53 Screening & Buffering Req Screening and Buffering Insufficient, Article 51, Section 56 Off Street Parking & Loading Req Off Street Parking Insufficient, Article 51, Section 56 Off Street Parking & Loading Req Off Street Loading Insufficient, Article 51, Section 56 Off Street Parking & Loading Req Off Street Parking Design / Maneuverability, Article 51, Section 57 Application of Dimensional Req Conformity with Existing Building Alignment**

**Purpose: Raze the existing Commercial structure. Erect a new 5 story Residential Building with 41 Dwelling Units and a 51 space Parking Garage built underneath.**



City of Boston  
Board of Appeal

**INTERPRETATION: 12:30PM**

**Case: BOA-1118048 Address: 874 East Sixth Street Ward 6 Applicant: Paula Sylvester and Jane Sylvester Brusca**

**Purpose: The Petitioner's seeks a determination that the Inspectional Services Department erred in issuing the permit# ERT698417. The permit was issued as an allowed use.**

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

**BOARD MEMBERS:**

**CHRISTINE ARAUJO- CHAIR  
MARK FORTUNE-SECRETARY  
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**ALTERNATE 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](https://www.municode.com/library/ma/boston/codes/redevelopment_authority).**