



City of Boston
Board of Appeal

TUESDAY, AUGUST 25, 2020

BOARD OF APPEAL

CITY HALL, ROOM 801

HEARING MINUTES

Board Chair Araujo called the meeting to order promptly at 9:30 AM and commenced with a brief description of the hearing process and, pursuant to the Massachusetts Open Meeting Law, advised those in attendance that the hearings would be broadcast and recorded and hearing minutes would be kept. The Chair announced that the hearing was being conducted remotely via an online meeting platform and subject to the below advisory which was part of the publicly posted hearing agenda. The Board members then commenced with discussion of the following Agenda items which were announced on the record by Board Secretary Mark Fortune:

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON AUGUST 25, 2020 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS AUGUST 25, 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 AUGUST 25, 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 <http://bit.ly/zbaAug25hearing> or by calling 1-617-315-0704 and entering access code 129 465 3256.

If you wish to offer testimony on an appeal, please click <http://bit.ly/zbaAug25comment> 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.



City of Boston
Board of Appeal

For individuals who need translation assistance, please notify the Board at least 48 HOURS in advance either by signing up at <http://bit.ly/zbaAug25comment>, calling 617-635-4775 or emailing 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.

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 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. 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-667111, Address: 151 Liverpool Street, Ward 1 Applicant: Anthony L, Leccese, Esq

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for extension to August 25, 2021.

Case: BOA-716304, Address: 121 Neponset Avenue Ward 18 Applicant: Douglas Cardinale

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

Vote: Upon a Motion and second, the Board voted unanimously to deny the request for a one year extension.

Case: BOA-826724 , Address: 1199-1203 Blue Hill Avenue Ward 14 Applicant: George Minasidis

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

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

Case: BOA-788662, Address: 587 Albany Street Ward 8 Applicant: Jeff Drago, Esq

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

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

Case: BOA-735387, Address: 152-154 Liverpool Street Ward 1 Applicant: Richard Lynds

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

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



City of Boston
Board of Appeal

GCOD: 9:30 AM

Case: BOA- 1064897 Address: 450 Massachusetts Avenue Ward 9 Applicant: Marc Savatsky

Article: 32(32-9)

Purpose: Demolish existing structure and construct a new six (6) story mixed-use commercial (2) and residential building of approximately 89,700 sf. Levels 1/2 contain 11 income restricted artist live/work & upper floors include 55 residential units, total of 66 units. Project includes 43 below-grade parking. *To include, Café with accessory outdoor seating, Gallery, community center (nonprofit).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, and requested a conditional use permit under Article 32 GCOD Applicability. The Board noted that the BWSC's letter of approval was on file.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval, the motion was seconded and the Board voted unanimously to approve the applicant's request.

Case: BOA- 1073920 Address: 321 Marlborough Street Ward 5 Applicant: Sea-Dar Construction

Article: 32(32-4)

Purpose: Change of occupancy to a single-family dwelling. Construct new penthouse addition with roof deck. Full gut renovation work to include all new structure, finishes, façade restoration, MEP/FA/FP, one car garage and patio. Combine 321 and 323 Marlborough into one single-family dwelling filed under ALT1068663 and ALT1068664.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, and requested a conditional use permit under Article 32 GCOD Applicability. The Board noted that the BWSC's letter of approval was on file.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval, the motion was seconded and the Board voted unanimously to approve the applicant's request.



City of Boston
Board of Appeal

HEARING: 9:30 AM

Case: BOA- 1043425 **Address:** 21 Shepard Street Ward 22 **Applicant:** John Pulgini
Article: 51(51-9.4) 51(51-8) 51(51-56) 51(51-9: Bldg height excessive (feet), Usable open space insufficient, Front yard insufficient & Side yard insufficient)
Purpose: Change occupancy from 3 family to 4 family – complete renovation with sprinkler/fire alarm and complete a rear addition to existing 2nd and 3rd floor.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a three-family dwelling to a four-unit multifamily dwelling with a rear addition to second and third floors.

Board members asked about the proposed additional unit and number of bedrooms.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, the Brighton-Allston Improvement Association and two abutters are in support.

Documents/Exhibits: Building Plans, letter in support

Votes: Board Member Erlich moved for approval with BPDA design review and Kindell seconded and the Board voted unanimously to approve.

Case: BOA- 983485 **Address:** 6 Lothian Road Ward 21 **Applicant:** Phung Porzio, Inc
Article: 51(51-8) 51(51-9: Lot area for additional dwelling units insufficient, Floor area ratio excessive & Bldg height (# of stories) excessive) 51(51-56)
Purpose: Proposed to legalize an existing Four Family Dwelling to correct violation (as per plans). Change of Occupancy from a 3 Family Dwelling to a 4 Family Dwelling.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a three-unit dwelling to a four-unit dwelling to legalize the existing use. Additional unit is located in the basement. The applicant stated they were no longer seeking building code relief.

Board members asked about the basement ceiling height, utilities, egress, taxes and window wells.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and the Brighton-Allston Improvement Association are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Ruggiero seconded and the Board voted 5 to 1 to approve. Chair Araujo voted in opposition.



City of Boston
Board of Appeal

Case: BOA#983488 Address: 6 Lothian Road Ward 21 Applicant: Phung Porzio, Inc

Purpose: Proposed to legalize an existing Four Family Dwelling to correct violation (as per plans). Change of Occupancy from a 3 Family Dwelling to a 4 Family Dwelling.

Section: 9th 780 CMR 1006 – Number of Exits and Exit Access Doorway. 1006.2 Egress from spaces. Rooms areas or spaces, including mezzanines within a story or basement shall be provided with the number of exits or access to exits in accordance with this section. There is no Second Means of Egress from Ground Level Dwelling Unit in Basement.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a three-unit dwelling to a four-unit dwelling to legalize the existing use. Additional unit is located in the basement. The applicant stated they were no longer seeking building code relief.

Board members asked about the basement ceiling height, utilities, egress, taxes and window wells.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and the Brighton-Allston Improvement Association are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for denial and Erlich seconded and the Board voted unanimously to deny.

Case: BOA- 1051868 Address: 49-51 Brown Avenue Ward 19 Applicant: Antonio Ferrara

Article: 67(67-9: Floor area ratio excessive, Bldg height excessive (stories) & Side yard insufficient)

Purpose: Confirm occupancy as existing two family. Construct new rear deck addition. Extend living space to attic. Gut renovation, work to include re-frame interior, update plumbing, electrical and heating, replace windows and siding and replace roof. File conjunction with ALT1043099 and ERT1042299.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to confirm occupancy as a two-family dwelling, extend living space to the attic and build a rear deck at 49-51 Brown Avenue and erect a single-family dwelling with a garage at 45 Brown Avenue.

Board members asked about basement living space and square footage of the added space.

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

Documents/Exhibits: Building Plans, letters of support

Votes: Board Member Erlich moved for approval with BPDA design review and Fortune seconded and the Board voted unanimously to approve.



City of Boston
Board of Appeal

Case: BOA- 1051864 Address: 45 Brown Avenue Ward 19 Applicant: Antonio Ferrara
Article: 67(67-9: Lot area insufficient, Lot width insufficient, Floor area ratio excessive, Bldg height excessive (stories), Side yard insufficient & Lot frontage insufficient)
Purpose: Erect new single family with an attached garage on newly formed Lot B (4,409 SF). Filed in conjunction with ALT1043099 and ALT1042279.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to confirm occupancy as a two-family dwelling, extend living space to the attic and build a rear deck at 49-51 Brown Avenue and erect a single-family dwelling with a garage at 45 Brown Avenue.

Board members asked about basement living space and square footage of the added space.

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

Documents/Exhibits: Building Plans, letters of support

Votes: Board Member Erlich moved for approval with BPDA design review and Fortune seconded and the Board voted unanimously to approve.

Case: BOA- 1025837 Address: 79 Regis Road Ward 18 Applicant: Andrea Jules
Article: 60(60-40) 60(60-8) 60(60-9: Lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient)
Purpose: Change of Occupancy 2 to 3 family. Build two shed dormers per plan. Bring egress up to code. Install new roofing, siding, windows. Build partition walls per plan.

Discussion: At the applicant's request, the matter was deferred to the November 10, 2020 hearing.

Case: BOA- 1028711 Address: 273 Gallivan Boulevard Ward 17 Applicant: Timothy Johnson
Article: 65(65-8) 65(65-9: Floor area ratio is excessive, Height requirement is excessive (2.5 stories max allowed) & Height requirement is excessive (ft; headhouse is part of height due to its functionality))
Purpose: Demolish existing building and erect new 3-story, 9-unit residential building w/side, rear and roof decks and 12 off-street parking spaces as per plans submitted.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a three-story, six-unit dwelling, reduced from nine units, with roof decks.

Board members asked about a home office, mechanical equipment, basement units, basement ceiling height and parking.

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

Documents/Exhibits: Building Plans, letter of support, letters of opposition



City of Boston
Board of Appeal

Votes: Board Member Ruggiero moved for approval with BPDA design review and to eliminate head house and Kindell seconded and the Board voted unanimously to approve.

Case: BOA- 1017731 Address: 21 Temple Street Ward 17 Applicant: Colman Grealish
Article: 65(65-8) 65(65-9: Lot area insufficient, Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive & Rear yard insufficient) 65(65-41)
Purpose: Renovate Attic by constructing 2 new dormers and installing new drywall partitions, new kitchen and bath. Confirm Occupancy as a Two Family Dwelling. Change Occupancy to a Three Family Dwelling.

Discussion: The applicant requested to withdraw the appeal for zoning relief.

Votes: Board Member Fortune moved for denial without prejudice and Kindell seconded and the Board voted unanimously to deny without prejudice.

Case: BOA- 1015465 Address: 33 Nelson Street Ward 17 Applicant: AZEB ABRHA
Article: 65(65-8.2) 65(65-9: Add'l lot area insufficient, Floor area ratio excessive & Front entrance to new unit does not face the front lot line) 65(65-41)
Purpose: Additional unit in the ground floor and change of occupancy from a 2 family to a 3 family.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to add a dwelling unit to the basement and change occupancy from a two-family to three-family dwelling.

Board members asked about unit sizes, bedroom counts, basement ceiling height and location of utilities. The BPDA recommended denial due to inadequate light.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and an abutter are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for denial and Ruggiero seconded and the Board voted unanimously to deny.

Case: BOA- 1054679 Address: 44 Glendale Street Ward 15 Applicant: Kristopher Proule
Article: 65(65-41) 65(65-8) 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Front yard insufficient, Side yard insufficient & Rear yard insufficient)
Purpose: Build new 4 story, nine unit building including MEP, Sprinkler, Fire Alarm.

Discussion: At the applicant's request, the matter was deferred to the November 10, 2020 hearing.



City of Boston
Board of Appeal

Case: BOA- 1035611 Address: 28 Goodale Road Ward 14 Applicant: Patrick Moriarty
Article: 60(60-9: Insufficient additional lot area per unit, Insufficient lot size, Excessive F.A.R., Insufficient usable open space per unit & Insufficient side yard setback)
Purpose: Erect new three family residential structure. Work as per plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a new three-family dwelling.

Board members asked about the size of the lot. The BPDA recommended design review.

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

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval with BPDA design review and Erlich seconded and the Board voted unanimously to approve.

Case: BOA- 1039553 Address: 49 Georgia Street Ward 12 Applicant: John Pulgini
Article: 50(50-29: Floor area ratio excessive, Usable open space insufficient, Side yard insufficient & Rear yard insufficient) 50(50-43: Off-street parking & loading req 50.43.5 (a) and (c))
Purpose: Change occupancy from single family to a three family dwelling and Interior gut renovation and exterior renovation. Change of roof line for floor through unit. Demolish and rebuild existing exterior decks. Finish basement. Add parking in combination with 43 Georgia St new construction proposal.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a single-family to three-family dwelling at 49 Georgia Street and erect a new four-unit dwelling at 43 Georgia Street. Seven total parking spaces to be provided for both properties.

Board members asked about subdivision, unit sizes, parking and side yard setback. BTD noted its opposition to 43 Georgia due to unclear parking plans.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and the Carpenters Union are in support. An abutter is in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review for the dormers, for the side yard to provide 15 feet from the existing building and subject to an easement with respect to parking and Ruggiero seconded and the Board voted unanimously to approve.



City of Boston
Board of Appeal

Case: BOA- 1039559 Address: 43 Georgia Street Ward 12 Applicant: John Pulgini

Article: 50(50-29: Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 50(50-43: Off-street parking & Loading Req 50.43.5 (a) and (c) 50.43.6 Design (a))

Purpose: New construction 4 unit building. Proposal is for 43 Georgia St parcel number 1202547000.49 and 43 Georgia in common ownership but taxed separately. 7 parking spaces total between 43 Georgia (4 unit proposal) and 49 Georgia (3 unit proposal).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a single-family to three-family dwelling at 49 Georgia Street and erect a new four-unit dwelling at 43 Georgia Street. Seven total parking spaces to be provided for both properties.

Board members asked about subdivision, unit sizes, parking and side yard setback. BTD noted its opposition to 43 Georgia due to unclear parking plans.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and the Carpenters Union are in support. An abutter is in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review for the dormers, for the side yard to provide 15 feet from the existing building and subject to an easement with respect to parking and Ruggiero seconded and the Board voted unanimously to approve.

Case: BOA-1021201 Address: 3171 Washington Street Ward 11 Applicant: Three 171 Washington LLC

Article: 55(55-19: Use: forbidden & Use: conditional) 55(55-20: Floor area ratio is excessive, Height is excessive, Usable open space is insufficient & Rear yard setback is insufficient) 55(55-55-40)

Purpose: New construction of a four story building with nine residential units and a general retail in the ground floor.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a three-story building with mezzanine level with nine condo units.

Board members asked about unit sizes, decks, if penthouses were intended to include living space and building height.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor O'Malley and an abutter are in support. The Carpenters Union is in opposition.

Documents/Exhibits: Building Plans, letters of support

Votes: Board Member Ruggiero moved for approval with BPDA design review and Fortune seconded and the Board voted unanimously to approve.



City of Boston
Board of Appeal

Case: BOA- 1016727 Address: 95-97 Robey Street Ward 8 Applicant: Albert B Ogiste

Article: 50(50-29: Usable open space insufficient, Side yard insufficient, Rear yard insufficient & Floor area ratio excessive)

Purpose: Total renovation of existing three-family building with new electrical, plumbing/sprinkler, and HVAC systems. Additional interior work consisting of framing walls and drywall for units. Exterior work consisting of new siding, windows, and exterior rear decks. Extend living area into basement.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to extend living space to the basement and build rear decks.

Board members asked about change in floor area ratio, about the basement space, ceiling height and window wells.

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

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Deveau seconded and the Board voted unanimously to approve.

Case: BOA-1027380 Address: 57-59 Robey Street Ward 8 Applicant: Matt Mueller

Article: 50(50-29: Lot area insufficient, Add'l lot area insufficient, Floor area ratio excessive, Usable open space insufficient, Front yard insufficient & Rear yard insufficient)

Purpose: New two family, three story Duplex construction on empty lot with two on site parking spaces at rear.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a new two-family, three-story duplex style dwelling with two parking spaces.

Board members asked about a firewall and roof decks.

Testimony: The Board then requested testimony from neighbors and elected officials. The Carpenters Union is in support. Mayor's Office of Neighborhood Services, Councilor Baker and Jose Barros are in opposition.

Documents/Exhibits: Building Plans, letters in support, petition of support

Votes: Board Member Erlich moved for denial without prejudice and Kindell seconded and the Board voted 5 to 1 to approve. Chair Araujo voted in opposition.

1 Hour Lunch Break



City of Boston
Board of Appeal

HEARING: 1:00 PM

**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.**

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.

**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.**

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.

**Case: BOA- 982785 Address: 156 Poplar Street Ward 19 Applicant: 156 Poplar Street Realty Trust by Anthony L.Ross, Esq
Article: 67(67-8) 67(67-9.1) 67(67-32) 67(67-9: Floor area ratio is excessive, Rear yard setback requirement is insufficient, Lot size requires to erect a new 3 family dwelling is insufficient & Usable open space is insufficient)
Purpose: Raze existing two-family structure and erect new three unit building.**

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a new three-family dwelling.

Board members asked about parking access and design and about the violations.

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

Documents/Exhibits: Building Plans, letter of opposition

Votes: Board Member Erlich moved for approval with BPDA design review and to reduce the curb cut to 10 to 12 feet maximum and Ruggiero seconded and the Board voted unanimously to approve.

**Case: BOA-1027521 Address: 81-81A Wrentham Street Ward 16 Applicant: Paulette Whitaker
Article: 65(65-8) 65(65-9: Insufficient lot width – 50' req., Insufficient rear yard setback – 40' req. & # of allowed stories exceeded – 2 ½ stories max.) 65(65-41) 65(65-42)
Purpose: Construct a new two family dwelling on Lot B consisting See ALT1027510.**

Discussion: At the applicant's request, the matter was deferred to the November 10, 2020 hearing.



City of Boston
Board of Appeal

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.

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.

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.

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.

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.

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.

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.

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.

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.

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.

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.

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.



City of Boston
Board of Appeal

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.

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.

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.

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.

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.

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.

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.

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.

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.

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.



City of Boston
Board of Appeal

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.

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.

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.

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.

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.

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.

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.

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.

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.

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.



City of Boston
Board of Appeal

Case: BOA-1058736 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).

Discussion: At the applicant's request, the matter was deferred to the November 17, 2020 hearing.

Case: BOA-1005753 Address: 765 East Third Street Ward 6 Applicant: George Morancy
Article: 80(80-80E) 27S(27S-5)
Purpose: Combine 765 East Third Street with 2 vacant lots PID0603809000 and PID0603810000 for a total of 20,265 sf to erect a new 25 unit residential building with 37 off street parking as per plans. Existing building to be razed under a separate permit. Permit drawings to be submitted upon ZBA approval.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a 25 unit residential dwelling with 36 parking spaces.

Board members asked about unit sizes, parking garage, roof decks and affordable units.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilors Flynn and Flaherty and the Carpenters Union are in support. Councilor Essaibi-George is in opposition.

Documents/Exhibits: Building Plans, petition of support, letter of opposition

Votes: Board Member Erlich moved for approval with BPDA design review and Ruggiero seconded and the Board voted unanimously to approve.

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.

Discussion: At the Board's request, the matter was deferred to the November 17, 2020 hearing.

Case: BOA- 1055514 Address: 584 East Fourth Street Ward 6 Applicant: Patrick McDonough
Article: 68(68-33) 68(68-8: Floor area ratio excessive & Open space insufficient)
Purpose: Change use from a single family to a three family, renovate and add rear decks as per plans. Permit set to be provided upon ZBA approval.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a single-family dwelling to a three-family dwelling and add rear decks. Applicant stated the dwelling has historically been used as a two-family dwelling but has a legal occupancy as a single-family.



City of Boston
Board of Appeal

Board members asked about unit sizes, roof deck and basement occupancy.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors Flynn and Essaibi-George are in support.

Documents/Exhibits: Building Plans, letters of opposition

Votes: Board Member Ruggiero moved for approval and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-1038814 Address: 53 Rutland Square Ward 4 Applicant: Andrew Brassard

Article: 64(64-9.4) 64(64-34) 32(32-9)

Purpose: Reconfiguration of rear patio and parking, additional of 6' decks on parlor, 2nd and 3rd levels and roof deck.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to reconfigure rear patio and parking, add decks on and roof deck with hatch access.

Board members asked about roof deck, parking and curb cut.

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

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval with hatch for roof deck access and Erlich seconded and the Board voted unanimously to approve.

Case: BOA- 1043496 Address: 29 Upton Street Ward 3 Applicant: Peter Vanko

Article: 64(64-34) 32(32-4)

Purpose: Demolish existing roof deck. Replace with expanded roof deck; no change to method of access and egress. Provide utility connections and hot tub in raised deck.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to replace the existing roof deck with a larger roof deck.

Board members asked about the additional square footage of the roof deck.

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

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Ruggiero seconded and the Board voted unanimously to approve.



City of Boston
Board of Appeal

**Case: BOA-1012022 Address: 14 North Bennet Street Ward 3 Applicant: Epsilon Partners
Article: 54(54-10: Floor area ratio excessive, Bldg height excessive (feet) & Rear yard insufficient) 54(54-18)
54(54-21)**

Purpose: Seeking to change the occupancy from a rectory to eight residential units. Also, to erect a one-story addition with rear decks and roof decks and complete renovations.

Discussion: At the applicant's request, the matter was deferred to the November 10, 2020 hearing.

**Case: BOA-1025939 Address: 84-86 Maverick Street Ward 1 Applicant: Anthony Virgilio
Article: 53(53-9) 53(53-56)**

Purpose: Change Occupancy from two-family and store to three-family dwelling.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to a three-family dwelling by converting store to additional unit.

Board members asked about basement living space.

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

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Deveau seconded and the Board voted unanimously to approve.

**Case: BOA- 1038811 Address: 33 Condor Street Ward 1 Applicant: Jeff McArdle
Article: 9(9-1) 53(53-52) 53(53-9: Side yard insufficient & Rear yard insufficient) 27T**

Purpose: To build a roof deck according to architectural drawings. This is for unit #3 use only.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a roof deck with spiral staircase access.

Board members asked if the unit is owner occupied.

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

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Kindell seconded and the Board voted unanimously to approve.



City of Boston
Board of Appeal

Case: BOA- 1035805 **Address:** 82 Chelsea Street **Ward 1 Applicant:** Richard Crespo
Article: 27T(27T-9) 53(53-56) 53(53-8) 53(53-9: Lot area insufficient, Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive), Usable open space insufficient), Side yard insufficient) & Rear yard insufficient)

Purpose: Change Occupancy from a Two (2) Family Dwelling to an Office / Commercial Use and Three (3) Family Dwelling. Construct a new 4th Level onto the existing 3 story Residential Building. There will be a new Penthouse to access a new private Roof Deck. Construct a new 1st Floor Kitchen addition. Reconfigure Architectural Floor Plan on all Floors. New Kitchens and Bathrooms. New HVAC & MEP systems. Install a new Fire Sprinkler system.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a two-family dwelling to a four-unit dwelling with fourth story addition and penthouse and roof deck.

Board members asked about the zoning subdistrict.

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

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval with BPDA design review to eliminate head house and for signage and Deveau seconded and the Board voted unanimously to approve.

Case: BOA- 1050294 **Address:** 382 Sumner Street **Ward 1 Applicant:** Granitz Family Trust, LLC
Article: 27T(27T-5) 53(53-9: Insufficient additional lot area per unit, Excessive F.A.R., Insufficient side yard setback, Insufficient rear yard setback, Insufficient off street parking & Insufficient open space – 300sf/unit req.)
Purpose: Raze existing structure and erect a 3 unit residential dwelling.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a three-family dwelling.

Board members asked about unit sizes, basement ceiling height and an accessible unit.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. The Jeffries Point Neighborhood Association and an abutter are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and Deveau seconded and the Board voted 5 to 1 to approve. Board Member Ruggiero voted in opposition.



City of Boston
Board of Appeal

Case: BOA- 1057382 Address: 362 Sumner Street Ward 1 Applicant: 362 Sumner Street, LLC
Article: 53(53-9: Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Side yard insufficient & Rear yard insufficient) 53(53-56) 27T(27T-5)
Purpose: Raze existing building and erect a three (3) unit residential dwelling.

Discussion: The applicant requested to withdraw the appeal for zoning relief.

Votes: Board Member Ruggiero moved for denial without prejudice and Erlich seconded and the Board voted unanimously to deny without prejudice.

Case: BOA- 979930 Address: 16 Whitby Street Ward 1 Applicant: Arco, LLC
Article: 27T(27T-5) 53(53-8) 53(53-9: # of allowed stories has been exceeded (2.5 stories max.), Height exceeded (35' max.), Excessive F.A.R. (.8 max.) & Insufficient rear yard setback (35' req.)) 53(53-56) 53(53-54) 53(53-56.5.a) 53(53-57.2)
Purpose: Seeking to erect a four-story building with ten residential units and ten parking spaces. Also to combine two lots, 0101753000 and 01011752000 into one lot of 9,000 sf ft. Also raze existing structure on lot on separate permit.

Discussion: At the applicant's request, the matter was deferred to the November 10, 2020 hearing.

RECOMMENDATIONS/HEARINGS:

Case: BOA-1056777 Address: 9 Cook Street Court Ward: 2 Applicant: Stephen Robinson
Article: 62(62-25) 62(62-8)
Purpose: Amend permit alt765045 according to plans. *Construction of an additional off of the third story on the left side of structure.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA design review.

Documents/Exhibits: Building plans

Case: BOA-1076329 Address: 44 Harvard Street Ward: 2 Applicant: Harold McGonagle
Article: 62(62-8)
Purpose: Build new rear addition, add one new window, relocate garage door to the new exterior wall, interior renovations to other areas of the existing one family as per plan.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA design review.

Documents/Exhibits: Building plans



City of Boston
Board of Appeal

Case: BOA-1069916 Address: 5 Armory Street Ward: 2 Applicant: David McDonald

Article: 62(62-8)

Purpose: convert basement storage area into two bedrooms and convert basement laundry room into a 3/4 bathroom increase the size of the existing first floor bathroom All work will be as per architect's plans. David McDonald (Professional I.D.#044660).

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA design review and no building code relief.

Documents/Exhibits: Building plans

Case: BOA-1067126 Address: 5 Allston Street Ward: 2 Applicant: Timothy Sheehan

Article: 9(9-1) 62(62-14: Excessive F.A.R. per architect) & Reduction of open space (per architect) 62(62-25)

Purpose: This is the renovation of one unit of a two family house. The top floor will have new dormers front and back. A new bathroom. Work will not be over 50% of floor area . The bath room on the second floor within the same unit to be renovated as well. ZBA approval will be required for this project. Two Family DOC#24 / 1979.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA design review.

Documents/Exhibits: Building plans

Case: BOA-1070486 Address: 366 Main Street Ward: 2 Applicant: Timothy Sheehan

Article: 62(62-8: Add'l lot area insufficient & Usable open space insufficient) 62(62-29)

Purpose: Confirm occupancy as single family dwelling and change occupancy to a two family residence. The house will be renovated and brought up to current code. New kitchens and bathrooms along with new systems. Exterior work will be limited to window replacement and brickwork as needed. ZBA will be required.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA design review.

Documents/Exhibits: Building plans

Case: BOA-1078894 Address: 441 Main Street Ward: 2 Applicant: John Vining

Article: 62(62-25) 62(62-8)

Purpose: Build second floor addition on top of existing first floor footprint below, for remodeled master bedroom and bathroom.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA design review.



City of Boston
Board of Appeal

Documents/Exhibits: Building plans

Case: BOA-1064776 Address: 99 Elm Street Ward: 2 Applicant: Kevin Joyce
Article: 62(62-8: Side yard insufficient & Rear yard insufficient)
Purpose: Confirm occupancy as single family and Complete renovation of existing single family house.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA design review.

Documents/Exhibits: Building plans

Case: BOA- 1063297 Address: 35 Washington Street Ward: 2 Applicant: Lucas Robertson
Article: 62(62-25)
Purpose: Full gut renovation of all interiors, new construction rear addition, and new rear-facing shed dormer at the existing 3rd floor. Change of Occupancy from a two family to a one family.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA design review.

Documents/Exhibits: Building plans

Case: BOA#1063303 Address: 35 Washington Street Ward: 2 Applicant: Lucas Robertson
Purpose: Full gut renovation of all interiors, new construction rear addition and new rear-facing shed dormer at the existing existing 3rd floor. Change of Occupancy from a two family to a one family. Section: 9th 780 CMR 705 – Exterior Walls – 2 not permitted exterior wall openings with insufficient fire separation distance.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend denial without prejudice.

Documents/Exhibits: Building plans

Case: BOA-1066431 Address: 115-125 Jersey Street Ward: 5 Applicant: Mei Chen
Article: 66(66-8)
Purpose: Change occupancy from Laundromat to Restaurant (Café).

Discussion/Vote: At the request of the applicant, the Subcommittee voted to recommend deferral to the October 15, 2020 subcommittee hearing.

Documents/Exhibits: Building plans



City of Boston
Board of Appeal

Case: BOA-1059734 Address: 15H Mount Vernon Street Ward: 7 Applicant: Mark Little

Article: 65(65-9)

Purpose: Building of third floor deck on existing second floor deck. Install 2 doors from third floor to access new deck.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-1072019 Address: 159 West Eighth Street Ward: 7 Applicant: Michael McGough

Article: 68(68-29) 68(68-8)

Purpose: Complete gut/renovation of existing single family home per plans. Conversion from a 2.5 story to a full three story dwelling.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA design review.

Documents/Exhibits: Building plans

Case: BOA- 1082474 Address: 36-38 Crockett Avenue Ward: 16 Applicant: Matthew Ascione

Article: 65(65-9)

Purpose: Adding bedroom and storage space to current attic space.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-1056718 Address: 25 South Munroe Terrace Ward: 16 Applicant: Adam Jaspon

Article: 65(65-9: Bldg height excessive (feet) & Side yard insufficient)

Purpose: Construct roof deck on top of building according to architectural and engineering plans.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans



City of Boston
Board of Appeal

**Case: BOA- 106841 Address: 26 Salman Street Ward: 20 Applicant: Kelly and Rogelio Juarez
Article: 56(56-8: Front yard insufficient & Side yard insufficient)
Purpose: Building shed dormer on one side of the roof. Adding one more bedroom framing, roofing, insulation hanging bords siding the whole house.**

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA design review.

Documents/Exhibits: Building plans

**Case: BOA-1071247 Address: 101 Lagrange Street Ward: 20 Applicant: William Boehm
Article: 56(56-8: Floor area ratio excessive, Front yard insufficient & Side yard insufficient)
Purpose: New dormer and interior renovations.**

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA design review.

Documents/Exhibits: Building plans

Upon a motion and a second, the Board voted unanimously to approve the recommendations of the subcommittee.

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

BOARD MEMBERS:

**CHRISTINE ARAUJO- CHAIR
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.

For a video recording of the August 25, 2020 Board of Appeal Hearing please go to: https://www.cityofboston.gov/cable/video_library.asp.