



REVISED

10:12 am, May 23, 2022

City of Boston
Board of Appeal

Tuesday, May 24, 2022

BOARD OF APPEAL

City Hall Room 801

HEARING AGENDA

Revised Agenda

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON MAY 24, 2022 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS MAY 24, 2022 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE MAY 24, 2022 HEARING WILL BE HELD VIRTUALLY VIA VIDEO TELECONFERENCE AND TELEPHONE VIA THE ZOOM WEBINAR EVENT PLATFORM.

Interested persons can participate in the hearing **REMOTELY** by going to <https://bit.ly/ZBAhearings>. You may also participate by phone by calling into the Zoom Webinar at (301) 715-8592 and entering the Webinar ID: 996 0844 0932 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/May24Comment> 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/May24Comment>, calling 617-635-4775, or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the Zoom Webinar Event from 8:30 AM to 9:30 AM to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via Zoom. Questions and/or concerns can also be emailed to the ZBA Ambassador at 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 that should appear on the bottom of your screen, if connected by computer or device, or dial *9, if connected by phone. On a computer or device, you will receive a request to unmute yourself from the event host. You must select yes before you can speak. On a phone, you will hear a prompt that the event host is asking you to unmute yourself. You must press *6 to unmute yourself before you can speak. Commenters will be 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 8:30AM 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. 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.

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 ZBAPublicInput@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. WHEN DOING SO, PLEASE INCLUDE IN THE SUBJECT LINE THE BOA NUMBER, THE ADDRESS OF THE PROPOSED PROJECT AND THE DATE OF THE HEARING.



City of Boston
Board of Appeal

APPROVAL OF THE HEARING MINUTES: 9:30AM

APRIL 26, 2022

EXTENSION: 9:30AM

Case: BOA-629541 Address: 85 Linden Street Ward 21 Applicant: Jackson Slomiak

Case: BOA-900548 Address: 65-67 Border Street Ward 1 Applicant: Lauren Shurtleff Cronin

Case: BOA-917193 Address: 18 Middleton Street Ward 14 Applicant: Alfred Kiranga

BOARD FINAL ARBITERS: 9:30AM

Case: BOA-1176804 Address: 15 Rocky Nook Terrace Ward 11 Applicant: Geoff Pfeifer & Molly Below

Case: BOA- 1141860 Address: 32 Richfield Street Ward 15 Applicant: Ryan Spitz, Esq

GROUNDWATER CONSERVATION OVERLAY DISTRICT ONLY: 9:30AM

Case: BOA-1291749 Address: 33-41 Farnsworth Street Ward 6 Applicant: David Linhart

Article(s): Art. 32 Sec. 32 4Groundwater Conservation Overlay District, Applicability

Purpose: Change occupancy of this 95,307 gross sf building to include 47,966 sf of "Research Laboratory" use, with 46,474 sf "Office" use to remain. Core & Shell renovation to include new service elevator, expanded rooftop mechanical penthouse & upgrades to rear loading areas.

HEARINGS: 9:30AM

Case: BOA- 1318150 Address: 270 Sumner Street Ward 1 Applicant: Evandro DaSilva

Article(s): Art. 27G E Boston IPOD Art. 53, Section 56 Off Street Loading Insufficient Article 53 Section 56 Off Street Parking & Loading Req Article 53 Section 8 Use Regulations Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Bldg Height Excessive (Feet) Article 53, Section 9 Usable Open Space Insufficient Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient

Purpose :Erect fourth story addition with rear decks and change occupancy from a three to a four unit residential dwelling as per plans.

Case: BOA- 1295945 Address: 14-40 Beach Street Ward 3 Applicant: Albert Li

Article(s): Article 43 Section 19 Use Regulations - take out use Table E Conditional

Purpose: Change of Occupancy from existing Hair Salon Store to Cafe DARQ Tea Shop.

Case: BOA- 1287865 Address: 21-23 Greenville Street Ward 12 Applicant: Lorenzovest Holdings LLC

Article(s): Article 50 Section 26 Establish of Res. Subdistricts -MFR Use Forbidden (Article 6 section 5 applicable) Art. 50 Sec. 29 Excessive f.a.r. Art. 50 Sec. 29 Insufficient open space per unit Art. 50 Sec. 29 Insufficient rear yard setback Art. 50 Sec. 43 Off street parking insufficient - None proposed (Article 6 section 5 applicable) Art. 50 Sec. 29 Insufficient additional lot area per unit.

Purpose: Change occupancy of the abandoned and boarded structure since 2015 to a 9 unit affordable multi family dwelling. Total renovation with the addition of a new rear egress stairway tower with roof penthouse and the elimination of existing fire escapes which requires ZBA relief request that nominal fee be allowed. *Previous legal use and occupancy of record (17 Apartments Lf#0086/1972) abandoned for > 6 years



City of Boston
Board of Appeal

Case: BOA- 1295586 Address: 27-29 Browning Avenue Ward 14 Applicant: Duane Boyce, Norfolk Design & Construction

Article(s): Article 60 Section 9 Lot Area Insufficient Article 60, Section 41 Application of Dimensional Req - Conformity with Existing Building Alignment

Purpose: To erect a new Two (2) Family Dwelling on vacant lot. This is a DND Project.

Case: BOA- 1295582 Address: 29 Bradlee Street Ward 17 Applicant: Duane Boyce, Norfolk Design & Construction

Article(s): Article 65, Section 9 Lot Area Insufficient Article 65, Section 42 Application of Dimensional Req - Conformity with Existing Building Alignment

Purpose: To erect a new 1 family dwelling on vacant lot. This is a DND Project.

Case: BOA-1285851 Address: 131 Neponset Valley Parkway Ward 18 Applicant: Yvon Bouquet

Article(s): Art. 69 Sec. 8 Forbidden - Multifamily dwellings forbidden Art. 69 Sec. 09 Insufficient open space Article 29 Section 4 GPOD Applicability

Purpose: Demolition of an existing two family dwelling that spans two parcels under common ownership in the 2F 5000 Sub district | Hyde Park Neighborhood Zone. Combine parcels and then proposed construction consists of a 4 Unit Multi Family Residential structure with associated site improvements. *Existing structure on site to be demolished under a separately applied for and issued SF demolition permit.

Case: BOA- 1306296 Address: 36 Robken Road Ward 20 Applicant: Gerard & Michelle Skehill

Article(s): Article 67, Section 9 Side Yard Insufficient

Purpose: Renovate one family home by expanding existing first and second story living space, removing the existing rear deck and erecting a new rear deck per the plans. The home will remain a one family.

Case: BOA- 1080481 Address: 32-34 Orkney Road Ward 21 Applicant: 32 Orkney, LLC

Article(s): Article 51, Section 56 Off Street Parking & Loading Req - Insufficient off street parking Article 51 Section 9 Insufficient lot area per unit Article 51 Section 9 Excessive F.A.R. Article 51 Section 9 Max allowed height has been exceeded Article 51 Section 9 # of allowed stories has been exceeded Article 51 Section 9 Insufficient rear yard setback Article 51 Section 9 Insufficient side yard setback Article 51 Section 9 Insufficient open space per unit

Purpose : Seeking to combine two lots (Parcel ID: 2102408000 & 2102407000) to create one new 4,965 SF Lot to be known as "32 34 Orkney Road". Also, to change the occupancy from two two family dwellings to one nine unit dwelling and renovate, including a three story addition.

Case: BOA-1307395 Address: 25 Gardner Street Ward 21 Applicant: George Morancy

Article(s): Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Bldg Height Excessive (Stories) Article 50, Section 29 Bldg Height Excessive (Feet) 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 44.3 Traffic Visibility Across Corner Article 50, Section 29 Lot Area Insufficient Article 50, Section 43 Off Street Parking & Loading Req

Purpose : Construct new 14 unit multi family dwelling



City of Boston
Board of Appeal

HEARINGS:10:30AM

Case: BOA-1320322 Address: 362 Meridian Street Ward 1 Applicant: Amoropus Construction, LLC
Article(s): Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg - <25%- Conditional Art. 53 Sec. 08 Use: Conditional-Three family to a four family-Conditional Art. 53 Sec. 09 Excessive f.a.r. Art. 53 Sec. 09 Dimensional Regulations - Number of allowed habitable stories exceeded Art. 53 Sec. 09 Insufficient side yard setback Art. 53 Sec. 09 Insufficient rear yard setback Art. 53 Sec. 52 Roof Structure Restrictions - Access Art. 53 Sec. 56 Off-Street Parking - Insufficient parking Art.53 Sec. 08 Use: Forbidden - Footnote #7 Basement units are forbidden Article 27T – 5 East Boston IPOD Applicability
Purpose: Change occupancy from a three family to a 4-unit residential dwelling and erect a roof deck and new rear stairs as per plans.

Case: BOA- 1295572 Address: 72 High Street Ward 2 Applicant: Ryan Gavin
Article(s): Article 62, Section 8 Bldg Height Excessive (Feet) - This is in a Neighborhood Design overlay District so it needs to be approved by the BPDA Article 62, Section 25 Roof Structure Restrictions - This is in a Neighborhood Design overlay District so it needs to be approved by the BPDA
Purpose: This is the addition of a new third floor bedroom and bathroom as well as a new roof deck.

Case: BOA- 1310420 Address: 80 Bunker Hill Street Ward 2 Applicant: Gregory McCarthy
Article(s): Art. 62 Sec. 29 Off street parking insufficient Art. 62 Sec. 62 25 Roof Structures Restricted Article 62,Section 8 Insufficient additional lot area Article 62,Section 8 Excessive f.a.r. Article 62,Section 8 Insufficient rear yard setback
Purpose: Change occupancy from 2 family to 3 family. Change roof line of existing 2.75 Story building to make for a complete 3 story triple decker suited for Rowhouse district. Addition of fire protection system Fire alarm system, and sprinkler system with direct fire line from street.

Case: BOA- 1310768 Address: 173-175 Ipswich Street Ward 5 Applicant: 175 Ipswich Street, LLC
Article(s):Article 11, Sec. 7 Electronic Signs - Electronic signs are conditional and subject to approval by the Board of Appeal Article 66, Section 41 Sign Regulations - Sign regulations for the Fenway Neighborhood and Fenway Triangle Neighborhood Development Area.
Purpose: Installation of Signs on the exterior of the new MGM Music Hall along Ipswich and Lansdowne Streets, including LED boards and static graphic signs, per plans.

Case: BOA-1308425 Address: 1011 Harrison Avenue Ward 8 Applicant: Benjamin Franklin Institute of Technology
Article(s): Art. 50, Section 10 Use: Conditional - College Article 50, Section 11 Dimensional Regulations in Roxbury EDA -FAR max. allowed: 2.0 Proposed: 2.26
Purpose: Benjamin Franklin Institute of Technology (BFIT), a technical college, will be relocating to 1003 1013 Harrison Avenue in the Roxbury. The project includes demolition of existing buildings (To provide demolition SF#s) and construction of a new three story (68,000 sqft) education building. Subdivision of parcel ID 0802445000 (54,626 sqft) into two lots: one lot with 24,527sqft and the second lot where the building is located with 30,099 sqft .

Case: BOA- 1303471 Address: 49-49A Linwood Street Ward 9 Applicant: Steven Keyes
Article(s): Article 50, Section 29 Rear Yard Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Lot Frontage Insufficient Article 50, Section 29 Lot Width Insufficient Article 50, Section 29 Lot Area Insufficient, Art. 50, Section 43 Off Street Parking Insufficient Article 50, Section 44.13 Two or More Dwellings on Same Lot
Purpose: New construction of 2 story detached slab on grade garage with a studio residence above. Electricity and domestic water will be connected to existing home on site, sewer will have direct connection to street. This is one of two dwellings on same lot. See also ALT1264482.



City of Boston
Board of Appeal

Case: BOA-1260823 Address: 76 Wyman Street Ward 10 Applicant: Sarah Ewing

Article(s): Article 55, Section 40 Off Street Parking & Loading Req - Location. Off street parking shall not be located in any part of a landscaped area in any part of a Front Yard.

Article 10, Section 1 Limitation of Area - Off street parking shall not be located less than 5' 0" from the side lot line.

Article 55, Section 9 Usable Open Space Insufficient

Purpose: Propose (1) off street parking in existing three family dwelling. Relocating curb and constructing parking pad.

Case: BOA- 1322929 Address: 127 Washington Street Ward 14 Applicant: Andrew Litchfield

Article(s): Art. 50 Sec. 29 Usable open space insufficient Article 50, Section 29 Add'l Lot Area Insufficient

Art. 50 Sec. 43 Off street parking insufficient - 1 new parking space required.

Purpose: Existing two family and chapel building renovated into 3 residential units. The building will be sprinklered and does not have an elevator.

Case: BOA-1174170 Address: 1677-1679 Dorchester Avenue Ward 16 Applicant: Thu Loan Phan

Article(s): Article 65, Section 8 Use Regulations - Office use is forbidden in a 3F D 3000 subdistrict Article 65, Section 32 NDOD Review Required Article 65, Section 41 Off Street Parking & Loading Req Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient

Purpose: Change the occupancy from 3 Family to 3 Family and office. Construct a 830 s.f. addition as per the attached plans.

Case: BOA- 1298430 Address: 717-721 American Legion Highway Ward 18 Applicant: Silver Therapeutics, Inc

Article(s): Article 67, Section 11 Use Regulations - Cannabis Establishment is a Conditional use in a CC 1 Sub district.

Art. 29 Sec. 04 Greenbelt Protection Overlay District Applicability

Purpose: Cannabis Establishment for Co located Medical Marijuana Dispensary, Recreational Marijuana Retail Dispensary, Marijuana Cultivator & Marijuana Product Manufacturer". Erect an 8920 sf, 1 & 2 story building per plans.

Case: BOA-1308846 Address: 784 West Roxbury Parkway Ward 20 Applicant: Benjamin & Jenifer Waterfall

Article(s): Art. 57 Sec. 09 Insufficient rear yard setback

Purpose: Construct a 2 story addition to the side of an existing 1 family detached dwelling. Addition includes a mudroom, family room and new deck on the first floor; a master suite on the second floor. Minor layout reconfiguration on the second floor of the existing home.

Case: BOA- 1310281 Address: 19 Arborough Road Ward 20 Applicant: Marisa Roberts

Article(s): Article 67, Section 9 Side Yard Insufficient Article 67, Section 9 Rear Yard Insufficient

Purpose: Confirm occupancy as one family. We're planning work on back of house including an extension of existing raised patio/deck, an addition of a ground level deck with stairs, redesigning a ground level patio, changing the rear door/window arrangement

Case: BOA- 1292016 Address: 30R Undine Road Ward 22 Applicant: Jed Ruccio

Article(s): Art. 51 Sec. 08 Use Regulations Animal hospital, Cattery kennel, boarding/ animal shelter Use- Forbidden

Art. 51 Sec. 08^ Use Regulations Accessory uses to main use- Forbidden

Purpose: The Gifford Cat Shelter is a No Kill Adoption Shelter in operation on the site since 1888. The proposed project is a new, 3650 gsf 1 story building to replace existing 1550 gsf building to be demolished; (2) 200sf ancillary sheds, (12) new off street parking spaces and a storm water recharge system.



City of Boston
Board of Appeal

RE-DISCUSSIONS :11:30 AM

Case: BOA-1256992 Address: 221 East Eagle Street Ward 1 Applicant: Jose Carlos Medeiros

Article(s): Art. 53 Sec. 08 Forbidden - Multi family dwelling (6) units use is a forbidden use Art. 53 Sec. 09 Lot area for the add'l dwelling units is insufficient Art. 53 Sec. 09 Floor Area Ratio Excessive Art. 53 Sec. 09 Usable open space requirements is insufficient Art. 53 Sec. 09 Height requirements is excessive (3stories max. allowed) Art. 53 Sec. 09 Front yard setback requirements is insufficient Art. 53 Sec. 09 Side yard setback requirements is insufficient Art. 53 Sec. 09 Rear yard setback requirements is insufficient Art. 53 Sec. 09 Dimensional Regulations Art. 53 Sec. 09 Height requirements is excessive (35 ft high max. allowed) Article 27T 5 East Boston IPOD Applicability - E BOSTON IPOD APPLICABILITY Art. 53 Sec. 56 Off Street Parking - Off street parking requirements is insufficient

Purpose : Erect a multi family dwelling of six units with six parking spaces.

Case: BOA-1224194 Address: 200 High Street Ward 3 Applicant: Rebecca Rutenberg

Article(s): Art 45 Sec.14 Use:Conditional - Cannabis Establishment use. 45 14.4 (q) Proposed is not located at least 2,640 feet from another existing cannabis establishment Article 45 Section 14Use Regulations - Location Forbidden. Buffer zone conflict. Proposed within 2,640 feet of another cannabis establishment.

Purpose : Change of occupancy to Cannabis Establishment.

Case: BOA-1252505 Address: 166-168 Salem Street Ward 3 Applicant: Joseph Scarfo

Article(s): Article 54, Section 10 Floor Area Ratio Excessive Article 54, Section 21 Off Street Parking & Loading Req- Off Street Parking Insufficient

Purpose: Change of Occupancy from an 8 Unit Residential and 1 Store building to a 9 Unit Residential dwelling. Extend living space into Basement. Construct new Rear Decks.

Case: BOA-1239778 Address:50 Clapp Street Ward 7 Applicant: NS AJO, Holdings, Inc

Article(s): Article 65 Section 15 Use Regulations-Cannabis Establishment is a Conditional use in a CC Sub district.

Purpose: The Applicant, NS AJO Holdings, Inc., is proposing to expand the existing Medical Marijuana Treatment Center to incorporate adult use sales. Accordingly, the Applicant is seeking to amend the occupancy to include a Cannabis Establishment. No other changes to the plans and/or premises.

Case: BOA-1178769 Address: 19 Granada Park Ward 11 Applicant: Walter Lemus

Articles: Art. 55, Section 8 Use: Forbidden 3F in 2F Zone Article 55, Section 9Usable Open Space Insufficient

Purpose: Change of occupancy to 3 family. Update to the original building project (ALT898873), enclose 3rd floor deck. The contractor did something outside of the current building plan and we are working to get approval. We also have a contractor ready to put sprinklers in the unit but need a new building permit approved. Updated Plans Attached.

Case: BOA- 1249024 Address: 8 Norton Street Ward 15 Applicant: Selwyn Eccles

Article(s):Art. 65 Sec. 02 Conformity with Existing Building Alignment modal not provided to verify compliance.

Art. 65 Sec. 41 Off street parking requirements - Access through a shared driveway with 10 Norton St. - Parking spaces dimensions.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 Side Yard Insufficient

Purpose: Erect 3 family residential building with 3 parking spaces accessed through a shared driveway with 10 Norton St. (ALT1283919)

Case: BOA- 1319681 Address: 10 Norton Street Ward 15 Applicant: Selwyn Eccles

Article(s):Art. 65 Sec. 41 Off street parking requirements-Driveway is shared with 8 Norton Parking spaces dimensions

Purpose: Confirm occupancy as 3 family and extend living space into the basement. Proposed shared driveway between 8 and 10 Norton St leading to 3 rear yard parking spaces for the proposed building at 8 Norton St and 3 rear yard parking spaces for the existing building at 10 Norton St Demo existing rear porch to make room for 3 off street parking spaces. In conjunction with ERT1241048



City of Boston
Board of Appeal

Case: BOA-1212750 Address: 750 Hyde Park Avenue Ward 18 Applicant: Jimmy McNeil

Article(s): Article 67, Section 8 Use Regulations-Conditional Article 67, Section 9 Insufficient side yard setback Article 67, Section 9 Insufficient rear yard setback Article 9, Section 1 Extension of Nonconforming-Dimensional (side yard) Article 9, Section 2 Change in Non Conforming Use

Purpose: Raise roof 10 feet install underground sewage demo interior, plan to convert to car wash. *Change of occupancy from a repair shop and tow lot to a carwash per plans provided

Case: BOA-1261958 Address: 59 Dunboy Street Ward: 22 Applicant: Ike Anyaoku

Article(s): Art. 09 Sec. 01 Extension of Non Conforming Use Art. 51 Sec. 09 Insufficient side yard setback -12' req.

Purpose: New electrical , new plumbing, addition , new roof. This is an extension of a living space. (finished attic).

*Renovation of two family with addition and extended living space into attic area.

RECOMMENDATIONS: 11:30 AM

Case: BOA-1266216 Address: 134 Wordsworth Street Ward: 1 Applicant: Chris Griswold

Article(s): Art. 27G E Boston IPOD Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient

Purpose: Adding more room for additional kids.

Case: BOA- 1310017 Address: 223 Commonwealth Avenue Ward: 5 Applicant: Eoin Barry

Article(s): Art. 16, Section 8 Restricted Roof Structure District

Purpose : Change of occupancy from five unit dwelling to one unit, to include 870 SF roof deck, garage for two proposed vehicles and complete interior renovation, per plans. Proposed off street parking in rear yard under separate UOP permit.

Case: BOA- 1280637 Address: 9 Dennison Street Ward: 11 Applicant: Stephanie Soriano

Article(s): Article 50, Section 43 Off Street Parking & Loading Req - Off Street Parking Insufficient

Purpose : To Change the Occupancy of an existing One Family Dwelling to a Two Family Dwelling.

Case: BOA- 1270602 Address: 10 Johnston Road Ward: 14 Applicant: Trevor Blake

Article(s): Art. 60 Sec. 09 Floor Area Ratio excessive Article 60, Section 9 Dimensional Regulations - Number of habitable stories exceeded

Purpose : To finish portion of basement to accommodate an office and recreational space for unit 2, and in accordance with plans submitted with this application. (Incidental use home office/fitness room for unit #2)

Case: BOA-1279421 Address: 16 Hopkins Street Ward: 17 Applicant: Shane Reed & Camille Perry

Article(s): Article 60 Section 9 # of allowed habitable stories has been exceeded Art. 60 Sec. 40 Off street parking insufficient - Insufficient parking

Purpose: Convert current 1 family home to a two family home.

Case: BOA- 1280494 Address: 38 Summer Street Ward: 18 Applicant: Roberto De Leon

Article(s): Article 69 Section 8 Use Regulations in Res District - Two family dwelling forbidden Art. 69 Sec. 09 Insufficient side yard setback (Second floor stair platform)

Purpose: Build up on the back of the house 2 levels first floor and second floor kitchen bathroom and 2 bedrooms new electric and plumbing include; right now is a 1 family, and we would like to convert in to 2 family.

Case: BOA-1263217 Address: 996-998 River Street Ward: 18 Applicant: Lincoln E Ralph

Article(s): Article 68, Section 8 Rear Yard Insufficient Purpose: Carport with cement slab.

Case: BOA-1281382 Address: 27 Whittemore Street Ward:20 Applicant: Myechia Minter Jordan & Lawrence Jordan, Jr.

Article(s): Article 56, Section 8 Excessive f.a.r.

Purpose: Construction of a sunroom addition.



City of Boston
Board of Appeal

Case: BOA-1285675 Address: 15 Montvale Street Ward: 20 Applicant: Morgan Wells

Article(s): Art. 67 Sec. 09 Side Yard Insufficient

Purpose : Add one additional parking space to existing driveway and widen existing curb cut as per attached plans.

Case: BOA-1277213 Address: 43 Pierce Street Ward: 18 Applicant: Jollene Collins

Article(s): Article 69, Section 9 Floor Area Ratio Excessive Article 69, Section 9 Bldg Height Excessive (Stories) Article 69, Section 9 Side Yard Insufficient Article 69, Section 9 Rear Yard Insufficient Article 69, Section 9 Usable Open Space Insufficient

Purpose: Change of occupancy from 1 family to 2 family with new addition.

CALL OF THE CHAIR: 12:00 PM

Case: BOA- 1295864 Address: 6R Ericsson Street Ward 16 Applicant: CPC Ericsson Street, LLC

At the hearing on this matter, the applicant satisfied the Board that it had met the requirements to receive the necessary zoning relief for its project. However, the Board felt that the public may benefit from further information from the applicant concerning its plans for public access and amenities at the waterfront as well as further information about parking and transportation at the site. To satisfy the proviso included when the Board rendered its decision, the applicant is returning to the Board solely to present this additional information to members of the public who wish to learn more about the project. The relevant addresses and Board of Appeal numbers of the project are as follows:

6R Ericsson Street BOA1295864, 8R Ericsson Street BOA1295771, 18R Ericsson Street BOA1295867, 20R Ericsson Street BOA1295870

Case: BOA- 1295771 Address: 8R Ericsson Street Ward 16 Applicant: CPC Ericsson Street, LLC

At the hearing on this matter, the applicant satisfied the Board that it had met the requirements to receive the necessary zoning relief for its project. However, the Board felt that the public may benefit from further information from the applicant concerning its plans for public access and amenities at the waterfront as well as further information about parking and transportation at the site. To satisfy the proviso included when the Board rendered its decision, the applicant is returning to the Board solely to present this additional information to members of the public who wish to learn more about the project. The relevant addresses and Board of Appeal numbers of the project are as follows:

6R Ericsson Street BOA1295864, 8R Ericsson Street BOA1295771, 18R Ericsson Street BOA1295867, 20R Ericsson Street BOA1295870

Case: BOA- 1295867 Address: 18R Ericsson Street Ward 16 Applicant: CPC Ericsson Street, LLC

At the hearing on this matter, the applicant satisfied the Board that it had met the requirements to receive the necessary zoning relief for its project. However, the Board felt that the public may benefit from further information from the applicant concerning its plans for public access and amenities at the waterfront as well as further information about parking and transportation at the site. To satisfy the proviso included when the Board rendered its decision, the applicant is returning to the Board solely to present this additional information to members of the public who wish to learn more about the project. The relevant addresses and Board of Appeal numbers of the project are as follows:

6R Ericsson Street BOA1295864, 8R Ericsson Street BOA1295771, 18R Ericsson Street BOA1295867, 20R Ericsson Street BOA1295870

Case: BOA- 1295870 Address: 20R Ericsson Street Ward 16 Applicant: CPC Ericsson Street, LLC

At the hearing on this matter, the applicant satisfied the Board that it had met the requirements to receive the necessary zoning relief for its project. However, the Board felt that the public may benefit from further information from the applicant concerning its plans for public access and amenities at the waterfront as well as further information about parking and transportation at the site. To satisfy the proviso included when the Board rendered its decision, the applicant is returning to the Board solely to present this additional information to members of the public who wish to learn more about the project. The relevant addresses and Board of Appeal numbers of the project are as follows:

6R Ericsson Street BOA1295864, 8R Ericsson Street BOA1295771, 18R Ericsson Street BOA1295867, 20R Ericsson Street BOA1295870



City of Boston
Board of Appeal

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR
MARK FORTUNE-SECRETARY
JOSEPH RUGGIERO
MARK ERLICH
SHERRY DONG
KOSTA LIGRIS

SUBSTITUTE MEMBERS:

HANSY BETTER BARRAZA

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