



City of Boston
Board of Appeal

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By City Clerk at 11:46 am, May 01, 2024

Tuesday, May 7, 2024

BOARD OF APPEAL

City Hall Room 801

HEARING AGENDA

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON MAY 7, 2023 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS MAY 7, 2023 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE MAY 7, 2023 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/ZBAHearings2024>. You may also participate by phone by calling into the Zoom Webinar at (301) 715-8592 and entering the Webinar ID: 819 2218 4516 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/May7Comment> 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/May7Comment> 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



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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 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 offer testimony. 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. 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.



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EXTENSIONS: 9:30AM

Case: BOA-1029221 Address: 837 Saratoga Street Ward 1 Applicant: Richard Lynds, ESQ

Case: BOA-903635 Address: 235 Leyden Street Ward 1 Applicant: Lorene A. Schettino, ESQ

Case: BOA-903636 Address: 237 Leyden Street Ward 1 Applicant: Lorene A. Schettino, ESQ

BOARD FINAL ARBITER: 9:30AM

Case: BOA-1433530 Address: 7-9 Ferndale Street Ward 17 Applicant: Viola Wallace

Case: BOA-1408738 Address: 11-13 Ferndale Street Ward 17 Applicant: Orlando Gomes

GROUNDWATER CONSERVATION OVERLAY DISTRICT ONLY: 9:30AM

Case: BOA-1574377 Address: 46 Chestnut Street Ward 5 Applicant: Marc LaCasse

Article(s): Art. 32 Sec. 32 4 Groundwater Conservation - Overlay District, Applicability Substantial renovation >50% of assessed building value

Purpose: Amendment permit under long form ALT1514815 looking to add a new garage door on the rear, rebuild existing rear decks at 3rd and 4th level, add elevator headhouse and access stairs to roof, and add new roof deck on 1st and 4th floor existing roofs

BUILDING CODE: 9:30AM

Case: BOA#1577861 Address: 219 Saratoga Street Ward 1 Applicant: Marc LaCasse

Purpose: Construct new 4 dwelling unit building with basement.

Violation 9th 780 CMR 1011 Stairways 1011.12.2 Roof deck access shall be done through a penthouse.

HEARINGS: 9:30AM

Case: BOA-1479632 Address: 105 Chelsea Street Ward 1 Applicant: James Costello

Article(s): Art. 53 Sec. 11 Forbidden - Liquor store Forbidden Use.

Purpose: Change of occupancy to include liquor store in existing store and minor renovation

Case: BOA-1566439 Address: 761-793 Boylston Street Ward 5 Applicant: Paul McDonald

Article(s): Art. 08 Sec.07 Use: Conditional

Purpose: Change of use from retail to restaurant (floor 1), and recreational/sports venue (floors 2&3)

Case: BOA-1576978 Address: 164 Old Colony Avenue Ward 7 Applicant: Timothy Johnson

Article(s): Art. 14 Sec. 14-1 Lot size insufficient Art. 14 Sec. 14-2 Additional Lot Area Required Art. 14 Sec. 14-3 Lot Width Insufficient Art. 21, Section 1 Setback of Parapet Insufficient Art. 23 Section 1 Off-Street Parking (Residential) Insufficient Art. 25 Sec. 5 Flood Hazard Districts Art. 8, Section 7 Use: Conditional - MFR - Conditional Art.19 Sec.6(b) Side Yard Corner Lot: Special Provisions Article 14, Section 4 Lot Frontage Article 15, Section 1 Floor Area Ratio Excessive Article 16 Section 1 Building Height Excessive Article 16, Section 1 Building Height Excessive (Stories) Article 17 Section 1 Usable Open Space Insufficient Article 18, Section 1 Front Yard Requirements Article 18, Section 3 Traffic Visibility Across Corner Article 20 Section 4 Rear Yards in H Districts

Purpose: Erect new 4 story, 4 unit residential building with balconies and elevator included. Demolish existing structure on separate permit.



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Case: BOA# 1576980 Address: 164 Old Colony Avenue Ward 7 Applicant: Timothy Johnson

Violation 9th 780 CMR 1030 Emergency Escape and Rescue 1030.1 General. In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R 2 occupancies in accordance with Tables 1006.3.2(1) and 1006.3.2(2) and Group R 3 occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way. [An exterior door/window shall be provided at basement level when floor area exceeds 200sqft. The vertical egress portion of emergency escape shall be provided at the exterior of the building.] 9th 780 CMR 1023 Interior Exit Stairways and Ramps 1023.4 Openings. Interior exit stairway and ramp opening protectives shall be in accordance with the requirements of Section 716. Openings in interior exit stairways and ramps other than unprotected exterior openings shall be limited to those necessary for exit access to the enclosure from normally occupied spaces and for egress from the enclosure. Elevators shall not open into interior exit stairways and ramps. [No separation provided between interior exit stairway and elevator at lobby. 4 story interior exit stairway shall be separated from lobby and elevator.]

Case: BOA-1535953 Address: 42 Newmarket Square Ward 8 Applicant: Jean-Luc De Barros

Article(s): Article 90 Section 7 Use Regulations - Cannabis establishment Conditional Article 90 Section 7 Use Regulations - Article 90 7 Table A ; Cannabis establishment (Text Amd. No. 432 , § 3, 4 13 2018) Footnotes: "Cannabis Establishment provided that any cannabis establishment shall be sited at least one half mile or 2,640 feet from another existing cannabis establishment and at least 500 feet from a pre existing public or private school providing education in kindergarten or any of grades 1 through 12. Distances shall be determined from the nearest lot line of the proposed establishment to the nearest lot line of an existing establishment or school. Use approval shall be applicable to the applicant only." Otherwise forbidden Article 90 Section 13 Off Street Parking & Loading Req - Insufficient parking No parking proposed

Purpose: Change occupancy to include cannabis storage and wholesale delivery. Security Upgrades

Case: BOA-1539699 Address: 27 Colonial Avenue Ward 17 Applicant: Ian Wade

Article(s): Art. 65 Sec. 41 Off street parking requirements - The proposed project requires at least 5 parking spaces. Article 65, Section 9 Floor Area Ratio Excessive - The proposed project will exceed the required FAR of 0.4. Art. 65 Sec. 08 Forbidden - Project proposes to add a fourth unit which would be located in the basement. The applicant originally applied for the ADU program but realized that the property has to be homeowner occupied.

Purpose: Change occupancy from a Three Family to a FOUR Family. Additional unit in the basement to be renovate per plans. Fire alarm & sprinklers to be installed.

Case: BOA-1534017 Address: 27 Hopkins Road Ward 19 Applicant: Mondakini Banerjee Walsh

Article(s): Art. 55 Sec. 09 Lot area insufficient Art. 55 Sec. 09 FAR Insufficient Art. 55 Sec. 09 Side yard insufficient

Purpose: Erect single-family home with attached two car (tandem) garage on vacant parcel 1902441000

Case: BOA-1563361 Address: 1172 Commonwealth Avenue Ward 21 Applicant: Avonwood Associations Limited Partnership c/o The Herb Chambers Companies

Article(s): Article 29 Section 4 GPOD Applicability - Greenbelt Protection Overlay District Applicability Article 51 Section 16 Use Regulations - Use: Indoor Sale of Motor Vehicles: Conditional Article 51 Section 16 Use Regulations - Use: Accessory Repair Garage: Conditional Article 51 Section 16 Use Regulations - Use: Accessory Storage of Flammable Liquids and Gases: Conditional Article 51 Section 17 Floor Area Ratio Excessive Article 51 Section 17 Side Yard Insufficient

Purpose: Erect a new Automobile Dealership building, including sales and service, as per plans filed. All battery storage and lifts are sited in the Brookline portion of the building. Zoning relief required. Nominal filing fee requested.



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HEARINGS: 11:00AM

Case: BOA-1562179 Address: 75 Fulton Street Ward 3 Applicant: Peter Vanderweil

Article(s): Article 54, Section 18 Roof Structure Restrictions

Purpose: Roof Construct a new common roof deck, per engineered plans submitted. Trex pebble grey with RDI black metal railings.

Case: BOA#1565038 Address: 75 Fulton Street Ward 3 Applicant: Peter Vanderweil

Violation 9th 780CMR 1006.3 Egress from stories or occupied roofs 1006.3.1 Egress based on occupant load. Each story and occupied roof shall have the minimum number of independent exits, or access to exits, as specified in Table 1006.3.1. A single exit or access to a single exit shall be permitted in accordance with Section 1006.3.2. The required number of exits, or exit access stairways or ramps providing access to exits, from any story or occupied roof shall be maintained until arrival at the exit discharge or a public way. [Occupied roof provided with one means of egress. Connection to existing fire escape does not count as a means of egress.] 9th 780CMR IEBC 405 Fire Escapes 405.1.3 New fire escapes. New fire escapes for existing buildings shall be permitted only where exterior stairways cannot be utilized due to lot lines limiting stairway size or due to the sidewalks, alleys or roads at grade level. New fire escapes shall not incorporate ladders or access by windows. [Extension of fire escape to new common roof deck not allowed; fire escape also accessed by windows] 521 CMR 10.00 Public and Common Use Spaces 521 CMR 10.1 GENERAL. The public use and common use spaces of multiple dwellings in existing buildings consisting of 12 or more units in a building, shall be accessible and shall comply with 521 CMR. The public use and common use spaces of multiple dwellings in new construction consisting of three or more units shall comply with 521 CMR. Public and common use spaces are those spaces inside or outside a building that are used by residents and/or visitors. Public use and common use spaces shall include but not be limited to community facilities, meeting rooms, restaurants, recreation spaces, health facilities, pools, public toilet rooms, laundry areas, trash areas, storage areas, mailboxes, walks, sidewalks, parking lots and garages, entrances, elevators, lobbies and foyers, as well as corridors and stairways leading to dwelling units. [Common roof deck, of existing 13 unit building, without an accessible path or access.]

Case: BOA-1565484 Address: 23 Rutland Square Ward 4 Applicant: William (Fred) Bisceglia III

Article(s): Article 64, Section 34 Roof Structure Restrictions Art 64.9.4 Town/Rowhouse extension into rear - Proposing balcony

Art.64 Sec.09 Floor Area Ratio is Excessive - Max. allowed: 2 Proposing dormer construction.

Purpose: Revise previously approved kitchen design. Foot print to remain. Frame walls under kitchen extension for mudroom entry. Construct rear dormer and roof deck.

Case: BOA#1565482 Address: 23 Rutland Square Ward 4 Applicant: William (Fred) Bisceglia III

Purpose: Revise previously approved kitchen design. Foot print to remain. Frame walls under kitchen extension for mudroom entry. Construct rear dormer and roof deck.

Violation 9th 780 CMR 1011 Stairways Access to roof deck shall be done through a penthouse.

Proposed is through a hatch.

Case: BOA-1574023 Address: 658 East Broadway Ward 6 Applicant: Keegan Hayes

Article(s): Art. 68 Sec. 07 Use Regs. - Beauty Salon Forbidden Art. 68 Sec. 07 Use Regs. - Professional offices (acupuncture/ therapeutic spa) Forbidden Art. 68 Sec. 07 Use Regs. - Office Forbidden

Purpose: Under ALT927145 project consists of 1 restaurant w/takeout, offices and 8 units. The occupancy for the restaurant w/takeout and 8 units remain. The request for occupancy changes on the 2nd floor is from offices to: 1 beauty salon, 1 therapeutic spa, 1 acupuncture space and 5 offices.

Case: BOA-1561572 Address: 71-75 Broadway Ward 6 Applicant: Sean X George

Article(s): Art. 68 Sec. 07 Use Regs. - Small rest w/take out Conditional

Purpose: Convert existing general commercial space to café restaurant (55 patrons) with takeout. Modify partition walls, modify electrical and lighting, new HVAC, new bathroom and BOH facilities tied into existing rough, minor FP and FA modifications as needed, new finishes. No structural work.



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Case: BOA-1547104 Address: 315 Norfolk Avenue Ward 7 Applicant: Jennifer Vinh

Article(s): Article 65, Section 21 Use Regulations - Three Family Detached Forbidden

Purpose: Combine Parcels 0703616000 & 07003617000 to erect a 3 story dwelling, 3 units, with basement living space. Includes rear parking, FA & FP. Existing one family dwelling to be demolished under separate permit.

Case: BOA-1510209 Address: 15 West Tremlett Street Ward 17 Applicant: Eric Zachrison

Article(s): Art. 55 Sec. 65 41 Off Street parking insufficient - Min. parking required: 5 Proposed: 4 Art. 65 Sec. 42 Conformity with Existing Building Alignment - Street modal not provide to verify its compliance. Art. 65 Sec. 08 Forbidden - Multifamily use Art. 10 Sec. 01 Limitation of parking areas - Parking shall be separated 5' from the side lot line. Article 65, Section 9 Lot Area Insufficient - Min. lot area required: 6,000 sqft Proposed: 5,012 sqft Article 65, Section 9 Floor Area Ratio Excessive - Max. allowed: 0.4 Proposed: 0.94 Article 65, Section 9 Bldg Height Excessive (Stories) - Max. allowed: 2.5 Proposed: 3 Article 65, Section 9 Front Yard Insufficient - Min. required: 15' Proposed: 3.2'
Purpose: Construct new 4 family residential building, fully protected with automatic sprinkler system. no elevator. Proposing 4 parking spaces.

Case: BOA- 1577058 Address: 2-10 Highborn Street Ward 22 Applicant: John Pulgini-ARTICLE 80

Article(s): Article 51, Section 19 Use: Forbidden - MFR Forbidden Article 51, Section 20 Floor Area Ratio Excessive Article 51, Section 20 Building Height Excessive Article 51, Section 20 Usable Open Space Insufficient Article 51, Section 20 Rear Yard Insufficient

Purpose: Erect a new (6) story mixed use structure with 76 residential units, 2870 sqft of ground floor local retail space (core & shell), and 45 garage parking spots. Building features tenant amenities, decks and below grade parking. Existing building to be demolished under separate permit.

RE-DISCUSSIONS: 11:30 AM

Case: BOA-1540041 Address: 261 Princeton Street Ward 1 Applicant: Princeton 261, LLC

Article(s): Art. 27G E Boston IPOD Art. 53 Sec. 08 Forbidden -Multifamily use Art. 53 Sec. 52 Roof Structure Restrictions - Per building code, the access to the roof deck has to be done through a penthouse. Currently is through a hatch. Art. 53 Sec. 56 Off St. Parking Requirements -Parking spaces dimensions. Art. 53 Sec. 56^ Off street parking insufficient - Required: 12.25 spaces. Proposed: 5 Article 53, Section 9 Add'l Lot Area Insufficient Art. 53 Sec. 09 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 Front Yard Insufficient Art. 53 Sec. 09 Side yard insufficient Article 53, Section 9 Rear Yard Insufficient Article 53, Section 56.5(a) Off Street Pkg Maneuverability Article 53, Section 57.2 Conformity Ex Bldg Alignment -Street modal calculation not provided to verify compliance.

Purpose: To raze existing structure (under SF#) and erect a new residential building with 7 Units, 2 Roof Decks and 5 parking spaces (ground level).

Reason for Prior Deferral: Re-advertised project

Reason for Prior Deferral: Requested a full Board

Case: BOA#1540166 Address: 261 Princeton Street Ward 1 Applicant: Princeton 261, LLC

Purpose: To raze existing structure (under SF#) and erect a new residential building with 7 Units, 2 Roof Decks and 5 parking spaces (ground level).

Violation: 9th 780 CMR 1011 Stairways Access to the roof shall be through a penthouse.

Reason for Prior Deferral: Re-advertised project

Reason for Prior Deferral: Requested a full Board



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Case: BOA- 1527595 Address: 135 Havre Street Ward 1 Applicant: Jodi & Kurt Chisholm

Article(s): Art. 32 Sec. 04 GCOD Applicability - Rear yard stairway Art. 27G E Boston IPOD Article 53, Section 52 Roof Structure Restrictions - Proposing non conforming roof deck Art. 53 Sec. 56 Off street parking insufficient - One new unit without parking Art. 53 Sec. 08 Forbidden - Multifamily Article 53, Section 9 Add'l Lot Area Insufficient - Total lot area required: 4,000 sqft Art. 53 Sec. 09 Floor Area Ratio Excessive - Max. allowed: 1 Existing: 1.84 Proposed: 2.48 Article 53, Section 9 Bldg Height Excessive (Stories) - Max. allowed: 3 Proposed: 4 Article 53, Section 9 Bldg Height Excessive (Feet) - Max. allowed: 35' Proposed: 43' 6" Article 53, Section 9 Usable Open Space Insufficient - Min. required: 1,200 sqft Article 53, Section 9 Front Yard Insufficient - Extending non conformity. Article 53, Section 9 Side Yard Insufficient - Extending non conformity. Article 53, Section 9 Rear Yard Insufficient - Min. required: 10' Proposed: 4' 6"

Purpose: Change the occupancy from a 3 family to 4 family (by way of additional story) & a roof deck.

Case: BOA- 1556234 Address: 99 Elm Street Ward 2 Applicant: Kevin Joyce

Article(s): Article 62, Section 8 Side Yard Insufficient Article 62, Section 8 Rear Yard Insufficient

Purpose: Erect a second story bedroom addition on existing one story ell as per plans filed herewith. Building to continue be used as a one family building after the addition is completed. No change in occupancy.

Case: BOA-1445554 Address: 16 High Street Ward 15 Applicant: Hong An, Inc.

Article(s): Art. 65 Sec. 41 Off street parking requirements Art. 65 Sec. 41 Off-St. Loading Req'mnts Art.65 Sec. 8 Use: Forbidden - MFR – Forbidden 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 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient

Purpose: Change of occupancy to 9 residential units. Scope includes partially demolish existing 3 family dwelling and constructing a 3 story addition to the rear of existing building for the conversion to a 9 unit building. Also includes new life safety (FA/FP), a new elevator, below grade garaged parking, balconies, and roof decks.

HEARINGS: 1:00PM

Case: BOA-1582874 Address: 682 Saratoga Street Ward 1 Applicant: Joseph Mario

Article(s): Art. 53, Section 56 Off-Street Parking Insufficient Art.53 Sec. 08 Use: Forbidden Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient

Purpose: Raze existing building on a separate building permit and erect a new five (5) unit residential dwelling with rear decks and with five (5) parking spaces.

Case: BOA-1543573 Address: 61 Marion Street Ward 1 Applicant: Isam Hijazi

Article(s): Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient Article 53, Section 9 Bldg Height Excessive (Feet) Art. 27G E Boston IPOD

Purpose: Renovation of interior and exterior, addition to the back, and top floor. With decks staircase and roof deck.

Case: BOA-1518102 Address: 101-103 Rutherford Avenue Ward 2 Applicant: Fabio Silva

Article(s): Art. 62 Sec. 25 Roof Structure Restrictions - Change Alters the existing roof profile.

Purpose: Build a new deck on the roof of the building. Build a new pressure treated deck on the roof of the building.

Case: BOA- 1576379 Address: 241 Geneva Avenue Ward 14 Applicant: Norfolk Design & Construction-MOH

Article(s): Art.65 Sec. 8 Use: Forbidden - MFR Forbidden Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Lot Width Insufficient Article 65, Section 9 Lot Area Insufficient Art. 10 Sec. 01 Limitation of off street parking areas - Parking less than 5ft from side lot line. Article 65, Section 42.2 Conformity w Ex Bldg Alignment

Purpose: Erect a new 3 story residential building with six affordable units and four rear parking spaces. Part of Mayor's Office of Housing Welcome Home, Boston.



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Case: BOA- 1576378 Address: 22 Eunice Street Ward 15 Applicant: Norfolk Design & Construction-MOH
Article(s): Art.65 Sec. 8 Use: Forbidden - MFR Forbidden Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Lot Frontage Insufficient Art. 10 Sec. 01 Limitation of off street parking areas - Parking less than 5ft from side lot line. Article 65, Section 41 Off Street Parking Regulations
Purpose: Erect a new 3 story residential building with six affordable units and three parking spaces on MacNeil Way portion of lot. Part of Mayor's Office of Housing Welcome Home, Boston.

Case: BOA-1576380 Address: 268 Geneva Avenue Ward 15 Applicant: Norfolk Design & Construction-MOH
Article(s): Art.65 Sec. 8 Use: Forbidden - MFR Forbidden Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Bldg Height Excessive (Feet) Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Lot Frontage Insufficient Article 65, Section 9 Lot Width Insufficient Article 65, Section 9 Lot Area Insufficient Article 65, Section 42.2 Conformity w Ex Bldg Alignment Article 65, Section 41 Off Street Parking Regulations
Purpose: Erect a new 4 story residential building with seven affordable units. Scope also includes new retaining walls to accommodate the new building with the existing site topography. Application is part of Mayor's Office of Housing Welcome Home, Boston.

Case: BOA-1576381 Address: 276 Geneva Avenue Ward 15 Applicant: Norfolk Design & Construction-MOH
Article(s): Art.65 Sec. 8 Use: Forbidden - MFR Forbidden Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Bldg Height Excessive (Feet) Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Lot Frontage Insufficient Article 65, Section 9 Lot Width Insufficient Article 65, Section 9 Lot Area Insufficient Article 65, Section 42.2 Conformity w Ex Bldg Alignment Art. 65 Sec. 41 Off street parking requirements
Purpose: Erect a new 4 story residential building with seven affordable units. Scope also includes new retaining walls to accommodate the new building with the existing site topography. Application is part of Mayor's Office of Housing Welcome Home, Boston.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

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For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to
https://www.municode.com/library/ma/boston/codes/redevelopment_authority