



City of Boston
Board of Appeal

Tuesday, January 24, 2017

BOARD OF APPEALS

Room 801

The board will hold a hearing on January 24 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

January 10, 2017

EXTENSION: 9:30a.m.

Case: BOA-301417, Address: 571B Washington Street, Ward: 17, Applicant: Michael Leung

BOARD FINAL ARBITER 9:30a.m.

Case: BOA-550876, Address: 69-71 A Street, Ward 6, Applicant: 69 ASTMA, LLC

HEARINGS: 9:30 a.m

Case: BOA-666879, Address: 61 North Beacon Street Ward: 22, Applicant: Beacon North Village, LLC

Article(s): 51(51-19) 51(51-20)

Purpose: An adaptive reuse of a 5-story brick building and to demolish an attached 1-story brick building and existing elevator shaft.

Case: BOA-654187, Address: 44 Gerrish Street Ward: 22, Applicant: Donal Carroll

Article(s): 51(51-53)

Purpose: Erect single family dwelling on vacant lot.

Case: BOA-598839, Address: 33 Kilmarnock Street Ward: 21, Applicant: Shaw's Supermarkets

Article(s): 6(6-4)

Purpose: Request for a modification of an existing permit for Fenway Park events parking (Permit No. U49111932) (BZC 31782) to extend the time limit proviso for another 3 to 5 year period.

Case: BOA-662260 Address: 20R Spring Park Avenue Ward: 19, Applicant: Kyle Smith

Article(s): 55(55-9) 55(55-41)

Purpose: Confirm Occupancy as a Carriage house. Change occupancy to a One Family Dwelling. Reconstruct and renovate existing building with new dormers for extension of living space.

Case: BOA-#662261, Address: 20R Spring Park Avenue, Ward: 19, Applicant: Kyle Smith

Purpose: the terms of the Massachusetts State Building Code, Chapter 802, Acts of 1972, in the following respect- Confirm Occupancy as a Carriage house. Change occupancy to a One Family Dwelling. Reconstruct and renovate existing building with new dormers for extension of living space. Section 8th 780CMR R302.1 Exterior Walls. Opening in wall < 3 feet is not allowed.

Case: BOA-650528, Address: 196 Chestnut Avenue Ward: 19, Applicant: Joe Fiorentino

Article(s): 9(9-1)

Purpose: Replacing existing deck with 17'6" x12' deck. Rear of property.

Case: BOA-618715, Address: 32 Cummins Highway, Ward: 19, Applicant: George Morancy

Article(s): 67(67-8) 67(67-9) 67(67-9.1) 67(67-32) 67(67-30)

Purpose: Erect new building for 14 residential units.

Case: BOA-577806, Address: 87-89 Sunnyside Street, Ward: 18, Applicant: Terence O'Reilly

Article(s): 69(69-9) 69(69-8)

Purpose: Construct of 2-unit property double stack.

Case: BOA-652699 Address: 20 Fuller Street, Ward: 17, Applicant: James O'Sullivan

Article(s): 65(65-41) 65(65-9) 65(65-8)

Purpose: Build a 6 unit 3 story building.

Case: BOA-584731, Address: 3 Melville Avenue, Ward: 17, Applicant: Filomania Falcucci

Article(s): 65(65-8) 65(65-9) 65(65-41) 65(65-65-41.5)

Purpose: Change occupancy from Nursing Home to Nine Residential units. Renovate existing building and add an addition in the rear as per plans. (Demo carriage house in back).

Case: BOA-648704, Address: 1857-1859 Dorchester Avenue, Ward: 16, Applicant: Jermar Realty Trust u/d/t 11/15/96

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Article(s): 65(65-9) 65(65-39) 65(65-65-41) 65(65-41)

Purpose: Erect a 20 unit, multi-family dwelling to include 2 accessory retail units.

Case: BOA638458, **Address:** 1632 Dorchester Avenue, **Ward:** 16, **Applicant:** Mai Phung

Article(s): 65(65-41) 65(65-9)

Purpose: Change Occupancy from a Funeral Parlor two (2) Family Dwelling by doing renovations on the First Floor only. As per plans.

Case: BOA-632600, **Address:** 23 Richfield Street, **Ward:** 15, **Applicant:** Russell Forsberg

Article(s): 65(65-8) 65(65-9)

Purpose: Construct three family dwelling.

Case: BOA-632595, **Address:** 25 Richfield Street, **Ward:** 15, **Applicant:** Russell Forsberg

Article(s): 65(65-9) 65(65-8) 65(65-41)

Purpose: Change occupancy from Single to Three Family Dwelling. Construct third story addition.

Case: BOA-649485, **Address:** 15 Howard Avenue **Ward:** 13, **Applicant:** Evan Smith

Article(s): 8(8-7) 50(50-29)

Purpose: Erect New four unit residential building.

Case: BOA-620681, **Address:** 5 McBride Street, **Ward:** 11, **Applicant:** TGJP, LLC

Article(s): 55(55-17) 55(55-40) 55(55-65-41)

Purpose: Construct 11 Residential Units, one commercial space and 12 parking spaces per plans.

Case: BOA-645245, **Address:** 152 Brookside Avenue, **Ward:** 11, **Applicant:** Lawrence Hanscomb & Loretta Connolly

Article(s): 55(55-9)

Purpose: Construct a 1 family residence home on our property located at 152 Brookside Ave Jamaica Plain.

Case: BOA-642903, **Address:** 2597-2601 Washington Street, **Ward:** 9, **Applicant:** Jeffrey Drago

Article(s): 50(50-43)

Purpose: This project is to allow vehicular access to 37R-39R Juniper Street over driveway access easement. Please also see ERT549966 and ALT561596.

Case: BOA-642902, **Address:** 31-35 Juniper Street, **Ward:** 9, **Applicant:** Jeffrey Drago

Article(s): 50(50-43)

Purpose: This project is to allow vehicular access to 37R-39R Juniper Street over driveway access easement. Please also see ERT549966 and ALT561596.

Case: BOA-642897, **Address:** 37-39 Juniper Street, **Ward:** 9, **Applicant:** Jeffrey Drago

Article(s): 50(50-29) 50(50-44)

Purpose: Existing Two (2) Family Dwelling. This will be one of two dwellings on the same lot - Please see ERT549966.

Case: BOA-642893 **Address:** 37R-39R Juniper Street, **Ward:**9, **Applicant:** Jeffrey Drago

Article(s): 50(50-29) 50(50-43) 50(50-44)

Purpose: The proposed job is to erect two townhouses.

Case: BOA-636644 **Address:** 38 Williams Street **Ward:** 9, **Applicant:** Joe Digangi

Article(s): 50(50-29) 50(50-43)

Purpose: Change of Occupancy from Community Center to a Legalize existing 3 residential unit, construct New vertical rear one story addition on top of existing one story rear construction, construct New roof deck, renovate entire building.

Case: BOA-665588 **Address:** 40 Williams Street **Ward:** 9, **Applicant:** Justine MacFarlane

Article(s): 50(50-29)

Purpose: Construct a new 2 story vertical addition on top of existing 1 story Rear ell. Reconfigure Building Second Means of Egress. Application filed with ALT615996 (38 Williams Street).

HEARINGS: 10:30 a.m.

Case: BOA-657079, **Address:** 1650 Columbia Road, **Ward:** 7, **Applicant:** Marc LaCasse

Article(s): 29(29-4) 15(15-1) 19(19-1) 20(20-1)

Purpose: Interior work including adding a new roof deck, removal rear stairs and basement living space.

Case: BOA-656024, **Address:** 86 Berkeley Street **Ward:** 5, **Applicant:** Joe Casserly

Article(s): 64(64-34)

Purpose: Amending ALT555860. Raise roof 18" at existing head house to accommodate full size door as per plans.

Case: BOA-655100, **Address:** 144 West Canton Street, **Ward:** 4, **Applicant:** Eben Kunz

Article(s): 64(64-9.4) 32(32-4)

Purpose: This application is filed to amend issued permit ALT632282 by redesigning 2 bays, adding a 3rd bay; and also adding 2 decks at rear of building.

Case: BOA-616257, **Address:** 153-173 Kneeland Street, **Ward:** 3, **Applicant:** Marilois Snowman

Article(s): 11(11-6) 44(44-5)

Purpose: Accessory and non-accessory billboard.

Case: BOA-626613, **Address:** 406-418 Commercial Street, **Ward:**3, **Applicant:** Alpine Advisory Services

Article(s): 86(86-6)

Purpose: Change of Occupancy to include Wireless Telecommunications Equipment: Install within 8' fiberglass chimney behind a existing 21" brick parapet four (4) antennas and erect a roof platform to mount two (2) equipment cabinets and GPS antennas thereon with cable runs, all as shown on plans filed herewith.

Case: BOA-651160 **Address:** 468 Commercial Street **Ward:** 3, **Applicant:** Chris Iannella

Article(s): 54(54-21)

Purpose: Change use from 2 residential and 1 commercial units to residential units. No work will be conducted in units 2 or 3 (other than installation of automatic sprinkler system). In unit 1 there will be minimal work. Remove existing kitchenette and add kitchen. Add public basement access for utilities. Fire upgrades. Install automatic sprinkler system. As per plans.

Case: BOA-649075, **Address:** 20 Harvard Street, **Ward:** 2, **Applicant:** Eric Parkes

Article(s): 9(9-1)

Purpose: Add new roof decks per plans Includes skylight opening 5x5 New steel structural support beams New deck framed with composite decking and Handrails. Interior spiral stairs.

Case: BOA-662113 **Address:** 278 Chelsea Street, **Ward:** 1, **Applicant:** Jorge Betancur

Article(s): 53(53-8) 53(53-9)

Purpose: Changing from commercial store front to nail spa.

RE-DISCUSSION: 11:30

Case: BOA-618306, **Address:** 4 Trull Street, **Ward:** 15, **Applicant:** Michael Philbin

Article(s): 65(65-9: Lot Area, Lot Width, Lot Frontage, Front Yard & Side Yard Insufficient; Floor Area Ratio Excessive) 65(65-41.5) 65(65-41)

Purpose: Change Occupancy from four family to a two family dwelling as per plans. This property located at 4-6 Trull St. was subdivide under Alt553035 . This build to now be known as 4 Trull Street. In conjunction with ALT562339, ALT562335

Case: BOA-634407, **Address:** 32 Buttonwood Street, **Ward:** 13, **Applicant:** Dave Gambone

Article(s): 65(65-41) 65(65-9: Lot Area & Side Yard Insufficient; Floor Area Ratio Excessive)

Purpose: Confirm as existing Single-Family Dwelling. Change Occupancy to a Three-Family Dwelling. Extend living space to basement. Rear and dormer addition. Complete interior renovation to include new MEP/FA/FP.

Case: BOA-576266, **Address:** 55 East Springfield Street, **Ward:** 8, **Applicant:** Woodrow Development, LLC

Article(s): 32(32-4) 64(64-9: Floor Area Ratio Excessive; Rear Yard Extension)

Purpose: Change of occupancy to 4 residential units. Erect new addition at rear of building 18'4" wide by 6'9" in depth on second and third level with deck above on the forth level. Erect new roof hatch and deck. Full Interior and exterior renovation.

Case: BOA-639307 **Address:** 12 Ward Street **Ward:** 7, **Applicant:** Kenneth Morin

Article(s): 14(14-2) 15(15-1) 17(17-1)

Purpose: Change one family row house to a two family row house. No external work.

Case: BOA-629564, **Address:** 105 West Third Street, **Ward:** 6, **Applicant:** George Morancy

Article(s): 57(57-8) 57(57-9: Lot Area For Additional Dwelling Units, Usable Open Space, Side Yard & Rear Yard Insufficient; Maximum Height Requirement (3 Stories Max Allowed) Maximum Height Requirement (35ft Max Allowed Excessive)

Purpose: Combining parcels 0601362000, 0601363000, 0601364000, 0601365000 to make new parcel 5,073 SF in total area. Erect a new 4 story residential building with 9 units and parking in garage for 9

Hearings/Recommendations

Case: BOA-660189, **Address:** 14 Essex Street **Ward:** 2, **Applicant:** Ryan Will

Article(s): 62(62-62-27)

Purpose: Erect an 8' privacy fence around perimeter of backyard.

Case: BOA-654795, **Address:** 45 Perkins Street, **Ward:** 2, **Applicant:** Karen Burns

Article(s): 62(62-7)

Purpose: Create 2 Off-Street Parking spots for 37 Brighton Street on adjacent Lot.

Case: BOA-654605, **Address:** 26 Austin Street **Ward:** 2, **Applicant:** Steve Langton

Article(s): 62(62-8)

Purpose: Add Bathroom in Basement.

Case: BOA-657857 **Address:** 81 Green Street **Ward:** 2, **Applicant:** Timothy Sheehan

Article(s): 62(62-62-25)

Purpose: This permit application is for the construction of a 480 square foot addition to an existing two story wood frame single family residence. The work will consist of the removal of the existing gable/dormer roof and the construction of a new third floor structural system. The new third floor will contain a master bedroom, closet and master bedroom. There will also be minor renovations to the ground floor and the removal of partitions on the first floor. Structural drawings to follow after the ZBA process.

Case: BOA-664195, **Address:** 104 I Street, **Ward:** 6, **Applicant:** Andrew Dyke

Article(s): 15(15-1) 17(17-1) 18(18-1) 20(20-1)

Purpose: Extend current living area to include dining room, build garage, add additional bedroom and bathroom on second floor and erect roof deck. Mechanical, electrical and plumbing documents for this project are not part of this set and will be submitted at a later date.

Case: BOA-655047, **Address:** 104-104H H Street, **Ward:** 6, **Applicant:** Maryellen Malcolm
Article(s): 14(14-14-2) 15(15-1) 17(17-1) 23(23-1)
Purpose: Change occupancy from a single family dwelling to a two family dwelling with minor work.

Case: BOA-647021, **Address:** 689A-689 East Seventh Street, **Ward:** 7, **Applicant:** Douglas Steffanov
Article(s): 15(15-1)
Purpose: Relocation of new roof deck and new exterior stair configurations. Amendment to ALT551546.

Case: BOA-642872, **Address:** 25 Bragdon Street, **Ward:** 11, **Applicant:** Jeffrey Drago
Article(s): 50(50-29)
Purpose: Add dormer 9 feet by 13 feet. Interior work cost on SF554091.

Case: BOA-662463, **Address:** 119 Cushing Avenue, **Ward:** 13, **Applicant:** Brendan O'Heir
Article(s): 10(10-1) 65(65-41) 65(65-9)
Purpose: Amend Permit # ALT539806 - Installation of a new 2 Car Driveway and Retaining wall system.

Case: BOA-647658, **Address:** 34 Houghton Street, **Ward:** 16, **Applicant:** Phillip Gregory
Article(s): 65(65-9)
Purpose: Confirm occupancy as a single family (no work to be done). Construction of elevated deck.

Case: BOA-635873, **Address:** 105 West Milton Street, **Ward:** 18, **Applicant:** Arthur Choo
Article(s): 69(69-8) 69(69-9)
Purpose: Construct two and half (2-1/2) story rear addition and exterior stair. Renovation to existing two (2) family residential.

Case: BOA-664312, **Address:** 77 Danny Road, **Ward:** 18, **Applicant:** Kai Dong
Article(s): 69(69-9)
Purpose: Build a 3 season porch as in the plan. Fees paid on SF638192.

Case: BOA-628549, **Address:** 68 Boynton Street, **Ward:** 11, **Applicant:** Eve Belfer-Ahern
Article(s): (55(55-9) 55(55-40)
Purpose: Change Occupancy from a Single Family Home to a Two (2) Family Dwelling. Work involves adding two new entry doors and a stove on the first floor as highlighted in submitted plans. Proposed Off-Street Parking and curb cut.

STEPHANIE HAYNES
BOARD OF APPEAL
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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