



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 01</b>	<b>Hearing: 1</b>
<b>BOA712843</b>	<b>Address:</b> 243 Condor ST, Ward - 01	<b>Applicant:</b> Richard Lynds

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 53 Section 8	Use Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 56	Off street Parking
Notes	

**Description:** Erect new 4 story building with 6 residential units with parking at grade also to raze existing structure as per plans.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review-Attention To Garage

Hold Signature For Updated Plans-No Head House-Roof Deck To Be Accessed By Hatch

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** Counsel stated that the existing auto repair shop would be changed to a four story, six unit two bedrooms, two bath residential use. Each unit is proposed at 1,200 sf with six parking spaces. The garage will be at grade and the roof deck would be accessed by a head house for the two top floor units. Board member inquired regarding the fact that the drawings do not show head house. Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services requested the removal of the head house, the addition of fencing around the property and to work with direct abutters for lighting at the rear of the property, and Councilor Lamattina. Opposition: None.

Motion was made by Board Member Pisani to Approve with the following provisos:

- BPDA Design Review with attention to an alternative to the garage door
- roof deck to be accessed by hatch and
- hold signature for updated plans.

The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



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<b>11:30 am</b>	<b>Ward: 01</b>	<b>Hearing: 2</b>
<b>BOA662222</b>	<b>Address: 211 Condor St, Ward - 01</b>	<b>Applicant: Joe Hassell</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 53 Sec. 54	Screening/Buffering
Art. 53 Sec. 56	Off-Street Parking
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Article 52 Section 8	Use Regulations

Notes

**Description:** Build new 14 unit building with parking spaces.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

**PROVISO:**

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** The case was postponed to July 25th, 2017 at 11:30 a.m.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



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### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 01</b>	<b>Hearing: 3</b>
<b>BOA662224</b>	<b>Address:</b> 191 Condor St, Ward - 01	<b>Applicant:</b> Joe Hassell

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 8	Use Regulations
Article 53 Section 9	Dimensional Regulations
Article 53, Sec. 54	Screening & Buffering Reqs
Article 53, Section 56	Off-Street Parking Reg's
Article 53, Section 57.3	Traffic Visibility Across Corners
Notes	

**Description:** Construct new 9 unit residential building with 11 parking spaces.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** The case was postponed to July 25th, 2017 at 11:30 a.m.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



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### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 01</b>	<b>Hearing: 4</b>
<b>BOA707972</b>	<b>Address:</b> 816 Saratoga ST, Ward - 01	<b>Applicant:</b> Cornelis Holtjer

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 53 Sec. 09 *	Dimensional Regulations

**Description:** 2 new bathrooms, new window in roof.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** The applicant proposes to add a master bedroom and bath in the basement, two-bedrooms in the attic and the third floor will be 1 bed & bath. The floor to ceiling height in the basement is 7'8".

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services. Opposition: None.

Motion was made by Board Member Pisani to Approve. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





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<b>9:30 am</b>	<b>Ward: 02</b>	<b>Hearing: 1</b>
<b>BOA710277</b>	<b>Address: 6 Soley St, Ward - 02</b>	<b>Applicant: Nicholas Skiadas</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 62, Section 7 * **	Use: Forbidden
Article 62, Section 8 ***	Usable Open Space Insufficient
Article 62, Section 8 **** *	Rear Yard Insufficient

**Description:** Construction of single family residence.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** Counsel began by describing procedural history: as-of-right permit issuance, the Interpretation decision was appealed and reversed, the project changed minimally- dimensionally conforming, specifically FAR & height. In response to the zoning violations, counsel stated: required rear yard is 15', proposed is 2.5'; required lot size is 2,749 sf and the lot is 1,516 sf. There is a 2.5' distance from 59 Warren at all points, a roof deck is proposed. Board members also inquired regarding was the original structure attached, Counsel stated yes to 8 soley Street side.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services, Councilor Lamattina, Charlestown Neighborhood Council. Opposition: Councilor Jackson, abutters. Councilor Essaibi George did not take a position in either support or opposition.

Motion was made by Board Member Galvin to Approve with BPDA Design Review. The motion was seconded and the motion carried.

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<b>9:30 am</b>	<b>Ward: 03</b>	<b>Hearing: 1</b>
<b>BOA712280</b>	<b>Address:</b> 45 - 55 Lagrange St, Ward - 03	<b>Applicant:</b> Christine McMahon

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: GCOD & Variance

Article(s)	Description
Art. 32 Section 9	GCOD Enforcement
Article 38 Section 7	Building Height
Article 38 Section 7.	Floor Area Ratio
Article 38 Section 19	Street Wall Height
Article 38, Section 18	Use Regulations

**Description:** Develop a new 21 story, 160.380 SF 176 residential units building with retail on the ground floor and below grade parking per plans.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

Hold Signature For BOA To Stamp New Plans/Boston Water & Sewer Letter

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** Counsel stated that the project includes 130 residential units and 1,500sqft of retail space with no on-site parking, the underground parking was eliminated. No shadow will be cast on Boston Common. This site is a very small site and an odd configuration. The following information was presented: Height is 170 ft.; FAR is 17. Unit sizes: studio 550sf, one bedroom with den 750sf-800sf, one bedroom 650sf, two bedroom 1000sf with 17 affordable. The Groundwater Trust stated that the Boston Water & Sewer received the no harm letter, plans for recharge out for Boston Water & Sewer review.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services, Councilors Flaherty, Linehan. Opposition: None

Motion was made by Board Member Pisani to Approve with BPDA Design Review and to hold the decision for signature until the Boston Water and Sewer letter was received. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



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Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 03</b>	<b>Hearing: 2</b>
<b>BOA712394</b>	<b>Address:</b> 300 - 399 Faneuil Hall Marketplace , W	<b>Applicant:</b> Daniel Brennan

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 45 Section 14	Use Regulations

**Description:** Change of occupancy from retail book store to Starbucks Coffee Shop (Take-Out Restaurant) Interior renovation for tenant fit-up.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review-Exterior Word & Signage

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** The Applicant described the proposal for a change of occupancy from retail book store to Starbucks coffee shop with take-out. The size of the property is 3,500 sf on three levels: the ground level is a coffee service area, second level will be coffee dining area and the basement level will be storage and wear wash.

Testimony was requested in support and opposition. Support: The Mayor's Office of Neighborhood Services. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review for exterior work and signage. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



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<b>9:30 am</b>	<b>Ward: 04</b>	<b>Hearing: 1</b>
<b>BOA671723</b>	<b>Address:</b> 111 Saint Botolph ST, Ward - 04	<b>Applicant:</b> Robert O Connor

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

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

**Description:** Install Pergola on rear deck.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input checked="" type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

Color Of Structure To Be Modified

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani -opposed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** The Applicant described the already built pergola at the rear yard and placed on top of a carport. The contractor did not pull permits. The existing deck is 850sf and the pergola is 8' tall. Because the structure is not visible from the street, it is exempt from The Saint Botolph Architectural Conservation District review.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services. Opposition: two abutters were opposed to the size, design and color.

Motion was made by Board Member Pisani to Deny. The motion was seconded but opposed by Board Members Erlich, Galvin and Chin. Thus the motion did not carry.

Motion was made by Board Member Erlich to Approve with BPDA Design Review for change in the color of the pergola. The motion was seconded and the motion carried. Board Member Pisani was opposed.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





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<b>9:30 am</b>	<b>Ward: 05</b>	<b>Hearing: 1</b>
<b>BOA710429</b>	<b>Address:</b> 237 Marlborough ST, Ward - 05	<b>Applicant:</b> Garrett Ingalls

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **GCOD**

Article(s)	Description
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Article 32, Section 4.	GCOD, Applicability
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**Description:** Change occupancy form 4 residential units to a single family. Interior floor plan layout modifications per plans. Installations per plans. Installation of fire sprinkler system.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans <input checked="" type="checkbox"/>	Engineers Report <input type="checkbox"/>
Letter of Support <input type="checkbox"/>	Letter of Opposition <input type="checkbox"/>
Petition of Support <input type="checkbox"/>	Petition of Opposition <input type="checkbox"/>
Photographs <input type="checkbox"/>	Building Models <input type="checkbox"/>
Tax Bills <input type="checkbox"/>	
Other: _____	

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** Boston Water & Sewer received the no harm letter from applicant which complies with GCOD requirements.  
 Motion was made by Board Member Fortune. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 05</b>	<b>Hearing: 2</b>
<b>BOA718727</b>	<b>Address:</b> 170 Beacon ST, Ward - 05	<b>Applicant:</b> James Chute

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: GCOD

Article(s)	Description
Art. 32 Sec. 04	GCOD Applicability

**Description:** Emergency repairs to foundation as per structural engineers stamped sketch.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

\*Hold Signature for Boston Water & Sewer Approval\*

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** Boston Water & Sewer received the no harm letter from applicant which complies with GCOD requirements.

Motion was made by Board Member Pisani to Approve and to hold the decision for signature until the Boston Water and Sewer letter was received. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 05</b>	<b>Hearing: 3</b>
<b>BOA697078</b>	<b>Address:</b> 11 Fayette ST, Ward - 05	<b>Applicant:</b> Gustavo Dejo-Suarez

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: GCOD & Variance

Article(s)	Description
Art. 63, Section 8 **	Dimensional Regulations
Art. 32 Section 9	GCOD Enforcement
Art. 63, Section 8 **	Dimensional Regulations
Art. 63, Section 9	Density Limitation Regulations

**Description:** Correct violation for Permits required to wit. New rear portico has been built at the rear entrance/exit on the first floor level without permit or inspection. Along with Installation of a fence in rear yard over 6 feet tall. Change Occupancy from single family to a 2 family.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

**PROVISO:**

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

**SUMMARY:** The case was postponed to September 19th, 2017 at 11:30 a.m.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 06</b>	<b>Hearing: 1</b>
<b>BOA656473</b>	<b>Address:</b> 1 Grace CT, Ward - 06	<b>Applicant:</b> George Morancy

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 19 Sec. 01	Side yard insufficient
Art. 20 Sec. 01	Rear Yard Insufficient

**Description:** Building new two story decks.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** Counsel stated that the building is a legal four family dwelling where the second means of egress from the two second floor units are out dated fire escapes. The applicant proposes to build a two story rear deck with a stair case on either end leading to the back yard. The decks compensate for the open space insufficiency.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor Linehan. Opposition: None

Motion was made by Board Member Galvin to Approve. The motion was seconded and the motion carried

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 06</b>	<b>Hearing: 2</b>
<b>BOA673434</b>	<b>Address: 88 F ST, Ward - 06</b>	<b>Applicant: George Morancy</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 18 Sec. 01	Front Yard Insufficient
Art. 19 Sec. 01	Side yard insufficient
Art. 20 Sec. 01	Rear Yard Insufficient
Art. 23 Sec. 01	Off street parking requirements

Notes

**Description:** Complete remodel of existing two family additions above and to the side. Change occupancy to 3 units.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** Counsel referred to the revised set of plans which were changed due to the community process and showed that the deck was eliminated. The new addition is being erected to the left of the building the existing building footprint is not being changed. Counsel stated that the lots are combined and two tandem parking spaces are proposed

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor Linehan. Opposition: an abutter stated their concern that potential deed restrictions haven't been addressed, size, density and parking.

Motion was made by Board Member Galvin to Approve with BPDA Design Review. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 06</b>	<b>Hearing: 3</b>
<b>BOA702337</b>	<b>Address:</b> 47 - 53 Farnsworth ST, Ward - 06	<b>Applicant:</b> Dennis Quilty

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 08 Sec. 07	Use: Forbidden

**Description:** Location 47-53 Farnsworth Street, Boston, MA 02210 Parcel ID: 0602661000 and 0602654002 (Thomson Pl space for patio) Zoning District: South Boston Zoning Subdistrict: M-4 Sub district Type: Restricted Manufacturing Purpose: Change occupancy to a restaurant including a Microbrewery, Buildout The following drawings show the new occupancy of a 2-story tenant space at 47 Farnsworth Street in Boston's Fort Point District. The existing space is being renovated by the tenant to change the occupancy to an A-2 restaurant use. The new occupancy will contain a restaurant/brewpub with the following spaces: microbrewery, full kitchen, a bar on each floor, private function room, outdoor patio at grade level, rooftop terrace, retail shop and staff areas. The brewing facility will produce beverages containing 0.5% but not more than 15% alcohol by volume at 60F to be consumed on site in the restaurant as well as packaged for retail sale for off premises consumption. The space also features a retail shop where consumers can purchase bottles, cans refillable containers called growlers to be consumed off premises as well as brewery merchandise & apparel. See ALT696288 for GCOD & Flood Hazards compliance.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** Counsel described that the proposal is the redevelopment of an older commercial building. The proposal is to create a new retail home and flagship for Trillium Brewery. The only violation is that the microbrewery use is forbidden.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors Linehan and Flaherty. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 07</b>	<b>Hearing: 1</b>
<b>BOA676659</b>	<b>Address: W 148 Ninth St, Ward - 07</b>	<b>Applicant: George Morancy</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 20 Sec. 01	Rear Yard Insufficient
Art. 23 Sec. 23-1 *	Off street parking insufficient

Notes

**Description:** Combine parcels 0700302000, 0700301000 and 0700300000 into one vacant lot totaling 4266 sf. Erect a new 8 Unit residential building with 2 roof decks and parking below, as per plans. Permit set to be submitted upon ZBA approval.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

**SUMMARY:** The case was postponed to September 12th, 2017 at 11:30 a.m.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 07</b>	<b>Hearing: 2</b>
<b>BOA683250</b>	<b>Address:</b> 17 Roseclair ST, Ward - 07	<b>Applicant:</b> Clayton Chiavaroli

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Extension of Non-Conforming Use**

Article(s)	Description
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Notes	

**Description:** Repair existing roof deck.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:** BPDA Design Review-Hold Signature Until Plans Are Presented To The Board.

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** The applicant stated that there was an existing roof deck when the Applicant purchased the property. The original deck was 8'x8' and the applicant is seeking to build a 8'x15'deck. The deck is accessed by stairs that go up from the top floor.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services, Councilor Baker and abutter. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review and to hold signature of the decision until revised plans were submitted. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 07</b>	<b>Hearing: 3</b>
<b>BOA685446</b>	<b>Address:</b> 39 Washburn St, Ward - 07	<b>Applicant:</b> Douglas George

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 60, Section 9 *	Lot Area Insufficient
Article 60, Section 9 * **	Lot Frontage Insufficient
Article 60, Section 9 * ***	Lot Width Insufficient
Article 60, Section 9 **	Floor Area Ratio Excessive
Article 60, Section 9 ** **	Usable Open Space Insufficient
Article 60, Section 9 *** *	Side Yard Insufficient
Article 60, Section 41.1	Conformity w/ Exist. Building Alignment
Article 60, Section 40 *	Off-Street Parking Regs

**Description:** Erect a new three-family dwelling on vacant lot. Construct balconies and roof deck through head house.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review-Attention To Head House Access Consider Eliminating

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** Counsel stated that the revised drawings showed the proposed three family dwelling on three levels, each a two bedroom unit. Counsel stated that the drawing shows a modal front yard, and that though three parking spaces are required, none will be provided. Roof deck access will be a walk-up access from third unit by a head house and not a hatch due to the need for privacy from the abutter.

Testimony was requested in support and opposition. Support: The Mayor's Office of Neighborhood Services, Councilors Linehan, Baker and Flaherty, and three abutters. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review with attention to the head house and to consider elimination of such. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 07</b>	<b>Hearing: 4</b>
<b>BOA701560</b>	<b>Address:</b> 6 Saint Margaret ST, Ward - 07	<b>Applicant:</b> Karolina Sabalska-Marek

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 65, Section 9 ** **	Usable Open Space Insufficient
Article 65, Section 9 ****	Rear Yard Insufficient
Notes	
8th 780 CMR R311.1	Means of Egress

**Description:** Change occupancy from one family to two family house. As is no work to be done.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** The violations are minimal. This is a companion case to BOA 701561.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors Baker and Flaherty. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 07	Hearing: 5
BOA701561	Address: 6 Saint Margaret ST, Ward - 07	Applicant: Karolina Sabalska-Marek

Seeking appeal for the terms of the Massachusetts State Building Code, Statute 1972, Chapter 802 as amended in the following respect: .

Article(s)	Description
Article 65, Section 9 ** **	Usable Open Space Insufficient
Article 65, Section 9 ****	Rear Yard Insufficient
Notes	
8th 780 CMR R311.1	Means of Egress

**Description:** Change occupancy from one family to two family house. As no work is to be done. 8th 780 CMR R311.1 Means of Egress Proposed spiral stairway does not meet the minimum dimensions given in R311.7.9.1

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	✓ _____	_____
DENIED WITHOUT PREDUDICE	_____	_____

**PROVISO:**

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** Diameter of spiral stair not wide enough. The applicant stated that they will comply with Building code. This is a companion case to BOA 701560.

Motion was made by Board Member Pisani to Deny. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 07</b>	<b>Hearing: 6</b>
<b>BOA707122</b>	<b>Address:</b> 324 K ST, Ward - 07	<b>Applicant:</b> Brendan Mc Laughlin

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 19 Section 2 **	Side Yards with Driveways
Notes	

**Description:** Change existing 2 family home to a 3 family home by building an addition on the same lot. No combination of lots are required. A 12 foot driveway already exists to the right building application with a fire wall separation between the existing 2 family and the new build. Drawings have engineering plans showing a fire suppression system in the new addition.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** The applicant stated that the zoning requirement is 10ft and the existing is just under 8ft. With the two-bedroom addition, two parking spaces are required and to meet this requirement, this driveway is needed.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors Linehan and Flaherty. Opposition: None.

Motion was made by Board Member Galvin to Approve with BPDA Design Review. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 08</b>	<b>Hearing: 1</b>
<b>BOA682855</b>	<b>Address: 13 Shetland St, Ward - 08</b>	<b>Applicant: Joseph Holland</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 50 Section 28	Use Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50, Section 43	Off-Street Parking & Loading
Article 50, Section 43	Off-Street Parking & Loading
Notes	
Notes	

**Description:** Demolish existing building, erect new 57 unit apartment complex. Permit application will require zoning relief & variances, please charge nominal fee permit application. Req ZBA

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin -Recused	✓ _____	_____	✓ _____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** The case was postponed to October 17th, 2017 at 11:30 a.m.

Board member Galvin recused himself.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>9:30 am</b>	<b>Ward: 09</b>	<b>Hearing: 1</b>
<b>BOA713469</b>	<b>Address:</b> 616 - 620 Massachusetts Av, Ward -	<b>Applicant:</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: GCOD

Article(s)	Description
Art. 32 Sec. 04	GCOD Applicability
Notes	

**Description:** To correct violation #V323671. Pave driveway

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** The case was postponed to September 12th, 2017 at 11:30 a.m.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 09</b>	<b>Hearing: 2</b>
<b>BOA693849</b>	<b>Address:</b> 441 Shawmut AV, Ward - 09	<b>Applicant:</b> Bruce Miller

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 64 Section 9	Dimensional Regulations
Article 64, Section 34 **	Restricted Roof Structure Regulations

Notes

**Description:** Install new roof deck-Anticipate Zoning Refusal letter.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** Applicant is seeking to install a new roof deck with access from a landing outside the bedroom window with stairs leading to the roof deck.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 12</b>	<b>Hearing: 1</b>
<b>BOA664762</b>	<b>Address: 1 Waverly St, Ward - 12</b>	<b>Applicant: Joseph Feaster</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Notes	

**Description:** 280 - 290 Warren Street - Construct a Mixed-Use Commercial / Residential Building of approx. 56,000 sq.ft including 28 Underground Parking spaces on a 38,000 sq.ft lot. Occupancy to be Restaurant, Coffee Shop & 44 Residential Units with Underground Parking Garage

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** See companion minutes BOA-664763

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 12</b>	<b>Hearing: 2</b>
<b>BOA664763</b>	<b>Address:</b> 8 Clifford St, Ward - 12	<b>Applicant:</b> Joseph Feaster

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Notes	

**Description:** 280-290 Warren Street - Construct a 5 story Mixed-Use Commercial/Residential building of approx.. 84,779 sq. ft. There will be 74 Underground Parking Spaces on 32,000 sq ft. lot. Occupancy to be 51 Residential Units and Offices.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review-Special Attention To Abutter At 16 Clifford Street & Waverly Street

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** Counsel stated that the proposal had Article 80 approval and would be constructed in two phases. Phase 1 will be four stories with all 51 units affordable family and elderly housing. There will also be a 7,000+sf commercial space to be occupied by Cruz Development Management and Construction, and 74 parking spaces in a two level garage. Phase 1 will consist of 44 one-bedrooms at 1000sf, four one-bedrooms at 750sf and two three-bedrooms at 1300sf. Phase 2 will be a five story building with 44 residential units with on-going discussion on the type of housing, a 4050sf coffee shop and restaurant, and 28 parking spaces on a surface level garage. This is a companion case to BOA 66472.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services, Councilor Jackson, Roxbury Path Forward Neighborhood Association, Carpenter's union, Department of Neighborhood Development and two abutters. Opposition: Direct abutter opposed to height, lack of light and air.

Motion was made by Board Member Erlich to Approve with BPDA Design Review with special attention to the concerns of the direct abutters on Clifford and Waverly Streets. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 14</b>	<b>Hearing: 1</b>
<b>BOA683450</b>	<b>Address:</b> 15 Woolson ST, Ward - 14	<b>Applicant:</b> Cecil Hansel

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 60 Sec. 40	Off street parking insufficient
Article 60, Section 8 * **	Use: Forbidden

**Description:** Change occupancy from a three family to a four family and renovate and install sprinkler. Legalize existing condition.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

**PROVISO:**

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

**SUMMARY:** The case was postponed to August 15th, 2017 at 11:30 a.m.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 14</b>	<b>Hearing: 2</b>
<b>BOA716565</b>	<b>Address: 42 Glenway St, Ward - 14</b>	<b>Applicant: Eltion Allen</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 10 Sec. 01 *	Limitation of Area of Accessory Uses
Art. 60 Sec. 09	Floor Area Ratio excessive
Art. 60 Sec. 09 * *	Rear yard insufficient
Art. 60 Sec. 40(4)	Off Street parking location
Article 60 Section 9	Dimensional Regulations
Article 60, Section 41	Appl of Dimensional Regs

**Description:** Erect a two family dwelling as per plans.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review-Strong Recommendation For Stick Built

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** The applicant proposes to build a two family, two-bedroom dwelling. In response to inquiries from the Board, the applicant stated that the building will be stick built and not modular and that parking will be in the side yard and not the front yard.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review with a strong recommendation for stick-built. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 15	Hearing: 1
BOA701131	Address: 416 - 422 Geneva AV, Ward - 15	Applicant: Anyel A Cruz

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 65, Section 8	Use Regulations
Notes	

**Description:** Remove proviso "To Petitioner Only" No plans filed with this application.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____✓_____	_____

**PROVISO:**

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

**SUMMARY:** Neither the applicant nor a representative appeared before the Board.

Motion was made by Board Member Fortune to Deny without Prejudice. The motion was seconded and the motion carried

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 15	Hearing: 2
BOA719517	Address: 265 Hancock St, Ward - 15	Applicant: Abraham Alvarez

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 41 **	Off-Street Parking & Loading Req.

Notes

**Description:** Demo existing structure and build new construction of three family wood frame building.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** The case was postponed to September 12th, 2017 at 11:30 a.m.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 16</b>	<b>Hearing: 1</b>
<b>BOA707521</b>	<b>Address:</b> 1675 Dorchester AV, Ward - 16	<b>Applicant:</b> Derric Small

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 65, Section 41 **	Off-Street Parking & Loading Req.
<b>Description:</b> Change of Occupancy from One family dwelling to a Two (2) Family Dwelling. No work to be done.	

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** Counsel described the proposal as change in occupancy from a one to a two family dwelling. The only violation is for off street parking. Counsel stated that there is no room for off street parking. Unit 1 is 1000sf two-bed, two-bath and unit 2 is 1300sf two-bed, 1 1/2 bath. Board member inquired about the kitchen on the third level which the applicant represented will be removed.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor Campbell. Opposition: None.

Motion was made by Board Member Bickerstaff to Approve. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>11:30 am</b>	<b>Ward: 17</b>	<b>Hearing: 1</b>
<b>BOA646728</b>	<b>Address:</b> 26 Walton ST, Ward - 17	<b>Applicant:</b> Hong Nguyen

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Extension of Non-Conforming Use

Article(s)	Description
Art. 09 Sec. 01 **	Extension of Non Conforming Use

**Description:** Off street parking for&nbsp;2 Cars (parking spaces)

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**  
 Applicant To Work With BTM-For Tandem Parking Rather Than Side By Side  
 BTM To Report Back To The Board When The Approval Is Final

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** Counsel stated that the proposal is for two parking spaces, with a new curb cut. On-street parking is available on that side of the street.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor Campbell. Opposition: None.

Motion was made by Board Member Pisani to Approve with Boston Transportation Department (BTD) review for tandem rather than side by side parking. The BTD will report to the Board when the approval is final. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 18</b>	<b>Hearing: 1</b>
<b>BOA696526</b>	<b>Address:</b> 10 Brockton ST, Ward - 18	<b>Applicant:</b> Kertrice Caesar Caesar

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **variance & Extension of Non-Conforming Use**

Article(s)	Description
Article 60 Section 7	Est. of Res. Subdistricts
Article 9 Section 1	Extension of Nonconforming Use

**Description:** Extend living space into the basement as per plans. All costs reflected on SF650587.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** The Applicant described proposal to extend the living space from the first floor into the basement of this two-family dwelling. The basement will be used of a family room, and the floor to ceiling height is 7'.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors McCarthy and Flaherty. Opposition: None.

Motion was made by Board Member Galvin to Approve. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 19</b>	<b>Hearing: 1</b>
<b>BOA690755</b>	<b>Address: 4172 - 4174 Washington St, Ward - 1</b>	<b>Applicant: Rich Young</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 67 Sec. 12	Dimensional Regulations

#### Notes

**Description:** <P>Change of Occupancy&nbsp;to include a Retail&nbsp;Store. Work&nbsp;to consist of exterior and interior renovations,&nbsp;as well as,<EM>&nbsp;<U>enclose rear court yard area</U></EM> see attached approved BRA architectural plans. and Cost reflected on Alt547068.</P>  
<P>\* Note: Rear attached garage/shed removed and court yard enclosed.</P>

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** The applicant stated that the work was done with permits however there was confusion in the work description. Applicant had to refile and was refused. There is a 10' rear yard that is required and the applicant is looking to add 10'x10'sq area on the side of the building.

Testimony was requested in support and opposition. Support: None. Opposition: Mayor's Office of Neighborhood Services.

Motion was made by Board Member Pisani to Approve. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 19	Hearing: 2
<b>BOA690834</b>	<b>Address:</b> 279 Lamartine St, Ward - 19	<b>Applicant:</b> C/O Joseph Hanley, Esq

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 41	Application of Dim. Regs.
Article 55, Section 9	Dimensional Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 40	Off-Street Parking/Loading Reqs
Article 55, Section 8	Use Regulations
Article 55, Section 8	Use Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 40	Off-Street Parking/Loading Reqs
Article 55, Section 9	Dimensional Regulations

**Description:** Combine existing lot A (5,584 sq ft) with existing lot B (6,074 sq ft) to create a new lot of 11,658 sq ft. Demolish and remove existing single family dwelling. Erect a new 3 story, six (6) unit multifamily residential building. There will be a parking garage for 7 vehicles under the building. The building will be fully sprinklered.

**DOCUMENTS CONSIDERED AT THE HEARING:**

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<hr/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

**PROVISO:**

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** The case was postponed to September 12th, 2017 at 11:30 a.m.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 19	Hearing: 3
BOA705747	Address: 33 Johnswood Rd, Ward - 19	Applicant: Evan Smith

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Notes	
Article 67, Section 9	Dimensional Regulations
Article 67, Section 9	Dimensional Regulations
Article 67, Section 9	Dimensional Regulations
Article 67, Section 32	Off-Street Parking and Loading

**Description:** Erect new single family home per plans.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** The applicant is proposing to erect a 1,600 sf single family dwelling, with one parking spot using existing curb cut & driveway. Board members inquired about the modal front yard conformity and the applicant stated that the slope of the street makes it difficult.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services, Councilor McCarthy and abutter. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 20</b>	<b>Hearing: 1</b>
<b>BOA585382</b>	<b>Address: 6 Long Te, Ward - 20</b>	<b>Applicant: Arthur Choo</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 56 Sec. 08 *	Residential Subdistrict:Dimensional Requirements
Art. 56 Sec. 08 *	Residential Subdistrict:Dimensional Requirements
Art. 56 Sec. 08 *	Residential Subdistrict:Dimensional Requirements

Notes

**Description:** Combine parcel ID 2009196000 with 20091955000 to erect a new single family house. Framing plans to be submitted upon ZBA approval

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		



DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

**SUMMARY:** The case will be re-advertised for September 19th, 2017 at 11:30 a.m.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, July 11, 2017

Notice is hereby given that on **July 11, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

<b>10:30 am</b>	<b>Ward: 21</b>	<b>Hearing: 1</b>
<b>BOA716190</b>	<b>Address:</b> 840 Beacon ST, Ward - 21	<b>Applicant:</b> Douglas Gordon

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **Variance**

Article(s)	Description
Art. 61, Section 10 * **	Use: Forbidden
<b>Description:</b> Change from retail to liquor store. Existing condition	

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** The applicant described the proposal to open a retail package store. No construction to be done.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors Linehan and Flaherty. Opposition: None.  
 Motion was made by Board Member Bickerstaff to Approve. The motion was seconded and the motion carried.

*A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.*