



City of Boston
Board of Appeal

Tuesday, July 31, 2018

BOARD OF APPEALS

Room 801

Revised Agenda

The board will hold a hearing on July 31, 2018 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

July 10, 2018

EXTENSIONS: 9:30 a.m.

Case: BZC-32535 Address: 23 Upton Street, Ward 3, Applicant: Richard Campana

Case: BOA-447559 Address: 117 St Botolph Street, Ward 4, Applicant: Tanya Capaldo

BOARD FINAL ARBITER: 9:30 a.m.

Case: BOA-615910, Address: 55 West Fifth Street, Ward 6, Applicant: Marc La Casse, Esq

GCOD: 9:30 a.m.

Case: BOA-840590 Address: 142 Hemenway Street , Ward 4 Applicant: Mike Shearns
Article(s): 32(32-4)

Purpose: Amend Permit# ALT583918 Demo Facade from 4th Floor down to foundation, install new foundation wall and reconstruct masonry facade up to 5th Floor. Work will effect Floor 4, 3, 2, 1 and basement in additional to the originally permitted 5th Floor and Roof Scope. This is one of four buildings. All work indicated on these drawings. Also see A820666/144, A820667/146, A820670/148.

Case: BOA-840593 Address: 144 Hemenway Street , Ward 4 Applicant: Mike Shearns
Article(s): 32(32-4)

Purpose: Amend Permit# ALT592376 Demo Facade from 4th Floor down to foundation, install new foundation wall and reconstruct masonry facade up to 5th Floor. Work will effect Floor 4, 3, 2, 1 and basement in additional to the originally permitted 5th Floor and Roof Scope. Bldg is currently unoccupied.see A820665/142 for drawings also see A820667/146 , A820670/148

Case: BOA-840594 Address: 146 Hemenway Street , Ward 4 Applicant: Mike Shearns
Article(s): 32(32-4)

Purpose: Amend Permit# ALT592377 Demo Facade from 4th Floor down to foundation, install new foundation wall and reconstruct masonry facade up to 5th Floor. Work will effect Floor 4, 3, 2, 1 and basement in additional to the originally permitted 5th Floor and Roof Scope. Bldg is currently unoccupied. See A820665 for drawings, also see A820666/144, A820670/148

Case: BOA-840595 Address: 148 Hemenway Street , Ward 4 Applicant: Mike Shearns
Article(s): 32(32-4)

Purpose: Amend Permit# ALT 592378 Demo Facade from 4th Floor down to foundation, install new foundation wall and reconstruct masonry facade up to 5th Floor. Work will effect Floor 4, 3, 2, 1 and basement in additional to the originally permitted 5th Floor and Roof Scope. Bldg is currently unoccupied. See A820665 142 for drawings ,also see A820666/144, A820667/146.

Case: BOA-842198 Address: 142 Beacon Street , Ward 5 Applicant: Beacon Mainsail 4, LLC
Article(s): 32(32-6)

Purpose: Change Occupancy from a Six Family Dwelling to a Three Family Dwelling. Total gut and renovation with a new garage addition and bedroom and breakfast room addition addition.

Case: BOA-838415 Address: 212 Commonwealth Avenue , Ward 5 Applicant: Joseph Holland
Article(s): 32(32-4)

Purpose: Change of occupancy from 8 units to 2 units. Full gut remodel with penthouse addition and rear 1 story addition. Propose three (3) off-street parking.

HEARINGS: 9:30 a.m.

Case: BOA-765159 Address: 139 Walter Street , Ward 20 Applicant: Nora Duclos
Article(s): 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-29.5)
69(69-29)

Purpose: Construct new 2-family town house dwelling per plans

Case: BOA-846653 Address: 162 Highland Street, Ward 11, Applicant: Evan Smith
Article(s): 50(50-29)

Purpose: Split Existing Parcel ID# 1100170000 into two lots as shown on plans.. Construct new single family on parcel with street frontage to be called 162 Highland. Other parcel to stay with current owner at 164 Highland Street.

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Case: BOA-849737 **Address:** 37 Cedar Grove Street , **Ward** 16 **Applicant:** Stacie McCarthy
Article(s): 65(65-9) 65(65-9) 65(65-9) 65(65-9)
Purpose: Add new third floor, replace deck, renovated existing 2nd floor.

HEARINGS: 10:30 a.m.

Case: BOA-735387 **Address:** 152-154 Liverpool Street , **Ward** 1 **Applicant:** Liverpool One-Fifty Two, LLC
Article(s): 25(25-5) 53(53-12) 53(53-12) 53(53-12) 53(53-12) 53(53-56) 53(53-56)
Purpose: Erect a mixed-use building with 25 residential units and 1 retail space with parking for 9 vehicles.

Case: BOA-810158 **Address:** 25 Everett Street , **Ward** 1 **Applicant:** William Moriarty
Article(s): 10(10-1) 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9)
53(53-57.2) 53(53-56.5(a)) 53(53-56) 53(53-54)
Purpose: Demolish existing single family home at 25 Everett St and garage in rear at 3 Emmet Pl - Combine front lot with rear lot to create one lot and build a 4 story 8 residential unit building with 6 two bedroom units and 2 one bedroom units. *Single family to be razed on a separate permit.

Case: BOA-814494 **Address:** 4 Union Park , **Ward** 3 **Applicant:** Jeffrey Klug
Article(s): 64(64-9)
Purpose: Extend Garage.

Case: BOA-829196 **Address:** 37 Merrimac Street , **Ward** 3 **Applicant:** David Sokol
Article(s): 6(6-3)
Purpose: Parking for 75 vehicles extend the provisio.

Case: BOA-828697 **Address:** 1-1A State Street , **Ward** 3 **Applicant:** Matthew Love
Article(s): 06(6-4)
Purpose: Remove Proviso for takeout from previous owner and change to new owner's name. Work to include replacement of some kitchen equipment, new finishes, and minor reconfiguration of spaces.

Case: BOA-785907 **Address:** 193 West Brookline Street , **Ward** 4 **Applicant:** West Brookline Street Realty Trust
Article(s): 64(64-9)
Purpose: Amendment to ALT719986. New masonry opening and window at garden level New rear bay addition on second and third floors New roof deck.

Case: BOA#785909 **Address:** 193 West Brookline Street , **Ward** 4 **Applicant:** West Brookline Street Realty Trust
Purpose: Amendment to ALT719986. New masonry opening and window at garden level New rear bay addition on second and third floors New roof deck. SECTION: 780CMR, 8th Edition 1009.13. Roof Access –Access to occupied roof of buildings four stories or more shall be through a penthouse

Case: BOA-808923 **Address:** 28 Claremont Park , **Ward** 4 **Applicant:** Mike Parini
Article(s): 64(64-9)
Purpose: Add new steel balcony to rear of existing first floor single family home.

Case: BOA-835066 **Address:** 53 Marlborough Street , **Ward** 5 **Applicant:** Chris Stern McCafferty
Article(s): 20(20-1)
Purpose: Remove existing exterior wood staircase in courtyard. Remove existing concrete slab in courtyard. Construct new wood staircase to match existing. Construct new wood platform and fence to match existing fences.

Case: BOA-837426 **Address:** 4 Joy Street , **Ward** 5 **Applicant:** Joe Holland
Article(s): 15(15-1)
Purpose: Add third floor at existing rear ell, replace floor between 4th and 5th floors, add second dormer at roof. Cost of work included in amendment application reflected in permit fee paid on ALT784443.

Case: BOA-827054 **Address:** 623-625 Dorchester Avenue , **Ward** 7 **Applicant:** Michael Welsh
Article(s): 14(14-2) 15(15-1) 17(17-1) 23(23-1) 16(16-1)
Purpose: Change occupancy from one family dwelling and store (LF 2765/2000) to two-family dwelling. This is an existing condition. Current owner purchased the property on 12/5/2014 and it was used as a two-family dwelling in its current configuration at that time and has remained the same since.

Case: BOA-830943 **Address:** 1596 Columbia Road , **Ward** 7 **Applicant:** Paul & Marybeth Finn
Article(s): 29(29-4) 68(68-29) 68(68-8) 68(68-33)
Purpose: Renovate existing 3 family house, extend living space into basement and add a new roof deck as per plans. Construction set to be submitted upon ZBA approval.

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-820986, **Address:** 217 Commonwealth Avenue , **Ward** 5 **Applicant:** Patrick Mahoney
Article(s): 9(9-1) 13(13-13-1: Excessive floor area ratio, Insufficient side yard & Insufficient rear yard) 32(32-4)
Purpose: Application to renovate existing private club; proposed renovation is exclusively for private use for its members.

Case: BOA-819529 **Address:** 48-62 Brookline Avenue , **Ward** 5 **Applicant:** City Wide Contracting LLC
Article(s): 32(32-4)
Purpose: Build out Retail store with new entryway at street level.

Case: BOA-823392 **Address:** 87 Bolton Street, **Ward 6 Applicant:** Dorglas Stefanov
Article(s): 27S(27S-5S) 68(68-8: Lot width requirement: insufficient, Lot frontage requirement: insufficient, Front yard requirement: insufficient & Rear yard requirement: insufficient) 68(68-33)
Purpose: Erect new 3-story single-family residence with garage parking.

Case: BOA-837308, **Address:** 131hf West Third Stteet **Ward:** 6 , **Applicant:** Neil Gulden
Article(s): 57(57-22) 57(57-9: Height requirement is excessive & Required side yard setback is insufficient)
Purpose: Amendment to issue permit ALT646208 reviewed and approved by MJ to provide for a Roof Deck as approved by ZBA and BPDA. Cost reflected on issued permit ALT646208.

Case: BOA-824614 **Address:** 1400 Columbia Road, **Ward 7 Applicant:** Dorgan Realty Trust
Article(s): 27S(27S-5) 68(68-8) 68(68-29) 68(68-34.2) 29(29-4)
Purpose: Demolish existing structure. Erect new four (4) residential unit building with seven (7) parking garage spaces, exterior balconies, and roof decks.

Case: BOA-765176 **Address:** 76-80 Neponset Avenue , **Ward 16 Applicant:** Patrick Mahoney
Article(s): 09(9-1)Reconstruction/Extenion of Nonconforming Bldg 65(65-9) Dimensional Regualtions 65(65-39)Screening & Buffering Req 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9)
Purpose: Proposed addition to existing warehouse as per plans. Construction set to be submitted upon ZBA approval. See ALTs, alt734188 and alt734197 to combine 4 parcels 1600356000 (86 and 90 Neponset Avenue, 2 houses and garage), 1600328000, 1600358000 (78-80 Neponset Ave, warehouse), and 1600357000 for a total of 51,124 +-sf. Then re-subdivide into 2 lots, one to be 44,923 +- sf for 76-80 Neponset Ave. and the other to be 6201 +- sf for 90 Neponset Ave. Existing house and garage at 86 Neponset Ave to be razed for the proposed warehouse addition.

Case: BOA-765173 **Address:** 90 Neponset Avenue , **Ward 16 Applicant:** Patrick Mahoney
Article(s): 09(9-1)Reconstruction/Extenion of Nonconforming Bldg 65(65-9) Dimensional Regulations 65(65-39)Screening & Buffering Req 65(65-41)Off-Street Parking & Loading Req.
Purpose: Combine 4 parcels 1600356000 (86 and 90 Neponset Ave, 2 houses and garage), 1600328000, 1600358000 (78-80 Neponset Avenue, Warehouse) and 1600357000 for a total of 51124+- sf. Then re-subdivide in 2 lots, one to 44,923+- sf for 78-80 Neponset warehouse and other to be 6201+-sf for 90 Neponset Avenue. See alt734188 to combine/subdivide and alt for the proposed warehouse addition. also See ALT734632 (Addition)

Case: BOA-833400, **Address:** 23-25 Chestnut Square **Ward:** 19 , **Applicant:** Wim Dekok
Article(s): 10(10-1) 55(55-40) 55(55-8)
Purpose: Off-Street Parking for 1 Car to be used by 19 - 21 Chestnut Square.

RECOMMENDATIONS:

Case: BOA-831277, **Address:** 235 Main Street **Ward:** 2 , **Applicant:** Martha McLoughlin
Article(s): 9(9-1)
Purpose: Finish existing basement, Add new basement bulked door, install 1st floor sliding door in place of kitchen window. Modify rear deck.

Case: BOA-836113, **Address:** 40 Sullivan Street **Ward:** 2 , **Applicant:** Sean McCabe
Article(s): 62(62-8)
Purpose: Extend living space to existing single-family dwelling. Excavate basement to insulate slab and new ceiling height. Add new French door and bathroom. ZBA.

Case: BOA-835354, **Address:** 1 Nashua Street **Ward:** 3 , **Applicant:** Swissbakers, Inc
Article(s): 39(39-12)
Purpose: Change of occupancy to add Bakery with take out to existing occupancy in existing tenant space. Bakery consists of new bathroom, Kitchen area, and Cookline, and sitting area.

Case: BOA-843335, **Address:** 42 Chestnut Street **Ward:** 5 , **Applicant:** Katherine O'Keeffe
Article(s): 10(10-1)
Purpose: Parking for 2 vehicles.

Case: BOA-822182, **Address:** 300-300C Centre Street **Ward:** 10, **Applicant:** Golden Rice Bowl, Inc
Article(s): 6(6-4)
Purpose: Remove the proviso "Take-out use granted to this petitioner only Hartalambos Kosmidis & Young Kong Restaurant, for this use only" to reflect the change of ownership from Lidan Pan to Golden Rice Bowl, Inc. (Change of owner only, no work).

Case: BOA-843578, **Address:** 128-136 South Street **Ward:** 11 , **Applicant:** JFR Fernandez, Inc
Article(s): 55(55-16: Take out restaurant forbidden & Liquor store conditional)
Purpose: Re-Inforce Column and Install new floors. Repoint Brick, Change occupancy to retail store with liquor sales and take out restaurant.

Case: BOA-833370, **Address:** 112-120 Savin Hill Avenue **Ward:** 13 , **Applicant:** Savin Hill Properties LLC
Article(s): 65(65-15)
Purpose: Change Occupancy from Restaurant, 14 Residential Units, Commercial Space, to Restaurant, 14 Residential Units, and Restaurant.

Case: BOA-824726, **Address:** 41 Glide Street **Ward:** 16 , **Applicant:** Patrick Keady
Article(s): 65(65-9)
Purpose: Adding family room and bathroom to back of existing home.

Case: BOA-828722, **Address:** 3 Pond Street **Ward:** 3 , **Applicant:** Luis Acosta
Article(s): 9(9-1)
Purpose: Above ground swimming pool.

Case: BOA-821198, **Address:** 25 Alaric Street **Ward:** 20 , **Applicant:** Michael Napier
Article(s): 56(56-8)
Purpose: Install shed dormer.

Case: BOA-822096, **Address:** 3 Mendum Street **Ward:** 20 , **Applicant:** Jeffrey Dugan
Article(s): 67(67-32)
Purpose: Proposed one (1) off-street parking.

Case: BOA-830909, **Address:** 61 Newburg Street **Ward:** 20 , **Applicant:** Charles Doherty
Article(s): 67(67-9: Side yard insufficient & Rear yard insufficient)
Purpose: Build new rear deck and egress stair.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

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