



City of Boston  
Board of Appeal

Tuesday, October 16, 2018

BOARD OF APPEALS

Room 801

The board will hold a hearing on October 16, 2018 starting at 9:30 a.m.

**APPROVAL OF HEARING MINUTES:**

September 11, 2018 & September 25, 2018

**Extension: 9:30a.m.**

**Case:** BOA-596775 **Address:** 158 Lexington Street , **Ward 1 Applicant:** George Morancy, Esq

**Case:** BOA-449621 **Address:** 135 Bremen Street , **Ward 1 Applicant:** 135 Bremen Street, LLC

**Case:** BOA-505714, **Address:** 15 Commonwealth Avenue, **Ward 5 Applicant:** Eugene Kelly, Esq

**Case:** BZC-30745 **Address:** 583-583B Ashmont Street , **Ward 16 Applicant:** Riva Development Corp

**Case:** BZC-30746 **Address:** 585-585B Ashmont Street , **Ward 16 Applicant:** Riva Development Corp

**Case:** BZC-30747 **Address:** 587-587B Ashmont Street , **Ward 16 Applicant:** Riva Development Corp

**Case:** BOA-618075 **Address:** 161 Cottage Street, **Ward 1 Applicant:** Richard Lynds, Esq

**Board Final Arbiter 9:30a.m.**

**Case:** BOA-642862 **Address:** 301-303 Border Street , **Ward 1 Applicant:** Jeffrey Drago, Esq

**Case:** BOA-733748 **Address:** 40 Creighton Street, **Ward 10 Applicant:** Charles Snekvik

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**HEARINGS: 9:30 a.m.**

**Case:** BOA-880263 **Address:** 62-64 Rutland Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-4)

**Purpose:** Renovate and reconfigure recently combined 7 family dwelling 62-64 Rutland Street per plans. Building and parcels combined by 62 Rutland Street ALT812303 and 64 Rutland Street ALT812305. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirement. File in conjunction with ALT812303 and ALT812305.

**Case:** BOA-880266 **Address:** 79 Rutland Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-4)

**Purpose:** Renovate 3 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirement.

**Case:** BOA-880267 **Address:** 54 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 4 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirement. In conjunction with Alt834777, Alt834778, Alt834779 and Alt834781. ZBA.

**Case:** BOA#880268 **Address:** 54 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 4 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834777, Alt834778, Alt834779 and Alt834781. ZBA. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880280 **Address:** 56 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 4 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834775, Alt834778, Alt834779 and Alt834781.

**Case:** BOA#880279 **Address:** 56 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purposed:** Renovate 4 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834775, Alt834778, Alt834779 and Alt834781. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880283 **Address:** 58 West Newton Street , **Ward 9 Applicant:** John Gorman  
**Article(s):** 32(32-6)

**Purpose:** Renovate 4 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834775, Alt834777, Alt834779 and Alt834781.

**Case:** BOA#880284 **Address:** 58 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 4 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834775, Alt834777, Alt834779 and Alt834781. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880286 **Address:** 60 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 4 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834775, Alt834777, Alt834778 and Alt834781.

**Case:** BOA#880287 **Address:** 60 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 4 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834775, Alt834777, Alt834778 and Alt834781. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880289 **Address:** 62 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 4 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834775, Alt834777, Alt834778 and Alt834779.

**Case:** BOA#880288 **Address:** 62 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 4 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834775, Alt834777, Alt834778 and Alt834779. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880290 **Address:** 64 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 5 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834783, Alt834785, Alt834786 and Alt834787.

**Case:** BOA#880291 **Address:** 64 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 5 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834783, Alt834785, Alt834786 and Alt834787. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880293 **Address:** 66 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 6 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834782, Alt834785, Alt834786 and Alt834787.

**Case:** BOA#880294 **Address:** 66 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 6 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834782, Alt834785, Alt834786 and Alt834787. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880295 **Address:** 68 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 5 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834782, Alt834783, Alt834786 and Alt834787.

**Case:** BOA#880296 **Address:** 68 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 5 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834782, Alt834783, Alt834786 and Alt834787. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880298 **Address:** 70 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 5 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834782, Alt834783, Alt834785 and Alt834787.

**Case:** BOA#880297 **Address:** 70 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 5 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834782, Alt834783, Alt834785 and Alt834787. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880300 **Address:** 72 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 5 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834782, Alt834783, Alt834785 and Alt834786.

**Case:** BOA#880299 **Address:** 72 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 5 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834782, Alt834783, Alt834785 and Alt834786. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880302 **Address:** 74 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 5 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834789, Alt834790, Alt834791 and Alt834792.

**Case:** BOA#880301 **Address:** 74 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 5 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834789, Alt834790, Alt834791 and Alt834792. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880305 **Address:** 76 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 5 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834788, Alt834790, Alt834791 and Alt834792.

**Case:** BOA#880306 **Address:** 76 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 5 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834788, Alt834790, Alt834791 and Alt834792. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880307 **Address:** 78 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 2 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834788, Alt834789, Alt834791 and Alt834792.

**Case:** BOA#880308 **Address:** 78 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 2 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834788, Alt834789, Alt834791 and Alt834792. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880309 **Address:** 80 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 7 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834788, Alt834789, Alt834790 and Alt834792.

**Case:** BOA#880310 **Address:** 80 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 7 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834788, Alt834789, Alt834790 and Alt834792. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880311 **Address:** 82 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 7 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834788, Alt834789, Alt834790 and Alt834791.

**Case:** BOA#880312 **Address:** 82 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 7 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with Alt834788, Alt834789, Alt834790 and Alt834791. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880314 **Address:** 84 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 7 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834798, 834797, 834796, Alt834795.

**Case:** BOA#880313 **Address:** 84 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 7 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834798, 834797, 834796, 834795. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880316 **Address:** 86 West Newton Street , **Ward 9 Applicant:** John Gorman  
**Article(s):** 32(32-6)

**Purpose:** Renovate 7 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834798, 834797, 834796, Alt834793.

**Case:** BOA#880315 **Address:** 86 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 7 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834798, 834797, 834796, 834793. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880319 **Address:** 88 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 7 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834798, 834797, 834795, 834793.

**Case:** BOA#880318 **Address:** 88 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 7 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834798, 834797, 834795, 834793. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880320 **Address:** 90 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 6 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834798, 834796, 834795, 834793.

**Case:** BOA#880321 **Address:** 90 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 6 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834798, 834796, 834795, 834793. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880322 **Address:** 92 West Newton Street, **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 6 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834797, 834796, 834795, 834793.

**Case:** BOA#880323 **Address:** 92 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 6 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834797, 834796, 834795, 834793. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880324 **Address:** 94 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 6 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834800, 834801, 834802, 834803.

**Case:** BOA#880325 **Address:** 94 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 6 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834800, 834801, 834802, 834803. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880328 **Address:** 96 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 7 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834799, 834801, 834802, 834803.

**Case:** BOA#880327 **Address:** 96 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 7 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with ALT834799, 834801, 834802, 834803. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880330 **Address:** 98 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 6 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with alteration 834803, 834802, 834800, 834799.

**Case:** BOA#880329 **Address:** 98 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 6 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with alteration 834803, 834802, 834800, 834799. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two buildings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880332 **Address:** 100 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 6 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with alteration 834803, 834801, 834800, 834799.

**Case:** BOA#880333 **Address:** 100 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 6 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with alteration 834803, 834801, 834800, 834799. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two build-ings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-880334 **Address:** 102 West Newton Street , **Ward 9 Applicant:** John Gorman

**Article(s):** 32(32-6)

**Purpose:** Renovate 6 family dwelling per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with alteration 834802, 834801, 834800, 834799.

**Case:** BOA-880335 **Address:** 102 West Newton Street , **Ward 9 Applicant:** John Gorman

**Purpose:** Renovate 6 family per plans. Install new sprinkler and fire alarm systems. Request nominal fee per GCOD ZBA requirements. In conjunction with alteration 834802, 834801, 834800, 834799. Section 9th 780 CMR 706 Fire Walls. 706.1.1 Party walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between the two build-ings, shall be constructed as a fire wall in accordance with Section 706.

**Case:** BOA-799152 **Address:** 100 Boardman Street , **Ward 1 Applicant:** Antonio Losurdo

**Article(s):** 53(53-55) 11(11-6) 11(11-2) 11(11-7)

**Purpose:** Install digital billboard.

**Case:** BOA-830071 **Address:** 273 Border Street , **Ward 1 Applicant:** Two Lexington Street Realty Trust II

**Article(s):** 53(53-56) 53(53-9: Excessive F.A.R. (1.0 max), Insufficient additional of area per unit (2000sf+1000sf/unit), Insufficient rear yard setback (30' req.), Insufficient usable open space/unit (200sf/unit req.), Insufficient side yard setback (5' req.), # of allowed habitable stories has been exceeded (3 stories max allowed) & Maximum allowed height has been exceeded (35' max)) 53(53-52) 53(53-8)

**Purpose:** The applicant proposes to convert the existing commercial building into 6 residential units and one ground floor commercial space, including a 2 story addition above the ground floor commercial space and a roof deck and rooftop solar panels. The project also includes a change of occupancy from office to office and multi-family dwelling. The work will be done in accordance with the submitted plans. \*Commercial Office/professional.

**Case:** BOA-790492 **Address:** 425 Border Street , **Ward 1 Applicant:** PHD Homes LLC

**Article(s):** 53(53-54) 53(53-57) 53(53-56) 53(53-9: Excessive F.A.R. (1.0 ratio max), # of allowed stories has been exceeded (2.5 stories max), Maximum allowed height exceeded (35' max), Insufficient front yard setback (5' min.), Insufficient side yard setback (5' min) & Insufficient rear yard setback (20' min)) 53(53-8)

**Purpose:** Erect a new 5 story multi-family (16 units) residential building with parking at ground level as per plans. Construction set to be submitted upon ZBA approval. Existing structure to be razed under separate permit.

**Case:** BOA-879014 **Address:** 30-32 Condor Street , **Ward 1 Applicant:** 30 Condor LLC

**Article(s):** 53(53-8) 53(53-9: Floor area ratio excessive, Front yard insufficient, Side yard insufficient & Rear yard insufficient)

**Purpose:** Convert existing 2 family into a 6 family. One story vertical addition, a 3 story side addition and new roof deck, as per plans. Parking at ground level. Permit set to be submitted upon ZBA approval.

**Case:** BOA-831370 **Address:** 98-100 Condor Street , **Ward 1 Applicant:** Kendall Realty, LLC

**Article(s):** 53(53-22)

**Purpose:** Change of occupancy from office and factory to self storage warehouse. Interior renovation for new tenant fit-out.

**Case:** BOA-850126 **Address:** 36-38 Eutaw Street , **Ward 1 Applicant:** Thomas Notto

**Article(s):** 53(53-56) 53(53-9)

**Purpose:** Propose two (2) off street parking.

**Case:** BOA-841827 **Address:** 50 Pleasant Street , **Ward 2 Applicant:** James Devlin

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

**Purpose:** Add roof deck; renovate existing head house on same footprint to accommodate access for safety personnel per plans; add basement bathroom per plans. Long From Permit Number ALT675228.

**Case:** BOA-780275 **Address:** 108 Arlington Street , **Ward 5 Applicant:** Ronald Smith

**Article(s):** 63(63-24) 63(63-8)

**Purpose:** Change occupancy from hotel & restaurant to five residential units use existing curb cut and garage door to make four parking spaces.

**Case:** BOA-853860 **Address:** 32 Myrtle Street , **Ward 5 Applicant:** Mina Manolova

**Article(s):** 15(15-1) 16(16-8)

**Purpose:** Replace existing roof deck of same size and location bin order to replace roof membrane.

**Case:** BOA-847016 **Address:** 67 Newbury Street , **Ward 5 Applicant:** Ben Crosby

**Article(s):** 11(11-25)

**Purpose:** We wish to install a sign on the iron railing near the church entrance at the corner of Newbury & Berkeley Streets, parallel to Berkeley Streets, parallel to Berkeley St. The sign will extend 8" above the current wrought iron railing. The side of the sign on the Berkeley St. side will be 28" by 40"; the side on the Clarendon St. side will be 8"x40".

**Case:** BOA-850622 **Address:** 355-359 Congress Street , **Ward 6 Applicant:** Boston Property Ventures, LLC  
**Article(s):** 8(8-7) 14(14-14-2) 17(17-17-1) 23(23-23-1)  
**Purpose:** Interior renovations for a change of occupancy from 2 dwelling units, restaurant and offices to 7 dwelling units, restaurant and offices.

**Case:** BOA-851150 **Address:** 538 East Sixth Street , **Ward 6 Applicant:** Ellen Quigley  
**Article(s):** 68(68-33)  
**Purpose:** Propose three (3) off-street parking at rear of building. Propose curb cut.

**Case:** BOA-851147 **Address:** 542 East Sixth Street , **Ward 6 Applicant:** John Hall  
**Article(s):** 68(68-33)  
**Purpose:** Propose three (3) off-street parking at rear of building. Propose curb cut.

**Case:** BOA-863263 **Address:** 776 East Sixth Street , **Ward 6 Applicant:** Ryan Acone  
**Article(s):** 68(68-29) 68(68-8: Floor area ratio excessive, Bldg height excessive (feet), Side yard insufficient & Rear yard insufficient) 27S(27S-5)  
**Purpose:** Renovation with proposed one story addition with basement at rear of property and one story addition at third floor with roof deck.

**Case:** BOA-853913 **Address:** 160 West Seventh Street , **Ward 6 Applicant:** 160 West Seventh St. LLC by Theodore Touloukian  
**Article(s):** 68(68-8: Bldg height excessive (feet), Front yard insufficient, Side yard insufficient & Rear yard insufficient) 68(68-8.3) 68(68-33: Off-street parking insufficient & Maneuvering area insufficient) 27S(27S-5) 68(68-29)  
**Purpose:** Confirm occupancy as single-family dwelling. Combine lot (Parcel ID 0600927000 + 0600935020 + 0600935010) to be 3,279 SF Total Lot Area. Change of occupancy from single-family to four-unit residential dwelling. Remove existing roof to construct new third story addition. Propose three-story rear addition. Propose decks and roof decks. Propose six (6) tandem off-street parking.

**Case:** BOA-879031 **Address:** 9 Douglas Street , **Ward 7 Applicant:** John Pulgini  
**Article(s):** 68(68-8: Floor area ratio excessive, Side yard insufficient & Rear yard insufficient) 68(68-7.2) 68(68-33) 68(68-29) 27S(27S-9)  
**Purpose:** Confirm occupancy as 3 family and change to a 4 family, update existing units kitchen, baths, plumbing, heating and electrical in accordance to drawings, add decks to the back of the building and add roof deck.

**Case:** BOA-861344 **Address:** 19 Eastman Street , **Ward 7 Applicant:** Matt Miller  
**Article(s):** 65(65-8) 65(65-9: Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Front yard insufficient & Rear yard insufficient)  
**Purpose:** Create 3-story addition to the existing 19 Eastman building which extends living space into a new basement. Increase building occupancy to 6 families. Create roof deck for the three new units which extends over the existing roof.

**Case:** BOA-865483 **Address:** 162 I Street , **Ward 7 Applicant:** Allan Defaria  
**Article(s):** 27S(27S-5)  
**Purpose:** Demo up to studs, renovate kitchen and bathroom. Build new master bedroom, replace windows to existing size. Frame new partition walls, install new blue board plaster and paint. Level floors, install new doors. Install new floor.

**Case:** BOA-824765 **Address:** 10 Wendeller Street , **Ward 7 Applicant:** Timothy Johnson  
**Article(s):** 13(13-1: Lot area insufficient, Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (feet), Bldg height excessive (stories), Front yard insufficient & Rear yard insufficient)  
**Purpose:** Demolish existing building and erect 4 story, 6-unit residential building w/rear & roof decks and 6 car garage as per plans submitted.

**HEARINGS: 10:30 a.m.**

**Case:** BOA-835795 **Address:** 65 Burrell Street , **Ward 8 Applicant:** K & K Development Group  
**Article(s):** 50(50-29: Lot area insufficient, Add'l lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Usable open space insufficient & Side yard insufficient) 50(50-43)  
**Purpose:** Erect a three-story building with three residential units. ZBA.

**Case:** BOA-852448 **Address:** 13-15 Worcester Square , **Ward 8 Applicant:** Bob McCarthy  
**Article(s):** 64(64-9.4)  
**Purpose:** Remove (2) existing decks at the rear of the building on levels 3 & 4. Install new deck structures at levels 3 & 4 per plan. Repair the existing deck at the rear of the building on level 2, at existing location.

**Case:** BOA-864363 **Address:** 125 Amory Street , **Ward 11 Applicant:** The Community Builders, Inc  
**Article(s):** 55(55-9: Rear yard setback requirement is insufficient, Lot area for the add'l dwelling units is insufficient, Usable open space requirement is insufficient & Floor area ratio is excessive) 29(29-4)  
**Purpose:** Subdivision of the existing lot consisting of 262,250 sf into five different lots. "A" to consist of 51568 sf, lot "1A" to consist of 52,856sf, lot "B" to consist of 58,236sf, lot "D" to consist of 73,059sf with a six story, and lot "E" to be 26,441sf. Lot D is the parcel of the six story building 125 Amory St, the scope of the renovation of this six story building includes overall construction and site work.

**Case:** BOA-864366 **Address:** 125A Amory Street , **Ward 11 Applicant:** The Community Builders, Inc  
**Article(s):** 55(55-9)  
**Purpose:** Existing building is a two story building on proposed subdivision lot to be called parcel "E" of 26,441sf of land. The original lot was 262,250sf. No work to be done in relation with this application. For the subdivision plans, please refer to ALT788395.

**Case:** BOA-868121 **Address:** 33 Copeland Street , **Ward 12 Applicant:** Solmon Chowhury  
**Article(s):** 50(50-28) 50(50-29: Lot area for the add'l dwelling units is insufficient, Lot frontage requirement is insufficient, Floor area ratio is excessive, Height requirement is excessive, Usable open space is insufficient, Front yard setback is insufficient, Side yard setback is insufficient & Rear yard setback is insufficient) 50(50-43)  
**Purpose:** Erect a new 8 unit multifamily building with parking below as per plans. See ALT856742 to combine and resubdivide lots. Permit set to be submitted upon ZBA approval.

**Case:** BOA-838017 **Address:** 4-6 Easmond Street , **Ward 14 Applicant:** T-Mobile Northeast LLC  
**Article(s):** 86(86-6)

**Purpose:** The applicant proposes to construct two (2) faux chimney mounts each containing four (4) cellular antennas, as well as one dish antenna on the roof of the building at 6 Esmond Street. The faux chimneys will match the existing brick facade of the building. The work will be done in accordance with the submitted plans.

**Case:** BOA-823636 **Address:** 141-145 Norfolk Street , **Ward 17 Applicant:** Vargas Dasilveira  
**Article(s):** 60(60-8: Multi-family dwelling (forbidden) & Take out restaurant (forbidden)) 60(60-9: Lot area for additional dwelling unit (s) insufficient, Floor area ratio excessive, Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 60(60-40)

**Purpose:** Raze 141 Norfolk st single story 960 sq. st and combine 4-6 Woodrow ave and 193-145 Norfolk street. Erect 2 stores on first floor and 4 units on 2nd floor and 4 units on the 3rd floor. 145 Norfolk street is a restaurant with 36a take out. Curb cut on Woodrow ave and Norfolk street to accommodate 7-10 parking spaces.

**Case:** BOA-859241 **Address:** 48 Prescott Street , **Ward 18 Applicant:** John Pulgini  
**Article(s):** 69(69-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient & Front yard insufficient)  
**Purpose:** Erect new single-family dwelling with propose two (2) off-street parking.

**Case:** BOA-799147 **Address:** 30 Thorn Street , **Ward 18 Applicant:** thirty Thorn LLC  
**Article(s):** 69(69-9: Lot area for additional dwelling units insufficient, Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive, Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 69(69-29: Off-street parking insufficient & Off-street loading insufficient)  
**Purpose:** Erect a 6 story, 45 Unit Residential Building with 21 on-grade Parking spaces located beneath structure.

**Case:** BOA-815874 **Address:** 37 Pond Circle , **Ward 19 Applicant:** Kevin Leary  
**Article(s):** 55(55-9)

**Purpose:** Consolidate assessors parcel 1902229000 and assessors parcel 1902235000 (currently 37 Pond Circle) and then sub-divide into 2 lots A and B as shown on Subdivision Plan filed herewith. After sub-division lot A to now have 21,154 sq ft. and address to be known as 37 Pond Circle and lot B is to now have 10,000 sq ft. and address to be known as 35 Pond Circle. Also confirm legal use and occupancy of existing one family building on lot B as shown on the Sub-Division Plan as a one family building. No work to be done. Existing condition. This application in conjunction with ERT785923.

**Case:** BOA-826211 **Address:** 93 Westchester Road , **Ward 19 Applicant:** Stephen Reilly  
**Article(s):** 55(55-9: Floor area ratio excessive & Rear yard insufficient)

**Purpose:** Construct a 2 story Kitchen addition to rear of existing Home. Expand Living Space into Basement.

**Case:** BOA-840072 **Address:** 3-7 Washington Street , **Ward 21 Applicant:** 5 Washington Square Owner LLC  
**Article(s):** 51(51-16: Multi-family dwelling (conditional) & Car sharing service (6 car spaces), forbidden) 51(51-17: Floor area ratio excessive, Height excessive, Front yard (other street) 51-57.2 CEA, 51-57.5 special provisions for corner lots & Rear yard insufficient)

**Purpose:** Demolition of existing commercial office building and gas station. Erect a 5-story, 115 unit residential building with one below-grade level olf parking, car sharing service (6 car spaces) and first floor retail.

#### **RE-DISCUSSIONS: 11:30a.m.**

**Case:** BOA-833265 **Address:** 194-198 Bunker Hill Avenue , **Ward 2 Applicant:** Daniel Toscano  
**Article(s):** 62(62-14: Floor area ratio excessive, Usable open space insufficient & Rear yard insufficient) 62(62-25)  
**Purpose:** Change Occupancy from 1 Store, Nail Salon, Restaurant # 37, and 2 Family Dwelling to a Nail Salon & 4 Family Dwelling with a 2 Car Garage at 198 Bunker Hill Street on existing footprint.

**Case:** BOA-849678 **Address:** 260-260A Amory Street , **Ward 11, Applicant:** Robert Alessandro  
**Article(s):** 55(55-9) 55(55-9) 55(55-9) 55(55-9) 55(55-9)

**Purpose:** Renovate existing single family house and proposed new 2nd story rear addition as per plans. Permit set to be submitted upon ZBA approval.

**Case:** BOA-849674 **Address:** 266-266A Amory Street , **Ward 11 Applicant:** Robert Alessandro  
**Article(s):** 55(55-8) 55(55-9: Lot area for additional dwelling unit (s) insufficient, Floor area ratio excessive, Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 55(55-40: off street parking insufficient & 55-40.5 off street parking design) 29(29-8)

**Purpose:** Erect a new 5 unit residential building as per plans. Permit set to be submitted upon ZBA approval.

**Case:** BOA-817801 **Address:** 16 Marmion Street , **Ward 11 Applicant:** John Pulgini  
**Article(s):** 55(55-8) Multi family Dwelling (Forbidden), 55(55-9 Lot Area for addition Dwelling unit(s) insufficient, Floor Area Ration Excessive, Usable Open Space Insufficient, Front Yard insufficient, Side Yard insufficient, rear Yard insufficient) 55(55-40) Off-Street Parking & Loading Req- Off Street parking insufficient.

**Purpose:** Take down existing single family structure and replace with 5 unit building and under parking.

**Case:** BOA-851215 **Address:** 106 Forest Hills Street , **Ward 11 Applicant:** 106 Forest Hills, LLC  
**Article(s):** 55(55-8) 55(55-9: Floor area ratio excessive, Bldg height excessive (feet) & Bldg height excessive (stories)) 55(55-40)  
**Purpose:** Seeking to raze the existing building and erect a three-story building with nine residential units and ten parking spaces.

**Case:** BOA-613478, **Address:** 820 William T Morrissey BLVD, **Ward:** 16, **Applicant:** Outfront Media, LLC  
**Article(s):** 65(65-40) 11(11-7)  
**Purpose:** Replace both sides/faces of existing 48' wide by 14' high billboard, one side currently Static and the other side Tri-Vision, with new digital signage cabinets. Replace existing steel structure in kind. Change occupancy to include billboard See L/F 0876/2004.

**Case:** BOA-796214, **Address:** 8 Pine Street **Ward:** 8, **Applicant:** Wood Hill Condominium Trusty (by Christopher Lydon, Trustee)  
**Article(s):** 69(69-29) 69(69-30.12) 69(69-9)  
**Purpose:** Building second building on same lot. No work to be done. See ERT763482 for drawings.

**Case:** BOA-796212, **Address:** 8R Pine Street **Ward:** 8 , **Applicant:** Wood Hill Condominium Trust (by Christopher Lydon Trustee)  
**Article(s):** 69(69-29.4) 69(69-30) 69(69-9: Lot Frontage, Side Yard & Rear yard Insufficient, Usable Open Space Insufficient)  
**Purpose:** Demo existing barn and rebuild as a single family dwelling one of 2 buildings on this lot .(see alt787889 for existing building violations)

**Case:** BOA-852415 **Address:** 72-72B Oakland Street, **Ward 22, Applicant:** John Pulgini  
**Article(s):** 51(51-8) 51(51-9) 51(51-9.4)  
**Purpose:** Demolish existing dwelling. Erect new three-unit townhouse with two garage parking spaces in each unit. File in conjunction with ALT846312.

**Case:** BOA-852419 **Address:** 74-74B Oakland Street, **Ward 22, Applicant:** John Pulgini  
**Article(s):** 51(51-9) 51(51-57.13)  
**Purpose:** Existing two-family dwelling with no work to be done. Filed to erect separate new three-unit townhouse on same lot under ERT711967 (72-72B Oakland Street). Reconfigure and propose eight (8) off-street parking.

**RECONSIDERATION 12:00noon**

**Case:** BOA-859540 **Address:** 106R-108R Mount Pleasant Avenue, **Ward 8, Applicant:** John Pulgini, Esq

**Case:** BOA-859598 **Address:** 108 Mount Pleasant Avenue, **Ward 8, Applicant:** John Pulgini, Esq

**STEPHANIE HAYNES**  
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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](https://www.municode.com/library/ma/boston/codes/redevelopment_authority)**