



City of Boston
Board of Appeal

Tuesday, November 13 2018

BOARD OF APPEALS
REVISED AGENDA

Room 801

The board will hold a hearing on November 13, 2018 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

October 16, 2018

Extension: 9:30a.m.

Case: BOA-507438 **Address:** 458 Columbia Road, **Ward 15 Applicant:** Chris Drew

GCOD: 9:30 a.m.

Case: BOA-885654 **Address:** 40-42 Fleet Street **Ward 3 Applicant:** Lee Thomas

Article(s): 32(32-6)

Purpose: Amend ALT768388. Gut existing 6 Dwelling Units. Install new Structural floor framing and new retaining wall system per submitted stamped Structural drawings, and M.E.P. systems and new finishes of Six Units and Common areas. New windows and selective siding as needed.

Case: BOA-885728 **Address:** 86-86A Chestnut Street **Ward 5 Applicant:** Peter Garipey

Article(s): 32(32-4)

Purpose: Complete gut. New framing per plans. New roof. Change of occupancy from 1 family and a store to a 1 family.

Case: BOA-890351 **Address:** 66 West Rutland Square **Ward 4 Applicant:** Andrew Brassard

Article(s): 32(32-4)

Purpose: Change occupancy from a single family and 4 lodgers to a two family. Construct 3' window bay on street level through 3rd story. Excavate basement slab to provide additional head height. Construct rear balconies on parlor and 2nd story and a roof deck, and perform all other prescribed work per submitted plans.

HEARING: 9:30 a.m.

Case: BOA-835828 **Address:** 277 Border Street **Ward 1 Applicant:** Two Seventy Seven Border, LLC

Article(s): 53(53-9: Lot area for additional dwelling unit (s) insufficient, Floor area ratio excessive, Height excessive, Usable open space insufficient, Side yard insufficient & Rear yard insufficient) 53(53-56: Off street parking insufficient & Off street loading insufficient)

Purpose: Raze existing structure, combine lots (See ALT822597) and erect a mixed-use building consisting of retail on first floor and 18 residential units above with parking for 10 vehicles.

Case: BOA-848567 **Address:** 398 Bremen Street **Ward 1 Applicant:** Julio D. Valle

Article(s): 53(53-8) 53(53-9: Lot area for additional dwelling units insufficient, Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive, Usable open space insufficient & Rear yard insufficient) 53(53-56)

Purpose: Raze existing Dwelling. Erect a new, 4 story, Four (4) Unit Residential Building. Building will be fully Sprinklered. ZBA.

Case: BOA-870471 **Address:** 135 Chelsea Street **Ward 1 Applicant:** LIG Realty, LLC

Article(s): 9(9-2) 53(53-8: Retail is forbidden use & Multi-family is a forbidden use) 53(53-9: Location of the main entrance shall face the front lot line, Insufficient additional area per dwelling unit, Excessive F.A.R., Insufficient usable open space per dwelling unit, Insufficient front yard setback, Insufficient side yard setback & Insufficient rear yard setback) 53(53-56)

Purpose: Erect addition and change occupancy from retail use to retail use on first level and 4 residential units above.

Case: BOA-853393 **Address:** 113-115 Cottage Street **Ward 1 Applicant:** Roseway Realty, LLC

Article(s): 9(9-2) 53(53-9: Insufficient additional lot area (1000sf/unit), Excessive F.A.R. (1.0 max.), Insufficient open space per unit (300sf/unit), Rear yard setback is insufficient & Side yard setback is insufficient) 53(53-56) 53(53-52)

Purpose: Combine two lots (Parcel ID: 0104064001 and 0104064002) into a single lot to be 113-115 Cottage Street: 1,617 SF total lot area. Change of occupancy from 2 unit residential dwelling and social club to a 4 unit residential dwelling. Reconstruct rear and side 1 story addition with roof deck. Construct roof decks on existing main building. File in conjunction with ALT835825. ZBA.

Case: BOA-825827 **Address:** 63 Falcon Street **Ward 1 Applicant:** Sue Passacantilli

Article(s): 53(53-8) 53(53-9: # of allowed stories exceeded (2.5 story max.), Maximum allowed height has been exceeded (35' max.) & Insufficient rear yard setback) 53(53-56) 53(53-56.5.a) 53(53-54)

Purpose: Erect a 7 Unit 4 story dwelling by combining parcel #0103516000 total 2,430 sq ft with parcel #0103517000 total 2,430 sq ft for a total of 4,860 sq ft. Demolition of existing 3 story building to be known as 63 Falcon Street.

*Existing structure to be razed on a separate permit.

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Case: BOA-858537 **Address:** 112 Moore Street **Ward 1 Applicant:** Santiago Lasprilla
Article(s): 53(53-9: Insufficient lot size, Excessive F.A.R. & Insufficient open space per unit) 53(53-56)
Purpose: Change occupancy from One family dwelling to Two family dwelling.

Case: BOA-830090 **Address:** 4 Mystic Street **Ward 2 Applicant:** Timothy Sheehan
Article(s): 62(62-25) 62(62-8)
Purpose: This is the reconstruction of and extension of an existing two story rear ell. A new kitchen will be installed along with a half bath and a new stair to a newly excavated storage basement (under the Ell). There will be an extension to the third floor bathroom as well as a new internal stair head house and a 24' x 15'-4" roof deck.

Case: BOA-859233 **Address:** 65 Winthrop Street **Ward 2 Applicant:** Ashley Schafer
Article(s): 9(9-9-1) 62(62-25)
Purpose: New Roof Deck. Hatch and access stair are existing.

Case: BOA-859624 **Address:** 190 High Street **Ward 3 Applicant:** Thomas Trykowski
Article(s): 45(45-5: Floor area ratio excessive & Building height excessive) 49A(49A-3)
Purpose: Construct a new Roof top addition. ZBA.

Case: BOA-845589 **Address:** 64-72 Kneeland Street **Ward 3 Applicant:** Kenneth Morin
Article(s): 23(23-7A)
Purpose: Add three living units on the 6th floor. Existing units, no work.

Case: BOA-844021 **Address:** 33 North Margin Street **Ward 3 Applicant:** Scott Dabney
Article(s): 9(9-1) 54(54-18)
Purpose: Seeking minor to the building, to include enclosing existing first floor entryway and to increase living space of the fourth floor unit into existing fifth floor. Also, to complete a small addition to the fifth floor and install a new roof deck for the exclusive use of the top floor unit.

Case: BOA-845481 **Address:** 64-66 Salem Street **Ward 3 Applicant:** Frank Scire
Article(s): 54(54-12)
Purpose: Change of occupancy from Retail #36A to Retail #36A with liquor Store.

Case: BOA-853090 **Address:** 41-43 Edgerly Road **Ward 4 Applicant:** Patrick Mahoney, Esq
Article(s): 66(66-8) 66(66-9: Excessive F.A.R., Insufficient open space & Insufficient rear yard setback) 66(66-42.5(a)) 32(32-32-4)
Purpose: Change of occupancy from 39 units to 45 Residential Units.

Case: BOA-846743 **Address:** 5 Rutland Square **Ward 4 Applicant:** Joseph Holland
Article(s): 64964-9: Town house/row house extensions into rear yard: Conditional & Floor area ratio excessive) 32(32-6)
Purpose: Amendment to Long-Form Permit ALT712597. Build new two-story addition off the rear facade of the house.

Case: BOA-764279 **Address:** 121 Beacon Street **Ward 5 Applicant:** Evie Dykema
Article(s): 13(13-13-1) 16(16-7)
Purpose: Remodel/Expand existing penthouse and construct new roof decks.

Case: BOA-869347 **Address:** 33 O Street **Ward 6 Applicant:** George Morancy
Article(s): 27S(27S-5) 68(68-8: Floor area ratio excessive, Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 68(68-33)
Purpose: Erect new three-family dwelling with three parking spaces on the first floor. No roof deck.

Case: BOA-804956 **Address:** 317-319 West Third Street **Ward 6 Applicant:** 317 West Third Realty LLC(by T. Touloukian)
Article(s): 68(68-29) 68(68-34.1) 68(68-8: Floor area ratio excessive, Side yard insufficient & Rear yard insufficient) 27S(27S-5)
Purpose: Renovate existing 8-unit residential apartment building (R-2). Construct new deck and egress stair off of rear. Construct new addition at floors 2-4 off of front of building. New clapboard siding, brick veneer, roof, and windows.

Case: BOA-872536 **Address:** 2 Gifford Place **Ward 7 Applicant:** Timothy Sheehan
Article(s): 27S(27S-5) 68(68-29) 68(68-8: Side yard insufficient, Front yard insufficient & Rear yard insufficient)
Purpose: Construct new fourth floor and rear addition with decks and roof decks. Full interior renovation to existing two-family dwelling.

HEARINGS: 10:30 a.m.

Case: BOA-857367 **Address:** 725 Harrison Avenue **Ward 8 Applicant:** Urbanity Dance, Inc
Article(s): 9(9-2) 64(64-8: Use: art studio: forbidden & Use: office: forbidden)
Purpose: Change of Occupancy from Art Gallery to Arts Studio and General Office uses on ground floor. No work to be done. ZBA.

Case: BOA-859489 **Address:** 40-42 Terrace Street **Ward 10 Applicant:** Jason Tucker Arndt
Article(s): 59(59-19: Floor area ratio excessive, Building height excessive, Rear yard insufficient & Usable open space insufficient) 59(59-37)
Purpose: Erect a new 4 story, Artist's Live-Work Building on an existing vacant Lot. There will be a total of Seven (7) Affordable Residential Units. On the Ground Floor will be a Public Art Display Space.

Case: BOA-859491 **Address:** 132 Terrace Street **Ward** 10 **Applicant:** Jason Tucker Arndt
Article(s): 59(59-19): Rear yard insufficient, Floor area ratio excessive, Building height excessive & Usable open space insufficient) 59(59-37)

Purpose: Erect a new 4 story, Artist's Live-Work Building on an existing vacant Lot. There will be a total of Seven (7) Affordable Residential Units. On the Ground Floor will be a Public Art Display Space.

Case: BOA-854009 **Address:** 15 Bancroft Street **Ward** 11 **Applicant:** Aethos LLC
Article(s): 9(9-1) 55(55-9): Floor area ratio excessive, bldg height excessive (feet), Bldg height excessive (stories), Side yard insufficient & Front yard insufficient) 55(55-8)

Purpose: Seeking to change the occupancy from a three-family residential dwelling to a four-family residential dwelling and renovate the building including erecting fourth floor and rear additions with new decks and egress stairs, adding two parking spaces in the basement and installing sprinklers in the building.

Case: BOA-852414 **Address:** 225 Washington Street **Ward** 14 **Applicant:** John Pulgini
Article(s): 65(65-41) 65(65-9): Lot area insufficient, Add'l lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Bldg height excessive (stories), Usable open space insufficient, Front yard insufficient & Side yard insufficient)

Purpose: Erect a new 3 family buildings as per plans. Permit set to be submitted upon ZBA approval.

Case: BOA-890951 **Address:** 45 Houghton Street **Ward** 16 **Applicant:** Leigh Carloni
Article(s): 9(9-1)

Purpose: Install new staircase and roof access skylight to roof, build new 18'x18' roof deck.

Case: BOA-892286 **Address:** 38R Minot Street **Ward** 16 **Applicant:** John Pulgini
Article(s): 65(65-8) 65(65-9): Lot frontage, front yard and rear yard insufficient; Floor area ratio and building height excessive)

Purpose: Demolish existing two (2) family dwelling. Replace with a new three (3) family townhouse dwelling on existing 5,674sq ft lot. *Demolition of existing structure is to be preformed on a separate permit.

Case: BOA792891 **Address:** 111 West Street **Ward** 18 **Applicant:** Guimy Cesar
Article(s): 69(69-8) 69(69-9): Lot size is insufficient & usable open space is insufficient) 69(69-29) 69(69-29.5) 69(69-27)

Purpose: Change occupancy from 1 family to a 2 family renovations of 1st and 2nd floor kitchens and install fire separation as per plan. Add 3 off street parking.

Case: BOA-858345 **Address:** 54 Halliday Street **Ward** 19 **Applicant:** Alex Medrano
Article(s): 10(10-1) 55(55-55-40) 54(54-21): 54-21.5. (a) Design: Tandem spaces do not permit proper maneuvering & 54-21.5. (d) Design: The parking spaces do not meet the minimum dimensions required for parking spaces)

Purpose: Off street parking for 2 cars.

Case: BOA-843998 **Address:** 24 Selkirk Road **Ward** 21 **Applicant:** Travis Blake
Article(s): 51(51-8) 51(51-9): Location of main entrance shall face the front lot line, Lot width insufficient, Floor area ratio excessive, Side yard insufficient & Rear yard insufficient) 51(51-56)

Purpose: Change of Occupancy from a Two Family Dwelling to a Four Family Dwelling. Construct a 25' x 70' 3 story addition onto existing Building in Rear Yard. A new Sprinkler system will be installed.

Case: BOA879862 **Address:** 60-62 Mapleton Street **Ward** 22 **Applicant:** Matthew Murphy
Article(s): 9(9-1)

Purpose: Add 5 parking spaces in rear yard.

Case: BOA-856686 **Address:** 11 Newton Street **Ward** 22 **Applicant:** Scott Marder
Article(s): 51(51-56): Insufficient parking (1.75/unit req.) & Restricted driveway access to spots in rear (<10' clear access, maneuverability and space size)) 51(51-9)

Purpose: Change of occupancy from a one to a three family. Renovation of two kitchens and one bathroom. Build two non-structural walls. Separate electric and add 2 new hot water heaters and sprinklers.

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-879014 **Address:** 30-32 Condor Street, **Ward** 1 **Applicant:** 30 Condor LLC
Article(s): 53(53-8) 53(53-9): Front yard insufficient, Side yard insufficient, Rear yard insufficient, Height is excessive (2.5 stories max allowed) & Floor area ratio excessive)

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-858259 **Address:** 51 Chappie Street , **Ward** 2 **Applicant:** Mark Chardavoyne
Article(s): 9(9-1) 9(9-1) 62(62-7) 62(62-7) 62(62-8) 62(62-8) 62(62-8) 62(62-8) 62(62-29) 62(62-29) 62(62-30)

Purpose: Demolition of existing two-family home. Construct new three unit building.

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-844006 **Address:** 12 Cawfield Street , **Ward 7 Applicant:** Dave Anderson
Article(s): 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Bldg height excessive (stories), Front yard insufficient & Side yard insufficient) 65(65-41) 65(65-42.7)
Purpose: Erect new two-family dwelling with proposed two (2) off-street parking on new subdivided Parcel 3755 contains 2,380 SF lot area. File in conjunction with ALT825674 for subdivided lot and ERT825683 for separate new three-family dwelling.

Case: BOA-844004 **Address:** 14 Cawfield Street , **Ward 7 Applicant:** Dave Anderson
Article(s): 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Usable open space insufficient & Side yard insufficient) 65(65-41)
Purpose: Subdividing existing parcel 0703754010 to three lots (Parcel 3756 - 2,030 SF, Parcel 3755 - 2,380 SF, Parcel 3754 - 2,147 SF). Existing three-family dwelling to remain. File in conjunction with ERT825681 and ERT825683.

Case: BOA-844007 **Address:** 24 Elder Street , **Ward 7 Applicant:** Dave Anderson
Article(s): 65(65-9: Lot area insufficient, Lot frontage insufficient, Floor area ratio excessive, Bldg height excessive (stories), Front yard insufficient & Side yard insufficient) 65(65-42.3)
Purpose: Erect new three-family dwelling with proposed three (3) off-street parking on new subdivided Parcel 3754 contains 2,147 SF lot area. File in conjunction with ALT825674 for subdivided lot and ERT825681 for separate new two-family dwelling.

Case: BOA842247- **Address:** 75-77 Cedar Street , **Ward 11 Applicant:** Ulyen Coleman
Article(s): 50(50-28)
Purpose: Change from a Single Family Dwelling to a Temporary Shelter for Boys 12 to 17. No construction changes.

Case: BOA-693386 **Address:** 13 Sagamore Street , **Ward 13 Applicant:** Ted Ahern
Article(s): 65(65-41) 65(65-9) 65(65-9) 65(65-9)
Purpose: Erect new single family per plans.

Case: BOA-754552, **Address:** 34-36 Williams Avenue, **Ward 18 Applicant:** Rauny Baez
Article(s): 69(69-8: Lot width insufficient & Side yard insufficient)
Purpose: Subdividing lot at 36 Williams Ave, Hyde Park. This lot will have a total of 8,,703 S.F. The new subdivided lot 38 Williams Ave will contain a total of 6,585 S.F. to accommodate new construction. Please reference ERT689194.

Case: BOA-754553, **Address:** 38 Williams Avenue, **Ward 18 Applicant:** Rauny Baez
Article(s): 69(69-9: Lot width insufficient & Rear yard insufficient) 69(69-8)
Purpose: Construction of a new 2 family house on lot next to existing single family house. (See alt725398 for subdivision of the lot).

Case: BOA-823802 **Address:** 46 Murray Hill Road , **Ward 19 Applicant:** Halyard, Sheets and Rudder Incorporated
Article(s): 67(67-9: Lot size to erect new dwelling: insufficient, Required lot width to erect new dwelling: insufficient, Required lot frontage to erect new dwelling: insufficient, Floor area ratio: excessive, Required side yard setback to erect new dwelling: insufficient & Required usable open space for new dwelling: insufficient) 67(67-33)
Purpose: On existing parcel # 1903150000, erect new construction single family dwelling as per attached plans.

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.

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