



City of Boston
Board of Appeal

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Tuesday, June 11, 2019

BOARD OF APPEALS 2019 JUN -7 A 9:07

Room 801

REVISED AGENDA

The board will hold a hearing on June 11, 2019 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

April 30, 2019, May 7, 2019 and revised minutes March 26, 2019

EXTENSIONS: 9:30a.m.

Case: BOA-640296 **Address:** 1419-1435 Blue Hill Avenue **Ward 18 Applicant:** Chris Stamatou (by Derric Small)

Case: BOA-679718 **Address:** 115 Woodrow Avenue **Ward 14 Applicant:** Derric Small

Case: BOA-632600 **Address:** 23 Ritchfield Street **Ward 15 Applicant:** Russ Forsburg

BOARD FINAL ARBITER: 9:30a.m.

Case: BOA-931125 **Address:** 1854 Dorchester Avenue **Ward 16 Applicant:** Patrick Mahoney

Case: BOA-727018 **Address:** 331A-333 Newbury Street **Ward 5 Applicant:** Michael P. Ross, Esq

GCOD: 9:30 a.m.

Case: BOA-950825 **Address:** 171 West Brookline Street **Ward 4 Applicant:** Joe Holland M. Holland and Sons Construction

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

Purpose: Gut renovation of existing single-family dwelling. Work to include new MEP's systems including new fire alarm and fire protection system. Complete restoration on front and rear facade.

HEARING: 9:30 a.m.

Case: BOA-945356 **Address:** 185 London Street **Ward 1 Applicant:**

Article(s): 53(53-8) 53(53-9): Lot area for add'l dwelling unit is insufficient, Floor area ratio is excessive, Height is excessive (stories), Height is excessive (ft), Front yard setback is insufficient & Side yard setback is insufficient) 53(53-56) 25(25-5)

Purpose: Complete renovation and living space addition. Change occupancy from 3 family to 4 family.

Case: BOA-947380 **Address:** 324-330 Bunker Hill Street **Ward 2 Applicant:** Charles Doherty

Article(s): 62(62-7) 62(62-29) 9(9-2) 62(62-30)

Purpose: Construct 9 unit residential building with below grade parking. (See ALT910272 to combine lots).

Case: BOA-929446 **Address:** 35 Concord Square **Ward 4 Applicant:** Alpine Advisory Services by John Moran, Esq

Article(s): 64(64-34) 64(64-9.4)

Purpose: Amendment to ALT877407. Add a roof deck and one rear balcony. Cost is also reflected on ALT877407.

Case: BOA-928030 **Address:** 20 Follen Street **Ward 4 Applicant:** Lesile Lipschitz

Article(s): 41(41-18) 41(41-5) 16(16-8)

Purpose: Proposed partial 4th story addition to add 529 square feet of living area; and adjacent terrace on roof of existing structure.

Case: BOA-931682 **Address:** 4 Otis Place **Ward 5 Applicant:** Alex Slote

Article(s): 32(32-9) 15(15-1) 20(20-1)

Purpose: Amendment to Permit ALT886726. To Correct Violation V436509 as per plans submitted. Remove structurally unsound and deteriorated penthouse structure and rebuild in existing location with new higher ceiling and roof. Install new EPDM roof. Rebuild deteriorated and structurally unsound brick party walls with new 3 hour fire rated masonry wall. Rebuild brick chimneys. Install new reinforced concrete slab in basement. Remove and rebuild front entrance granite stair and walls. Build per plans.

Case: BOA-925189 **Address:** 126 D Street **Ward 6 Applicant:** Patrick Mahoney Esq

Article(s): 68(68-8): Front yard insufficient & Side yard insufficient) 68(68-33) 68(68-34.2) 27S(27S-5)

Purpose: Demolish existing three family, combine existing lot (Parcel ID 0600335000) and vacant adjoining lot (Parcel ID 0600334000) and erect new multi family residential building with five dwelling units and five parking spaces utilizing semi automated lift system.

Case: BOA-935393 **Address:** 741 East Broadway **Ward** 6 **Applicant:** John Pulgini
Article(s): 27S(27S-5) 68(68-8: Floor area ratio excessive, Height requirement is excessive, Usable open space is insufficient & Side yard is insufficient) 68(68-33: Off street parking requirement is insufficient & Off street parking design (access drive and maneuverability)) 68(68-34)
Purpose: Change of occupancy from 1 Family and a Funeral Parlor to three-family dwelling. Construct new rear addition. Propose (6) off-street parking.

Case: BOA- 923926 **Address:** 854 East Broadway **Ward** 6 **Applicant:** Timothy Sheehan
Article(s): 27S(27S-9)
Purpose: This is the renovation of an existing three family residence. The residence will remain a three family residence. additional habitable area will be added to unit 1 via a new interior unit stair. A roof deck will be built accessed via a hatchway only accessible from unit 3.

Case: BOA-937270 **Address:** 650 East Seventh Street **Ward** 6 **Applicant:** Douglas Stefanov
Article(s): 27S(27S-5) 68(68-33) 68(68-7)
Purpose: Change of occupancy from three-family to multi-family (four-unit) residential dwelling. Newly created unit will be in the basement. Propose (4) off-street parking.

Case: BOA-944280 **Address:** 416-418 West Broadway **Ward** 6 **Applicant:** Karve LLC
Article(s): 68(68-7)
Purpose: Change Occupancy to include Beauty Services by fitout of new tenant on the 2nd floor. Tenant will be providing Beauty services, including standard facials and waxing.

Case: BOA-934096 **Address:** 274 West Fifth Street **Ward** 7 **Applicant:** Adam Dubeshter
Article(s): 68(68-8) 68(68-31) 68(68-33) 68(68-33)
Purpose: Off street parking for 3 residential vehicles. Curb cut is to be done on gold street side of complex. As per plans.

Case: BOA-897041 **Address:** 204 West Seventh Street **Ward** 7 **Applicant:** Timothy Johnson
Article(s): 27S(27S-5) 68(68-29) 68(68-33) 68(68-8)
Purpose: Subdivide parcel (consolidated per ALT829729) and construct a multi-story residential addition to existing 1-story garage building to create a 14-unit building w/side and 24 car garage with a secondary address of 207 Tudor St as per plans submitted. Change occupancy from repair/service garage to multi-family residential and private garage.

Case: BOA-897036 **Address:** 209-213 Tudor Street **Ward** 7 **Applicant:** Timothy Johnson
Article(s): 27S(27S-5) 68(68-8)
Purpose: Subdivide parcel (consolidated per ALT829729) per subdivision plan and erect new 4-story, 3-unit townhouse building w/side and roof decks and garage parking for 6 cars on vacant and as per plans submitted. File with ALT829753 and ALT829729.

HEARINGS: 10:30 a.m.

Case: BOA-945693 **Address:** 71 Call Street **Ward** 11 **Applicant:** Jamaica Plain Neighborhood Development Corporation
Article(s): 55(55-40) 55(55-9: Usable open space insufficient, Lot area insufficient, Lot area for additional dwelling units insufficient, Floor area ratio excessive, Front yard insufficient & Rear yard insufficient)
Purpose: Building B - New construction of a 3 story Attached Two Family Dwelling. See 73 Call Street (ERT811486).

Case: BOA-945723 **Address:** 73-73 Call Street **Ward** 11 **Applicant:** Jamaica Plain Neighborhood Development Corporation
Article(s): 55(55-8) 55(55-9: Usable open space insufficient, Lot area for additional dwelling units insufficient, Floor area ratio excessive, Front yard insufficient & Rear yard insufficient)
Purpose: Building B - New construction of a 3 story Attached Two Family Dwelling. Parking for 71 Call Street will be located at this Ad-dress. See 71 Call Street (ERT811454).

Case: BOA-945726 **Address:** 77-79 Call Street **Ward** 11 **Applicant:** Jamaica Plain Neighborhood Development Corporation
Article(s): 55(55-40) 55(55-9: Lot area for additional dwelling units insufficient, Floor area ratio excessive & Front yard insufficient)
Purpose: Building A - New construction of a 3 story Attached Two Family Dwelling. See 75 Call Street (ERT811491).

Case: BOA-945700 **Address:** 137 Carolina Avenue **Ward** 11 **Applicant:** Jamaica Plain Neighborhood Development Corporation
Article(s): 55(55-9)
Purpose: Convey 417 square feet of land to Parcel 1103042010.

Case: BOA-946143 **Address:** 379-381 Blue Hill Avenue **Ward** 12 **Applicant:** Jamaica Plain Neighborhood Development Corporation
Article(s): 7(7-4)
Purpose: Remove Proviso for La Cuchara Restaurant, Inc. and grant proviso for new owner.

Case: BOA-913796 **Address:** 86-88 Howland Street **Ward** 12 **Applicant:** Peter Handy
Article(s): 9(9-1) 50(50-29)
Purpose: Proposed sunroom per attached drawings, installation of six windows and 1 skylight.

Case: BOA-849374 **Address:** 112 Howland Street **Ward** 12 **Applicant:** Mai Phung
Article(s): 50(50-29)
Purpose: Proposed to renovate an existing basement and convert into additional living space for unit # 1 (as per plans).

Case: BOA-918312 **Address:** 35 Ellington Street **Ward** 14 **Applicant:** Andy Nguyen
Article(s): 60(60-9: Insufficient lot size, Insufficient additional lot area, Insufficient lot width, Insufficient lot width frontage & Excessive F.A.R.) 60(60-41.1) 60(60-40)
Purpose: Erect as plan 3 family house.

Case: BOA-928739 **Address:** 71 Ellington Street **Ward** 14 **Applicant:** 71-73 Ellington, LLC
Article(s): 60(60-9: Lot area 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) 60(60-40: Off-street parking insufficient & Off-street parking design/maneuverability) 60(60-41)
Purpose: Combine Lot 6 of 3,100 sq. ft. with Lot 5 of 3,000 Sq ft. into one Lot to now have 6,100 Sq ft. Erect two 4 story Three (3) Family Dwellings. One building to be known as 73 Ellington Street and the other building to be known as 71 Ellington Street. This building to be known as 71 Ellington St. as shown on the plan. Construct a new Common Driveway between the Buildings. Buildings will be fully Sprinklered.

Case: BOA#928764 **Address:** 71 Ellington Street **Ward** 14 **Applicant:** 71-73 Ellington, LLC
Purpose: Combine Lot 6 of 3,100 sq. ft. with Lot 5 of 3,000 Sq ft. into one Lot to now have 6,100 Sq ft. Erect two 4 story Three (3) Family Dwellings. One building to be known as 73 Ellington Street and the other building to be known as 71 Ellington Street. This building to be known as 71 Ellington St. as shown on the plan. Construct a new Common Driveway between the Buildings. Buildings will be fully Sprinklered. Section: 9th 780CMR 101 Referenced Code 10.1 General The public use and common use spaces of multiple dwellings in new construction consisting of three or more units shall comply with 521 CMR. Public and common use spaces are those spaces inside or outside a building that are used by residents and/or visitors.

Case: BOA-928743 **Address:** 73 Ellington Street **Ward** 14 **Applicant:** 71-73 Ellington, LLC
Article(s): 60(60-9: Lot area 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) 60(60-40: Off-street parking insufficient & Off-street parking design/maneuverability) 60(60-41)
Purpose: Combine Lot 6 of 3,100 sq. ft. with Lot 5 of 3,000 Sq ft. into one Lot to now have 6,100 Sq ft. Erect two 4 story Three (3) Family Dwellings. One building to be known as 73 Ellington Street and the other building to be known as 71 Ellington Street. This building to be known as 73 Ellington St. as shown on the plan. Construct a new Common Driveway between the Buildings. Buildings will be fully Sprinklered.

Case: BOA#928770 **Address:** 73 Ellington Street **Ward** 14 **Applicant:** 71-73 Ellington, LLC
Purpose: Combine Lot 6 of 3,100 sq. ft. with Lot 5 of 3,000 Sq ft. into one Lot to now have 6,100 Sq ft. Erect two 4 story Three (3) Family Dwellings. One building to be known as 73 Ellington Street and the other building to be known as 71 Ellington Street. This building to be known as 73 Ellington St. as shown on the plan. Construct a new Common Driveway between the Buildings. Buildings will be fully Sprinklered. Section: 9th 780CMR 101 Referenced Code 10.1 General The public use and common use spaces of multiple dwellings in new construction consisting of three or more units shall comply with 521 CMR. Public and common use spaces are those spaces inside or outside a building that are used by residents and/or visitors.

Case: BOA-945721 **Address:** 244-246 Bowdoin Street **Ward** 15 **Applicant:** Gilda Santos
Article(s): 65(65-15)
Purpose: Change occupancy from Retail to Restaurant with takeout and 49 sitting, renovate as plans.

Case: BOA-945917 **Address:** 1203-1211 Dorchester Avenue **Ward** 15 **Applicant:** Samuels & Associates
Article(s): 65(65-15: Use: dwelling units located on the 1st floor: conditional, Use: artists' mixed-used: conditional, Use: accessory parking: conditional & Use: general retail store: conditional) 65(65-16: Side yard insufficient (5' for any side yard bordering a 3F district), Floor area ratio excessive & Building height excessive) 65(65-38: Specific design requirements Article 65, Section 38.1 street wall continuity) 65(65-7) 65(65-42.13) 65(65-42.2) 65(65-8: Use: multifamily dwelling: forbidden & Use: ac-cessory parking: forbidden) 65(65-9: Location of main entrance shall face the front lot line, Lot area per dwelling unit insufficient, Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive & Usable open space per dwelling unit insufficient)
Purpose: Dot Block - New construction of a story, approximately 149 Unit Apartment building.

Case: BOA-945894 **Address:** 1213-1219 Dorchester Avenue **Ward** 15 **Applicant:** Samuels & Associates
Article(s): 65(65-15: Use: dwelling units located on the 1st floor: conditional, Use: artist's mixed-use: conditional, Use: general retail store: conditional & Use: accessory parking: conditional) 65(65-16: Floor area ratio excessive & Building height excessive) 65(65-38) 65(65-42.13)
Purpose: Dot Block - New Construction of a story, approximately 146 Unit Apartment building.

Case: BOA-945890 **Address:** 244-250 Hancock Street **Ward** 15 **Applicant:** Samuels & Associates
Article(s): 65(65-15: Use: dwelling units located on the 1st floor: conditional, Use: general retail store: conditional & Use: accessory parking: conditional) 65(65-16: Floor area ratio excessive & Building height excessive) 65(65-38: Specific design requirements Article 65, Section 38.1 street wall continuity) 65(65-42.13)
Purpose: Dot Block - New construction of a 5 story, approximately 98 Unit Apartment building.

Case: BOA-945893 **Address:** 160 Pleasant Street **Ward** 15 **Applicant:** Samuels & Associates
Article(s): 65(65-7) 65(65-8: Use: multifamily dwelling: forbidden & Use: accessory parking: forbidden) 65(65-9: Location of main entrance shall face the front lot line, Lot area per dwelling unit insufficient, Usable open space per dwelling unit insufficient, Floor area ratio excessive, Building height excessive & Building height (# of stories) excessive) 65(65-38) 65(65-15: Use: dwelling units located on the 1st floor: conditional & Use: accessory parking: conditional) 65(65-16: Building height excessive & Floor area ratio excessive) 65(65-42.2) 65(65-42.3) 65(65-42.13)
Purpose: Dot Block - New construction of a 4 story, approximately 95 Unit Apartment building.

Case: BOA-940800 **Address:** 24 Trull Street **Ward** 15 **Applicant:** Michael Chavez
Article(s): 65(65-9: Building height excessive & Building height (# of stories) excessive)
Purpose: New Construction of a new 3 story Single Family attached House. New building will be attached to existing building at 26 Trull Street. Proposed home to be wood-frame construction. Basement and attic spaces will remain unfinished. House will have 3 bedrooms and 2 Bathrooms. DND Project.

Case: BOA-942790 **Address:** 2 Starling Street **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Combine part of parcel 3313-000 and part of parcel 3312-001 and create 1 new Lot of 5876 S.Q.F.T. on this "Lot-T" erect new construction single family dwelling as per attached plans.

Case: BOA-942791 **Address:** 3 Starling Street **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Combine part of parcel 3312-010 with part of parcel 2968-000 into 1 new Lot of 15727 S.Q.F.T. on this new "Lot-21" erect new construction single family dwelling as per attached plans.

Case: BOA-942793 **Address:** 4 Starling Street **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Combine part of parcel 3312-010 with part of parcel 3312-001 and parcel 3313-000 into 1 new Lot of 8705 S.Q.F.T. on this "Lot-U" erect new construction single family dwelling as per attached plans.

Case: BOA-942794 **Address:** 5 Starling Street **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Combine part of parcel 3312-010 with part of parcel 2968-000 into 1 new Lot of 14615 S.Q.F.T. on this new "Lot-20" erect new construction single family dwelling as per attached plans.

Case: BOA-942795 **Address:** 6 Starling Street **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Combine part of parcel 3312-010 with part of parcel 2968-000 into 1 new Lot of 9012 S.Q.F.T. on this new "Lot-1" erect new construction single family dwelling as per attached plans.

Case: BOA-942797 **Address:** 7 Starling Street **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Take a part of parcel 2968-000 and create a new Lot of 14115 S.Q.F.T. on this new "Lot-19" erect new construction single family dwelling as per attached plans.

Case: BOA-942798 **Address:** 8 Starling Street **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Take a part of parcel 2968-000 and create a new Lot of 6348 S.Q.F.T. on this new "Lot-2" erect new construction single family dwelling as per attached plans.

Case: BOA-942799 **Address:** 9 Starling Street **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Take part of parcel 2968-000 and create this new Lot of 13617 S.Q.F.T. on this new "Lot-18" erect new construction single family dwelling as per attached plans.

Case: BOA-942806 **Address:** 10 Starling Street **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Take part of parcel 2968-000 and create this new Lot of 7063 on this new "Lot-3" erect new construction single family dwelling as per attached plans.

Case: BOA-942808 **Address:** 11 Starling Street **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Take part of parcel 2968-000 and create this new Lot of 13117 S.Q.F.T. on this new "Lot-17" erect new construction single family dwelling as per attached plans.

Case: BOA-942809 **Address:** 12 Starling Street **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Take part of parcel 2968-000 and create this new Lot of 7750 S.Q.F.T. on this new "Lot-4" erect new construction single family dwelling as per attached plans.

Case: BOA-942811 **Address:** 13 Starling Street **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Take part of parcel 2968-000 and create this new Lot of 12617 S.Q.F.T. on this new "Lot-16" erect new construction single family dwelling as per attached plans.

Case: BOA-942812 **Address:** 14 Starling Street **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Take part of parcel 2968-000 and create this new Lot of 7285 S.Q.F.T. on this new "Lot-5" erect new construction single family dwelling as per attached plans.

Case: BOA-942813 **Address:** 15 Starling Street **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Take part of parcel 2968-000 and create this new Lot of 8824 S.Q.F.T. on this new "Lot-15" erect new construction single family dwelling as per attached plans.

Case: BOA-942814 **Address:** 16 Starling Street **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Take part of parcel 2968-000 and create this new Lot of 5791 S.Q.F.T. on this new "Lot-6" erect new construction single family dwelling as per attached plans.

Case: BOA-942815 **Address:** 17 Starling Street **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Take part of parcel 2968-000 and create this new Lot of 6898 S.Q.F.T. on this new "Lot-14" erect new construction single family dwelling as per attached plans.

Case: BOA-942816 **Address:** 2 Toucan Road **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Take part of parcel 2968-000 and create this new Lot of 12338 S.Q.F.T. on this new "Lot-7" erect new construction single family dwelling as per attached plans.

Case: BOA-942818 **Address:** 4 Toucan Road **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Take part of parcel 2968-000 and create this new Lot of 25660 S.Q.F.T. on this new "Lot-8" erect new construction single family dwelling as per attached plans.

Case: BOA-942819 **Address:** 6 Toucan Road **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Take part of parcel 2968-000 and create this new Lot of 8865 S.Q.F.T. on this new "Lot-9" erect new construction single family dwelling as per attached plans.

Case: BOA-942821 **Address:** 8 Toucan Road **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Take part of parcel 2968-000 and create this new Lot of 6012 S.Q.F.T. on this new "Lot-10" erect new construction single family dwelling as per attached plans.

Case: BOA-942823 **Address:** 10 Toucan Road **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Take part of parcel 2968-000 and create this new Lot of 9959 S.Q.F.T. on this new "Lot-11" erect new construction single family dwelling as per attached plans.

Case: BOA-942824 **Address:** 12 Toucan Road **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Take part of parcel 2968-000 and create this new Lot of 12180 S.Q.F.T. on this new "Lot-12" erect new construction single family dwelling as per attached plans.

Case: BOA-942825 **Address:** 14 Toucan Road **Ward** 20 **Applicant:** CAD Builders, LLC
Article(s): 56(56-11: Dwellings per acre excessive & Lot size insufficient)
Purpose: Take part of parcel 2968-000 and create this new Lot of 10945 S.Q.F.T. on this new "Lot-13" erect new construction single family dwelling as per attached plans.

Case: BOA-923485 **Address:** 7 Keswick Street **Ward** 21 **Applicant:** CAD Builders, LLC
Article(s): 61(61-11: Lot area for add'l dwelling units is insufficient & Height is excessive (stories)) 61(61-8) 61(61-24)
Purpose: Alteration and change of occupancy to five family building. Includes 4th level addition and deck, addition of rear decks and stairs.

Case: BOA-941393 **Address:** 25 Gerrish Street **Ward** 22 **Applicant:** Dana and Erik Varga
Article(s): 51(51-56) 51(51-9: Lot area insufficient, Lot width insufficient, Floor area ratio excessive & Rear yard insufficient)
Purpose: Combine 3 lots (Parcel ID 2203206000, 2203205000, 2203204000) into one lot, and subdivide into 2 newly created lots: Lot 1 to have 2,189 SF and Lot 2 to have 5,005 SF. Lot 1 to be known as 25 Gerrish St with existing single family dwelling to remain. No work to be done. File in conjunction with ERT924897.

Case: BOA-941394 **Address:** 27 Gerrish Street **Ward** 22 **Applicant:** Dana and Erik Varga
Article(s): 51(51-9: Rear yard insufficient, Bldg height excessive (stories) & Front yard insufficient) 51(51-56)
Purpose: Erect new single family house on newly created 5005 SF lot resulting from proposed combining and subdividing lot filed under ALT923539.

45 Minute Lunch Break

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-918868 **Address:** 80 Cottage Street **Ward** 1 **Applicant:** Douglas Stefanov
Article(s): 53(53-9) 53(53-52) 27G
Purpose: Amendment to ALT856444. Revised plans to create additional bathroom on mezzanine level and new private roof deck for top living Unit.

Case: BOA-906287 **Address:** 127 East Cottage Street **Ward 7 Applicant:** Epsilon Partners, LLC
Article(s): 65(65-8), 65(65-41), 65(65-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Bldg Height Excessive (Feet), Front Yard Insufficient, Side Yard Insufficient and Rear Yard Insufficient)
Purpose: To combine the following Parcel IDs 0703701000 0703700000 & 0703699000 to form a 12,547 SF lot & to subdivide into two new lots: Lot A to have 6,172 SF & Lot B to have 6,375 SF. Also, to raze structures on Lot B (127 E. Cottage) & erect a 4 story building with 11 units and 10 parking spaces. See ALT898250 for subdivision of lot.

Case: BOA-906288 **Address:** 131 East Cottage Street **Ward 7 Applicant:** Epsilon Partners, LLC
Article(s): 65(65-9: Lot Width Insufficient, Lot Frontage Insufficient, Floor Area Ratio Excessive and Side Yard Insufficient)
Purpose: To combine the following Parcel IDs 0703701000 0703700000 & 0703699000 to form a 12,547 SF lot & to subdivide into two new lots: Lot A to have 6,172 SF & Lot B to have 6,375 SF. Lot A to have existing single-family dwelling to remain with removal of attached garage. See also ERT898249.

Case: BOA-885367 **Address:** 6 Lagrange Place **Ward 8 Applicant:** The Greenville Group
Article(s): 10(10-1) 50(50-28) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29)
Purpose: To raze existing structure and erect a three story building with eight residential units and eight parking spaces.

Case: BOA-763614 **Address:** 7 Cleveland Street **Ward 12 Applicant:** Refuge Temple Church
Article(s): 50(50-29: Side yard insufficient & Rear yard insufficient) 50(50-44.13) 10(10-1)
Purpose: Erect a new Church with proposed nine (9) off-street parking on same lot as existing building under ALT600871 (37 Winthrop St.).

Case: BOA-763639 **Address:** 37 Winthrop Street **Ward 12 Applicant:** Refuge Temple Church
Article(s): 50(50-29) 50(50-43) 50(50-44.13)
Purpose: Legalize existing building on lot as a two-family dwelling and church which was approved under permit #06-3085 but expired under BZC27444. We are seeking to erect a 2-story Church in the rear of the same lot as the existing building under ERT600897 (7 Cleveland St). No work to be done.

Case: BOA-893315 **Address:** 18-26 Bradshaw Street **Ward 14 Applicant:** Thomas Notto
Article(s): 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41)
Purpose: Erect 5 new townhouses as per plans. Permit set to be submitted upon ZBA approval.

Case: BOA-900189 **Address:** 27 Leedsville Street **Ward 15 Applicant:** Tong Vu
Article(s): 65(65-9)
Purpose: New Construction of 3 Family Residential Property on Vacant Land.

Case: BOA-908278 **Address:** 667 Beech Street **Ward 18 Applicant:** John Pulgini
Article(s): 69(69-9) 69(69-9)
Purpose: Erect a new two story 2 family dwelling on newly formed Lot A in conjunction with ALT 897484 and ERT897512.

RECOMMENDATIONS:

Case: BOA-883471, **Address:** 81 High Street **Ward: 2 Applicant:** Pat Otoole
Article(s): 62(62-25) 62(62-8: Insufficient side yard setback & Insufficient rear yard setback)
Purpose: Constructing a roof top deck on top of an existing roof structure. Deck is 16x18 and Supported by posting on exterior wall and brick wall. There was an existing roof deck constructed on the property prior that we had to remove due to rubber roof failure underneath, at that point we discovered the deck was constructed illegally.

Case: BOA-930621, **Address:** 1 Ludlow Street **Ward: 2 Applicant:** Eric Zachrison
Article(s): 62(62-25) 62(62-8: Floor area ratio excessive & Rear yard insufficient)
Purpose: Adding floor area on levels 2 and 3, adding a bathroom. Adding roof deck with headhouse.

Case: BOA-938002, **Address:** 208 Harold Street **Ward: 12 Applicant:** Derric Small
Article(s): 50(50-19)
Purpose: Change the legal occupancy to include a Retail/Convenience Store.

Case: BOA-912336, **Address:** 101-103 Rosseter Street **Ward: 14 Applicant:** Kenneth Battle
Article(s): 60(60-9)
Purpose: Add finish basement square footage to existing home square footage.

Case: BOA-923898, **Address:** 26 Saranac Street **Ward: 16 Applicant:** Seth Parker
Article(s): 65(65-9: Floor area ratio excessive & Side yard insufficient)
Purpose: Propose new second floor addition, new rear addition, new rear deck, and new roof over existing porch. New addition to include three beds and two baths and stairway access to second floor.

Case: BOA-922587, **Address:** 12 Waldeck Street **Ward: 17 Applicant:** Bryan Mann
Article(s): 65(65-9)
Purpose: Remodel attic to be used for living space.

Case: BOA-925440, **Address:** 301 Huntington Avenue **Ward: 18 Applicant:** Jose Pimentel
Article(s): 9(9-1) 69(69-9)
Purpose: Construct a 17'x28' rear addition per attached drawings.

Case: BOA-903736, **Address:** 416 Huntington Avenue **Ward: 18 Applicant:** Manuel Torres
Article(s): 69(69-25) 69(69-9)
Purpose: Construct new rear addition with rear deck and front porch. Construct new addition for master bedroom on top of existing building. Build new dormer. Full interior renovation to existing single family dwelling.

Case: BOA-834419, **Address:** 243 West Selden Street **Ward:** 18 **Applicant:** Luckner Bay Associates
Article(s): 60(60-9: Floor area ratio excessive, Bldg height excessive (stories), Front yard insufficient & Side yard insufficient) 9(9-1)
Purpose: Construct new dormer additions to existing two-family dwelling. Extend living space to attic space for Unit 2.

Case: BOA-919184, **Address:** 13 Woodglen Road **Ward:** 18 **Applicant:** Robert Burk
Article(s): 69(69-9)
Purpose: Dormer rear section of roof to add bath and create better head height in already existing bedrooms. Install new insulation.

Case: BOA-921085, **Address:** 52 Cohasset Street **Ward:** 20 **Applicant:** Sergio Guimaraes
Article(s): 67(67-9.1: Excessive F.A.R., # of allowed stories has been exceeded (dormer/finished basement) & Insufficient rear yard setback)
Purpose: Interior and exterior remodel and add an addition.

Case: BOA-917828, **Address:** 24 Durant Street **Ward:** 20 **Applicant:** Jose Dos Anjos De Pina
Article(s): 56(56-40.1) 56(56-8)
Purpose: Adding a Two story addition to the existing home - see plans and elevations.

Case: BOA-915430, **Address:** 34 Edgemere Road **Ward:** 20 **Applicant:** North Eastern Pro Construction LLC
Article(s): 56(56-8)
Purpose: Remove the existing porch on back of house and building on existing foot print a two story addition, remove the front stair and building new, new foundation for the front existing porch and renovate two bathrooms.

Case: BOA-944212, **Address:** 1431 Centre Street **Ward:** 20 **Applicant:** Abraham Gonzalez
Article(s): 67(67-9: Floor area ratio excessive & Side yard insufficient) 9(9-1)
Purpose: Install dormers on the 3rd floor to add a bathroom and closet.

Case: BOA-907387, **Address:** 27 Peaceable Street **Ward:** 22 **Applicant:** Kevin Burke
Article(s): 6(6-4)
Purpose: Remove proviso Granted to this owner only.

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