



City of Boston
Board of Appeal

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Tuesday, August 13, 2019

BOARD OF APPEALS 2019 AUG -8 P 4 58

Room 801

The board will hold a hearing on August 13 2019 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

July 30, 2019

EXTENSIONS: 9:30a.m.

Case: BOA-598998 **Address:** 187-189 E Street **Ward 7 Applicant:** George Morancy, Esq

GCOD: 9:30a.m.

Case: BOA-967567 **Address:** 7 Symphony Road **Ward 4 Applicant:** James Hatfield

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

Purpose: Change Occupancy from two-family to single family dwelling. Started as kitchen and bath renovations, we found all framing structure un-sound and safe. Replaced all framing as same floor plan. Construct roof deck.

Case: BOA-967936 **Address:** 424 Marlborough Street **Ward 5 Applicant:** John Barry

Article(s): 32(32-4)

Purpose: Interior renovations and building code upgrade as per attached plans.

HEARING: 9:30 a.m.

Case: BOA-927665 **Address:** 119 Barnes Avenue **Ward 1 Applicant:** Brendan Wilbur

Article(s): 53(53-8) 53(53-9: Floor area ratio is excessive & Side yard setback requirement is insufficient) 53(53-56)

Purpose: Seeking to erect a new residential building with six (6) units and six (6) parking spaces. Total sq. ft. is 6,000. Takedown/raze existing structure on property.

Case: BOA-959975 **Address:** 130 Putnam Street **Ward 1 Applicant:** Efrain Madrid

Article(s): 53(53-9)

Purpose: Full renovation of three apartment unit including new fire sprinkler system, fire alarm in the entire building, include basement as part of the first floor (basement clearance to meet code).

Case: BOA-918753 **Address:** 76 Wordsworth Street **Ward 1 Applicant:** Estate of Anne M. McCarthy

Article(s): 27T(27T-5) 53(53-9: 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 & Rear yard insufficient) 53(53-56)

Purpose: Erect a two-unit residential dwelling.

Case: BOA-954309 **Address:** 72 Bunker Hill Street **Ward 2 Applicant:** Timothy Sheehan

Article(s): 62(62-7) 62(62-8: Lot size to erect dwelling is insufficient, Lot width is insufficient, Lot frontage is insufficient, Floor area ratio is excessive, Side yard setback is insufficient & Rear yard setback is insufficient) 62(62-29)

Purpose: Erect an One family dwelling as per plans.

Case: BOA-953740 **Address:** 103 Russell Street **Ward 2 Applicant:** Mark Little

Article(s): 62(62-25)

Purpose: Build roof deck as per plans.

Case: BOA-902992 **Address:** 85-91 Essex Street **Ward 3 Applicant:** Essex 81 LLC

Article(s): 6(6-4)

Purpose: Extend the previous ISD Permit U49586657 / BOA598783 (Sunset clause expires 6/4/2019) by another three years to 6/30/2022 for parking lot for a fee totaling fifty (50) vehicles per plan as filed.

Case: BOA-949224 **Address:** 117 Saint Botolph Street **Ward 4 Applicant:** Cody Pratt

Article(s): 41(41-18)

Purpose: New rear deck addition on steel structure 2nd floor unit #2 New doors to replace windows.

Case: BOA-937511 **Address:** 119 West Newton Street **Ward 4 Applicant:** Joseph Holland

Article(s): 64(64-8) 64(64-9: Rear yard insufficient & Floor area ratio excessive) 64(64-9.4) 32(32-4)

Purpose: Change of occupancy from 4 units to a single family. Full-gut interior remodel of single-family residence w/ select structural re-framing. Single-story rear addition at garden level w/ roof deck above. Excavation of garden level to lower elevation. Install new groundwater recharge system. Install new fire-suppression sprinkler system throughout.

Case: BOA-938192 **Address:** 62-64 Baxter Street **Ward 6 Applicant:** George Morancy
Article(s): 27S(27S-5) 68(68-33) 68(68-8: Floor Area Ratio Excessive, Bldg Height Excessive (Feet), Front Yard Insufficient, Side Yard Insufficient & Rear Yard Insufficient)
Purpose: Combine two lots (parcel 0600761000 and 0600761000) to a newly created lot of 2,751 total SF to be known as 62-64 Baxter Street. Raze existing two-family structure on separate permit. Erect new 4-unit multi-family residential dwelling with roof decks and rear decks. Propose 4 parking spaces.

Case: BOA-952103 **Address:** 658-660 East Broadway **Ward 6 Applicant:** Anthony Virgilio
Article(s): 68(68-8) 69(69-9: Height is excessive, Usable open space is insufficient, Front yard requirement is insufficient, Side yard requirement is insufficient, Rear yard requirement is insufficient & Off street parking requirement is insufficient) 27S(27S-5) 68(68-29)
Purpose: Renovation of existing building at 658 E Broadway to include an addition in the rear yard and additional floor. Combine lot 654 to 656, 660R and 658-660 E Broadway Street, and demolish the existing building at 654 E Broadway Street. Change occupancy from Restaurant, Offices and 3 units to Restaurant, Offices and 8 units.

Case: BOA-953976 **Address:** 749-749A East Broadway **Ward 6 Applicant:** Michael Norton
Article(s): 68(68-8: Floor area ratio is excessive & Rear yard setback requirement is insufficient) 27S(27S-5) 68(68-33)
Purpose: combine parcels 0602348000 (1 story), and 0602349000 (3 stories) to become one lot of 4468sf; Then subdivide into two lots, 749a east broadway of 2704sf, and 69 L street of 1764sf. Occupancy to remain the same. See also ALT894762 & ALT924988.

Case: BOA-953981 **Address:** 69-71 L Street **Ward 6 Applicant:** Michael Norton
Article(s): 68(68-7) 68(68-8: Front yard setback requirement is insufficient, Floor area ratio is excessive, Usable open space is insufficient, Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient) 68(68-33) 68(68-29) 68(68-27S-5)
Purpose: Change Occupancy from restaurant with takeout to restaurant with takeout and seating for 35 people, beer and wine, music and tv plus 2 residential units by renovating existing structure to provide additional food service area and erect a vertical addition on top of existing structure for (2) residential units. See also ALT938274 & ALT924988.

Case: BOA-899613 **Address:** 97 Farragut Road **Ward 6 Applicant:** George Morancy
Article(s): 27S(27S-5) 68(68-29) 68(68-8)
Purpose: Construct third floor addition with new rear deck and roof deck. Renovate existing two-family dwelling. Extend living space into the basement for Unit 1. Propose (1) off-street parking.

Case: BOA-957167 **Address:** 150 West Broadway **Ward 6 Applicant:** Jim Ricotta
Article(s): 68(68-8)
Purpose: To expand and renovate the fifth floor terrace at 150 W Broadway Unit PH3 (f.k.a. Unit 23).

Case: BOA-954015 **Address:** 452 West Fourth Street **Ward 6 Applicant:** James Christopher
Article(s): 27S(27S-5) 68(68-29) 68(68-8)
Purpose: To construct a new shed dormer, and extend living space as per the attached plans.

Case: BOA-915557 **Address:** 69-71 Roseclair Street **Ward 7 Applicant:** Patrick Foley
Article(s): 65(65-8) 65(65-9: Floor area ratio is excessive & Height is excessive (stories)) 65(65-42)
Purpose: Change occupancy from a 2 family dwelling to a three family dwelling. No work to be done, existing condition.

HEARINGS: 10:30 a.m.

Case: BOA-961962 **Address:** 110 Mount Pleasant Avenue **Ward 8 Applicant:** David France
Article(s): 50(50-29) 50(50-43)
Purpose: Change occupancy from a single-family to a three-family dwelling and renovate. Propose side addition, new decks and egress stairs. Propose (4) off-street parking.

Case: BOA-965196 **Address:** 1767 Washington Street **Ward 9 Applicant:** Alexandra Partners, LLC
Article(s): 50(50-28: Hotel conditional, Restaurant conditional & Accessory services conditional) 50(50-29: Additional lot area insufficient, Floor area ratio excessive, Height excessive, Front yard insufficient, Side yard insufficient & Rear yard insufficient)
Purpose: Complete gut renovation of existing Alexandra Hotel to create new hotel and restaurant, new steel floors behind existing masonry facade and construction of an 8 story addition above existing height of structure and infill of adjacent vacant parcel being combined with this lot under ALT923501.

Case: BOA-937959 **Address:** 45 West Newton Street **Ward 9 Applicant:** Mark McLaughlin
Article(s): 64(64-34)
Purpose: Remove the existing dormer and replace per architectural and Landmarks approval. Install new exterior doors and exterior decking per architectural drawings and Landmarks approval. Replace all windows in the unit Install new metal railings and attach to existing fire escape per code.

Case: BOA-939964 **Address:** 77 Worcester Street **Ward 9 Applicant:** Brynn Jafry
Article(s): 64(64-34)
Purpose: Build new roof head and 10x19 ft deck as per plans attached.

Case: BOA-942388 **Address:** 376 Riverway **Ward 10 Applicant:** Luciano Matarazzo, Trustee, L & L Realty Trust
Article(s): 59(59-7) 59(59-8: Floor area ratio is excessive & Usable open space requirement is insufficient) 59(59-37)
Purpose: Change occupancy from 16 to 18 dwelling units by constructing 2 new dwelling units in the lower level of the building pursuant to the plans filed herewith. No exterior or structural modifications.

Case: BOA-942360 **Address:** 1-3 Sewall Street **Ward** 10 **Applicant:** 1470 Tremont Street, LLC
Article(s): 659(59-16: Floor area ratio excessive & Usable open space insufficient) 59(59-8: Add'l lot area for add'l dwelling unit insufficient, Floor area ratio excessive & Usable open space insufficient)
Purpose: Re-subdivide newly created combined lot (ALT554334) into three separate lots (Lot 1: 1472 Tremont Street = 977 SF, Lot 2: 1474 Tremont Street = 1,076 SF, and Lot 3: 1-3 Sewall Street = 8,168 SF). Filed in conjunction with ALT923268 and ALT923317.

Case: BOA-942355 **Address:** 1472 Tremont Street **Ward** 10 **Applicant:** 1470 Tremont Street, LLC
Article(s): 59(59-16: Floor area ratio excessive & Rear yard setback insufficient)
Purpose: Re-subdivide newly created combined lot (ALT554334) into three separate lots (Lot 1: 1472 Tremont Street = 977 SF, Lot 2: 1474 Tremont Street = 1,076 SF, and Lot 3: 1-3 Sewall Street = 8,168 SF). Filed in conjunction with ALT931477 and ALT923268.

Case: BOA-942356 **Address:** 1474 Tremont Street **Ward** 10 **Applicant:** 1470 Tremont Street, LLC
Article(s): 59(59-16: Floor area ratio excessive & Rear yard setback insufficient)
Purpose: Re-subdivide newly created combined lot (ALT554334) into three separate lots (Lot 1: 1472 Tremont Street = 977 SF, Lot 2: 1474 Tremont Street = 1,076 SF, and Lot 3: 1-3 Sewall Street = 8,168 SF). Filed in conjunction with ALT931477 and ALT923317.

Case: BOA-897615 **Address:** 18 Iffley Road **Ward** 11 **Applicant:** George Yiotis
Article(s): 10(10-1)
Purpose: Curb cut and place driveway.

Case: BOA-949922 **Address:** 44 Marmion Street **Ward** 11 **Applicant:** Matthew Brett Homegrown Builders LLC
Article(s): 55(55-40) 55(55-9: Add'l lot area insufficient, Floor area ratio excessive, Side yard insufficient, Rear yard insufficient, Front yard insufficient & Usable open space insufficient)
Purpose: Change of occupancy from two-family to three-family dwelling. Remove roof level and construct new third story addition with roof deck on existing footprint. Propose (1) off-street parking.

Case: BOA-949923 **Address:** 46 Marmion Street **Ward** 11 **Applicant:** Matthew Brett Homegrown Builders LLC
Article(s): 55(55-40) 55(55-40) 55(55-9: Add'l lot area insufficient, Floor area ratio excessive, Side yard insufficient, Rear yard insufficient & Front yard insufficient) 10(10-1)
Purpose: Erect new construction three-family dwelling with roof deck on vacant parcel located at 46 Marmion St in Jamaica Plain. Propose (5) off-street parking.

Case: BOA-854011 **Address:** 11 Minton Street **Ward** 11 **Applicant:** Aethos LLC
Article(s): 9(9-1) 55(55-9: Floor area ratio excessive, Side yard insufficient, Rear yard insufficient & Front yard insufficient)
Purpose: Seeking to renovate the building including adding a third-floor addition, including dormers and pitched roof, and installing a sprinkler system.

Case: BOA-962008 **Address:** 4 Schuyler Street **Ward** 12 **Applicant:** Allen Parham
Article(s): 50(50-29) 50(50-43)
Purpose: Construct dormers to third floor unit as per plans submitted. Change occupancy from 2 family to three family.

Case: BOA-945830 **Address:** 48 Wayland Street **Ward** 13 **Applicant:** Vargas DaSilveira
Article(s): 50(50-29: Add'l lot area insufficient, Usable open space insufficient & Side yard insufficient)
Purpose: Change occupancy from two-family to three-family dwelling. Remove existing roof and construct new third floor addition for the additional unit. Propose (1) additional parking to be total of three (3) off-street parking. [Amend ERT485088].

Case: BOA-938614 **Address:** 194 Callender Street **Ward** 14 **Applicant:** Lorenzo Clark
Article(s): 9(9-1)
Purpose: Increase amount from 10 lodgers 14 rooms to 19 bedrooms with 38 lodgers.

Case: BOA-927970 **Address:** 79-81 Clarkson Street **Ward** 15 **Applicant:** Mai Phung
Article(s): 65(65-9)
Purpose: Proposed to enclosed front porches and roof decks on top (as per plans).

Case: BOA-932319 **Address:** 16 Glendale Street **Ward** 15 **Applicant:** Vernon Woodworth
Article(s): 65(65-8: Use: Multifamily dwelling: Forbidden & Use: Basement apartment: Forbidden) 65(65-9: Lot area insufficient, Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive & Side yard insufficient) 65(65-41: Off-street parking insufficient & Off-street parking design/maneuverability)
Purpose: Gut renovation after fire. Change Occupancy from 2 to 4 Dwelling Units. Install a new Basement Apartment. Construct a new 3 story addition onto existing Building to accommodate new Exit stair and bedroom at each floor. Also install new dormers to achieve code compliant headroom in third floor Dwelling Unit. Installation of a new Sprinkler system throughout. Nominal fee pending ZBA hearing requested.

Case: BOA-952913 **Address:** 112 King Street **Ward** 16 **Applicant:** Eduardo Matosinho
Article(s): 65(65-9) 65(65-42.7)
Purpose: New driveway and 3 new Parking spots.

Case: BOA-923777 **Address:** 2 Neponset Avenue **Ward** 16 **Applicant:** Timothy Burke
Article(s): 65(65-8: Multi family dwelling forbidden, Beauty parlor forbidden & Agency or professional office forbidden) 65(65-9: Floor area ratio excessive, Height excessive & Front yard (other street) CEBA 65-42.2 insufficient) 65(65-41) 10(10-1)
Purpose: Demolish existing structure and construct a new four story mixed-use building with two commercial spaces, beauty shop and Agency or professional office. and 12 dwelling units.

Case: BOA-947958 **Address:** 138 Centre Street **Ward** 17 **Applicant:** John Barry
Article(s): 9(9-2) 65(65-41) 65(65-8) 65(65-9): Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Side yard insufficient & Rear yard insufficient)
Purpose: Build addition to rear of building. Change occupancy from a 3 to a 6 family.

Case: BOA-948372 **Address:** 111 Gallivan Blvd **Ward** 17 **Applicant:** George Morancy
Article(s): 65(65-9): Side yard insufficient & Rear yard insufficient) 9(9-1)
Purpose: Build a 10'x16' x 2-story deck at rear.

Case: BOA-957170 **Address:** 602 Canterbury Street **Ward** 18 **Applicant:** Urban Core Development
Article(s): 29(29-4) 67(67-33)
Purpose: Erect (14) townhouses over parking on vacant lot.

Case: BOA-966333 **Address:** 131 Navarre Street **Ward** 18 **Applicant:** Derric Small
Article(s): 10(10-1) 67(67-8)
Purpose: Change Occupancy from a Single Family Dwelling to a Two Family Dwelling as per plans (bring up to code all necessary work).

Case: BOA-944017 **Address:** 24-26 Stella Road **Ward** 18 **Applicant:** Shanti Acquisitions LLC
Article(s): 67(67-9): Lot frontage insufficient, Floor area ratio excessive, Front yard insufficient & Rear yard insufficient) 67(67-32) 67(67-33)
Purpose: Construct a new 2 1/2 story Two (2) Family Dwelling on existing 26,558 sq ft Lot. This will be 1 of 4 Dwellings located on the same Lot.

Case: BOA-944020 **Address:** 28-30 Stella Road **Ward** 18 **Applicant:** Shanti Acquisitions LLC
Article(s): 67(67-9): Lot frontage insufficient, Floor area ratio excessive, Front yard insufficient & Rear yard insufficient) 67(67-32) 67(67-33)
Purpose: Construct a new 2 1/2 story Two (2) Family Dwelling on existing 26,558 sq ft Lot. This will be 1 of 4 Dwellings located on the same Lot.

Case: BOA-944022 **Address:** 32-34 Stella Road **Ward** 18 **Applicant:** Shanti Acquisitions LLC
Article(s): 67(67-9): Lot frontage insufficient, Floor area ratio excessive, Front yard insufficient & Rear yard insufficient) 67(67-32) 67(67-33)
Purpose: Construct a new 2 1/2 story Two (2) Family Dwelling on existing 26,558 sq ft Lot. This will be 1 of 4 Dwellings located on the same Lot.

Case: BOA-944023 **Address:** 36-38 Stella Road **Ward** 18 **Applicant:** Shanti Acquisitions LLC
Article(s): 67(67-9): Lot frontage insufficient, Floor area ratio excessive & Front yard insufficient) 67(67-32) 67(67-33) 10(10-1)
Purpose: Construct a new 2 1/2 story Two (2) Family Dwelling on existing 26,558 sq ft Lot. This will be 1 of 4 Dwellings located on the same Lot.

Case: BOA-927883 **Address:** 32 Perkins Street **Ward** 19 **Applicant:** Timothy Burke
Article(s): 55(55-41.12) 55(55-8) 55(55-9): Lot area insufficient, Floor area ratio excessive, Rear yard insufficient & Usable open space insufficient)
Purpose: Renovate existing three family dwelling to create an 11 room boutique hotel expand into the basement. Update kitchens and bathrooms.

Case: BOA-927880 **Address:** 32R Perkins Street **Ward** 19 **Applicant:** Timothy Burke
Article(s): 55(55-41.12) 55(55-9): Lot frontage insufficient, Floor area ratio excessive, Side yard insufficient, Rear yard insufficient, Usable open space insufficient & Lot area insufficient) 55(55-8)
Purpose: Demolish existing carriage house and construct a new building for boutique hotel use. This is to be one of two dwellings on the same lot.

Case: BOA-936459 **Address:** 32 Rockview Street **Ward** 19 **Applicant:** Joshua Brandt
Article(s): 55(55-8) 55(55-9): Floor area ratio excessive & Rear yard insufficient) 55(55-9.3)
Purpose: SUBMISSION FOR ZONING REFUSAL - add ~3,500 gsf addition onto existing 3 family home to create a 4 family home. Zoning relief required on unit count, FAR, Minimum lot size, rear yard setback, and basement.

Case: BOA-948352 **Address:** 11 Heron Street **Ward** 20 **Applicant:** George Morancy
Article(s): 10(10-1) 56(56-7) 56(56-8): Floor area ratio excessive (1F-6000), Floor area ratio excessive (MFR), Bldg height excessive (stories) (1F-6000), Bldg height excessive (stories) (MFR), Bldg height excessive (feet) (1F-6000), Bldg height excessive (feet) (MFR), Usable open space insufficient, Front yard insufficient, Rear yard insufficient & Side yard insufficient) 56(56-39): Off street parking insufficient & 56-39.4 off street parking location (1F-6000))
Purpose: Construction of a wood framed structure to house 40 residential units with parking at ground floor - Please see ALT921726 for comb lots. To raze existing house.

Case: BOA-948354 **Address:** 26 Heron Street **Ward** 20 **Applicant:** George Morancy
Article(s): 10(10-1) 56(56-7) 56(56-8): Floor area ratio excessive, Height excessive, Usable open space insufficient, Front yard insufficient & Side yard insufficient) 56(56-39): Off street parking insufficient & 56-39.4 off street parking location)
Purpose: Construction of a wood framed structure with parking at ground floor housing 32 residential units - please see ALT921728 for comb lots - Existing building to be razed.

Case: BOA-937961 **Address:** 55 Bigelow Street **Ward 22 Applicant:** CRM Property Management Corp.
Article(s): 51(51-9: Floor area ratio excessive, Bldg height excessive (stories) & Bldg height excessive (feet)) 51(51-57: 51-57.2 Conformity with existing building alignment)
Purpose: Raze existing Dwelling. Seeking to subdivide parcel ID 2203271000 into Lots "A" & "B." Lot "A" to contain 5,000 s.f. and be known as "57 Bigelow Street." Lot "B" to contain 4,992 s.f. and be known as "55 Bigelow." Also, to erect a 2 1/2 story building on lot "A" with two (2) residential units and four (4) parking spaces. See ERT927718 (57 Bigelow St).

Case: BOA-937962 **Address:** 57 Bigelow Street **Ward 22 Applicant:** CRM Property Management Corp.
Article(s): 51(51-9: Floor area ratio excessive, Bldg height excessive (stories) & Bldg height excessive (feet)) 51(51-56) 51(51-51-57: 51-57.2 Conformity with existing building alignment)
Purpose: Raze existing Dwelling. Seeking to subdivide parcel ID 2203271000 into Lots "A" & "B." Lot "A" to contain 5,000 s.f. ft. and be known as "57 Bigelow Street." Lot "B" to contain 4,992 s.f. ft. and be known as "55 Bigelow." Also, to erect a 2 1/2 story Two Family Dwelling on lot A with four (4) Parking spaces. See ERT927721 (55 Bigelow St).

Case: BOA-878700 **Address:** 54 Mansfield Street **Ward 22 Applicant:** Bansky LLC
Article(s): 51(51-9: Lot area insufficient, Add'l lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive & Usable open space insufficient) 51(51-56)
Purpose: Seeking to erect a three-family residential dwelling and two parking spaces on the existing vacant lot.

45 Minute Lunch Break

RE-DISCUSSIONS: 11:30a.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-917597 **Address:** 27 Vinton Street **Ward 7 Applicant:** George Morancy
Article(s): 27P 68(68-33) 69(69-9: Rear yard insufficient, Floor area ratio excessive, Open space insufficient & Side yard insufficient)
Purpose: Erect four-story side and rear addition to existing three-family dwelling building. Change occupancy from three dwelling units to four dwelling units. Add two at-grade parking spaces at rear of lot, partly located on lot at 33 Jenkins Street, with access to parking provided via Jenkins Street across 33 Jenkins Street lot by easement to be recorded upon ZBA approval in conjunction with u49851536.

Case: BOA-917602 **Address:** 33 Jenkins Street **Ward 7 Applicant:** George Morancy
Article(s): 68(68-13)
Purpose: Add two residential parking spaces to existing residential parking lot. New parking spaces are to be accessory/ancillary to use at 27 Vinton Street. Spaces will be located partly on 27 Vinton Street lot and partly on this lot and will utilize an easement to be recorded upon ZBA approval in conjunction with alt851345.

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- 845532 **Address:** 605 East Sixth Street **Ward 7 Applicant:** Mark Little
Article(s): 68(68-8: Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 68(68-34.6) 68(68-7.2) 27S(27S-5)
Purpose: Erect new four (4) residential units. Propose four (4) off-street parking.

Case: BOA#845528 **Address:** 605 East Sixth Street **Ward 7 Applicant:** Mark Little
Purpose: Erect new four (4) residential units. Propose four (4) off-street parking. Section: 521 CMR 10.00 Public and Common Use Spaces. Public use and common use spaces shall include but not be limited to mailboxes, entrances, lobbies and foyers, as well as corridors and stairways leading to dwelling units. 9th 780 CMR 1006 Number of Exits and Exit Access Doorway. Section 1006.3 Egress from stories or occupied roofs. The means of egress system serving any story or occupied roof shall be provided with the number of exits or access to exits based on the aggregate occupant load served in accordance with this section.

Case: BOA-946625 **Address:** 820 William T Morrissey Blvd **Ward 16 Applicant:** Outfront Media, LLC
Article(s): 65(65-40) 11(11-6) 11(11-7)
Purpose: Replace both sides/faces of existing 48" wide by 14" high billboard, one side currently static and the other side currently tri-vision, with new digital signage cabinets. Replace existing steel structure in kind. Change occupancy to include billboard.

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.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR
MARK FORTUNE-SECRETARY
BRUCE BICKERSTAFF
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CRAIG GALVIN

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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