



City of Boston
Board of Appeal

Tuesday, September 10, 2019

BOARD OF APPEALS
REVISED AGENDA

Room 801

The board will hold a hearing on September 10, 2019 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

August 13, 2019 & August 27, 2019

EXTENSIONS: 9:30a.m.

Case: BOA-575700 **Address:** 65-73 East Cottage Street **Ward 7 Applicant:** My Lam

Case: BOA-575702 **Address:** 67 East Cottage Street **Ward 7 Applicant:** My Lam

Case: BOA-616980 **Address:** 9-11 Hillsboro Street **Ward 7 Applicant:** My Lam

Case: BOA-617017 **Address:** 13-15 Hillsboro Street **Ward 7 Applicant:** My Lam

Case: BOA-617030 **Address:** 21-23 Hillsboro Street **Ward 7 Applicant:** My Lam

Case: BOA-616977 **Address:** 25-27 Hillsboro Street **Ward 7 Applicant:** My Lam

Case: BOA-734943 **Address:** 33-35 Knoll Street **Ward 20 Applicant:** Timothy Burke

Case: BOA-663708 **Address:** 275 Webster Street **Ward 1 Applicant:** Onnelly Parslow

GCOD: 9:30a.m.

Case: BOA-977342 **Address:** 180 West Canton Street **Ward 4 Applicant:** 180 West Canton Street Realty Trust
Article(s): 32(32-9)

Purpose: Change Occupancy from a Two Family Dwelling to a One Family dwelling with full interior renovations to existing brownstone. Work to include new finishes, MEP's, fire alarm and fire protection systems. see SF966537 for demo work only.

Case: BOA-977383 **Address:** 120 Brookline Avenue **Ward 5 Applicant:** Fenway Enterprises 120 Brookline Avenue LLC

Article(s): 32(32-4)

Purpose: Owner/Landlord building core/shell work and exterior site and landscape improvements. Building work includes selective demo, utility stub ins, and exterior storefront improvements to prepare a shell space for future retail fit out. Building work to occur at the first floor of three floor building.

HEARING: 9:30 a.m.

Case: BOA-938015 **Address:** 31-33 Boardman Street **Ward 1 Applicant:** Derric Small

Article(s): 27T-5 53(53-8) 53(53-52)

Purpose: Combine parcel # 0101734000 with parcel #0101735000 to become one lot to be known as 31-33 Boardman St. Change of occupancy to 9 units. Renovate existing dwellings as stated on previous permits. Construct new addition as per plans. Sprinkler plan to be filed. Construction cost does not include cost on previous short forms. *AE Flood Zone (EL 10').

Case: BOA-874130 **Address:** 18-20 Crestway Road **Ward 1 Applicant:** Timothy Johnson

Article(s): 53(53-8) 53(53-9: Floor area ratio excessive, Height excessive, Front yard (53-57.2 CEBA) insufficient, Side yard insufficient & Rear yard insufficient) 53(53-56)

Purpose: Combine parcel per ALT860012 to create 8,431 SF parcel. Demolish existing structure and erect new 3 story, 9-unit residential building w/14 car garage, front, side & roof decks as per plans submitted.

Case: BOA-972965 **Address:** 48 Geneva Street **Ward 1 Applicant:** Nicola R. Dilbero

Article(s): 25(25-5) 27T-5 53(53-9: Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Usable open space insufficient, Side yard insufficient & Rear yard insufficient) 53(53-56)

Purpose: Erect a 6 unit residential dwelling with parking for 3 vehicles.

Case: BOA-972963 **Address:** 58 Lubec Street **Ward 1 Applicant:** 58 Lubec Street Trust

Article(s): 25(25-5) 53(53-9: Lot area for the add'l units is insufficient, Floor area ratio is excessive, Height requirement is excessive (stories), Height requirement is excessive (ft), Usable open space is insufficient, Side yard setback is insufficient, Rear yard setback requirement is insufficient & Required front yard setback is insufficient) 27T-5 53(53-56)

Purpose: Renovate, Change occupancy from 4 to a 9 unit dwelling, erect addition with roof deck and reconstruct rear decks.

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Case: BOA-977795 **Address:** 82 Orient Avenue **Ward 1** **Applicant:** Anthony Bellanti
Article(s): 27T-5 53(53-9)
Purpose: Add additions to change occupancy from 1 Family to a 2 Family dwelling extend living space into basement.

Case: BOA-967782 **Address:** 34 Belmont Street **Ward 2** **Applicant:** Timothy Sheehan
Article(s): 62(62-8: Insufficient additional lot area, Max. allowed height exceeded, Insufficient usable open space & Insufficient side yard setback)
Purpose: Erect new 2 family home as per plans. *Application filed in conjunction with ALT945502 to sub-divide existing lot (3090sf) into 2 new lots. lot A 1624sf. Lot B 1466sf - 34 Belmont St (semi-attached two family) to have one building and 36 Belmont St (one family) to have one building. (Attached to # 34) existing building to be razed on separate permit.

Case: BOA-967781 **Address:** 36 Belmont Street **Ward 2** **Applicant:** Timothy Sheehan
Article(s): 62(62-8)
Purpose: Erect new attached single family home as per plans. *Application filed in conjunction with ALT945502 to sub-divide existing lot (3090sf) into 2 new lots. lot A 1624sf. Lot B 1466sf - 34 Belmont St (semi-attached two family) to have one building and 36 Belmont St (one family) to have one building. (Attached to # 34) existing building to be razed on separate permit.

Case: BOA-818471 **Address:** 97 Salem Street **Ward 3** **Applicant:** 97 Salem Street Realty Trust
Article(s): 54(54-13: Open space insufficient, Rear yard insufficient & Floor area ratio excessive) 54(54-21)
Purpose: To change occupancy from one real estate office to one retail space and 9 residential units. Also to erect a five story addition above the existing one story building.

Case: BOA-965725 **Address:** 42-44 South Russell Street **Ward 3** **Applicant:** Timothy Burke
Article(s): 15(15-1) 19(19-1)
Purpose: Remove portion of roof to install new dormer on rear wall and roof deck with new stair and hatch access. Install new bathroom and interior finishes. Install associated new mechanical and electrical work.

Case: BOA-970404 **Address:** 416 Beason Street **Ward 5** **Applicant:** Beta Nu House Corporation
Article(s): 32(32-9) 9(9-1)
Purpose: Interior and exterior renovations of a 4 story brick rowhouse. Proposed work includes repairs to exterior masonry, window replacement and energy efficiency upgrades, renovations to kitchen and bathrooms and reconfiguration of bedrooms with accessibility upgrades. Current use is R-2 Fraternity.

Case: BOA-967897 **Address:** 296 Cambridge Street **Ward 5** **Applicant:** Watermark Donut Company, Inc
Article(s): 8(8-7)
Purpose: Change occupancy from Retail Store to Restaurant with take out. Interior fit out for Dunkin' Donuts work to include interior partitions, ceilings floors, wall finishes, millwork, kitchen equipment, all associated MEP life safety including minor sprinkler and fire alarm system modifications, exterior signage.

Case: BOA-967381 **Address:** 83-89 Queensberry Street **Ward 5** **Applicant:** 60 Kilmarnock Owner, LLC
Article(s): 32(32-9) 66(66-8: Restaurant conditional MFR/LS & Accessory parking non-residential conditional) 66(66-9: Floor area ratio excessive, Height excessive, Usable open space insufficient & Rear yard insufficient) 66(66-42: 66-42.5 parking design & Off-street parking insufficient) 6(6-3A)
Purpose: Construct eight-story building 395 units, Res. Amenities, Offices, Retail/restaurant Spaces with subsurface parking garage.

Case: BOA-967386 **Address:** 95-101 Queensberry Street **Ward 21** **Applicant:** 60 Kilmarnock Owner, LLC
Article(s): 32(32-9) 66(66-9: Floor area ratio excessive, Height excessive & Usable open space insufficient) 66(66-42: 66-42.5 parking design & Off-street parking insufficient)
Purpose: Construct Eight-Story Building 85 Units, Res., Amenities, with underground parking garage.

Case: BOA-983061 **Address:** 504 East Third Street **Ward 6** **Applicant:** Michael McGough
Article(s): 27S(27S-5) 68(68-8) 68(68-29)
Purpose: Construct third floor addition with roof deck on existing footprint. Extend living space to basement. Full renovation to existing single-family dwelling per plans.

Case: BOA-977313 **Address:** 708 East Sixth Street **Ward 6** **Applicant:** Patrick Mahoney, Esq
Article(s): 68(68-29) 68(68-33) 68(68-7.2) 68(68-8: Usable open space insufficient & Side yard insufficient) 27S(27S-5)
Purpose: Confirm occupancy as 2 family dwelling. Change of Occupancy from Two-Family to Four-Family Dwelling. Work to include complete interior renovation, propose rear addition on 3rd Floor with new rear decks and roof deck, extend living space to basement for additional dwelling unit. Exterior renovation to include new windows, siding, trim, etc. Entire building will be fully sprinkled. Propose five (5) off-street parking.

Case: BOA-979536 **Address:** 346-348 West Broadway **Ward 6** **Applicant:** George Morancy
Article(s): 68(68-33) 68(68-8: Floor area ratio excessive, Bldg height excessive (feet), Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 27S(27S-5)
Purpose: Erect a new mixed use building with Retail Store on the first floor and 4 dwelling units above, as per plans. Raze existing structure under separate application.

Case: BOA-896779 **Address:** 779-779A Dorchester Avenue **Ward 7** **Applicant:** John Nguyen
Article(s): 9(9-1) 65(65-9: Excessive F.A.R., Insufficient front yard setback & Insufficient side yard setback) 65(65-41)
Purpose: Proposed rear and vertical addition and add a roof deck. Expand existing store into first floor dwelling unit. Relocate first floor dwelling unit to the second floor and the second dwelling unit into the new third floor as per plans. No Change in occupancy. Permit set to be submitted upon ZBA approval.

HEARINGS: 10:30 a.m.

Case: BOA-975774 **Address:** 9 Leyland Street **Ward 8 Applicant:** Massachusetts Construction Land Trust, Inc. (by Leyland LLC)

Article(s): 10(10-1) 50(50-29: 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 & Rear yard insufficient) 50(50-43: Off-street parking insufficient & Off-street loading insufficient) 50(50-44)

Purpose: Combine Lots. Erect a new 5 story, 43 Unit Residential Building. This will be Affordable Housing for the Community. There will be at-Grade open-air Resident Parking spaces for Building.

Case: BOA-979207 **Address:** 1 Elmwood Street **Ward 9 Applicant:** Scott Webster

Article(s): 50(50-24)

Purpose: Change Occupancy from Restaurant, 1 Apartment, vacant space to Restaurant, 1 Apartment , Retail space - minor sheet rocking - Please see prior BOA551171 approval for use.

Case: BOA-981482 **Address:** 12 Thwing Street **Ward 11 Applicant:** Eric Der

Article(s): 50(50-29: Lot size to erect a dwelling is insufficient, Front yard setback requirement is insufficient & Side yard setback requirement is insufficient) 50(50-43)

Purpose: Building new single family house on footprint of existing house. Panelized wood construction with brick exterior and metal roof. Some landscape work as a new driveway and back patio proposed.

Case: BOA-944910 **Address:** 8-8A Valentine Street **Ward 11 Applicant:** Ponce Gaines

Article(s): 50(50-29)

Purpose: Subdivide this already newly built 4-unit town house style building into 3 independent buildings row type style on 3 assigned subdivided distinct parcels. This building is a two family and to be known as 8-8a Valentine St, and its lot size is proposed to be 3951 square feet. This was approved as a six unit building by the ZBA, later changed to a four unit town house style dwelling by the owner approved by the Board Final Arbiter. Also see the two other separated properties known as 152 Thornton St. Alt883717 and 154 Thornton St. Alt883722.

Case: BOA-944891 **Address:** 152 Thornton Street **Ward 11 Applicant:** Ponce Gaines

Article(s): 50(50-29: Lot size for the single family dwelling is insufficient & Usable open space is insufficient)

Purpose: Subdivide this building from 8-8A valentine St, this building is a one family dwelling unit to be also known as 152 Thornton St and its lot size to is 1605 square feet. It is one the proposed subdivided three lots.

Case: BOA-944900 **Address:** 154 Thornton Street **Ward 11 Applicant:** Ponce Gaines

Article(s): 50(50-29: Lot size required to build a dwelling unit is insufficient, Floor area ratio is excessive, Usable open space is insufficient & Lot area for the add'l dwelling unit is insufficient) 50(50-43)

Purpose: Subdivide this building from 8-8A valentine St, this building is a two family dwelling unit to be also known as 154 Thornton St and its lot size to is 1274 square feet. It is one the proposed subdivided three lots.

Case: BOA-979866 **Address:** 174 Savin Hill Avenue **Ward 13 Applicant:** Catherine O'Neill

Article(s): 65(65-9: Lot area insufficient, Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 65(65-41) 65(65-42)

Purpose: Erect a new, 3 story Two Family Dwelling on existing vacant Lot.

Case: BOA-959027 **Address:** 27 Thornley Street **Ward 13 Applicant:** Ellington Jackson

Article(s): 65(65-9)

Purpose: Amendment to ALT373517 (No additional cost).Changes to fire protection, add new rear exterior stair to replace inside stair, Create storage areas in basement (not to be living space) ,change 2nd floor pantry to an open porch , create a 3 rd floor rear deck, change 1 st and 2nd floors to open concept kitchen with LVLs with 3 bedrooms and 2 baths.

Case: BOA#956275 **Address:** 27 Thornley Street **Ward 13 Applicant:** Ellington Jackson

Purpose: Amendment to ALT373517 (No additional cost).Changes to fire protection, add new rear exterior stair to replace inside stair, Create storage areas in basement (not to be living space) ,change 2nd floor pantry to an open porch , create a 3 rd floor rear deck, change 1 st and 2nd floors to open concept kitchen with LVLs with 3 bedrooms and 2 baths.

Section: 8th 780CMR 1027 Exit Discharge 10.27.5.1 Location - min. fire separation distance of 10 feet from exterior stairway to adjacent lot line. 8th 780CMR Exit Discharge 10.27.6 Exit stairway shall be separated from interior of building as required by 1023.2 and openings shall be limited to those necessary for egress from normally occupied spaces.

Case: BOA-972063 **Address:** 392 Seaver Street **Ward 14 Applicant:** Joel Rubiera

Article(s): 10(10-1)

Purpose: Make right side of the building a proposed drive way for 2 cars (see plot plan).

Case: BOA-976676 **Address:** 141 Westville Street **Ward 15 Applicant:** Vivian and Elisa Girard

Article(s): 65(65-8) 65(65-9: Minimum lot width requirements is insufficient, Minimum lot frontage requirements is insufficient, Floor area ratio is excessive, Height is excessive (stories), Height is excessive (ft), Front yard setback requirement is insufficient & Rear yard setback requirement is insufficient) 65(65-41)

Purpose: New construction of 14 studio apartments under the Compact Living Guidelines, requiring zoning relief.

Case: BOA-970200 **Address:** 1674-1680 Dorchester Avenue **Ward 16 Applicant:** Hua Zhao Yu

City Hall, upon the appeal of Hua Zhao Yu seeking with reference to the premises at 1674-1680 Dorchester Ave, Ward 16 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use

Article(s): 65(65-8: Beauty salon is a conditional use in this zoning subdistrict & Massage room use is a conditional use in this zoning subdistrict) Purpose: Change occupancy to include beauty salon. Massage room, facial room, storage & restroom.

Case: BOA-981150 **Address:** 63 Nahant Avenue **Ward 16 Applicant:** James Christopher
Article(s): 65(65-9: Lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient)
Purpose: To construct a new owner occupied single family on the new lot created by the subdivision of 66-68 Pierce Ave ALT965562 as per the attached plans.

Case: BOA-981146 **Address:** 66-68 Pierce Avenue **Ward 16 Applicant:** James Christopher
Article(s): 9(9-1) 65(65-9: Lot area insufficient, Floor area ratio excessive & Rear yard insufficient)
Purpose: To subdivide the existing 5,500 Square foot lot creating two new lots consisting of lot A 2,860 square feet with existing two family home. Lot B 2,640 square feet for a new single family home, as per attached plans.

Case: BOA-965021 **Address:** 59 Rockne Avenue **Ward 16 Applicant:** James Christopher
Article(s): 65(65-41) 65(65-9: Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Front yard insufficient, Side yard insufficient & Lot area insufficient)
Purpose: To raze the existing single family. Erect new single-family dwelling as per the attached plans.

Case: BOA-945787 **Address:** 41-43 Alabama Street **Ward 18 Applicant:** Lu Mcpherson
Article(s): 60(60-8) 60(60-9: Lot area to erect a dwelling is insufficient, Minimum lot width required is insufficient, Minimum lot frontage required is insufficient, Minimum usable open space required is insufficient & Minimum side yard required is insufficient)
Purpose: To erect new 2 story building for a new 2 family as per plans.

Case: BOA-969856 **Address:** 71 Davison Street **Ward 18 Applicant:** Seventy One Davison LLC
Article(s): 9(9-1) 68(68-8: Rear yard insufficient, Usable open space insufficient & Floor area ratio excessive) 69(69-9)
Purpose: Subdivide existing 71 Davison Street 8,832 square foot lot into two lots. The new lot for 71 Davison Street lot will consist of 3,269 square feet. The other lot for 88 Pierce Street will consist of 5,563 square feet for construction of a new two-family dwelling. See ERT945639.

Case: BOA-969855 **Address:** 88 Pierce Street **Ward 18 Applicant:** Seventy One Davison LLC
Article(s): 69(69-29) 69(69-9: Lot width insufficient, Lot frontage insufficient, Bldg height excessive (feet), Bldg height excessive (stories) & Front yard insufficient)
Purpose: Construct new two-family dwelling on a new lot created by subdividing 71 Davison Street 8,832 square foot lot into two lots. The new lot for 88 Pierce Street will consist of 5,563 square feet. The new lot for 71 Davison Street will consist of 3,269 square feet. See ALT945649 for subdivision permit.

Case: BOA-980145 **Address:** 6 Metropolitan Cir **Ward 18 Applicant:** Leonel A. Paz and Dora S. Paz
Article(s): 9(9-2) 67(67-8) 67(67-9: Floor area ratio excessive, Bldg height excessive (stories) & Usable open space insufficient) 67(67-32)
Purpose: Convert current 2 family into a 3 family by converting the existing unfinished basement into a separate dwelling unit.

Case: BOA-948520 **Address:** 5 Orlando Street **Ward 18 Applicant:** 5 Orlando Street, LLC Brian T. Holland Manager
Article(s): 60(60-8) 60(60-9: Floor area ratio excessive & Usable open space insufficient) 60(60-37) 9(9-2)
Purpose: Change Occupancy from 11 Apartments to 12 Apartments. Renovate existing storage area and convert to Unit #3 in accordance with plans submitted, in compliance 780CMR ninth edition Mass Building Code. No structural changes.

Case: BOA#948519 **Address:** 5 Orlando Street **Ward 18 Applicant:** 5 Orlando Street, LLC Brian T. Holland Manager
Purpose: Change Occupancy from 11 Apartments to 12 Apartments. Renovate existing storage area and convert to Unit #3 in accordance with plans submitted, in compliance 780CMR ninth edition Mass Building Code. No structural changes. Section: 9th 780CMR 903.2.8 Use Group R [F] 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area. Plans submitted do not indicate the installation of a Fire Sprinkler system.

Case: BOA-964164 **Address:** 4 Hagar Street **Ward 19 Applicant:** Peter Vanko
Article(s): 9(9-1) 55(55-9: Floor area ratio excessive & Bldg height excessive (stories))
Purpose: Extend Unit 3 living spaces into attic deeded to Unit 3 via new rear stair. Light/vent through existing windows into open floor plan spanning two floors. Modify existing sprinkler heads to include proposed attic living space. [ZBA].

Case: BOA-939266 **Address:** 4000 Washington Street **Ward 19 Applicant:** Richard Suh
Article(s): 6(6-4)
Purpose: Remove proviso to Restaurant with takeout " to petitioner only" (Existing condition no work).

Case: BOA-961890 **Address:** 8 Libbey Street **Ward 20 Applicant:** Dennis Sullivan
Article(s): 56(56-8: Insufficient side yard setback, Insufficient lot size, Insufficient lot width minimum, Insufficient lot frontage minimum & Excessive F.A.R.) 56(56-40) 10(10-1)
Purpose: Erect a single-family home on a vacant lot.

Case: BOA-955271 **Address:** 2 Petrel Street **Ward 20 Applicant:** Ivan Hernandez
Article(s): 56(56-8: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive & Side yard insufficient)
Purpose: Construct new single family dwelling per plans.

Case: BOA-948772 **Address:** 99 Brooks Street **Ward 22 Applicant:** Daniel Toscano
Article(s): 51(51-8) 51(51-9: Building height (# of stories) excessive & Side yard insufficient) 51(51-56)
Purpose: Seeking to renovate the existing structure and to Change the Occupancy from a Single Family Dwelling to a Two Family Dwelling. Construct new dormers. Expand living space into Basement and Attic.

Case: BOA-977446 **Address:** 28-30 Parsons Street **Ward 22 Applicant:** Hurbert Bligh
Article(s): 51(51-56) 51(51-8) 51(51-9: Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Front yard insufficient & Rear yard insufficient)
Purpose: Change 2 Family to 4 Family as per proposed Plans.

45 Minute Lunch Break

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-903629 **Address:** 21-23 Wyman Street **Ward 10 Applicant:** Timothy Burke
Article(s): 55(55-8) 55(55-40)
Purpose: Change occupancy from a three-family dwelling to a boutique hotel with 13 bedrooms.

Case: BOA-889514 **Address:** 343-345 Chelsea Street **Ward 1 Applicant:** 343-345 Chelsea Street, Realty Trust
Article(s): 53(53-12) 53(53-12) 53(53-12) 53(53-12) 53(53-56) 53(53-54)
Purpose: Raze existing building and erect a four (4) story building with retail at grade and nine (9) residential units on floors 2-4.

Case: BOA-934019 **Address:** 154-156 Bayswater Street **Ward 1 Applicant:** Dan Smith
Article(s): 53(53-8) 53(53-9: Excessive F.A.R. & # of allowed habitable stories has been exceeded) 53(53-54) 53(53-56)
Purpose: Change 2 family status to 3 family by Renovating basement space for additional apartment unit as per plans.

Case: BOA-919213 **Address:** 63 Horace Street **Ward 1 Applicant:** Frank DelMuto
Article(s): 53(53-9: Floor area ratio is excessive, Height is excessive (2 1/2 max allowed), Height is excessive (feet) & Side yard setback requirement is insufficient) 27GE
Purpose: Build 2 Unit, 3 story dwelling - plus two car garage as per submitted plans. Seeking a variance process in conjunction with alt901333.

Case: BOA-919215 **Address:** 63 Horace Street **Ward 1 Applicant:** Frank DelMuto
Article(s): 53(53-9: Floor area ratio is excessive & Required side yard setback is insufficient) 27GE 53(53-56)
Purpose: Subdivide parcel #0101149000 currently 50 x 100 ft into two 25' x 100' house lots as per submitted plans. 61 Horace St and 63 Horace St In conjunction with ERT901346.

Case: BOA-812800 **Address:** 66R Cambridge Street **Ward 2 Applicant:** Edward Owens
Article(s): 11(11-6) 11(11-7) 62(62-18) 62(62-28)
Purpose: Fabricate and install 2 Digital Billboards to a height of 90' on-premises.

Case: BOA-863411 **Address:** 141 West Second Street **Ward 6 Applicant:** David Arrowsmith
Article(s): 68(68-29: Proposed work exceeds aggregate 330sf/10% of roof area, Roof platform > 12" above main roof & Access) 68(68-8) 68(68-27S-5)
Purpose: Roof Top Private Decks Installation Per Plans. Roof Top Common Deck Installation Per Plans. Roof Top Penthouse and Stair Installation Per Plans.

RECONSIDERATION: 12:00 p.m.

Case: BOA-946295 **Address:** 3-7 Cottage Court **Ward 13 Applicant:** Danielson Tavares
City Hall, upon the appeal of Danielson Tavares seeking with reference to the premises at 3-7 Cottage Ct, Ward 13 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Reconsideration of the Board's 7/9/19 Decision pursuant to Article 5-3 with respect to the Board proviso BPDA to eliminate head house. Article(s): 7(7-4) 50(50-38) Purpose: Rooftop deck and headhouse for unit 1.

Case: BOA-923557 **Address:** 1667-1671 Blue Hill Avenue **Ward 18 Applicant:** Joseph Consalvo
City Hall, upon the appeal of Joseph Consalvo seeking with reference to the premises at 1667-1671 Blue Hill Ave, Ward 18 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Reconsideration pursuant to Article 5-3 of the Board's 6/25/19 Decision to deny use of a digital billboard Article(s): 60(60-39) Purpose: Change existing tri-vision billboard to digital billboard.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:

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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