

#### **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Mayor

#### Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

BOA618306 Address: 4 Trull St, Ward - 15 Applicant: Michael Philbin	9:30 am	Ward: 15		Hearing: 1
	BOA618306	Address:	4 Trull St, Ward - 15	Applicant: Michael Philbin

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 41	Off street parking requirements
Art. 65 Sec. 65-41.5	Parking Size & Maneuverability

**Description**: Change Occupancy from four family to a two family dwelling as per plans.

This property located ay 4-6 Trull St. was subdivide under Alt553035.

This build to now be know as 4 Trull Street. In conjunction with ALT562339, ALT562335

#### **DOCUMENTS CONSIDERED AT THE HEARING:**

Plans	Engineers Report	
Letter of Support	Letter of Opposition	
Petition of Support	Petition of Opposition	
Photographs	Building Models	P42
Tax Bills		
Other:		

ECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENIE	ED WITHOUT PREDUDICE			
ROVISO:				
DARD MEMBERS:	PRESEN	<u> </u>	RECUSE	
DARD MEMBERS:	<u>PRESEN</u> Yes	<u>I</u> No	RECUSE	
DARD MEMBERS:  Christine Araujo, Chair			RECUSE	
			RECUSE	
Christine Araujo, Chair			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich  Bruce Bickerstaff			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich			RECUSE	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, stating that the board wanted him to clarify on drawings showing which side will be getting what parking spaces on the plans in the notes it shows that lots two & three will be combined to create a new lot with two parking spaces to be used by 4 Trull Street, and lot one & four will be held in common ownership with two spaces on lot 1 to be used by 6 Trull Street. we made the clarification that each side will receive two spaces each. Board member Pisani moved to approve, the motion was seconded, and the Board voted to approve.



#### **Board Of Appeals**

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Martin J. Walsh Mayor

#### Hearings for Tuesday, February 7, 2017

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	Ward: 02 Address:	15 Bunker Hill St, Ward - 02	Hearing: 1  Applicant: Patrick Mahoney	± 2.
			956, c. 665) in the following respect: Ext	
Article(s)		Description	Col	nforming U
Art. 09 Sec. 01 **		Extension of Non Conforming U	Jse	
Description: No work	to be per	formed, increase beds from 27	to 33 beds in occupant load.	
OCUMENTS CONSIDER	ED AT TH	E HEARING:		
	Pla	ans	Engineers Report	
Lette	er of Supp	ort	Letter of Opposition	
Petitio	n of Supp	ort	Petition of Opposition	
1	Photograp	ohs	Building Models	
	Tax B	ills		

CISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DEN	IED WITHOUT PREDUDICE			
OVISO:				
ARD MEMBERS:	PRESEN	<u>T</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary	_			
Anthony Pisani				
Anthony Pisani Mark Erlich	<del></del>			
Mark Erlich				
Mark Erlich Bruce Bickerstaff	<del></del>			
Mark Erlich				
Mark Erlich Bruce Bickerstaff	- <del>-</del>			

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating that project is a treament facility for drug/alcohol rehab, no expansion just a reconfiguration of rooms going from 27 to 33 beds. Board members inquired regarding if the project meets building code requirements, Counsel stated yes it meets building code requirements. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office was in support and Lamattina's office was in support. Board member Galvin moved to approve, the motion was seconded, and the Board voted to approve.



Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

#### **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

# Hearings for Tuesday, February 7, 2017

Notice is hereby given that on February 07, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

9:30 am	Ward: 02	Hearing: 2
BOA666399	Address: 56 Union St, Ward - 02	Applicant: Kevin Joyce, Esq.
Carling and to the		
Seeking appeal for the	terms of the Boston Zoning Code (see Acts of 1	1956, c. 665) in the following respect: Var

Article(s) Description Art. 62 Sec. 08 **Dimensional Regulations** Art. 62 Sec. 62-25 Roof Structures Restricted

Art. 62 Sec. 62-29

Description: Change occupancy from one family building and store to three family building. Complete renovation of existing building as per building plans filed herewith including erecting a third story to restore building to original three story configuration. Install new sprinkler and fire alarm systems. All new electrical, HVAC, and plumbing. Building to be occupied as a three family building after renovation.

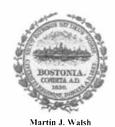
Off street parking requirements

#### **DOCUMENTS CONSIDERED AT THE HEARING:**

Plans	 Engineers Report	
Letter of Support	 Letter of Opposition	
Petition of Support	 Petition of Opposition	
Photographs	 – Building Models	
Tax Bills	_	
Other:		

ECISION:		Yes		No
	SUSTAINED/APPROVED			NO
	DENIED			
DENI	IED WITHOUT PREDUDICE			
OVISO:				
	BPDA Design Review			
ARD MEMBERS:	PRESE	<u>vr</u>	RECUSE	
ARD MEMBERS:		<u>NT</u>	RECUSE	
	PRESE!	<u>NT</u> No	RECUSE	
Christine Araujo, Chair		<u>NT</u>	RECUSE	
OARD MEMBERS:  Christine Araujo, Chair  Mark Fortune, Secretary		<u>NT</u>	RECUSE	
Christine Araujo, Chair		<u>NT</u>	RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary		<u>NT</u>	RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich		<u>NT</u>	RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani		<u>NT</u>	RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich		<u>NT</u>	RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich  Bruce Bickerstaff		<u>NT</u>	RECUSE	

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating that it's a 1,970sqft lot existing two story two unit building, proposed three 1,500sqft units, each will have two bedrooms. Proposed roof deck is for the use of the third floor only. Board members inquired regarding the property will be rental or sale and Counsel stated for sale. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support the project and Lamattine's office support the project. Board member Galvin moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



Mayor

## **BOSTON INSPECTION SERVICES DEPARTMENT**

# **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

# Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

•	,	, ,	3 - 1-1		
9:30 am	Ward: 03			Hearing: 1	
BOA657440	Address:	125 - 145 High St,	, Ward - 03	Applicant: Andrew Layman	
Seeking appeal for	the terms of the	Boston Zoning Cod	de (see Acts of 195	56, c. 665) in the following respect:	Variance
Article(s)		Description			
Art. 11 Sec. 2		Signs Non-Res	sidential Dist.		
Description: Mor	nument sign. S	ee BRA approve	ed plans.		
	0.05050 47.70	= 1.5 A B U. O			
DOCUMENTS CON		e HEARING:		Engineers Report	
	Letter of Supp			Letter of Opposition	
	Petition of Supp			Petition of Opposition	
	Photograp			Building Models	
	Tax B	ills			

DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENIE	D WITHOUT PREDUDICE			
PROVISO:				
·				
OARD MEMBERS:	PRESEN	I	RECUSE	
DARD MEMBERS:	<u>PRESEN</u> Yes	[ No	RECUSE	
DARD MEMBERS:  Christine Araujo, Chair			RECUSE	
			RECUSE	
Christine Araujo, Chair			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich			RECUSE	
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff			RECUSE	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, that the sign will be 6'-6" wide and 3'-6" tall everything will be under the building canopy, the sign will have illuminated features. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office was in support. Board member Pisani moved to approve, the motion was seconded, and the Board voted to approve.



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Mayor

#### Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am BOA660962	Ward: 03	447.7		Hearing: 2
BUA660962	Address:	14/ Tremon	t S <b>T</b> , Ward - 03	Applicant: Lesley St. Germain
Seeking appe	eal for the terms of the	Boston Zonir	ng Code (see Acts of	1956, c. 665) in the following respect: Conditional Us
Article(s)		Descript	tion	
Article 38, Se Notes	ction 18	Use Reg	ulations	
Description:	work includes inter	rior partitior ⊃ life safety	ns, ceilings, floors including minor s	ake out. Interior fit out for Dunkin Donuts, wall finishes, millwork, kitchen equipment, sprinkler and fire alarm system modifications,
OCUMENTS	CONSIDERED AT THI	E HEARING:		
	Pla			Engineers Report
	Letter of Supp	ort	•	Letter of Opposition
	Petition of Supp	ort		Petition of Opposition
	Photograp	hs		Building Models
	Tax Bi	ills		

DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENII	ED WITHOUT PREDUDICE			
PROVISO:				
	BPDA Desi	gn Review		
BOARD MEMBERS:	PRESI	ENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary	/			
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin	/			
Eugene Kelly				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating that there are looking to get take-out for Dunkin Donuts coffee shop which will seat 24 partons this building has been vacant since 2014. Board members inquired regarding the use of sandwich boards, applicant stated that they change the size of the sandwich board and made them smaller. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office supported the project and Linehan's office supported the project. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



# **Board Of Appeals**

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# Hearings for Tuesday, February 7, 2017

9:30 am	Ward: 03		Hearing: 3
BOA663211	Address:	2 - 8 Harrison Av, Ward - 03	Applicant: Anthony Virgilio
amended in ti	eal for the terms of the ne following respect: .		Statute 1972, Chapter 802 as
Article(s)		Description	
Article 32 Sec Article 43 Sec 780CMR, 8th	ction 23	GCOD Conditional Use Off-Street Parking Regulations	
Description:	Telephone Excha The existing build We are proposing all new corridors, 780CMR, 8th Edit	nge Building with 46 Residentia ing is 8 stories and houses Tele to renovate floors 6-8 creating wallboard, all existing MEP/HV ion 705.8 Openings. Openings	a Telephone Exchange Building to a all Units (Floors 6-8). ecommunications equipment on floors 1-5. residential units. Construct new metal stud partition AC/Fire Alarm & Sprinkler Systems. in exterior walls shall comply with angs are not permitted along property lines.
OCUMENTS	CONSIDERED AT TH	E HEARING:	
	Pia	ans	Engineers Report
	Letter of Supp	oort	Letter of Opposition
	Petition of Supp	oort	Petition of Opposition
	Dh ata ayaa	-4	Deviation Mandala
	Photograp	ons 	Building Models

	Yes		No
SUSTAINED/APPROVE	D ,		
DENIE			
WITHOUT PREDUDIC			
er garanta an	SENT	RECUSE	
Yes	No		
/			
<del></del>			
/			
	DENIE  WITHOUT PREDUDIC	DENIED  DENIED	DENIED  DENIED  WITHOUT PREDUDICE  PRESENT  RECUSE

**SUMMARY**: see companion minutes



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Martin J. Walsh Mayor

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of the City of B	Boston at City Hall (	<b>Room 801)</b> u	pon the following appea	ls:	
9:30 am	Ward: 03			Hearing: 4	
BOA663212	Address:	2 - 8 Harris	on Av, Ward - 03	Applicant: Anthony Virgilio	<del></del>
Seeking appea	al for the terms of the	e Boston Zoni	ng Code (see Acts of 19	956, c. 665) in the following respect: $$	/ariance & GC0
Article(s)		Descrip	otion		
Article 32 Secti Article 43 Secti 780CMR, 8th E	on 23		Conditional Use et Parking Regulations		
	Telecommunica residential units. (tile, millwork, ca	tions Equip Construct r rpet). Instal	ment on Floors 1-5.		oors 6-8 creatii
OCUMENTS (	CONSIDERED AT T	HE HEARING	i:		
	Р	lans	_	Engineers Report	
	Letter of Sup	port		Letter of Opposition	
	Petition of Sup	port	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Petition of Opposition	
	Photogra	aphs		Building Models	

Tax Bills

DECISION:		Yes	
	SUSTAINED/APPROVED	<b>165</b>	No
	DENIED		
DENIEI	WITHOUT PREDUDICE		
PROVISO:			
	BPDA Design Reviev	v	
BOARD MEMBERS:	PRESENT	RE	<u>ECUSE</u>
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani	<del></del>		
Mark Erlich			
Bruce Bickerstaff			
Peter Chin	,		
Craig Galvin			
	<u> </u>		
Eugene Kelly		1	

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to the building is a residential conversion of the upper levels floors 6-8, it's a existing 8 story building which was subject to BPDA Article 80 Review, 46 units of rental housing with 7 affordable units. Board members inquired regarding size of units applicant stated that there will be 18 studios at 550sqft, 20 one-bedrooms at 650sqft and 8 two-bedrooms at 800-1000sqft.Board members also inquired regarding density of development and lack of parking, applicant stated that they have an agreement with 1 state street for ample parking 24/7 365 days for residential to rent if residents want. Building Code: 9 windows on lot line each window has sprinkler head. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives Mayor's support, Linehan support, BWSC support Carpenter's Union support. Board member Galvin approve with proviso.



Mayor

### **BOSTON INSPECTION SERVICES DEPARTMENT**

### **Board Of Appeals**

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#### Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	W	ard: 05		Hearing: 1	
BOA644701	Ac	ldress:	235 Newbury ST, Ward - 05	Applicant: C/O Joseph Han	ley, Esq
Seeking appear.	al for the term	s of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect:	GCOD & Conditional Use
Article(s)			Description		
Article 8 Section	on 7		Use regulations		
Article 32, Sec Notes	ction 4.		GCOD, Applicability		
8th 780CMR10 Note:	014.2		Egress thru intervening space		
Article 32, Sec	ction 4.		GCOD, Applicability		
Article 8 Section Notes	on 7		Use regulations		
			ntry bay squaring off of existiry ation under the existing pation	Devel to accommodate storage a	areas underneath.
DOCUMENTS	CONSIDERE	D AT TH	E HEARING:		
		Pl	ans	Engineers Report	:
	Letter	of Supp	port	Letter of Opposition	
	Petition	of Supp	port	Petition of Opposition	
	Pi	notogra	ohs	Building Models	
		Тах В	ills		
		041			

DECISION:	SUSTAINED/APPROVED	Yes		No.
	DENIED			
DENIEC	WITHOUT PREDUDICE			
PROVISO:				
BOARD MEMBERS:	PRESE	<u>INT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly	· ·			

SUMMARY:

At the request of the Board, Counsel described the proposed use in detail, stating that the second location of the restaurant will be a casual full service mordern Italian restaurant, conversion/expansion of existing restaurant. Board members inquired regarding handicap accessible, Counsel stated yes it is there will be a vertical wheelchair lift in the left corner of the building with three stops total. Applicant is looking for a 1am close time which is typical on Newbury Street. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support. BWSC support, Neighborhood Association of Back Bay opposed-concern with hours. Board member Chin voted to approve, the motion was seconded and the Board voted to approve.



### **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

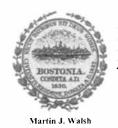
#### Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am BOA665286	Ward: 05 Address:	535 - 541 Bo	pylston St, Ward - 05	Hearing: 2 Applicant: Paul	Gibbs	
Seeking appeal for the	terms of the	Boston Zonin	ng Code (see Acts of 1	956, c. 665) in the following	ng respect: (	Conditional Us
Article(s)		Descript	tion			
Article 8 Section 7		Use regu	ulations			
Description: Outdo	or seating	for 18 patror	ns connected to res	taurant use on ALT59	91790	
DOCUMENTS CONSID	ERED AT TH	IE HEARING:				
	P	ans	_	Engine	eers Report	
L	etter of Sup	port	- -	Letter of	Opposition	-
Per	tition of Sup	port	_	Petition of	Opposition	
	Photogra	phs	_	Build	ling Models	
	Tax E	Bills				

DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DEN	IIED WITHOUT PREDUDICE			
PROVISO:				
William To The Transport of The Transport of				
BOARD MEMBERS:	PRESE	<u>NT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary	/			
Anthony Pisani				
Mark Erlich	<del></del>			
Bruce Bickerstaff			<u> </u>	
Peter Chin				
Craig Galvin				
Eugene Kelly				

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, that they were previously in front of the board for take-out for this project and not the owner is looking to have outdoor seating for 18 patrons. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office was in support and Neighborhood Association of Back Bay was in support of the project. Board member Chin moved to approve, the motion was seconded, and the Board voted to approve.



#### **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, February 7, 2017

Notice is hereby given that on February 07, 2017 a public hearing will be held by the Zoning Board of Appeal

9:30 am	Ward: 06		Hearing: 1	
BOA649306	Address:	109 - 123 Dresser St, Ward - 06	Applicant: Patrick Mahoney	
Seeking appeal for the	e terms of the	Boston Zoning Code (see Acts of	f 1956, c. 665) in the following respect:	Extension of Nor Conforming Use
Article(s)		Description		Variance
Art. 09 Sec. 01 **		Extension of Non Conforming	g Use	
Art. 57 Sec. 22		Roof Structure Restrictions		
DOCUMENTS CONSI			Engineers Pager	
	Р	lans	Engineers Report	
		lans	Engineers Report Letter of Opposition	
	Р	pport	_	
	P Letter of Sup	pport	Letter of Opposition	1

DECISION:		Yes		No
Eulaion.	SUSTAINED/APPROVED			
		· · · · · · · · · · · · · · · · · · ·		
	DENIED			
DEN	IED WITHOUT PREDUDICE			
ROVISO:				
	BPDA Desigi	n Review		
OARD MEMBERS:	PRESE	<u>vT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary	/			
Anthony Pisani				
	<del></del>			
Mark Erlich				
Mark Erlich		-		
Mark Erlich Bruce Bickerstaff		=		
	_ <u>/</u>			
Bruce Bickerstaff	_ <u>/</u>			

SUMMARY:

Board members inquired regarding the building when first constructed was it subject to BOA process, and why was the deck not included in the request. Counsel stated that the roof deck was proposed by the owners and there wasn't originally proposed, there was no proviso on the decision with respect to the roof deck. Access to deck will be from spiral stair case on the exterior. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office was in support, Linehan's office support and Forry's office support. Board member Galvin moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.



#### **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Martin J. Walsh Mayor

#### Hearings for Tuesday, February 7, 2017

Notice is hereby given that on February 07, 2017 a public hearing will be held by the Zoning Board of Appeal

of the City of I	Boston at City Hall (Roo	om 801) upon the following appe	eals:	
9:30 am	Ward: 06		Hearing: 2	
BOA652705	Address: W	135 Second ST, Ward - 06	Applicant: Patrick Mahoney	
Seeking appe	al for the terms of the Bo	oston Zoning Code (see Acts of	1956, c. 665) in the following respect: Variance & Condiional L	Jse
Article(s)		Description		
Art. 23 Sec. 0	9	Design		
Art. 10 Sec. 0	01	Limitation of parking areas		
Art. 08 Sec.07	•	Use: Conditional		
Description:	Parking lot for 8 car install two new curb	s-install new street lights ar cuts.	nd relocate as per plan, install new hydrants,	
DOCUMENTS	CONSIDERED AT THE I	HEARING:		
	Plans	·	Engineers Report	
	Letter of Suppor	t	Letter of Opposition	
	Petition of Suppor	t	Petition of Opposition	
	Photographs		Building Models	
	Tax Bills		<del></del>	

DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENIE	D WITHOUT PREDUDICE			
PROVISO:			_	
Seven Spaces Only &	& Submitt Drawings To	Show Board Of	Seven Spaces	
······································				
OARD MEMBERS:	PRES	ENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary	/			
Anthony Pisani				
Mark Erlich				
Mark Erlich		4		
Bruce Bickerstaff				
Peter Chin	/			
Craig Galvin	,			
Eugene Kelly		/		

SUMMARY:

At the request of the Board, Counsel described the proposed use in detail, stating to 8 off street parking space, it will be private parking spaces will be sold to unit owners and if any spaces is left over there will be offer to community. Board members inquired regarding relocating of hydrant Counsel stated this process will be dealt with through curb cut application. Board member Pisani moved to approve with provisos, the motion was seconded, and the Board voted to approve with proviso



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# Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am BOA652854	Ward: 06 Address: W 37	77 First St, Ward - 06	Hearing: 3 Applicant: James O'Mara
Seeking appe	al for the terms of the Bost	on Zoning Code (see Acts of 1	956, c. 665) in the following respect: Variance
Article(s)	I	Description	
Article 68, Sec	ction 11	Dimensional Regulations	
Description:	This is a new applicat		Garage Parking. E-Plan. ted application under ERT546147. ign to eliminate prior height violation.
DOCUMENTS	CONSIDERED AT THE HE	EARING:	
	Plans		Engineers Report
	Letter of Support		Letter of Opposition
	Petition of Support		Petition of Opposition
	Photographs		Building Models
	Tax Bills		

DENIED PREDUDICE			
PREDUDICE			
PRESEN	<u>n</u>	RECUSE	
Yes	No		
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SUMMARY: This case was postponed to March 28, 3017 @ 11:30 a.m



### **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Martin J. Walsh Mayor

#### Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am BOA664930	Ward: 06 Address: E	775 Sixth S <b>T</b> , Ward - 06	Hearing: 4  Applicant: Catherine Hurl	
Seeking appeal for	the terms of the Bo	ston Zoning Code (see Acts	of 1956, c. 665) in the following respect:	Variance
Article(s)		Description		
Art. 15 Sec. 01 Art. 17 Sec. 01  Description: Cha	ande occupancy t	Floor Area Ratio excessive Usable open Space Insuffic		
	inge occupancy i	o a two family dwelling a	and enclose 2nd floor rear porch.	
DOCUMENTS CONS	SIDERED AT THE H	EARING:		
	Plans		Engineers Report	
	Letter of Support		Letter of Opposition	
i	Petition of Support		Petition of Opposition	
	Photographs		Building Models	
	Tax Bills			

ECISION:		Yes	A STATE OF THE STA	o
	SUSTAINED/APPROVED			
	DENIED			
	DENIED WITHOUT PREDUDICE			
ROVISO:				
		go en engige com mo	9.4	
DARD MEMBERS:	PRESENT	20 ve 1646 viine 1 20	RECUSE	
DARD MEMBERS:	<u>PRESENT</u> Yes	No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair	Yes		RECUSE	
OARD MEMBERS:  Christine Araujo, Chair  Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, that the house has been occupied as a 2 family for over 20years and they were looking to enclose rear porch. Board members inquired regarding sq ft of each unit the top unit is around 1200sqft and the bottom unit is 950sqft. The Board then requested testimony in opposition and in support from neighbors and elected officals and their representatives. The Mayor's office support, Linehan's office support, Flaherty's office support, Forry's office support and Abutter support. Board member Erlich moved to approve, the motion was seconded, and the Board voted to approve.



#### **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Martin J. Walsh Mayor

#### Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 06		Hearing: 5
BOA666883	Address:	10 Grimes St, Ward - 06	Applicant: Niles Sutphin

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-3	Lot Width Insufficient
Art. 14, Section 4 **	Lot Frontage Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 18 Sec. 01	Front Yard Insufficient
Art. 19 Sec. 01	Side yard insufficient
Art. 20 Sec. 01	Rear Yard Insufficient

**Description:** Demolish existing wood frame structure; Change Use and Occupancy;

Erect a new 4 story residential condominium comprised of 3 dwelling units on 3 floors and a 3 car parking garage located at grade; Building to be wood frame construction for walls and floors; building to be fully sprinklered; All new systems-per plans.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	Engineers Report	
Letter of Support	Letter of Opposition	
Petition of Support	Petition of Opposition	
Photographs	Building Models	
Tax Bills		
Other:		

DECISION:		Yes		No
<b>.</b>	USTAINED/APPROVE			
	DENIE	,		
DENIED	WITHOUT PREDUDICE			
PROVISO:				
				7.
BOARD MEMBERS:	PRES	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich	7			
Bruce Bickerstaff				
Peter Chin	<u></u>			
Craig Galvin				
Eugene Kelly		./		

**SUMMARY:** This case was postponed to March 28, 3017 @ 11:30 a.m



### **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, February 7, 2017

Notice is hereby given that on February 07, 2017 a public hearing will be held by the Zoning Board of Appeal

9:30 am	Ward: 06	1. 24. 37. 5		Hearing: 6
BOA670075	Address:	W 482 Broadway	, Ward - 06	Applicant: John Gillespie
Seeking appeal for the amended in the following			ate Building Code	e, Statute 1972, Chapter 802 as
Article(s)		Description		
8th 780CMR101.4.3 248 CMR 10.10		248 CMR Plu Plumbing Fix	· ·	
Plumbir CMR Pl conside	ng fixtures. lumbing Co	Plumbing fixtur ode. 101.43 Plui nce to the Board	es insufficient fo mbing Referenc	urant. No work to be done. 248 CMR 10.16 or propose 10 seating. 8th 780CMR101.43 ce to the International Plumbing Code shall iners of Plumbers and Gas Fitters
DOCUMENTS CONSID				Custimasa Banari
		lans		Engineers Report
L	etter of Sup	port		Letter of Opposition
Pet	ition of Sup	port		Petition of Opposition
	Photogra	nphs		Building Models
	Tay	Bills		

ECISION:		Yes	No.	)
	SUSTAINED/APPROVED			
	DENIED			
DEN	HED WITHOUT PREDUDICE			
ROVISO:				
DARD MEMBERS:	PRESEN	I	RECUSE	
DARD MEMBERS:	<u>PRESEN</u> Yes	<u>r</u> No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			RECUSE	
	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich  Bruce Bickerstaff	Yes		RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich	Yes		RECUSE	

**SUMMARY:** This case was a no-show Board member Fortune moved to Deny without prejudice, the motion was seconded, and the Board voted to Deny without prejudice.



Mayor

### **BOSTON INSPECTION SERVICES DEPARTMENT**

#### **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

# Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 07	Hearing 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
BOA598998	<b>Address:</b> 187 - 189 E St, Ward - 07	Applicant: Niles Sutphin

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-3	Lot Width Insufficient
Art. 14 Sec. 14-3	Lot Width Insufficient
Art. 14, Section 4 **	Lot Frontage Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 18 Sec. 01	Front Yard Insufficient
Art. 20 Sec. 01	Rear Yard Insufficient
Art. 23 Sec. 01	Off street parking requirements
Architectual Access Board	521 CMR
Notes	

**Description:** Erect new four story wood frame building for 6 dwelling units including 6 garaged parking spaces on grade-Raze existing structure on lot.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	 Engineers Report	
Letter of Support	 Letter of Opposition	
Petition of Support	Petition of Opposition	
Photographs	Building Models	
Tax Bills		
Other:		

DECISION:		Yes	No	
	SUSTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
PROVISO:				
PROVISO:				
BOARD MEMBERS:	PRES	ENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Anthony Pisani  Mark Erlich				
	<u> </u>			
Mark Erlich				
Mark Erlich Bruce Bickerstaff	\rightarrow \right			

SUMMARY: This case was postponed to March 28, 3017 @ 11:30 a.m



# **Board Of Appeals**

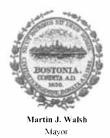
1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

#### Hearings for Tuesday, February 7, 2017

9:30 am	Ward: 07		Hearing: 2		
BOA656500 Address: E 742 Eighth ST		E 742 Eighth S <b>T</b> , Ward - 07	Applicant: Patrick Mahoney	/	
Seeking appeal	for the terms of the I	Boston Zoning Code (see Acts of 1	956, c. 665) in the following respect: Variance		
Article(s)		Description			
Article 15 Section	n 1	Floor Area Ratio			
Article 20 Section	n 1	Rear Yard			
w a	vith new finishes	and associated mechanical a entry. Install new automatic F	re. Remove all interiors of existing three familing electrical work. All new counters, ire suppression system throughout.	ly dwellii	
DOCUMENTS CO	ONSIDERED AT TH				
	Pla	ans	Engineers Report		
	Letter of Supp	ort	Letter of Opposition		
	Petition of Supp	ort	Petition of Opposition		
	Photograp	nhe	Building Models		
	Filotograp				

DECISION			
	DENIED  WITHOUT PREDUDICE	Yes	No
PROVISO:			
BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly		./	

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating that the FAR required is 1.35 and proposed is 1.6, the rear setback is 10. The Board then requested testimony in opposition and in support from neighbors and elected officials and their repersentatives. The Mayor's office support, Linehan's office support, Forry's office support & abutter support. Board member Galvin moved to approve, the motion was seconded, and the Board voted to approve



### **Board Of Appeals**

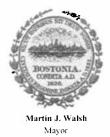
1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

#### Hearings for Tuesday, February 7, 2017

10:30 am	Ward: 09		Hearing: 1	
BOA655329	Address:	44 Upton ST, Ward - 09	Applicant: Steven Deering	
Seeking appeal for th	e terms of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect: GCOD	
Article(s)		Description		
Art. 32 Sec. 04 Notes		GCOD Applicability		
then i	enovate bui	cy of a one family and lodging Iding per plans by creating 2 will be completed under this	units that consists of 3 bathrooms and 1 kitchen p	er u
DOCUMENTS CONSI	DERED AT TH	HE HEARING:		
	Р	lans	Engineers Report	
	Letter of Sup	port	Letter of Opposition	
Р	etition of Sup	port	Petition of Opposition	
	Photogra	phs	Building Models	
		Bills		

DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			**************************************
DENIE	D WITHOUT PREDUDICE			<u>,                                    </u>
PROVISO:				
BOARD MEMBERS:	PRESEN	<u>(T</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff	<del></del>			
Peter Chin				
Craig Galvin			-	
Eugene Kelly		/		

**SUMMARY:** Boston Water and Sewer voted to approve this project. Board member Fortune moved to approve the motion was seconded and the Board voted to approve.



## **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

10:30 am	Ward: 11		Hearing: 1
BOA631617		76 Stonley Rd, Ward - 11	Applicant: Michael Forde
Seeking appeal for the to	erms of the	Boston Zoning Code (see Acts of	1956, c. 665) in the following respect: Variance
Article(s)		Description	
Article 55 Section 19		Use Regs in Local Industrial	
Article 55 Section 20		Dimensional regs in LI	
Article 55 Section 20		Dimensional regs in LI	
Article 55 Section 20		Dimensional regs in LI	
Article 55, Section 40		Off-Street Parking/Loading Re	eqs
Article 55 Sect 40		Off-Street Loading Regs	
Notes			
		This application is in conjunction	and erect a multi-family structure contain on with ALT479101.
residenti	ial units. T	This application is in conjunction	
	ered at T	This application is in conjunction	
residenti	ered at T	This application is in conjunction  HE HEARING:	on with ALT479101.
residenti DOCUMENTS CONSIDE Le	ered at T	HE HEARING: Plans  pport	Engineers Report
residenti DOCUMENTS CONSIDE Le	ERED AT TI P etter of Sup	HE HEARING: Plans pport	Engineers Report Letter of Opposition

				No
DECISION:		Yes		NO
	USTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
PROVISO:		-i Daview		
	BPDA Des	sign Review		
OARD MEMBERS:	PRESE	-NT	RECUSE	
	TREG			
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani	1			
Mark Erlich	,			
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly		/		

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, that there are proposing 28 units with 5 affordable units 23 parking spaces, zoning required 1.5 parking. unit sizes are 6 one-bedroom smallest is 800sqft largest is 960sqft, 20 two-bedrooms at 1100sqft and 2 three-bedrooms at 1200sqft. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, O'Malley's office support, Essaibi's office support and Flaherty's office support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



## **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

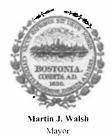
#### Hearings for Tuesday, February 7, 2017

Notice is hereby given that on February 07, 2017 a public hearing will be held by the Zoning Board of Appeal

10:30 am	Ward: 14		Hearing: 1
BOA652498	Address:	5 Jones AV, Ward - 14	Applicant: Stephenson King
Seeking appeal for .	the terms of the I	Boston Zoning Code (see Acts	of 1956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 10 Sec. 01 **		Limitation of off street park	king areas
Description: Try	ing to get a cur	b cut so that I can park of	f street from getting tickets and being towed.
DOCUMENTS CON	SIDERED AT TH	E HEARING:	
	Pi	ans /	Engineers Report
	Letter of Supp	port	Letter of Opposition
	Petition of Supp	port	Petition of Opposition
	Photogra	ohs	Building Models
	Tax E		

ECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
ROVISO:  Boston Tranportation	Department To Determ	nine How Many	Parking Spaces	
Boston Tranportation	Department To Determ	interiow warry	r arking opaces	
OARD MEMBERS:	PRESE	NT	RECUSE	
DARD MEMBERS:	PRESE	NT	RECUSE	
OARD MEMBERS:	PRESE Yes	NO No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			RECUSE	
			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary			RECUSE	
Christine Araujo, Chair			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich  Bruce Bickerstaff			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich  Bruce Bickerstaff			RECUSE	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, looking to get off street parking for two vehicles. Board member Pisani inquired regarding two parking spaces one car will be front yard parking because the distance from the bay window to the property line is 6.3ft. Applicant stated that parking is difficult the area is very congested. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Abutter support. Board member Chin voted to approve with proviso the motion was seconded and the Board voted to approve with proviso. Pisani was opposed to vote.



## **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

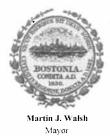
#### Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 16			Hearing: 1	
BOA661957	Address:	491 - 493 Ash	nmont ST, Ward - 16	Applicant: Patrick Roche	
Seeking appeal for the	e terms of the	Boston Zoning	Code (see Acts of 1956	3, c. 665) in the following respect:	Extension of Non- Conforming Use 8
Article(s)		Description	on		Variance
Article 65, Section 8		Use Regu	ulations		
Article 65, Section 9		Dimension	nal Regulations		
Article 65, Section 9		Dimension	nal Regulations		
Article 65, Section 9		Dimension	nal Regulations		
Article 65, Section 9		Dimension	nal Regulations		
Notes					
Art. 65 Sec. 9		Residentia	al Dimensional Reg.s		
Art. 09 Sec. 01 **		Extension	of Non Conforming Use	9	
Notes					
DOCUMENTS CONSI	DERED AT TH	HE HEARING:			
	Pi	lans 📝		Engineers Repo	rt
	Letter of Sup	port	•	Letter of Opposition	n
Pe	etition of Sup	port	•	Petition of Opposition	n
	Photogra	iphs		Building Mode	s
	Tax I	Bills			
	Ot	her:			

DECISION:		Yes	
	SUSTAINED/APPROVED		
	DENIED		
DE	NIED WITHOUT PREDUDICE		
PROVISO:			
OARD MEMBERS:	PRESENT	1	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary	/		
Anthony Pisani	/		
Anthony Pisani  Mark Erlich			
Mark Erlich	<del></del>		
Mark Erlich Bruce Bickerstaff	<del>-</del>		
Mark Erlich  Bruce Bickerstaff  Peter Chin	_ <del>\</del>		
Mark Erlich Bruce Bickerstaff	- <del></del>		

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating that the project was previously approved however through design review, modification triggered additional violation was not a deminimus change. The Board then requested testimony in opposition and in support from neighbors and elected officals and their representatives. The Mayor's office was in support, Baker's office was in support. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve. Galvin recused himself from this case.



## **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

#### Hearings for Tuesday, February 7, 2017

10:30 am	Ward: 18			Hearing: 1	
BOA646747	Address:	15 - 17	June St, Ward - 18	Applicant: Richard Lynds	
Seeking appeal for the to	erms of the E	Boston	Zoning Code (see Acts	of 1956, c. 665) in the following respect:	Variance
Article(s)		De	scription		
Art. 67 Sec. 33		Арр	o. of Dimensional Req.		
Art. 67 Sec. 33 Notes		Арг	o. of Dimensional Req.		
Description: Erect Two (ERT631062: 11-13 June				separate Two Unit Townhouse	
	RED AT TH	E HEA	RING:		
DOCUMENTS CONSIDE			_	Engineers Report	
OOCUMENTS CONSIDE	Pla	ans —			
	Pla tter of Supp	_	<u> </u>	Letter of Opposition	
Le		oort _	<u> </u>	Letter of Opposition Petition of Opposition	
Le	tter of Supp	oort _	<u> </u>		

DECISION:		Yes	No
	SUSTAINED/APPROVE	<b>D</b>	
	DENIE	D	
	DENIED WITHOUT PREDUDIC	<b>E</b>	
PROVISO:			
	BPDA D	esign Review	
OARD MEMBERS:	. PRE	SENT	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly			

**SUMMARY**: see companion minutes



## **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

#### Hearings for Tuesday, February 7, 2017

Notice is hereby given that on February 07, 2017 a public hearing will be held by the Zoning Board of Appeal

		m 801) upon the following			
10:30 am	Ward: 18			Hearing: 2	
BOA646755	Address: 11	- 13 June St, Ward - 18	3	Applicant: Richard Lynds	
Seeking appeal for the	terms of the Bo	ston Zoning Code (see /	Acts of 1956, c. 6	65) in the following respect:	Variance
Article(s)		Description			
Art. 67 Sec. 33		App. of Dimensional R	Req.		
Art. 67 Sec. 9.1		Dimensional Regulation	ons Applicable in	Residential Sub Districts.	
Art. 67 Sec. 9.1		· ·	• • •	Residential Sub Districts.	
Art. 67 Sec. 9.1		Dimensional Regulatio	ons Applicable in l	Residential Sub Districts.	
Notes					
(ER <b>T</b> 631062:15-17 Jun	ne St) on same p	arcel.			
DOCUMENTS CONSID	ERED AT THE I	HEARING:			
	Plans	s 🗸		Engineers Repor	t
L	etter of Suppor	t		Letter of Opposition	1
Pet	tition of Suppor	t		Petition of Opposition	1
	Photographs	<del></del>		Building Models	5
	Tax Bills	<del></del>			
	Other	•			

DECISION:	SUSTAINED/APPROVED DENIED ENIED WITHOUT PREDUDICE	Yes		No .
ROVISO:	BPDA Design Re	/iew		
OARD MEMBERS:	PRESE	<u>NT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating that the proposal would be as of right but for the 27ft easement. Counsel stated that they can meet all requirements Board members inquired regarding parking, Counsel stated that there is two parking spaces per unit with 8 parking spaces. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Galvin voted to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



Mayor

## BOSTON INSPECTION SERVICES DEPARTMENT

## **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

#### Hearings for Tuesday, February 7, 2017

10:30 am	Ward: 18		Hearing 3
BOA656303	Address:	57 Sunnyside ST, Ward - 18	Applicant: Patrick Sharkey
Seeking appe	eal for the terms of the	Boston Zoning Code (see Acts o	f 1956, c. 665) in the following respect: Variance
Article(s)		Description	
Article 69 Sec	ction 29.4	Off-Street Parking Location	
Article 69 Sec	ction 8	Use Regulations in Res Dist	rict
Article 69, Se	ection 9.3	Location of Main Entrance	
Article 9, Sec	tion 2	Change in Non-Conforming	Use
Article 10, Se	ection 1	Limitation of Area	
Notes			
Article 69, Se	ection 9 ** **	Usable Open Space Insuffic	ient
DOCUMENTS	S CONSIDERED AT TI	HE HEARING:	
	P	lans	Engineers Report
	Letter of Sup	port	Letter of Opposition
	Petition of Sup	port	Petition of Opposition
	Photogra	aphs	Building Models
	Tax	Rille	
	iax	DIIIS	

ECISION:		Yes	No
<b>.</b>	SUSTAINED/APPROVED		
	DENIED		
DENIED	WITHOUT PREDUDICE		
ROVISO:			
	BPDA Design Review-Atte	ention To Parking	
	· · · · · · · · · · · · · · · · · · ·		
	- 10 to 10 t		
DARD MEMBERS:	PRESENT	RI	ECUSE
OARD MEMBERS:	<u>PRESENT</u> Yes	<u>Rt</u> No	ECUSE
OARD MEMBERS:  Christine Araujo, Chair			ECUSE
OARD MEMBERS:  Christine Araujo, Chair  Mark Fortune, Secretary			ECUSE
Christine Araujo, Chair			ECUSE
Christine Araujo, Chair  Mark Fortune, Secretary			ECUSE
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani			ECUSE
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich			ECUSE
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich  Bruce Bickerstaff			ECUSE

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, that the project was previously before the board at that time they were proposing five units now they are looking to go from a two-family to four-family. The bedroom sizes range from 850sqft for the one-bedroom to 1260sqft for three-bedrooms. Applicant is requesting 8 parking spaces. Board members inquired regarding curb cut, applicant stated the curb cut is on the side of the house. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Pisani voted to approve with proviso, the motion was seconded and the Board approve with proviso.



Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

of the City of Bosto	ii at City naii (Ke	Join 601) upc	on the following appeal	is.	
10:30 am	Ward: 18			Hearing: 4	
BOA668807	Address:	2 - 20 Fairmo	ount AV, Ward - 18	Applicant: David Atkinson	
Seeking appeal for	the terms of the E	Boston Zoning	g Code (see Acts of 19	956, c. 665) in the following respect:	Conditional Use
Article(s)		Descripti	ion		
Art. 06 Sec. 04		Other Pro	otectional Conditions		
Description: Ren	nove the provis	o to this pe	titioner only for take	eout (no drawings or work with	this application)
DOCUMENTS CON	ISIDERED AT TH	E HEARING:			
	Pla	ans 🗸		Engineers Report	
	Letter of Supp	ort	-	Letter of Opposition	
	Petition of Supp	ort	_	Petition of Opposition	
	Photograp	ohs	_	Building Models	
	Tax B	ills			

DECISION:	SUSTAINED/APPROVE	Ye:	S No
	DENIE	D	
DENIED	WITHOUT PREDUDIC		
PROVISO:	alea Out		
18	ake-Out		
BOARD MEMBERS:	PRES	SENT	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani	/		
Mark Erlich			
Bruce Bickerstaff			
Peter Chin			A TANCET OF STREET
Craig Galvin			
Eugene Kelly			

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, that they are looking to do take-out at they restaurant Wings and Things, applicant has been operating restaurant since 2010. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Bickerstaff moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



## **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

#### Hearings for Tuesday, February 7, 2017

Notice is hereby given that on February 07, 2017 a public hearing will be held by the Zoning Board of Appeal

10:30 am Ward: 19		Hearing: 1
BOA662260 Address:	20R Spring Park Av, Ward - 19	Applicant: Kyle Smith
Seeking appeal for the terms of the E	Boston Zoning Code (see Acts of 195	56, c. 665) in the following respect: Variance
Article(s)	Description	
Article 55, Section 9 * ***	Lot Frontage Insufficient	
Article 55, Section 9 **	Floor Area Ratio Excessive	
Article 55, Section 9 *** *	Side Yard Insufficient	
Article 55, Section 9 ****	Rear Yard Insufficient	
Article 55, Section 41 Notes	Application of Dim. Regs.	
8th 780CMR R302.1	EXTERIOR WALLS	
Note:		
DOCUMENTS CONSIDERED AT TH	E HEARING:	
Pla	ans	Engineers Report
Letter of Supp	ort	Letter of Opposition
Petition of Supp	oort	Petition of Opposition
Photograp	bhs	Building Models
Tax B	ills	AMERICA DESCRIPTION OF THE PROPERTY OF THE PRO
nu.	ALCONOMINATION AND ACTIVITIES AND AC	
Oth	HOI.	

CISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
	DENIED WITHOUT PREDUDICE			
OVISO:				
ARD MEMBERS:	PRESEN	I	RECUSE	
ARD MEMBERS:	<u>PRESEN</u> Yes	<u>IT</u> No	RECUSE	
ARD MEMBERS: Christine Araujo, Chair			RECUSE	
	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani	Yes		RECUSE	
Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich  Bruce Bickerstaff	Yes		RECUSE	

SUMMARY:

At the request of the Board, Counsel described the proposed use in detail, stating to existing structure is a one family, rehabbed carrage house. Board member inquired regarding lot area Counsel stated that it is 6,854sqft, size of the carriage house 1993sqft proposed 1998sqft, allowed FAR .5 proposed .6 and the carriage house is two stories. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, O'Malley's office support, Flaherty's office support. Board member Pisani voted to approve, the motion was seconded, and the Board voted to approve.



Mayor

## **BOSTON INSPECTION SERVICES DEPARTMENT**

## **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

#### Hearings for Tuesday, February 7, 2017

10:30 am	Ward: 19		Hearing: 2	
BOA662261	Address:	20R Spring Park Av, Ward - 19	Applicant: Kyle Smith	
* ··		Massachusetts State Building Code, S	Statute 1972, Chapter 802 as	
amended in the following	g respect: .			
Article(s)		Description		
Article 55, Section 9 * **	*	Lot Frontage Insufficient		
Article 55, Section 9 **		Floor Area Ratio Excessive		
Article 55, Section 9 ***	*	Side Yard Insufficient		
Article 55, Section 9 ****		Rear Yard Insufficient		
Article 55, Section 41		Application of Dim. Regs.		
Notes				
8th 780CMR R302.1		EXTERIOR WALLS		
Note:				
Description: Confirm and rend	ovate exis	cy as a Carriage house. Change ting building with new dormers fo alls, opening in walls <3 feet is n	or extension of living space. Sec	
Description: Confirm and rend	ovate exis	ting building with new dormers fo	or extension of living space. Sec	
Description: Confirm and rend R302.1 I	ovate exis Exterior w	ting building with new dormers fo alls, opening in walls <3 feet is n	or extension of living space. Sec	
Description: Confirm and rend	ovate exis Exterior w	ting building with new dormers fo alls, opening in walls <3 feet is n	or extension of living space. Sec	
Description: Confirm and rend R302.1 E	ovate exis Exterior w	ting building with new dormers for alls, opening in walls <3 feet is not be the second of the HEARING:	or extension of living space. Sec not allowed.	
Description: Confirm and rend R302.1 E	exterior w  ERED AT THE	ting building with new dormers for alls, opening in walls <3 feet is need to be alls.  HE HEARING:  lans  port	or extension of living space. Sec not allowed.  Engineers Report	
Description: Confirm and rend R302.1 E	exterior w  ERED AT THE	ting building with new dormers for alls, opening in walls <3 feet is not be the second of the second	er extension of living space. Sec not allowed.  Engineers Report  Letter of Opposition	

ECISION:		Yes	No	
	SUSTAINED/APPROVED			
	DENIED			
	DENIED WITHOUT PREDUDICE			
ROVISO:				
DARD MEMBERS:	PRESEN	Ī	RECUSE	
DARD MEMBERS:	<u>PRESEN</u> Yes	<u>IT</u> No	RECUSE	
DARD MEMBERS: Christine Araujo, Chair	Yes		RECUSE	
OARD MEMBERS:  Christine Araujo, Chair  Mark Fortune, Secretar	Yes		RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretar	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretar Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretar Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretar Anthony Pisani Mark Erlich	Yes		RECUSE	

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to windows being 3ft from lot line, Board members inquired regarding how will you mitigate fire safety Counsel stated that the nearest building is 60ft. Board member Pisani voted to Deny, the motion was seconded and the Board voted to Deny



#### **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

## Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

of the City of Boston	at City Hall (R	oom 801) upon the following appeals	5:
10:30 am	Ward: 21		Hearing: 1
BOA666750	Address:	101 Washington St, Ward - 21	Applicant: C/O Joseph Hanley, Esq
Seeking appeal for the	e terms of the I	Boston Zoning Code (see Acts of 19	56, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 09		Dimensional Regulations	

**Description:** Raze existing Mikvah structure and construct new 2-story Synagogue build-ing with on-site parking and Ancillary off-site parking by separate but related application at 105 Washington St, Parcel

ID2101843000.

## DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<b>✓</b>	Engineers Report	
Letter of Support		Letter of Opposition	
Petition of Support		Petition of Opposition	
Photographs		Building Models	
Tax Bills			
Other:			

DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
U	ENIED WITHOUT PREDUDICE			
PROVISO:				
	BPDA Design Re	view		
				<u> </u>
				of miles (1)
OOARD MEMBERS:	PRESEN	I	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich	<del></del>			
Bruce Bickerstaff				
Peter Chin				
Peter Chin Craig Galvin				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating that the site has long been utilized by religious facilities, three continguous parcels-3500sqft, they will raze structures and reconfigure buildings on lot. Board members inquired regarding dimensions what was allowed and proposed. Counsel describes parking there will be 70 parking spaces in garage 66 for Residential 4 for religious. The unit size is 22 one-bedroom one bath 820sqft, 44 two-bedrooms two bath 1070sqft and 4 three-bedrooms two bath at 1300sqft. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Ciommo's office support, BAIA support and two regilious reps support. Board member Pisani voted to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



## **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

#### Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 21		Hearing: 2
BOA666760	Address:	103 Washington St, Ward - 21	Applicant: C/O Joseph Hanley, Esq

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

•		
Article(s)	Description	
Art. 51 Sec. 09	Dimensional Regulations	
Art. 51 Sec. 09	Dimensional Regulations	
Art. 51 Sec. 09	Dimensional Regulations	
Art. 51 Sec. 09	Dimensional Regulations	
Art. 51 Sec. 09	Dimensional Regulations	
Art. 51 Sec. 09	Dimensional Regulations	
Art. 51 Sec. 09	Dimensional Regulations	
Art. 51 Sec. 09	Dimensional Regulations	

**Description:** Erect new 2-story Mikvah building on vacant lot with accessory parking and ancillary off-site parking by separate but related application at 105 Washington Street, Parcel ID 2101843000.

DOCUMENTS CONSIDERED AT THE HE	ARING:		
Plans	<b>/</b>	Engineers Report	
Letter of Support		Letter of Opposition	
Petition of Support		Petition of Opposition	
Photographs		Building Models	
Tax Bills			
Other:			

DECISION:		Yes		No
	SUSTAINED/APPROVE	D		
	DENIE	<b>D</b> .		
DENIE	D WITHOUT PREDUDIC	<b>B</b> ::1:2		
ROVISO:	DDD 4 D			
	BPDA Design Re	eview		
OARD MEMBERS:				
OARD MEMBERS:	PRES	<u>SENT</u>	RECUSE	
	PRES Yes	SENT No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			RECUSE	
			RECUSE	
Christine Araujo, Chair	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich  Bruce Bickerstaff	Yes		RECUSE	

**SUMMARY**: see companion minutes



Mayor

## **BOSTON INSPECTION SERVICES DEPARTMENT**

#### **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

#### Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 21		Hearing: 3
BOA666763		105 Washington St, Ward - 21	Applicant: C/O Joseph Hanley, Esq

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s) Description

Art. 51	Sec. 08	Use Regulations
Art. 51	Sec. 09	Dimensional Regulations
Art. 51	Sec. 09	Dimensional Regulations
Art. 51	Sec. 09	Dimensional Regulations
Art. 51	Sec. 09	Dimensional Regulations
Art. 51	Sec. 09	Dimensional Regulations
Art. 51	Sec. 09	Dimensional Regulations

Description: Raze existing synagogue structure and construct new 7-story, 73-unit residential building with both underground garage and above grade on-site parking for this project and including ancillary parking for the new Synagogue and Mikvah properties by separate but related applications at 101 Washington Street (Parcel ID2101841000) and at 103 Washington Street (Parcel ID2101842000) respectively.

#### **DOCUMENTS CONSIDERED AT THE HEARING:**

Plans	✓ Engineers Report	
Letter of Support	Letter of Opposition	
Petition of Support	Petition of Opposition	
Photographs	Building Models	procession and the second of t
Tax Bills		
Other:		

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DENIE	ED WITHOUT PREDUDICE		
PROVISO:			
	BPDA Desigr	Review	
OARD MEMBERS:	PRESEN	I	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin	/		
Craig Galvin			
Eugene Kelly			

**SUMMARY:** see companion minutes



Mayor

#### BOSTON INSPECTION SERVICES DEPARTMENT

#### **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

#### Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

BOA666767	Address:	103 Washington St, Ward - 21	Applicant: Joe Hanley
Seeking appeal for tamended in the follo		Massachusetts State Building Code,	Statute 1972, Chapter 802 as
Article(s)		Description	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 09		Dimensional Regulations	

**Description:** Erect new 2-story Mikvah building on vacant lot with accessory parking and ancillary off-site parking by separate but related application at 105 Washington Street, Parcel ID 2101843000.

101.4 Referenced Codes. The other codes listed in Sections 101.4.1 through 101.4.6 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. 527 CMR Chapter 18. Fire Department Access. 705.5 Fire-Resistance Ratings. Exterior walls shall be fire-resistance rated in accordance with Table 601 and 602 and this section. The required fire-resistance rating of exterior walls with a fire separation distance is greater than 10 feet (3048 mm) shall be rated for exposure to fire from the inside. The required fire-resistance rating of exterior walls with a fire separation distance of less than or equal to 10 feet (3048 mm) shall be rated for exposure to fire from both sides.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	 Engineers Report	
Letter of Support	Letter of Opposition	
Petition of Support	Petition of Opposition	
Photographs	 Building Models	
Tax Bills		
Other:		

DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENIE	D WITHOUT PREDUDICE			
PROVISO:				
	· ·			1. P. T. T. T. T.
BOARD MEMBERS:	PRESEN	<u>'</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Christine Araujo, Chair  Mark Fortune, Secretary				
	_ <u>/</u>			
Mark Fortune, Secretary				
Mark Fortune, Secretary  Anthony Pisani				
Mark Fortune, Secretary  Anthony Pisani  Mark Erlich				
Mark Fortune, Secretary  Anthony Pisani  Mark Erlich  Bruce Bickerstaff	- <u>/</u> -/			

SUMMARY: Board satisfied with code compliance alternative as descrived on minutes form BOA 667872



Mayor

## **BOSTON INSPECTION SERVICES DEPARTMENT**

## **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

#### Hearings for Tuesday, February 7, 2017

Address: 101 Washington St, Ward - 21	Applicant: Joe Hanley
	- PP
e terms of the Massachusetts State Building Code ring respect: .	e, Statute 1972, Chapter 802 as
Description	
Dimensional Regulations	
he required fire-resistance rating of exterions shall be rated for exposure to fire separate to fire from both sides. 705.8 Openings. COS.8.6.05.8.1 Allowable area of openings.	sistance rated in accordance with tables 601 and 602 or walls with a fire separation distance of greater that ion distance of greater than 10 feet (3048 mm) shall penings in exterior walls shall comply with sections. The maximum area rior wall in any story of a building shall not exceed the
	Description  Dimensional Regulations sting Mikvah structure and construct new 2-story off-site parking by separate but related application nce Ratings Exterior walls shall be fire-resistance rating of exterior shall be rated for exposure to fire separate to fire from both sides. 705.8 Openings. Cl. 5.8.6.05.8.1 Allowable area of openings. To protected openings permitted in an exterior standard st

# Plans \_\_\_\_\_ Engineers Report \_\_\_\_\_ Letter of Support \_\_\_\_\_ Letter of Opposition \_\_\_\_\_ Petition of Support \_\_\_\_\_ Petition of Opposition \_\_\_\_\_ Photographs \_\_\_\_\_ Building Models \_\_\_\_\_ Tax Bills \_\_\_\_\_ Other:

ECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
DENIE	ED WITHOUT PREDUDICE		
PROVISO:			
OARD MEMBERS:	PRESEN	<u>u</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich	<del></del>		
Bruce Bickerstaff			
Peter Chin			
Craig Galvin			
Eugene Kelly			

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to three buildings tied together by underground parking garage, applicant proposed 3 hour fire separation as compliance alternative also 1 hour horizontal separation. Board member Pisani voted to approve, the motion was seconded and the Board voted to approve.



Mayor

## BOSTON INSPECTION SERVICES DEPARTMENT

#### **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

# Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07**, **2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 22		Hearing: 17
BOA634850	Address: 2	7 Holton ST, Ward - 22	Applicant: Dina Browne
Seeking appeal for	the terms of the Bo	oston Zoning Code (see Acts	of 1956, c. 665) in the following respect: Variance
Article(s)		Description	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 09		Dimensional Regulations	
Art. 51 Sec. 08		Use Regulations	
Art. 51 Sec. 09		Dimensional Regulations	

**Description:** Change occupancy of existing two family to four family – see plans filed.

DOCUMENTS CONSIDERED AT THE HE	EARING:		
Plans		Engineers Report	
Letter of Support		Letter of Opposition	
Petition of Support		Petition of Opposition	
Photographs		Building Models	
Tax Bills			

DECISION:		Yes		0
	SUSTAINED/APPROVED			
	DENIED			
DE	NIED WITHOUT PREDUDICE			
ROVISO:				
	BPDA Desig	gn Review		
15 \$76 <sub>0</sub>	2.3 AANS N			
OARD MEMBERS:	PRESE	<u>NT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary	/			
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin	/			
reter Cilli				
Craig Galvin				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, to renovate existing structure change from a large two-family to four-family the lot size is 6893sqft with 7 parking spaces. Board members inquired regarding size of units two units are 1469sqft and the other two units are 1127sqft. Extension into basement the floor to ceiling height is 8'x6". Counsel disputes ISD's calculation of FAR. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support Ciommo's office support Flaherty's office support and Essaibi's office support. Board member Pisani voted to approve with proviso, the motion was seconded and the Board voted to approve with proviso.



## **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings fo	or Tuesday, Fe	bruar	y 7, 2017								
	eby given that or Boston at <b>City</b> I		-		-		oy the Zor	ning Board of	f Appeal		
11:30 am	Wan	d: 16					Hearing:	2			
BOA613478	Add	ress:	820 William	「Morrissey I	BLVD, War	rd	Applicar	t: Donald W	iest		
Seeking appe	eal for the terms	of the	Boston Zoning	g Code (see	Acts of 19	56, c. 6	665) in the	e following re	spect: V	'ariance	<del>)</del>
Article(s)			Descripti	ion							
Article 65, Se	ection 40		Sign Reg	ulations							
Article 65, Se	ection 40		Sign Reg	ulations							
Article 11, Se	ction 7		Electronic	Signs							
	Replace both Static and the Replace exis	e othe	er side Tri-V	ision, with	new digit	al sigr	nage cal	oinets.			0876/2004.
DOCUMENTS	CONSIDERED	AT TH	IE HEARING:								
		P	lans					Engineers	Report		_
	Letter o	of Sup	port				L	etter of Opp	osition		-
	Petition o	of Sup	port	•			Pet	tition of Opp	osition		_
	Pho	otogra	phs					Building	Models		_

Tax Bills

ECISION:		Yes		No
<b>s</b>	SUSTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
ROVISO:				
DARD MEMBERS:	PRESEN	1	RECUSE	
DARD MEMBERS:	PRESEN	<u>I</u> No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			RECUSE	
			RECUSE	
Christine Araujo, Chair			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich			RECUSE	
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff			RECUSE	

SUMMARY: This case was postponed to April 11, 2017 @ 11:30 a.m



#### **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

#### Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 14		Hearing: 2
BOA579668	Address:	73R Wellington Hill St, Ward - 14	Applicant: Prince Kallon
Seeking appeal for the t	erms of the	Boston Zoning Code (see Acts of 1956	6, c. 665) in the following respect: Variance
Article(s)		Description	
Article 60, Section 8 * **		Use: Forbidden	
Article 60, Section 9		Dimensional Regulations	
Article 60, Section 9		Dimensional Regulations	
Article 60, Section 9		Dimensional Regulations	
Article 60, Section 9		Dimensional Regulations	
Article 60, Section 9		Dimensional Regulations	
Article 60, Section 40 *		Off-Street Parking Regs	
Article 60, Section 41		Appl of Dimensional Regs	
Article 60 Section 9		Dimensional Regulations	

Description: Change occupancy from two car garage to a single family dwelling.

Legalize a one bedroom unit in an existing garage. See also alt570211 for 73 Wellington Hill St.

# Plans \_\_\_\_\_ Letter of Support

Tax Bills

**DOCUMENTS CONSIDERED AT THE HEARING:** 

Engineers Report

Letter of Opposition

Petition of Support Petition of Opposition

Photographs Building Models

DECISION:				
		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
PROVISO:				
BOARD MEMBERS:	PRESEN	ı	RECUSE	
BOARD MEMBERS:	PRESEN Yes	[ No	RECUSE	
BOARD MEMBERS:  Christine Araujo, Chair			RECUSE	
Christine Araujo, Chair			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich  Bruce Bickerstaff			RECUSE	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, to legalize existing unit in garage which is a two-bedroom would like to convert it to a one-bedroom, Applicant stated that the size of the garage is 450sqft but Board member Pisani stated that it is around 600sqft. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office opposed the project. Board member Pisani moved to

Deny, the motion was seconded and the Board voted to Deny.



#### **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Martin J. Walsh Mayor

#### Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 02		Hearing 3 had \$ 10 mg - grades.
BOA578669	Address:	34 - 42 Warren ST, Ward - 02	2 Applicant: Philip Hresko
Seeking appe	eal for the terms of the	e Boston Zoning Code (see Act	s of 1956, c. 665) in the following respect: Variance
Article(s)		Description	
Article 62, Sec	ction 14 **	Dimensional Regulations	
Article 62, Sec	ction 14 **	Dimensional Regulations	
Article 62, Sec	ction 14 **	Dimensional Regulations	
Article 62, Sec	ction 25	Roof structure restrictions	
Article 62, Sec	ction 29	Off-Street Prkg Insufficier	nt
Description:	and Indoor Sale Construct a new Convert part of t Upgrade Lifesafe Renovations to I new Elevator, S	and Display of Used Moto 1-story addition onto the F he first floor Garage space ety systems throughout exi Building to include: installa	ge of Construction equipment, r Vehicles to a Garage, Retail Store, and Offices Roof of the existing Building. into Retail space. isting Garage and new Offices. ation of a new Wheelchair Accessible entrance, v Floor system, upgrades to existing
DOCUMENTS	CONSIDERED AT T		
	F	Plans	Engineers Report
	Letter of Sup	oport	Letter of Opposition
	Petition of Sup	pport	Petition of Opposition
	Photogra	aphs	Building Models
	Тах	Bills	<del></del>
	o	ther:	

		Yes		0
	SUSTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
DROVICO.				
PROVISO:				
SOARD MEMBERS:	PRESE	NT	RECUSE	
			KEOOOL	
	Yes	No		
Christine Araujo, Chair	Yes	No		
Christine Araujo, Chair  Mark Fortune, Secretary		No		
	Yes	No		
Mark Fortune, Secretary  Anthony Pisani		No		
Mark Fortune, Secretary  Anthony Pisani  Mark Erlich		No		
Mark Fortune, Secretary  Anthony Pisani		No		
Mark Fortune, Secretary  Anthony Pisani  Mark Erlich		No		
Mark Fortune, Secretary  Anthony Pisani  Mark Erlich  Bruce Bickerstaff		No		

SUMMARY: This case was postponed to April 11, 2017 @ 11:30 a.m



## **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 7, 2017

11:30 am Ward:		Hearing: 1	
BOA659442 Addre	ss: 100 Boardman St, Ward - 01	Applicant: Karen Simao	
Seeking appeal for the terms of	the Boston Zoning Code (see Acts of 1	956, c. 665) in the following respect:	Variance
		,	varianoc
Article(s)	Description		
Art. 11 Sec. 06	Signs Subject to Other Reg.		
Art. 25 Sec. 5	Flood Hazard Districts		
Art. 53, Section 26 **	Dimensional Regulations		
Art. 53, Section 26 **	Dimensional Regulations		
Art. 53, Section 55 **	Sign Regulations		
Description: erect new billbe	oard		
DOCUMENTS CONSIDERED AT	THE HEARING:		
	Plans /	Engineers Report	
1 .44 6			
Letter of S		Letter of Opposition	
Petition of S	support	Petition of Opposition	
Photo	graphs	Building Models	
Ta	ax Bills		
	Other:		

CISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
	DENIED WITHOUT PREDUDICE	<b>-</b>		
OVISO:				
ARD MEMBERS:	PRES	<u>ENT</u>	RECUSE	
ARD MEMBERS:	<u>PRES</u> Yes	<u>IENT</u> No	RECUSE	
ARD MEMBERS: Christine Araujo, Chair	Yes		RECUSE	
	Yes		RECUSE	
Christine Araujo, Chair	Yes 		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretar	Yes 		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretar Anthony Pisani	Yes 		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretar Anthony Pisani Mark Erlich	Yes 		RECUSE	
Mark Fortune, Secretar Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes 		RECUSE	

**SUMMARY:** This case was a no-show Board member Fortune moved to Deny without prejudice, the motion was seconded and the Board voted to Deny without prejudice.



### **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Martin J. Walsh Mayor

### Hearings for Tuesday, February 7, 2017

BOA640513	Ward: 07 Address: 4	Salerno PI, Ward - 07	Hearing: 6 Applicant: John Evans
Seeking appeal for amended in the fol-		issachusetts State Building C	ode, Statute 1972, Chapter 802 as
Article(s)		Description	
Building		Building Code Refusal:	
Building		Building Code Refusal:	
Building		Building Code Refusal:	
<b>Description:</b> Citize 2-FAMILY ROW Ho along with ERT580.	DUSE W/ROOF DE	on the  issuance of ER <sup>*</sup> CK AS PER PLANS SUBMIT	F580670 to ERECT NEW 4-STORY TED.  Rowhouse development
The petitioner s for ERT580525	eeks a determina , ERT580538 & E	ation that the Inspectiona ERT580670. The permit v	I Services Department erred in issuing a pe vere issued as an allowed use.
OCUMENTS CON	SIDERED AT THE F	HEARING:	
	Plans		Engineers Report
	Letter of Suppor	t	Letter of Opposition
	Petition of Support	t	Petition of Opposition
	Photographs	·	Building Models
	Tax Bills	·	
	Other		

DECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENIEC	WITHOUT PREDUDICE			
ROVISO:				
		· · · · · · · · · · · · · · · · · · ·		
DARD MEMBERS:	<u>PRESEN</u>	**************************************	RECUSE	1
DARD MEMBERS:	<u>PRESEN</u> Yes	[ No	RECUSE	
OARD MEMBERS; Christine Araujo, Chair			RECUSE	
			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary			RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary Anthony Pisani			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich			RECUSE	
Mark Fortune, Secretary Anthony Pisani			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich  Bruce Bickerstaff			RECUSE	

**SUMMARY:** Inspectional Services Department did erred in issuance of building permits.



Mayor

## BOSTON INSPECTION SERVICES DEPARTMENT

## **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 7, 2017

12:00 pm	Ward: 07		Hearing: 5
BOA640509	Address:	8 Salerno Pl, Ward - 07	Applicant: John Evans
Seeking appeal for the tel	rms of the respect:	Massachusetts State Building Co	de, Statute 1972, Chapter 802 as
Article(s)		Description	
Building		Building Code Refusal:	
Building		Building Code Refusal:	
Building		Building Code Refusal:	
<b>Description:</b> Citizens app 2-FAMILY ROW HOUSE values along with ERT580525, Ele	W/ROOF	DECK AS PER PLANS SUBMITT	580670 to ERECT NEW 4-STORY ED.  Rowhouse development
The petitioner seeks for ERT580525, ERT	a determ 580538	nination that the Inspectional at & ERT580670. The permit we	Services Department erred in issuing a per ere issued as an allowed use.
DOCUMENTS CONSIDER	ED AT TU	JE HEADING.	
JOCOMENTS CONSIDER		ans	Engineers Report
Lette	er of Supp		Letter of Opposition
		<del></del>	
	on of Sunr	port	Petition of Opposition
ı	on of Supp	<del></del>	Petition of Opposition Building Models
I	on of Supp Photogra <sub>l</sub> Tax E	phs	Petition of Opposition  Building Models

ECISION:		Yes	N	0
	USTAINED/APPROVED			
	DENIED			
DENIED	WITHOUT PREDUDICE			
ROVISO:				
DADD MEMBERS.	DDEC	FNT	PEGUIOE	
DARD MEMBERS:	PRES	ENT	RECUSE	
OARD MEMBERS:	<u>PRES</u> Yes	<u>ENT</u> No	RECUSE	
OARD MEMBERS: Christine Araujo, Chair			RECUSE	
Christine Araujo, Chair			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary			RECUSE	
			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich  Bruce Bickerstaff			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich			RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich  Bruce Bickerstaff			RECUSE	

SUMMARY: Inspectional Services Department did erred in issuance of building permits.



## **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearing: 4

Martin J. Walsh Mayor

12:00 pm

### Hearings for Tuesday, February 7, 2017

Ward: 07

BOA640507	Address: E 522	Seventh St, Ward - 07	Applicant: John Evans	
Seeking appeal for amended in the foll		achusetts State Building Co	ode, Statute 1972, Chapter 802 as	
Article(s)	D	escription		
Building	В	uilding Code Refusal:		
Building	В	uilding Code Refusal:		
Building	В	uilding Code Refusal:		
	OUSE W/ROOF DECK		580670 to ERECT NEW 4-STORY FED.  Rowhouse development	
The petitioner se	eks a determination 30525, ERT580538,	n that the Inspectional , ERT580670. The peri	Services Department erred in issuing mits were issued as an allowed use.	а
DOCUMENTS CON	SIDERED AT THE HEA	ARING:		
	Plans		Engineers Report	
	Letter of Support	·	Letter of Opposition	·
	Petition of Support		Petition of Opposition	
	Photographs		Building Models	
	Tax Bills			
	Other:			

		Yes	No.	
	SUSTAINED/APPROVED			
	DENIED			
DEN	IED WITHOUT PREDUDICE			
ROVISO:				
				··-
				······································
				······································
DARD MEMBERS:	PRESEN	I	RECUSE	
	Yes	No		
Christine Araujo, Chair	Yes	No		
Christine Araujo, Chair  Mark Fortune, Secretary	Yes	No		
	Yes	No		
Mark Fortune, Secretary	Yes	No		
Mark Fortune, Secretary  Anthony Pisani  Mark Erlich	Yes	No		
Mark Fortune, Secretary Anthony Pisani Mark Erlich Bruce Bickerstaff	Yes	No		
Mark Fortune, Secretary  Anthony Pisani  Mark Erlich	Yes	No		
Mark Fortune, Secretary  Anthony Pisani  Mark Erlich  Bruce Bickerstaff	Yes	No		

**SUMMARY:** Inspectional Services Department did erred in issuance of building permits.



### **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Mayor

### Hearings for Tuesday, February 7, 2017

Notice is hereby given that on **February 07, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

12:00 pm Ward		Hearing: 3	
BOA630333 Addr	ress: 192 I ST, Ward - 07	Applicant: Timothy Burke	
Seeking appeal for the terms of	of the Boston Zoning Code (see	e Acts of 1956, c. 665) in the following respect:	Varianc
Article(s)	Description		
Art. 17 Sec. 01	Usable open Space	Insufficient	
Art. 20 Sec. 01	Rear Yard Insufficier		
Art. 19 Sec. 01	Side yard insufficient	t en	
Description: Construct three	ee decks on rear of building	g as shown on the drawings.	
DOCUMENTS CONSIDERED A	AT THE HEARING:		
	Plans	Engineers Report	
Letter of	Support	Letter of Opposition	
Petition of	Support	Petition of Opposition	
	ographs	Building Models	

Tax Bills

Other:

ECISION:		Yes		No
	SUSTAINED/APPROVED			
	DENIED			
DENIEI	D WITHOUT PREDUDICE			
ROVISO:				
		······································		
				<del> </del>
OARD MEMBERS:	PRESEN		1. 8 8 W	
	INLOLI		KECUSE	
			RECUSE	
	Yes	No No	RECUSE	
Christine Araujo, Chair			RECUSE	
	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani	Yes		RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich	Yes		RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich  Bruce Bickerstaff  Peter Chin	Yes		RECUSE	
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich  Bruce Bickerstaff	Yes		RECUSE	

SUMMARY:

At the request of the Board, the Applicant described the proposed use in detail, that the information that was presented to the Board was not truthfull information regarding abutters approval of the decks Board members inquired that the applicant come back with a new case smaller dimension. Board member Erlich moved to Deny the reconsideration, motion was seconded, and the Board voted to Deny. BOA's original decision upheld.



## BOSTON INSPECTION SERVICES DEPARTMENT **Board Of Appeals**

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

### Hearings for Tuesday, February 7, 2017

Notice is hereby given that on February 07, 2017 a public hearing will be held by the Zoning Board of Appeal

of the City of Boston at C					by the Zoning Board of Appear	
	Vard: 05	42 43 Pag	acon ST, Ward - 05		Hearing: 3	
DOMOTION P	Audress:	42 - 43 Dea	acon ST, Ward - 05	***************************************	Applicant: John Gorman	Secure and the second s
Seeking appeal for the ter amended in the following r	ms of the I	Massachuse	etts State Building C	ode, Statu	ute 1972, Chapter 802 as	
Article(s)		Descrip	otion			
Description: <p>Citizens <p> </p> <p>*</p> The petitioner seeks a</p>			it the Inspectional	l Service	s Department erred in issuin	ia a permit f
ALT608883 the permi	t was iss	ued as an	allowed use.	OCIVICE	s Department effect in issuin	y a permit i
OCUMENTS CONSIDER	ED AT THE	E HEARING	i:			
	Pla	ins/			Engineers Report	
Lette	r of Supp	ort			Letter of Opposition	30000000000000000000000000000000000000
Petitio	n of Supp	ort			Petition of Opposition	*
F	Photograp	hs	BOOM STATE OF THE		Building Models	novembrouwsteerdondriekerske
	Tax Bi	S	and the second		Acete	Persistant de Colonie de Persistant de Colonie de Colon
		***************************************	notice .			

Other:

CISION:		Yes	No.
	SUSTAINED/APPROVED		
	DENIED		
DENIED	WITHOUT PREDUDICE		
OVISO:			
ARD MEMBERS:	PRESI	<u>INT</u>	RECUSE
ARD MEMBERS:	<u>PRESI</u> Yes	No No	RECUSE
ARD MEMBERS: Christine Araujo, Chair			RECUSE
			RECUSE
Christine Araujo, Chair Mark Fortune, Secretary	Yes		RECUSE
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani	Yes		RECUSE
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich	Yes		RECUSE
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani	Yes		RECUSE
Christine Araujo, Chair  Mark Fortune, Secretary  Anthony Pisani  Mark Erlich	Yes		RECUSE
Mark Fortune, Secretary  Anthony Pisani  Mark Erlich  Bruce Bickerstaff	Yes		RECUSE

SUMMARY: Inspectional Services Department did not erred in issuing the permit for ALT608883