



City of Boston
Board of Appeal

Tuesday, December 18 2018

BOARD OF APPEALS

Room 801

HEARING MINUTES

Board Chairperson Araujo called the meeting to order promptly at 9:30 AM and commenced with a brief description of the hearing process and, pursuant to the Massachusetts Open Meeting Law, advised those in attendance that the hearings would be broadcast and recorded and hearing minutes would be kept. The Board members then commenced with discussion of the following Agenda items which were announced on the record by Board Secretary Mark Fortune:

APPROVAL OF HEARING MINUTES:

November 27, 2018

Upon a motion and a second, the Board voted unanimously to adopt the minutes from November 27, 2018 Hearing.

Extensions: 9:30a.m.

Case: BOA-379892 **Address:** 42 Thompson Street **Ward** 18 **Applicant:** Michael Cronin

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above applications.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

Case: BOA-645234 **Address:** 45-55 Brighton Avenue **Ward** 21 **Applicant:** Andrew Kara

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above applications.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

Case: BOA-645231 **Address:** 75 Gardner Street **Ward** 21 **Applicant:** Andrew Kara

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above applications.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

Case: BOA-382897 **Address:** 104 Canal Street **Ward 3 Applicant:** Ruth Silman

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above applications.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

BOARD FINAL ARBITER 9:30a.m.

Case: BOA-694026 **Address:** 77-85 Liverpool Street **Ward 1 Applicant:** Richard Lynds

GCOD: 9:30 a.m.

Case: BOA-896003 **Address:** 211 West Springfield Street **Ward 4 Applicant:** Andreas Hwang

Article(s): 32(32-4)

Purpose: Gut Renovation of 5 Apartment Units. Interior work only.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating seeking GCOD Applicability.

Board Members inquired if they received Ground Water Conservation Overlay District letter. The applicant stated yes.

Testimony: The Board then requested testimony from neighbors and elected officials.

Documents/Exhibits: Building Plans

Votes: Board Member Fortune moved for approval, and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-897604 **Address:** 16 Marlborough Street **Ward 5 Applicant:** Adam Grassi

Article(s): 32 (32-4)

Purpose: Perform interior renovations, replace windows, modify existing rear ell, restore exterior masonry and metalwork and construct a new, sunken roof deck on existing flat roof.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating seeking GCOD Applicability. Submitted plans on Friday.

Board Members inquired if they received Ground Water Conservation Overlay District letter. The applicant stated yes.

Testimony: The Board then requested testimony from neighbors and elected officials.

Documents/Exhibits: Building Plans

Votes: Board Member Fortune moved for approval with Proviso (Hold for Signatures) and Galvin seconded and the Board voted unanimously to approve.

HEARING: 9:30 a.m.

Case: BOA-818377 **Address:** 111 Terrace Street **Ward** 10 **Applicant:** Michael P. Ross

Article(s): 59(59-18) 59(59-19) 59(59-19) 59(59-19) 59(59-37) 59(59-37) 80(80-80E-2)

Purpose: Change Occupancy Commercial Garage, 1 Artist Loft Mixed Use (#2378/2000) to proposed renovation and incorporation of the existing building into a new five (5) story building. Existing building to remain, update and re-point masonry, install new windows, install new flashing. New building to contain 42 units and 22 parking spaces. All work will be done pursuant to the plans provided herein and the attached 9th edition Massachusetts Building Code building code analysis.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating seeking change the occupancy of commercial garage and artist loft into The applicant described Article 80 and informed the Board that the BPDA approved the project in October.

Board Members inquired units, traffic plan, garage door design and rental.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Carpenters Unions and Electricians Union are in support. Abutter opposed.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval with Proviso (BRA) and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-822528 **Address:** 71 Mozart Street **Ward** 10 **Applicant:** Jason Hutchinson

Article(s): 55(55-9) 55(55-9) 55(55-9) 55(55-9) 55(55-40)

Purpose: Change occupancy from two-family to three-family dwelling. Construct new rear addition, rear deck, side dormer, and exterior stairs & landing.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating change occupancy from two-family to three-family dwelling. Construct new rear addition, rear deck, side dormer, and exterior stairs & landing.

Testimony: The Board then requested testimony from neighbors and elected officials.

Documents/Exhibits: Building Plans

Votes: Board Member St. Fleur moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-863240 **Address:** 3162 Washington Street **Ward** 11 **Applicant:** Gustavo Terrero

Article(s): 51(51-19)

Purpose: Fruit Stand

Discussion: At the request of the applicant **this case has been denied.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-874191 **Address:** 61-63 Fowler Street **Ward** 14 **Applicant:** Joey Key

Article(s): 60(60-9) 60(60-9)

Purpose: Build shared driveway with 65-67 Fowler St to allow vehicle access to rear of buildings.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to build shared driveway with 4 cars on existing two family houses 65-67 Fowler St to allow vehicle access to rear of buildings. Cross easement recorded.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Campbell are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-874200 **Address:** 65-67 Fowler Street **Ward** 14 **Applicant:** Joey Key

Article(s): 60(60-9) 60(60-9)

Purpose: Share driveway with 61-63 Fowler St to allow vehicle access to rear of buildings.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to build shared driveway with 4 cars on existing two family houses 65-67 Fowler St to allow vehicle access to rear of buildings. Cross easement recorded.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Campbell are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-855789 **Address:** 15 Fenton Street **Ward** 15 **Applicant:** Boston Common Holdings

Article(s): 10(10-1) 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-39) 65(65-42.2)

Purpose: Seeking to erect a three story building with three residential units and three parking spaces.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, to erect 2 family dwelling condos on vacant lot in 2F district, with 2 parking spaces duplex units. Drawings are a 2 family. Removed two violations, use lot width and frontage.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Baker are in support. Abutter in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-769207 **Address:** 32-34 Tolman Street **Ward** 16 **Applicant:** John Lyons
Article(s): 9(9-1) 65(65-9) 65-(65-9) 65-(65-9) 65-(65-39) 65-(65-41) 65-(65-41)
Purpose: Repair, renovate and extend existing 3 family dwelling at rear ; upgrade kitchens and baths ,general finishes paint /plaster ; repair existing internal stairs, add new egress stair and construct proposed 22 x 24' addition rear of property ; extend living area to basement from 1st floor.

Discussion: At the request of the applicant **this case has been deferred to 2/05/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-870287 **Address:** 18-18G Plain Street **Ward** 16 **Applicant:** David Higgins
Article(s): 65(65-8) 65(65-9) 65(65-9)
Purpose: Build new eight Town Homes (As Per Plan)

Discussion: At the request of the applicant **this case has been Dismissed Without Prejudice.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-897247 **Address:** 296 Neponset Avenue **Ward** 16 **Applicant:** James Distefano
Article(s): 65(65-9) 65(65-9) 65(65-9) 65(65-9)
Purpose: Remove porches, build new addition.

Case: BOA-879490 **Address:** 64 Shepton Street **Ward** 16 **Applicant:** Natalio Xavier
Article(s): 65(65-9) 65(65-9)
Purpose: Front Porch Renovation (Proposed Enclosed Porch)

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating front porch renovation (Proposed Enclosed Porch)

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Baker are in support

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval and St. Fleur seconded and the Board voted unanimously to approve.

Case: BOA-876430 **Address:** 51 Manor Street **Ward** 16 **Applicant:** Michael Kelly
Article(s): 65(65-9)
Purpose: Two story addition to back of the house

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to expand into yard for growing family.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Baker and Councilor Flaherty Abutters are in support according to Mayor's Office of Neighborhood Services.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-893819 **Address:** 761 Washington Street **Ward 17 Applicant:** Derric Small
Article(s): 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9)
65(65-9) 65(65-9) 65(65-41)

Purpose: Erect a new 3 family house on a vacant lot as per plans. Permit set to be submitted upon ZBA approval.

Discussion: At the request of the applicant **this case has been deferred to 2/05/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-885892 **Address:** 91-93 Waldeck Street **Ward 17 Applicant:** Jarred Johnson
Article(s): 65(65-8) 65(65-41)

Purpose: Combine buildings 99 Waldeck Street and 101 Waldeck Street. Change occupancy from 5 dwelling units at 99 and 3 dwelling units at 101 to 11 unit building. CSNDC is planning a moderate of the Waldeck Street buildings (91-101). This is a capital needs rehab will consist of significant interior and exterior renovations and new MEP systems. NOTE: Estimate cost for the project is \$1,500,000. construction and cost fees was paid on ALT868854 and ALT 868856.

Discussion: At the request of the applicant **this case has been deferred to 1/15/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-885891 **Address:** 95-97 Waldeck Street **Ward 17 Applicant:** Jarred Johnson
Article(s): 65(65-8) 65(65-8) 65(65-9) 65(65-41)

Purpose: Combine buildings 95 Waldeck Street and 97 Waldeck Street. Change occupancy from 5 dwelling units at 95 and 5 dwelling units at 97 to 12 unit building. CSNDC is planning a moderate of the Waldeck Street buildings (91-101). This is a capital needs rehab will consist of significant interior and exterior renovations and new MEP systems. NOTE: Estimate cost for the entire project is \$1,500,000. construction and cost fees have paid on ALT868850 and ALT 868851.

Discussion: At the request of the applicant **this case has been deferred to 1/15/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-885888 **Address:** 99-101 Waldeck Street **Ward 17 Applicant:** Jarred Johnson
Article(s): 65(65-8) 65(65-41)

Purpose: Combine buildings 99 Waldeck Street and 101 Waldeck Street. Change occupancy from 5 dwelling units at 99 and 3 dwelling units at 101 to 11 unit building. CSNDC is planning a moderate of the Waldeck Street buildings (91-101). This is a capital needs rehab will consist of significant interior and exterior renovations and new MEP systems. NOTE: Estimate cost for the project is \$1,500,000. construction and cost fees was paid on ALT868854 and ALT868856.

Discussion: At the request of the applicant **this case has been deferred to 1/15/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-894294 **Address:** 77 Lyndhurst Street **Ward** 17 **Applicant:** Eric Zachrison
Article(s): 65(65-9) 65(65-9) 9(9-1)
Purpose: Two family building, adding space in the rear of the building on levels 1 and 2. no addition on the third level.

Case: BOA-871800 **Address:** 48-50 Corbet Street **Ward** 17 **Applicant:** Edith Enagbare
Article(s): 65(65-9)
Purpose: Basement Renovation on the #50 Corbet Side- See plans filed all cost and fees were paid on the issued SF819077

Discussion: At the request of the applicant **this case has been deferred to 1/15/2019 at 10:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-879146 **Address:** 219-221 Wood Avenue **Ward** 18 **Applicant:** Eliseo Santiago
Article(s): 09(9-1) 69(69-9) 69(69-9) 69(69-9)
Purpose: Attic conversion ,roof dormer ,staircase, Bathroom and bedroom.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to add bedroom and bath on 2nd floor of a 2 family dwelling and create master bath.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor O'Malley are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-791506 **Address:** 628-630A Centre Street **Ward** 19 **Applicant:** Kenneth Zou
Article(s): 55(55-17) 55(55-17) 55(55-17)
Purpose: Demo Existing Building and construct new 3 story building with two commercials units (office and retail)on the first floor and total of 2 br 8 units on Second and Third floor.

Discussion: At the request of the applicant **this case has been Dismissed Without Prejudice.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-872019 **Address:** 46 Sheridan Street **Ward** 19 **Applicant:** 211 South LLC
Article(s): 09(9-1) 55(55-9) 55(55-9) 55(55-9) 55(55-9) 55(55-9)
Purpose: Construct a rear addition. Renovate the building including a sprinkler system to existing four-unit multi-family dwelling.

Discussion: At the request of the applicant **this case has been deferred to 3/12/2019 at 10:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-872312 **Address:** 574-576 Lagrange Street **Ward** 20 **Applicant:** Margarita Druker

Article(s): Art. 09 Sec. 01 ** Extension of Non Conforming Use

Purpose: Amendment to ALT836725. Egress stairs and platform according to plan. Cost of work reflected on ALT836725

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to provide egress from first floor.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor O'Malley and Councilor Flaherty are in support.

Documents/Exhibits: Building Plans

Votes: Board Member St. Fleur moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-887756 **Address:** 4381-4383 Washington Street **Ward 20 Applicant:** Deborah DeBenedictis, D.T. DeBenedictis, LLC

Article(s): 09(9-1) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-32)

Purpose: Construct 2 story vertical addition to existing building for 2 new dwelling units.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating that the market was rehabbed when moved in. Keep market in new location with 2 residential units Parking for 2 cars, not enough room.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor McCarthy and abutter are in support.

Documents/Exhibits: Building Plans

Votes: Board Member St. Fleur moved for approval and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-825547 **Address:** 49-51 Dustin Street **Ward 21 Applicant:** Phellarisimo, LLC

Article(s): 51(51-8) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-56)

Purpose: Change Occupancy from a Two Family Dwelling to a Three Family Dwelling. Construct a new Rear addition, and add Dormers.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to renovate entire building and add dormers.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Ciommo and Allston-Brighton Civic Association are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and St. Fleur seconded and the Board voted unanimously to approve.

Case: BOA-860630 **Address:** 40 Falkland Street **Ward** 22 **Applicant:** Daniel Tassinari

Article(s): 51(51-9) 51(51-9) 51(51-9)

Purpose: 3rd floor dormer. Replace roof and skylights. New flooring and plaster.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to add dormers to a single family.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Ciommo and Allston-Brighton Civic Association are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Pisani seconded and the Board voted unanimously to approve.

Case: BOA-882203 **Address:** 15-15A Kelley Court **Ward** 22 **Applicant:** 15-15A Kelley Court LLC

Article(s): 51(51-9) 51(51-9) 51(51-9)

Purpose: Addition of two dormers, new kitchen, new bathroom, two bedrooms.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to add two dormers to a two (2) family rental.

Board Members inquired about the size of the rental and how many bedrooms. The applicant stated 1100sf, 3 bedroom with dormer on 3rd floor to create a 3rd unit to an existing two (2) family.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Ciommo and Allston-Brighton Civic Association are in support. Board Member Christine Araujo opposed.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-857068 **Address:** 14 Morrow Road **Ward** 22 **Applicant:** James Christopher

Article(s): 51(51-8) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9)

Purpose: Construct a new 3rd level addition and Change Occupancy from Two Residential Units to Three Residential Units. There will be a Private Roof Deck for 3rd Floor Unit.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to construct a mansard style addition to add unit. Owner occupied units.

Board Members inquired about the roof deck. The applicant stating they are working with BPDA to regarding the size of the roof deck.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Ciommo and Allston-Brighton Civic Association are in

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with Proviso, (BPDA to pay special attention to roof deck) and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-893683 **Address:** 2 Sinclair Road **Ward** 22 **Applicant:** 37-43 North Beacon Street LLC

Article(s): 51(51-8) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9)

Purpose: Erect building for 9 Residential Condo Units.

Discussion: At the request of the applicant **this case has been deferred to 1/15/2019 at 10:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-893682 **Address:** 37 North Beacon Street **Ward** 22 **Applicant:** 37-43 North Beacon Street LLC

Article(s): 51(51-8) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-56) 51(51-56)

Purpose: Erect a five story to four story 72 unit apartment building on North Beacon Street and a 9 condominium unit four story building on Sinclair Road, Allston, MA.

Discussion: At the request of the applicant **this case has been deferred to 1/15/2019 at 10:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

HEARINGS: 10:30 a.m.

Case: BOA-886766 **Address:** 66 Falcon Street **Ward** 1 **Applicant:** 66 Falcon Street, LLC

Article(s): 9(9-1) 53(53-9) 53(53-52)

Purpose: Amend Permit ALT810216. Erect Rear Decks and a new Headhouse/Roof Deck.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to rehab a pre-existing 4 unit structure, add roof deck, buffering landscape to condos and add floor space.

Board Members inquired about the roof deck. The applicant stating they are working with BPDA to regarding the size of the roof deck.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso, (BPDA screening and buffering to roof deck) and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-894224 **Address:** 66 Falcon Street **Ward** 1 **Applicant:** 66 Falcon Street, LLC
Article(s): 9(9-1) 53(53-9) 53(53-56)
Purpose: Off-Street Parking in Rear Yard for 4 Vehicles.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to rehab a pre-existing 4 unit structure, add roof deck, buffering landscape to condos and add floor space.

Board Members inquired about the roof deck. The applicant stating they are working with BPDA to regarding the size of the roof deck.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso, (BPDA screening and buffering to roof deck) and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-879019 **Address:** 4 Everett Place **Ward** 1 **Applicant:** 4-6 Everett Place, LLC
Article(s): 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-56)
Purpose: Change occupancy from a single to a two family. Renovate and add rear decks as per plans. Permit set to be submitted upon ZBA approval.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to change occupancy from a single to a two family with rear decks.

Board Members inquired about the roof decks and size of units and FAR.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval with Proviso, (BPDA) and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-879018 **Address:** 6 Everett Place **Ward** 1 **Applicant:** 4-6 Everett Place, LLC
Article(s): 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-56)
Purpose: Change occupancy from a single to a 2 family house and renovate as per plans. Permit set to be submitted upon ZBA approval.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to change occupancy from a single to a two family with rear decks.

Board Members inquired about the roof decks and size of units and FAR.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval with Proviso, (BPDA) and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-849594 **Address:** 80 Marion Street **Ward 1 Applicant:** Eg Marion LLC
Article(s): 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-52) 53(53-56)

Purpose: Change of occupancy from two-family to three-family dwelling. Legalize existing three-family dwelling, roof deck on third floor, and extension of living space to basement for Unit 1. No work to be done.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to legalize existing structure and extend living space into basement.

Board Members inquired about the roof decks and size of units and FAR.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Service, Councilor Edwards and Eagle Hill Civic are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval with Proviso, (BPDA) and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-821726 **Address:** 74A-74 Lexington Street **Ward 1 Applicant:** Eg Marion, LLC
Article(s): 9(9-2) 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-54) 53(53-56) 53(53-57.3)

Purpose: To change occupancy from a two family dwelling and a store, to a four family dwelling. Also to add a third floor addition and roof decks.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to change occupancy to 4 residential condos with 3rd story addition with roof decks. Decks are exclusive to units 2 and 4.

Board Members inquired about the roof decks and size of units and FAR.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval with Proviso, (BPDA to incorporate what is unique about the building) and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-835821 **Address:** 106 Saratoga Street **Ward 1 Applicant:** Stage LLC

Article(s): 9(9-1) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-52) 53(53-54)

Purpose: Construct new addition on third floor to extend third unit. Full interior renovation to existing three-family dwelling. Rebuild existing roof deck. Installation of new fire sprinkler system and fire alarm.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating a gut rehab to a 3rd story addition with dormers, sprinklers and adding 194sf condos

Board Members inquired about details of units and bed counts.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso, (BPDA) and Pisani seconded and the Board voted unanimously to approve.

Case: BOA-881055 **Address:** 126 Lexington Street **Ward 1 Applicant:** Alpine Advisory Services

Article(s): 53(53-8) 53(53-9) 53(53-9) 53(53-9)

Purpose: Change of Occupancy: From two (2) dwelling units to three (3) dwelling units to legalize existing occupancy. No work to be done under this permit.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to legalize existing 3 family. Applicant stated that he didn't realize the property wasn't legalized when he purchased it.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-872579 **Address:** 234H-236H Bunker Hill St **Ward 2 Applicant:** Luis Fleitas

Article(s): 62(62-62-25) 62(62-11: Floor area ratio is excessive & Height is excessive)

Purpose I'm the owner of 236 Bunker Hill St. Apt 4 in Charlestown, MA. I purchased my apartment 2 years ago and it came with an existing roof deck. A few months ago, one of my neighbors asked me about the type of permit used for the construction of that deck (built 9 years ago). After searching on the Inspectional Services website I learned that the form used was a short form to "replace an existing deck" instead of a long form permit to build a new deck from scratch. I hired an architect to validate that the existing deck complies with the City of Boston Code and Zoning and it does. I'm attaching plans for the building before it had a deck and the architect's analysis on the deck's

structure and overlay on the property. My goal is to legalize this deck and avoid having to tear it down. Changed date on refusal letter from 8/31/2017 to 8/24/2018

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to legalize to legalize this deck and avoid having to tear it down.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-895155 **Address:** 150 Kneeland Street **Ward** 3 **Applicant:** Hudson 150K Real Estate Trust

Article(s): 32(32-6) 44(44-5) 44(44-5) 44(44-7) 44(44-10) 44(44-11)

Purpose: Construct a new 21 story Hotel Building with Lobby, Retail Store, Bar, Restaurant, Cafe, and Take-out Cafe on the 1st and 2nd Floors. In addition there will be Hotel amenities on the 4th Floor. Demolish existing commercial structures. Please see ALT000000, ALT000000, ALT000000 to combine two lots into one

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating ongoing BRA process. Applicant is seeking to demolish existing commercial structures Counsel explained how it would fit in with current buildings.

Board Members inquired about takeout, parking and BCDC approval.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Flynn, and Councilor Flaherty are in support. Leather District Neighborhood Association and Chinatown Main Street are in support The Carpenter and Electricians Union and a number of abutters are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-828541 **Address:** 67-93 Kingston Street **Ward** 3 **Applicant:** David Gottlieb

Article(s): 6(6-3A)

Purpose: The Applicant seeks to continue to use the premises for an open air public parking lot for fee, capacity 30 vehicles beyond existing expiration date of December 31, 2018, under Permit # U49573316

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating extend current use of parking for 30 vehicles.

Board Members inquired about screening and buffering. Board Members inquired about parking. The applicant stated parking will be closed by 10:00 p.m. and no overnight parking.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. Councilor Flynn is in opposition

Documents/Exhibits: Building Plans

Votes: Board Member St. Fleur moved for approval with Proviso, (three year extension) and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-831956 **Address:** 194-200 Shawmut Avenue **Ward 3 Applicant:** Robert J. Gottlieb (by The Druker Company, Ltd)

Article(s): 6(6-3A)

Purpose: The Applicant seeks to continue to use the premises for an open air public parking lot for fee, capacity 89 vehicles beyond existing operation date of December 31, 2018, Under Permit # U49600898.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating seeking extension of existing parking lot. BPDA requested removing chain link fence.

The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flynn are in opposition

Documents/Exhibits: Building Plans

Votes: Board Member St. Fleur moved for approval with Proviso (6 month extension) and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-866128 **Address:** 11 Hudson Street **Ward 3 Applicant:** Lorraine Tse

Article(s): 11(11-6)

Purpose: Foxwoods - Replace existing box sign with a new channel letter sign. Same size.

Discussion: At the request of the applicant **this case has been deferred to 3/26/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-867103 **Address:** 276-282 Hanover Street **Ward 3 Applicant:** Anthony Virgilio

Article(s): 54(54-13) 54(54-13) 54(54-21)

Purpose: To Change Occupancy from 16 units and restaurant to 20 units and Restaurant. Complete gut rehab of 2- 5th floors with infill addition and new sprinkler system. This application address is 276-282 Hanover St.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to change occupancy from 16 units and restaurant to 20 units and restaurant. Property was damaged in a fire

Board members asked if building is handicap accessible. The applicant stated building is safer than previous structure.

The Board then requested testimony from neighbors and elected officials. Mayor's

Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member St. Fleur moved for approval with Proviso (6 month extension) and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-888082 **Address:** 1301-1305 Boylston Street **Ward 5 Applicant:** Fenway enterprise
1301 Boylston Street LLC

Article(s): 54(54-13) 54(54-13) 54(54-21)

Purpose: Extend use which is expired on 10/31/2017 (per Proviso on BOA514385) for parking 43 vehicles for fee. Fee parking use to be in addition to other, existing lawful uses at property.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating extension of expired parking. Changes made internally to address expired use.

Board members asked how long? The applicant stated requesting to end of 2019 but may take long. Board members inquired about landscaping,

The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Zakim are in support. Anthony Pisani opposed.

Documents/Exhibits: Building Plans

Votes: Board Member Fortune moved for approval with Proviso, (2 years from today extension) and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-835524 **Address:** 20 Grimes Street **Ward 6 Applicant:** Timothy Johnson

Article(s): 27S(27S-5)

Purpose: Change occupancy from 1 family to 3 family. Proposed addition to existing row house w/4 car garage.

Discussion: At the request of the applicant **this case has been deferred to 1/15/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-889104 **Address:** 306 K Street **Ward 6 Applicant:** Marc LaCasse

Article(s): 27S(27S-5)

Purpose: Full interior renovation of an existing five-unit residential building. Reconfigure interior layout. Add bedrooms. New finishes throughout. Install new hard-piped sprinkler system with monitored alarm. New windows. Update plumbing and electrical. Install new Hydro Air heat and air con

Discussion: At the request of the applicant **this case has been deferred to 3/12/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-784573 **Address:** 107 Buttonwood Street **Ward** 7 **Applicant:** Thanh Nguyen

Article(s): 65(65-9) 65(65-9)

Purpose: Interior and exterior renovation to existing single family dwelling. Work to include Kitchen and bath remodeling. Remove chimney and partition and load bearing wall as per plan. Repair chimney penetration on roof. Replace rear decking on first floor. Propose new roof deck on second floor. Extend living space to basement.

Discussion: At the request of the applicant **this case has been deferred to 4/09/2019**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-878724 **Address:** 202 West Seventh Street **Ward** 7 **Applicant:** Megan Cincotta

Article(s): 68(68-8) 68(68-8)

Purpose: New 1-story addition to the rear of Unit 1 with New Master Bedroom and Living Space.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to add living space to 1st floor condo. Extending into back yard.

The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flynn are in support

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-900216 **Address:** 593R -593 East Sixth Street **Ward** 7 **Applicant:** James Christopher

Article(s): 68(68-8) 68(68-8) 68(68-29) 27S(27S-5)

Purpose: Change of occupancy from two-family to three-family dwelling. Construct a new rear and upper level addition to increase living space. Construct rear deck. Raze existing garage and propose three (3) off-street parking.

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-858537 **Address:** 112 Moore Street **Ward** 1 **Applicant:** Santiago Lasprilla

Article(s): 53(53-9: Insufficient lot size, Excessive F.A.R. & Insufficient open space per unit) 53(53-56)

Purpose: Change occupancy from One family dwelling to Two family dwelling

Discussion: At the request of the applicant **this case has been deferred to 3/26/2019**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-890701 **Address:** 656 Saratoga Street **Ward 1 Applicant:** Aresco Family Limited Partnership

Article(s): 53(53-56) 53(53-56.5.a) 53(53-8) 53(53-9: F.A.R excessive; number of stories & max allowed height exceeded) 53(53-54) 53(53-57.2)

Purpose: Combine lots with parcel numbers, 0100764000, 0100767000, 0100768000, 0100789000, and 0100788000 to create one lot consisting of 16,501 s.f. and erect a 45 unit residential dwelling. See also **ALT800400**. (Survey descriptions corrected 3.15.18)

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to combine lots with parcel numbers and change from a 45 units to 30 reduce height no longer a violation rental. Four (4) IDP units detailed other changes through community process.

The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-833265 **Address:** 194-198 Bunker Hill Avenue , **Ward 2 Applicant:** Daniel Toscano **Article(s):** 62(62-14: Floor area ratio excessive, Usable open space insufficient & Rear yard insufficient) 62(62-25) **Purpose:** Change Occupancy from 1 Store, Nail Salon, Restaurant # 37, and 2 Family Dwelling to a Nail Salon & 4 Family Dwelling with a 2 Car Garage at 198 Bunker Hill Street on existing footprint.

Discussion: At the request of the applicant **this case has been Dismissed Without Prejudice.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-849600 **Address:** 279 North Street **Ward 3 Applicant:** Daniel Toscano

Article(s): 9(9-1) 32(32-4) 54(54-13) 54(54-13) 54(54-13) 54(54-18)

Purpose: Seeking to change the occupancy from a four-family dwelling to a three-family dwelling, to renovate the building, and to extend living space into the basement. Renovations will include a second, third, and fourth story addition to extend living space. Also to erect a new, fifth story addition with a roof deck.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, explained violation for project for the relief they sought. Identified storage as living space which triggered the violations.

The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Edwards and State Rep. Michowitz are in support. Ground Water Trust No Harm Letter no received. Abutter in opposition

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval with BRA, (special attention to undersized unit, Unit #2 to be a 1 bedroom)and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-872527 **Address:** 409 East Seventh Street **Ward 7 Applicant:** Timothy Sheehan
Article(s): 68(68-8) 68(68-33) 68(68-33)

Purpose: Propose four (4) off-street parking accessed by shared driveway. See plan ALT821748.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating began as rear addition to change to a 3 family addition to be zoning compliant. Reduce from 3 units to 2 units no change of occupancy.

Board Members inquired about parking.

The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and an abutter are in support. Councilor Flynn and ' Councilor Flaherty an abutter are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BRA (screening for no headlights) and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-872531 **Address:** 409 East Seventh Street **Ward 7 Applicant:** Timothy Sheehan
Article(s): 68(68-8) 27S(27S-5)

Purpose: Change of occupancy from two-family to three-family dwelling. Construct rear addition. Renovate existing building, replace new exterior sidings and windows. Propose eight (8) off-street parking filed under U49861758 and U49861767

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating began as rear addition to change to a 3 family addition to be zoning compliant. Reduce from 3 units to 2 units no change of occupancy.

Board Members inquired about parking.

The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and an abutter are in support. Councilor Flynn and ' Councilor Flaherty an abutter are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BRA (screening for no headlights) and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-872523 **Address:** 411 East Seventh Street **Ward 7 Applicant:** Timothy Sheehan
Article(s): 68(68-7) 68(68-8) 68(68-33) 68(68-33)

Purpose: Propose four (4) ancillary parking accessed by shared driveway for 409 East Seventh Street. See plan ALT821748.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating began as rear addition to change to a 3 family addition to be zoning compliant. Reduce from 3 units to 2 units no change of occupancy.

Board Members inquired about parking.

The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and an abutter are in support. Councilor Flynn and Councilor Flaherty and abutter are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BRA (screening for no headlights) and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-853785 **Address:** 68 Forest Street , **Ward 8 Applicant:** Michael Soremekun
Article(s): 50(50-29: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Front yard insufficient & Rear yard insufficient) 50(50-43)
Purpose: Erect a new attached single-family dwelling with rear deck and roof deck.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to erect a new attached single-family dwelling with rear deck and roof deck. Applicant explained all violations. Previous structure demolished for disrepair match other houses.

Board Members inquired about the basement context and roof deck.

The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. Abutters in opposition

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval with BRA (convert roof deck access from hatch and remove head house) and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-844566 **Address:** 35 Dade Street **Ward 9 Applicant:** Peter Vanko
Article(s): 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-44)
Purpose: New 4 story, (2) family dwelling to be known as "35 Dade St". The lots for the proposed building are the product of lot subdivisions produced under companion projects ALT812352 (38 Williams), ALT812353 (40 Williams).

Discussion: At the request of the applicant **this case has been deferred to 4/19/2019**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-897977 **Address:** 40 Williams Street **Ward 9 Applicant:** Peter Vanko
Article(s): 50(50-29) 50(50-29) 50(50-29) 50(50-29)
Purpose: Subdivision of lot, resulting in two distinct parcels. One parcel will contain the existing building. The second parcel to be combined with new lot obtained from 38 Williams (same ownership).

Discussion: At the request of the applicant **this case has been deferred to 4/19/2019**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-897975 **Address:** 38 Williams Street **Ward** 9 **Applicant:** Peter Vanko

Article(s): 50(50-29) 50(50-29) 50(50-29) 50(50-29)

Purpose: Subdivision of lot, resulting in two distinct parcels. One parcel will contain the existing building. The second parcel to be combined with new lot obtained from 40 Williams (same ownership).

Discussion: At the request of the applicant **this case has been deferred to 4/19/2019**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-854009 **Address:** 15 Bancroft Street **Ward** 11 **Applicant:** Aethos LLC

Article(s): 9(9-1) 55(55-9: Floor area ratio excessive, bldg height excessive (feet), Bldg height excessive (stories), Side yard insufficient & Front yard insufficient) 55(55-8)

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

Discussion: At the request of the applicant **this case has been deferred to 3/26/2019 final deferral**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-851215 **Address:** 106 Forest Hills Street , **Ward** 11 **Applicant:** 106 Forest Hills, LLC

Article(s): 55(55-8) 55(55-9: Floor area ratio excessive, Bldg height excessive (feet) & Bldg height excessive (stories)) 55(55-40)

Purpose: Seeking to raze the existing building and erect a three-story building with nine residential units and ten parking spaces

Discussion: At the request of the applicant **this case has been deferred to 3/26/2019 final deferral**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-613478, **Address:** 820 William T Morrissey BLVD, **Ward:** 16, **Applicant:** Outfront Media, LLC

Article(s): 65(65-40) 11(11-7)

Purpose: Replace both sides/faces of existing 48' wide by 14' high billboard, one side currently Static and the other side Tri-Vision, with new digital signage cabinets. Replace existing steel structure in kind. Change occupancy to include billboard See L/F 0876/2004.

Discussion: At the request of the applicant **this case has been deferred to 3/26/2019 final deferral**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-850054 **Address:** 36 Shepard Street **Ward** 22 **Applicant:** Mai Phung
Article(s): 09(9-1) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9)
Purpose: Proposed to demo an existing roof and construct a new roof with additional living space at attic and rear decks (as per plans)

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating existing 3 family add master bed and family room.

The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Ciommo are in support. Abutters in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval with BRA and Fortune seconded and the Board voted unanimously to approve.

CALL OF THE CHAIR: 12:00Noon

Case: BOA-892970 **Address:** 91A Baker Street **Ward** 20 **Applicant:** Michael and Maria Keville
Purpose: The petitioner's seeks a determination that the Inspectional Services Department erred in issuing the permit ERT476672, The permit was issued as an allowed use.

Discussion: At the request of the applicant **this case has been Dismissed Without Prejudice.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

**STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775**

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR
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**For a video recording of the December 18, 2018 Board of Appeal Hearings please go to:
https://www.cityofboston.gov/cable/video_library.asp**

**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**