



City of Boston
Board of Appeal

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Tuesday, May 5, 2020

BOARD OF APPEALS

Room 801

CANCELED

**ALL SCHEDULED MATTERS HAVE BEEN DEFERRED
TO JUNE 30, 2020 AT 11:30 AM.**

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-937921 **Address:** 1449-1453 Hyde Park Avenue **Ward 18 Applicant:** 1449 LLC
Article(s): 69(69-29) 69(69-30) 69(69-8) 69(69-9): Insufficient rear yard setback, Insufficient lot size, Excessive F.A.R., Number of allowed stories exceeded, Insufficient usable open space, Insufficient additional lot area/dwelling unit, Insufficient usable open space, Insufficient lot width & Insufficient lot area width frontage)
Purpose: Change occupancy of two family into an 11 unit MFR dwelling and construct addition per plan submitted. (This is one of two structures on the same lot, other structure is a two family (a.k.a. 8 Dacy Street).

Case: BOA-1023262 **Address:** 26-28 Perrin Street **Ward 12 Applicant:** Thomas Rovero
Article(s): 50(50-28) 50(50-29) 50(50-44) Floor area ratio excessive, Building height excessive, Usable open space insufficient & Side yard insufficient) 50(50-44)
Purpose: Erect a new 2 1/2 story, 4 Family Dwelling w/3 Bedrooms and 2 full Baths in all 4 Units. Building will be fully Sprinklered. There will be a 4 Car Garage built at-grade behind Dwelling (ERT994197).

Case: BOA-1023265 **Address:** 26R Perrin Street **Ward 12 Applicant:** Thomas Rovero
Article(s): 50(50-28) 50(50-29) 50(50-44)
Purpose: Construct a 22' x 38' Four (4) Car Garage behind proposed Four (4) Family Dwelling @ 26-28 Perrin Street (ERT965942).

Case: BOA-1044130 **Address:** 218-220 Old Colony Avenue **Ward 7 Applicant:** George Morancy
Article(s): 8(8-7) 13(13-1) 23(23-1) 23(23-9): Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (feet), Usable open space insufficient, Front yard insufficient, Side yard insufficient, Rear yard insufficient & Bldg height excessive (stories)) 23(23-1) 23(23-9)
Purpose: Erect a new mixed use building with 1 commercial space and 32 dwelling units with parking below as per plans. Existing Building at 15 Gustin St to be razed under separate permit.

Case: BOA-1018299 **Address:** 620-622 East Eighth Street **Ward 7 Applicant:** Mark Terranova and Deanna Terranova
Article(s): 27P(27P-5) 68(68-7) 68(68-33) 68(68-8)
Purpose: Change Occupancy from 2 Family (#2750/2000) to 3 Family by extending into basement and remodeling for the third unit, some electrical, some plumbing work.

Case: BOA-990167 **Address:** 103-111 Arch Street **Ward 3 Applicant:** Sonder USA, Inc
Article(s): 8(8-7)
Purpose: To change the occupancy from twenty-one residential units and dental office to twenty-one executive suites and dental office. Also, to renovate.

Case: BOA-1024093 **Address:** 7 Wordsworth Street **Ward 1 Applicant:** 7 Wordsworth Street, LLC
Article(s): 53(53-8) 53(53-9): Floor area ratio maximum requirement is excessive, Height requirement (stories) is excessive, Height requirement (ft) is excessive, Front yard setback requirement is insufficient, Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient) 53(53-56) 53(53-9.3)
Purpose: Proposing to demolish existing 2 family structure and erect new 9 unit structure. Please see attached nominal fee letter.

Case: BOA- 1009944 **Address:** 182 Webster Street **Ward 1 Applicant:** Patrick Mahoney, Esq
Article(s): 27T(27T-5) 53(53-52) 53(53-56) 53(53-9): Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Usable open space insufficient, Side yard insufficient & Rear yard insufficient) 53(53-8)
Purpose: Confirm occupancy as a Three-Family Dwelling. Change occupancy to a Multi-Family (4-unit) Dwelling. Construct rear addition on fourth floor. Construct exterior rear deck with stairway. Extend living space to basement for Unit 1. Full renovation.

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

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For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to https://www.municode.com/library/ma/boston/codes/redevelopment_authority