



City of Boston  
Board of Appeal

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*By City Clerk at 12:27 pm, Aug 05, 2020*

TUESDAY, AUGUST 11, 2020

BOARD OF APPEAL

CITY HALL, ROOM 801

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON AUGUST 11, 2020 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS AUGUST 11, 2020 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

**SOME MATTERS LISTED ON THIS AGENDA MAY HAVE BEEN SCHEDULED AND NOTICED FOR PRIOR HEARINGS WHICH WERE THEN DEFERRED TO A LATER HEARING DUE TO THE PUBLIC HEALTH EMERGENCY. ANY SUCH APPEALS ON THIS AGENDA HAVE BEEN RE-NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

**PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:**

**THE AUGUST 11, 2020 HEARING WILL BE HELD VIRTUALLY VIA VIDEO TELECONFERENCE AND TELEPHONE VIA THE WEBEX EVENT PLATFORM.**

**Interested persons can participate in the hearing REMOTELY by going to <https://bit.ly/zbaAug11hearing> or by calling 1-617-315-0704 and entering access code 129 342 1824.**

**If you wish to offer testimony on an appeal, please click <https://bit.ly/zbaAug11comment> to sign up. Please provide your name, address, the address and/or BOA number of the appeal on which you wish to speak, and if you wish to speak in support of or opposition to the project.**

**For individuals who need translation assistance, please notify the Board at least 48 HOURS in advance either by signing up at <https://bit.ly/zbaAug11comment>, calling 617-635-4775 or emailing [isdboardofappeal@boston.gov](mailto:isdboardofappeal@boston.gov).**



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**The ZBA Ambassador will be available within the WebEx Event from at 8:30 AM to 9:30 AM to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via WebEx. Questions and/or concerns can also be emailed to the ZBA Ambassador at [zba.ambassador@boston.gov](mailto:zba.ambassador@boston.gov).**

**If you wish to offer comment within the meeting platform, please use the “raise hand” function, if connected by video, or dial \*3, if connected by phone. The requester will be administratively unmuted and asked to state their name, address and comment. Comments will be limited as time requires.**

**IF YOU WISH TO OFFER TESTIMONY ON AN APPEAL, PLEASE LOG IN TO THE HEARING NO LATER THAN 9:00 AM TO ENSURE YOUR CONNECTION IS PROPERLY FUNCTIONING.**

**The hearing can also be viewed via live-stream on the City’s website at <https://www.boston.gov/departments/broadband-and-cable/watch-boston-city-tv>. Closed captioning is available.**

**Interested persons who are unable to participate in the hearing remotely may make an appointment to appear in person at City Hall, in the BPDA board room, 9th Floor, Room 900. Please notify the Board at least 48 HOURS in advance either by calling 617-635-4775 or emailing [isdboardofappeal@boston.gov](mailto:isdboardofappeal@boston.gov) for accommodations to be made. Individuals appearing at City Hall without an appointment will not be permitted to enter.**

**MEMBERS OF THE COMMUNITY ARE STRONGLY ENCOURAGED TO HELP FACILITATE THE VIRTUAL HEARING PROCESS BY EMAILING LETTERS IN SUPPORT OF OR OPPOSITION TO AN APPEAL TO [isdboardofappeal@boston.gov](mailto:isdboardofappeal@boston.gov) IN LIEU OF OFFERING TESTIMONY ONLINE OR FROM BPDA BOARD ROOM.**



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**EXTENSION: 9:30 AM**

**Case: BOA-699598 Address: 289 Walk Hill Street Ward 18 Applicant: Joseph P Hanley, Esq**

**Case: BOA-713534 Address: 26-26A Dewey Street Ward 16 Applicant: Thomas Rovero**

**Case: BOA-609358, Address: 6-8 Parsons Street Ward 22 Applicant: Marc LaCasse, Esq**

**Case: BOA-609355, Address: 10 Parsons Street Ward 22 Applicant: Marc LaCasse, Esq**

**Case: BOA-486152, Address: 270 Dorchester Avenue Ward 6 Applicant: Marc LaCasse, Esq**

**BOARD FINAL ARBITER: 9:30 AM**

**Case: BOA-849674, Address: 266-266A Amory Street Ward 11 Applicant: John Pulgini, Esq**

**GCOD: 9:30 AM**

**Case: BOA-1057164 Address: 400 Huntington Avenue Ward 4 Applicant: Shawmut Design & Construction  
Article(s): 32(32-9)**

**Purpose: Renovation to Cabot Center at Northeastern University. Work to include; selective demo, drywall, HVAC, MEP's, Fire Protection, Fire Alarm, structural steel and the installation of a new elevator. Work at the 1st and 2nd floor.**

**HEARING: 9:30 AM**

**Case: BOA-1044505 Address: 61 Falcon Street Ward 1 Applicant: Trichilo Development LLC  
Article(s): 53(53-8) 53(53-56) 53(53-9: Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Side yard insufficient) 27T-5**

**Purpose: Erect a four story four unit residential dwelling with roof deck.**

**Case: BOA#1044508 Address: 61 Falcon Street Ward 1 Applicant: Trichilo Development LLC  
9th 780 CMR 1011 Stairways 1011.12.2 Roof access. Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1510.2.**

**Purpose: Erect a four story four unit residential dwelling with roof deck.**



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**Case: BOA-1029451 Address: 200 Falcon Street Ward 1 Applicant: Fraser Allan**  
**Article(s): 27T 53(53-8: Three family use forbidden & Basement units forbidden) 53(53-9: Location of main entrance, Excessive F.A.R., # of allowed stories exceeded, Insufficient side yard setback & Insufficient rear yard setback) 53(53-56)**  
**Purpose: Seeking to change from a two-family residential dwelling to a three-family residential dwelling. Also, to erect a third-story addition.**

**Case: BOA-1047753 Address: 14B Geneva Street Ward 1 Applicant: Geneva Street, LLC**  
**Article(s): 27GE 53(53-56) 53(53-9: Add'l lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 25(25-5)**  
**Purpose: Construct 4 family building on vacant lot with 4 parking spaces in enclosed garage. Provide NFPA-13R sprinkler system. Provide wheelchair lift with MAAB variance as req'd.**

**Case: BOA-1041287 Address: 214 Havre Street Ward 1 Applicant: Patsy and Ann Marie Giangregorio**  
**Article(s): 53(53-8: Use multifamily dwelling forbidden & Use accessory parking forbidden) 53(53-9: Lot area for additional dwelling units insufficient, Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive, Usable open space insufficient, Side yard insufficient & Rear yard insufficient) 53(53-56) 53(53-56) 27T(27T-9)**  
**Purpose: Combine lots with parcel numbers 0106127000 and 0106128000 to create one lot containing 4,922 s.f. (new lot to be known as 214 Havre). Erect a 4 story, Nine (9) Unit Residential Dwelling with Off-Street Parking Garage located under Building for 9 Vehicles. Building will be fully Sprinklered. Access to Parking Garage will be through easement @ 216 Havre Street.**

**Case: BOA-1050444 Address: 21 Lexington Street Ward 1 Applicant: LDRE Corporation**  
**Article(s): 53(53-8: Use multifamily dwelling forbidden & Use accessory parking forbidden) 53(53-9: Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 53(53-56: Off-street parking insufficient & Off-street parking design/maneuverability) 53(53-57) 27T(27T-9)**  
**Purpose: Seeking to raze the existing structure and combine parcel ID 0102534000 and Parcel ID 0102533000 to create one new 5,075 sq. ft Lot. Also, to erect a 4 story Residential building with Nine (9) Units and 9 Parking spaces under See ALT 1005869.**

**Case: BOA-1024090 Address: 198 Maverick Street Ward 1 Applicant: Phellarisimo, LLC**  
**Article(s): 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 & Rear yard insufficient) 27GE 53(53-8)**  
**Purpose: Seeking to change the occupancy from a three-family residential dwelling to a four-family residential dwelling and add a fourth story addition. Also, to renovate.**



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**Case: BOA-1025916 Address: 200 Maverick Street Ward 1 Applicant: Phellarisimo, LLC**

**Article(s): 27G 53(53-8) 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 & Rear yard insufficient)**

**Purpose: Seeking to change the occupancy from a two-family residential dwelling to a four-family residential dwelling and add a fourth story addition. Also, to renovate.**

**Case: BOA-1056756 Address: 839 Saratoga Street Ward 1 Applicant: Volnay Capital**

**Article(s): 53(53-8) 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, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 10(10-1) 27T-5**

**Purpose: Raze existing building and erect a 4-story, 9 unit residential dwelling with parking for 9 vehicles and roof deck.**

**Case: BOA-1006938 Address: 143 Trenton Street Ward 1 Applicant: 143 Trenton Street, LLC**

**Article(s): 27G 52(52-8) 53(53-52) 53(53-56) 53(53-9: Add'l lot area insufficient & Floor area ratio excessive)**

**Purpose: Proposing basement living space to ALT937888, for a total 4 units. Nominal fee letter attached.**

**Case: BOA- 1055807 Address: 116 Waldemar Avenue Ward 1 Applicant: Thomas Falcucci**

**Article(s): 27T(27-5) 53(53-9: Excessive F.A.R., # of allowed stories exceeded, Max allowed height exceeded & Insufficient rear yard setback) 53(53-56) 53(53-8: Accessory parking forbidden & MFR forbidden)**

**Purpose: Seeking to raze existing structure on one of the lots; to erect a four-story residential dwelling with nine units and nine parking spaces. Combine two lots parcel ID 0102206000 and ID 0102207000 into one lot for 116 Waldemar Avenue.**

**Case: BOA-1048938 Address: 11 Prospect Street Ward 2 Applicant: Owen McCosker**

**Article(s): 62(62-25) 62(62-8: Side yard insufficient, Rear yard insufficient & Floor area ratio excessive)**

**Purpose: Confirm occupancy as 3 family. Full gut renovation of a three family as per plans. Selective demo of existing building. Provide electrical, heating, plumbing. Install blue board and insulation. Install new kitchens and bathrooms.**

**Case: BOA-1003758 Address: 802 East Third Street Ward 6 Applicant: Adrian Krusell**

**Article(s): 68(68-29) 68(68-8: Side yard insufficient & Rear yard insufficient)**

**Purpose: Construct new rear roof deck on existing first floor structure.**

**Case: BOA- 1058014 Address: 6 Douglas Street Ward 7 Applicant: Nicholas Landry**

**Article(s): 68(68-29: Reconfiguration of existing roof profile & Roof profile reconfiguration) 29(29-4) 68(68-33: Design and maneuvering areas & Insufficient parking (tandem)) 68(68-27S-5) 68(68-8: Insufficient rear yard setback, Insufficient side yard setback, Insufficient usable open space/unit & Excessive F.A.R.) 9(9-2)**

**Purpose: Convert existing freestanding garage to 4-family residential apartment building with parking.**

**CLARIFICATION: Change of occupancy from a 1 story garage to a 4 unit dwelling w/ ground story parking 6 cars, then construct three stories over existing, to include, a four story addition in the front per plans submitted.**



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**Case: BOA-1024684 Address: 330 East Eighth Street Ward 7 Applicant: Timothy Johnson**

**Article(s): 68(68-8: Insufficient lot size, Insufficient additional lot area & Insufficient side yard setback (projections within 3' of lot line))**

**Purpose: Combine parcels 1322 & 1323 and erect new 4 story 6-unit res. Building w/open 5-car garage, front, side and roof decks as per plans submitted. Parcels #'s 0701322000 and #0701323000.**

**Case: BOA-1057668 Address: 84 G Street Ward 7 Applicant: Jason Wallace**

**Article(s): 68(68-8: Rear yard setback is insufficient & Side yard setback requirement is insufficient)**

**Purpose: Add new second-story balcony/porch on right side of building, appurtenant to Unit 1, providing access to a new deck to constructed on half of the roof area of the garage building located 84R G Street under separate permit, also for the use of Unit 1. Unit 1 and the garage are in common ownership.**

**Case: BOA-1057669 Address: 84R G Street Ward 7 Applicant: Jason Wallace**

**Article(s): 68(68-29) 68(68-8: Rear yard setback requirement is insufficient & Side yard setback requirement is insufficient)**

**Purpose: Add a new roof deck on half of the roof area of existing garage building, to be used by the owner of 84 G Street, unit 1, which is in common ownership, with access by means of a new balcony/porch to be erected at 84 G St under separate permit. See accompanying application ALT1033292.**

**Case: BOA-1040916 Address: 25 Doris Street Ward 13 Applicant: Brendan McLaughlin**

**Article(s): 65(65-9: Front entrances, Insufficient lot size, Insufficient additional lot area per unit, Excessive F.A.R., Insufficient open space per unit, Max # of allowed stories has been exceeded, Max allowed height has been exceeded & Insufficient rear yard setback) 65(65-41: Parking spaces size/design & Access/maneuvering areas) 64(64-8)**

**Purpose: Erect a new 4 family structure with ADA accessible unit on ground floor to include 3 parking spots at grade..**

**Case: BOA- 1057773 Address: 6 Pearl Street Ward 13 Applicant: John Pulgini**

**Article(s): 65(65-41: Maneuvering areas & Insufficient parking) 65(65-42) 65(65-8) 65(65-9: Insufficient additional lot area per unit, Excessive F.A.R., Insufficient open space, Insufficient rear yard setback & Insufficient side yard setback) Purpose: Current vacant single family to be razed and a new 8-unit multi-family to be constructed, with 9 garage parking spaces.**

**Case: BOA-1005496 Address: 1070-1078 Blue Hill Avenue Ward 14 Applicant: Riva Management, LLC**

**Article(s): 60(60-17) 60(60-40)**

**Purpose: To change occupancy from 1 large space (Place of Assembly) and divide the space into 6 retail spaces as per plans.**





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**Case: BOA-951391 Address: 16 Howe Street Ward 15 Applicant: 16 Howe Street, LLC-Letter of Intent to withdraw**

**Article(s): 10(10-1) 65(65-41) 65(65-8) 65(65-9: Floor area ratio excessive, Bldg height excessive (stories) & Bldg height excessive (feet))**

**Purpose: To raze the existing structure and erect a 3 ½ story six-family residential dwelling with seven parking spaces.**

### **HEARINGS: 10:00 AM**

**Case: BOA-1024770 Address: 130 Everett Street Ward 1 Applicant: 130 Everett Street, LLC-letter of intent to withdraw**

**Article(s): 53(53-56) 27T 53(53-56.5) 53(53-8) 53(53-9: Insufficient additional dwelling area per dwelling unit - 1000sf/unit req., Excessive F.A.R. - 1.0 max, # of allowed stories exceeded - 3 story max (4 story proposed), Insufficient side yard setback (No penetrations allowed <3' from lot line), Insufficient rear yard setback - 40' req., Insufficient open space per unit & Allowed height exceeded - 35' max)**

**Purpose: Erect vertical addition, renovate and change occupancy to a 5 unit residential dwelling with parking for 2 vehicles**

### **1 Hour Lunch Break**

### **HEARINGS: 1:00 PM**

**Case: BOA-1091810 Address: 130 Everett Street Ward 1 Applicant: 130 Everett Street, LLC**

**Article(s): 27T East Boston IPOD 53(53-9: Additional lot area, Excessive F.A.R, Height, Open space, Side yard, rear yard & dimensional regulations.53(53-56).**

**Purpose: Rehab of existing 3 story building on 2172 sf lot (see parcel C), add new roof deck and headhouse. 2nd egress to Everett st shall include 4.5' easement over Lot B. Existing footprint to remain. Occ to be 3 family.**

**\*\*Revised plans reflect project change from ALT984767 based on community feedback Eplan.**

**Case: BOA-1091827 Address: 130 Everett Street Ward 1 Applicant: 130 Everett Street, LLC**

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

**Purpose: Give off 828 square feet to be combined with Parcels 01052690 and 01052260, See ALT1069985. This lot to contain 2,172 sf (Lot C). Pending ZBA approval appropriate easement over lot B for the benefit of lot C for egress for proposed work on existing structure and occupancy for Lot C See ALT1067296 and ALT984767 Eplan.**

**Case: BOA-1053402 Address: 18-20 Meridian Street Ward 1 Applicant: Carlos Leon Studio Salon, Inc**

**Article 53, Section 11 Use Regulations Conditional Use above 1st story**

**Purpose: Change occupancy from office space to hair salon. NO WORK TO BE DONE. Clarification: Unit #4 on 4th story**



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**Case: BOA#1053401 Address: 18-20 Meridian Street Ward 1 Applicant: Carlos Leon Studio Salon, Inc**  
**9th Edition 780 CMR CHPT 01 Chapter 01 Section 107 Submittal Documents 9th Edition 780 CMR CHPT 01 Chapter 01 Section 107.1.1 Professional seal and signature 9th Edition 780 CMR CHPT 01 Chapter 01 Section 107.3 Examination of documents; Electrical, Plumbing, HVAC work all performed without a Change of use and occupancy permit. NO plans provided for review 9th Edition 780 CMR CHPT 01 Chapter 01 Section 109.3 Building permit valuations; Full Fit out of hair salon disclosed at \$1.00**  
**Purpose: Change occupancy from office space to hair salon. NO WORK TO BE DONE. Clarification: Unit #4 on 4th story**

**Case: BOA-966339 Address: 22 Wordsworth Street Ward 1 Applicant: Will Sheehy**  
**Article(s): Article 27T Section 9 IPOD Enforcement East Boston IPOD Applicability Article 53 Section 56 Off-Street Parking & Loading Req Off-Street Parking Insufficient Article 53 Section 8 Use Regulations Use : Three Family Dwelling : Forbidden Article 53 Section 9 Dimensional Regulations Lot Area Insufficient Article 53 Section 9 Dimensional Regulations Lot Width Insufficient Article 53 Section 9 Dimensional Regulations Lot Frontage Insufficient Article 53 Section 9 Dimensional Regulations Floor Area Ratio Excessive Article 53 Section 9 Dimensional Regulations Building Height Excessive Article 53 Section 9 Dimensional Regulations Building Height ( # of Stories ) Excessive Article 53 Section 9 Dimensional Regulations Side Yard Insufficient Article 53 Section 9 Dimensional Regulations Rear Yard Insufficient Article 53, Section 52 Roof Structure Restrictions Roof Structure Restrictions**  
**Purpose: Confirm Occupancy as an existing Two (2) Family Dwelling and Change Occupancy to a Three(3) Family Dwelling. Gut renovation, addition of a new 3rd Floor and Rear addition. New kitchens, baths, flooring, plumbing, HVAC, electrical systems. New Rear Decks, new roof and siding and foundation work. Installation of a new Sprinkler syste**

**Case: BOA-1043407 Address: 132 Marginal Street Ward 1 Applicant: Angelo Scippa**  
**Article(s): 53(53-8) 53(53-9): Lot area for the add'l units is insufficient, Floor area ratio is excessive, Required height is excessive (stories), Required height is excessive (ft), Required front yard setback is insufficient, Required side yard setback is insufficient, Required rear yard setback is insufficient & Usable open space is insufficient) 53(53-56) 53(53-53-57) 27T(27T-5)**  
**Purpose: Combine parcel 0104590000 of 2813 sf with parcel 0104591000 of 2813sf to create new lot of 5626 sf to be known as 132 Marginal Street and erect a new 6 Unit apartment building with two units per floor.**

**Case: BOA-1029221 Address: 837 Saratoga Street Ward 1 Applicant: 22 Jerome Street, LLC**  
**Article(s): 10(10-1) 53(53-8) 53(53-8) 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)**  
**Purpose: Change of Occupancy from Three-Family Dwelling to Multi-Family Dwelling (8 units). Erect rear addition and fourth-story addition. Propose (6) spaces.**





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**Case: BOA-957913 Address: 140-148 East Berkeley Street Ward 3 Applicant: Leo Motsis as Trustee of 140-148 East**

**Article(s): 10(10-1) 64(64-12)**

**Purpose: In connection with ISD Violation Number V228193, tenant seeks to change occupancy from garage for the repair of motor vehicles (and associated accessory uses) to warehousing and storage of food stuff and grocery items. Letter of Intent to Withdraw**

**Case: BOA-1028482 Address: 846-848 East Broadway Ward 6 Applicant: Jack Callahan**

**Article(s): 68(68-8: Usable open space is insufficient & Lot area for the add'l dwelling unit is insufficient) 68(68-29) 68(68-34)**

**Purpose: Seeking to change the occupancy from a two-family residential dwelling to a three-family residential dwelling. Also, to renovate the building.**

**Case: BOA-1087163 Address: 742 East Eighth Street Ward 7 Applicant: John Pulgini**

**Article 68, Section 29 Roof Structure Restrictions Article 68, Section 33 Off-Street Parking & Loading Req Maneuvering areas Article 68, Section 34.2 Traffic Visibility Across Corner Article 68, Section 8 Dimensional Regulations Excessive F.A.R. Article 68, Section 8 Dimensional Regulations Max. Height exceeded Article 68, Section 8 Dimensional Regulations Insufficient rear yard setback Article 68, Section 8 Dimensional Regulations Insufficient side yard setback**

**Purpose: Addition to existing 3 family structure.**

**Case: BOA-1001052 Address: 62 Alpine Street Ward 12 Applicant: Aaron Robinson**

**Article(s): 50(50-43) 50(50-29: Usable open space insufficient, Floor area ratio excessive & Add'l lot area insufficient) 50(50-28)**

**Purpose: Change occupancy from a two family to a four family. Renovate as per plans. Including MEP, Sprinkler and FA.**

**Case: BOA-1035621 Address: 3 Robinson Street Ward 15 Applicant: Mai Phung**

**Article(s): 9(9-1) 50(50-43) 50(50-29: Rear yard insufficient, Side yard insufficient, Front yard insufficient, Bldg height excessive (feet), Bldg height excessive (Stories), Floor area ratio excessive & Add'l lot area insufficient)**

**Purpose: Proposed to change an existing three family into a four family (as per plans).**

**Case: BOA-1050541 Address: 135-137 Minot Street Ward 16 Applicant: James Christopher**

**Article(s): 65(65-8) 65(65-9: Excessive F.A.R., # of allowed stories exceeded, Insufficient rear yard setback & Insufficient side yard setback) 65(65-41)**

**Purpose: To construct a rear addition, and change occupancy from two to three residential units with off street parking.**



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**Case: BOA-958462 Address: 18 Euclid Street Ward 17 Applicant: Chris Abner**

**Article(s): 65(65-42.2) 65(65-42.3)**

**65(65-9: Max. allowed height exceeded, Insufficient lot size, Insufficient additional lot area per dwelling unit, Excessive F.A.R., # of allowed stories Exceeded & Insufficient open space per unit)**

**Purpose: Confirm occupancy as single family. Change of occupancy to a three-family dwelling. Construct addition for two units onto existing structure per attached drawings. ZBA**

**Case: BOA- 1055814 Address: 561-579 Centre Street Ward 19 Applicant: The Amelia Pagounis Family Trust**

**Article(s): 55(55-8) 55(55-9)**

**Purpose: Renovate for use as retail/wholesale butcher, grocery, cafe w/ off- & on-premise consumption, malt/wine beverages for off-premise. Int: New partition walls, drop ceiling, equipment, shelving & walk-in coolers. Ext: Resurfacing pavement, seven parking spaces, landscaping & accessory walk-in cooler.**

**Case: BOA-1012008 Address: 190R Washington Street Ward 21 Applicant: Peter Ofman**

**Article(s): Art. 10 Sec. 01 \*\* Limitation of off street parking areas 1 Parking space located on the front yard**

**Article 51 Section 9.4 Dim Reg: Location of Main Entrance Article 51, Section 56. Off-Street Parking & Loading Req 51.56.5 Design Article 51, Section 9 Lot Area Insufficient Required: 5,000sqft Proposed: 4,104 sqft Article 51,**

**Section 9 \*\*\* Front Yard Insufficient Required: 20' Proposed: 7.6' Article 51, Section 9 \*\*\*\* Rear Yard**

**Insufficient Required: 30' Proposed: 6.3'**

**Purpose: Erect a new single family 2-1/2 feet story detached dwelling. Propose two (2) off-street parking. ZBA**

**Case: BOA-1041956 Address: 120 Kenrick Street Ward 22 Applicant: Patrick McKenna**

**Article(s): 51(51-8) 51(51-9: Building height excessive & Building height (# of stories) excessive) 51(51-56:**

**Off-street parking location in front yard & Off-street parking insufficient) 51(51-57) 10(10-1)**

**Purpose: Erect a new 4 story, 6 Unit Residential Dwelling. Building will be fully Sprinklered.**

**Case: BOA-979917 Address: 56 Winship Street Ward 22 Applicant: Kenwood Builders**

**Article(s): 51(51-8) 51(51-9: Insufficient additional lot area per unit, Excessive F.A.R., Front yard compliance - footnote (5) street wall alignment/modal - no street survey provided, Insufficient rear yard setback & Insufficient side yard setback) 51(51-56: Off-street parking & loading req & Off street parking requirements) 51(51-53)**

**Purpose: Proposed New Construction of 9 Unit Multi Family Dwelling.**

**Case: BOA-748842 Address: 47 Dighton Street Ward 22 Applicant: Brendan Hoarty**

**Article(s): 51(51-8) 51(51-9: Location of main entrance shall face the front lot line & Usable open space insufficient)**

**Purpose: Change Occupancy from a Two (2) Family Dwelling to a Three (3) Family Dwelling. Existing condition.**

**Case: BOA-748850 Address: 49 Dighton Street Ward 22 Applicant: Brendan Hoarty**

**Article(s): 51(51-8) 51(51-9: Location of main entrance shall face the front lot line & Usable open space insufficient)**

**Purpose: Change Occupancy from a Two (2) Family Dwelling to a Three (3) Family Dwelling. Existing condition.**



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**INTERPRETATION: 1:00 PM**

**Case: BOA- 1049396 Address: 411 Adams Street Ward 16 Applicant: Christina Vong (by Stuart Schrier)  
City Hall, upon the appeal of Christina Vong By Stuart Schrier seeking with reference to the premises at 411  
Adams St, Ward 16 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect:  
Interpretation Purpose: The petitioner's seeks a determination that the Inspectional Services Department erred in  
issuing the permit A1036779, The permit was issued as an allowed use.**

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

**BOARD MEMBERS:**

**CHRISTINE ARAUJO- CHAIR  
MARK FORTUNE-SECRETARY  
MARK ERLICH  
JOSEPH RUGGIERO**

**SUBSTITUTE MEMBERS:**

**TYRONE KINDELL, JR  
EDWARD DEVEAU**

**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](https://www.municode.com/library/ma/boston/codes/redevelopment_authority).**