



City of Boston  
Board of Appeal

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*By City Clerk at 6:22 am, Aug 24, 2020*

TUESDAY, AUGUST 25, 2020

BOARD OF APPEAL

CITY HALL, ROOM 801

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Revised Agenda

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON AUGUST 25, 2020 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS AUGUST 25, 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 25, 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 <http://bit.ly/zbaAug25hearing> or by calling 1-617-315-0704 and entering access code 129 465 3256.**

**If you wish to offer testimony on an appeal, please click <http://bit.ly/zbaAug25comment> 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 <http://bit.ly/zbaAug25comment>, 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. IT IS STRONGLY ENCOURAGED THAT WRITTEN COMMENTS BE SUBMITTED TO THE BOARD AT LEAST 48 HOURS PRIOR TO THE HEARING.**



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**EXTENSION: 9:30 AM**

**Case: BOA-667111, Address: 151 Liverpool Street, Ward 1 Applicant: Anthony L, Leccese, Esq**

**Case: BOA-716304, Address: 121 Neponset Avenue Ward 18 Applicant: Douglas Cardinale**

**Case: BOA-826724 , Address: 1199-1203 Blue Hill Avenue Ward 14 Applicant: George Minasidis**

**Case: BOA-788662, Address: 587 Albany Street Ward 8 Applicant: Jeff Drago, Esq**

**Case: BOA-735387, Address: 152-154 Liverpool Street Ward 1 Applicant: Richard Lynds**

**GCOD: 9:30 AM**

**Case: BOA- 1064897 Address: 450 Massachusetts Avenue Ward 9 Applicant: Marc Savatsky  
Article: 32(32-9)**

**Purpose: Demolish existing structure and construct a new six (6) story mixed-use commercial (2) and residential building of approximately 89,700 sf. Levels 1/2 contain 11 income restricted artist live/work & upper floors include 55 residential units, total of 66 units. Project includes 43 below-grade parking. \*To include, Café with accessory outdoor seating, Gallery, community center (nonprofit).**

**Case: BOA- 1073920 Address: 321 Marlborough Street Ward 5 Applicant: Sea-Dar Construction  
Article: 32(32-4)**

**Purpose: Change of occupancy to a single-family dwelling. Construct new penthouse addition with roof deck. Full gut renovation work to include all new structure, finishes, façade restoration, MEP/FA/FP, one car garage and patio. Combine 321 and 323 Marlborough into one single-family dwelling filed under ALT1068663 and ALT1068664.**

**HEARING: 9:30 AM**

**Case: BOA- 1043425 Address: 21 Shepard Street Ward 22 Applicant: John Pulgini**

**Article: 51(51-9.4) 51(51-8) 51(51-56) 51(51-9: Bldg height excessive (feet), Usable open space insufficient, Front yard insufficient & Side yard insufficient)**

**Purpose: Change occupancy from 3 family to 4 family – complete renovation with sprinkler/fire alarm and complete a rear addition to existing 2nd and 3rd floor.**

**Case: BOA- 983485 Address: 6 Lothian Road Ward 21 Applicant: Phung Porzio, Inc**

**Article: 51(51-8) 51(51-9: Lot area for additional dwelling units insufficient, Floor area ratio excessive & Bldg height (# of stories) excessive) 51(51-56)**

**Purpose: Proposed to legalize an existing Four Family Dwelling to correct violation (as per plans). Change of Occupancy from a 3 Family Dwelling to a 4 Family Dwelling.**



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**Case: BOA#983488 Address: 6 Lothian Road Ward 21 Applicant: Phung Porzio, Inc**  
**Purpose: Proposed to legalize an existing Four Family Dwelling to correct violation (as per plans). Change of Occupancy from a 3 Family Dwelling to a 4 Family Dwelling.**  
**Section: 9th 780 CMR 1006 – Number of Exits and Exit Access Doorway. 1006.2 Egress from spaces. Rooms areas or spaces, including mezzanines within a story or basement shall be provided with the number of exits or access to exits in accordance with this section. There is no Second Means of Egress from Ground Level Dwelling Unit in Basement.**

**Case: BOA- 1051868 Address: 49-51 Brown Avenue Ward 19 Applicant: Antonio Ferrara**  
**Article: 67(67-9: Floor area ratio excessive, Bldg height excessive (stories) & Side yard insufficient)**  
**Purpose: Confirm occupancy as existing two family. Construct new rear deck addition. Extend living space to attic. Gut renovation, work to include re-frame interior, update plumbing, electrical and heating, replace windows and siding and replace roof. File conjunction with ALT1043099 and ERT1042299.**

**Case: BOA- 1051864 Address: 45 Brown Avenue Ward 19 Applicant: Antonio Ferrara**  
**Article: 67(67-9: Lot area insufficient, Lot width insufficient, Floor area ratio excessive, Bldg height excessive (stories), Side yard insufficient & Lot frontage insufficient)**  
**Purpose: Erect new single family with an attached garage on newly formed Lot B (4,409 SF). Filed in conjunction with ALT1043099 and ALT1042279.**

**Case: BOA- 1025837 Address: 79 Regis Road Ward 18 Applicant: Andrea Jules**  
**Article: 60(60-40) 60(60-8) 60(60-9: Lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient)**  
**Purpose: Change of Occupancy 2 to 3 family. Build two shed dormers per plan. Bring egress up to code. Install new roofing, siding, windows. Build partition walls per plan.**

**Case: BOA- 1028711 Address: 273 Gallivan Boulevard Ward 17 Applicant: Timothy Johnson**  
**Article: 65(65-8) 65(65-9: Floor area ratio is excessive, Height requirement is excessive (2.5 stories max allowed) & Height requirement is excessive (ft; headhouse is part of height due to its functionality))**  
**Purpose: Demolish existing building and erect new 3-story, 9-unit residential building w/side, rear and roof decks and 12 off-street parking spaces as per plans submitted.**

**Case: BOA- 1017731 Address: 21 Temple Street Ward 17 Applicant: Colman Grealish**  
**Article: 65(65-8) 65(65-9: Lot area insufficient, Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive & Rear yard insufficient) 65(65-41)**  
**Purpose: Renovate Attic by constructing 2 new dormers and installing new drywall partitions, new kitchen and bath. Confirm Occupancy as a Two Family Dwelling. Change Occupancy to a Three Family Dwelling.**



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**Case: BOA- 1015465 Address: 33 Nelson Street Ward 17 Applicant: AZEB ABRHA**  
**Article: 65(65-8.2) 65(65-9: Add'l lot area insufficient, Floor area ratio excessive & Front entrance to new unit does not face the front lot line) 65(65-41)**  
**Purpose: Additional unit in the ground floor and change of occupancy from a 2 family to a 3 family.**

**Case: BOA- 1054679 Address: 44 Glendale Street Ward 15 Applicant: Kristopher Proule**  
**Article: 65(65-41) 65(65-8) 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Front yard insufficient, Side yard insufficient & Rear yard insufficient)**  
**Purpose: Build new 4 story, nine unit building including MEP, Sprinkler, Fire Alarm.**

**Case: BOA- 1035611 Address: 28 Goodale Road Ward 14 Applicant: Patrick Moriarty**  
**Article: 60(60-9: Insufficient additional lot area per unit, Insufficient lot size, Excessive F.A.R., Insufficient usable open space per unit & Insufficient side yard setback)**  
**Purpose: Erect new three family residential structure. Work as per plans.**

**Case: BOA- 1039553 Address: 49 Georgia Street Ward 12 Applicant: John Pulgini**  
**Article: 50(50-29: Floor area ratio excessive, Usable open space insufficient, Side yard insufficient & Rear yard insufficient) 50(50-43: Off-street parking & loading req 50.43.5 (a) and (c))**  
**Purpose: Change occupancy from single family to a three family dwelling and Interior gut renovation and exterior renovation. Change of roof line for floor through unit. Demolish and rebuild existing exterior decks. Finish basement. Add parking in combination with 43 Georgia St new construction proposal.**

**Case: BOA- 1039559 Address: 43 Georgia Street Ward 12 Applicant: John Pulgini**  
**Article: 50(50-29: 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) 50(50-43: Off-street parking & Loading Req 50.43.5 (a) and (c) 50.43.6 Design (a))**  
**Purpose: New construction 4 unit building. Proposal is for 43 Georgia St parcel number 1202547000.49 and 43 Georgia in common ownership but taxed separately. 7 parking spaces total between 43 Georgia (4 unit proposal) and 49 Georgia (3 unit proposal).**

**Case: BOA-1021201 Address: 3171 Washington Street Ward 11 Applicant: Three 171 Washington LLC**  
**Article: 55(55-19: Use: forbidden & Use: conditional) 55(55-20: Floor area ratio is excessive, Height is excessive, Usable open space is insufficient & Rear yard setback is insufficient) 55(55-55-40)**  
**Purpose: New construction of a four story building with nine residential units and a general retail in the ground floor.**



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**Case: BOA- 1016727 Address: 95-97 Robey Street Ward 8 Applicant: Albert B Ogiste  
Article: 50(50-29: Usable open space insufficient, Side yard insufficient, Rear yard insufficient & Floor area ratio excessive)**

**Purpose: Total renovation of existing three-family building with new electrical, plumbing/sprinkler, and HVAC systems. Additional interior work consisting of framing walls and drywall for units. Exterior work consisting of new siding, windows, and exterior rear decks. Extend living area into basement.**

**Case: BOA-1027380 Address: 57-59 Robey Street Ward 8 Applicant: Matt Mueller**

**Article: 50(50-29: Lot area insufficient, Add'l lot area insufficient, Floor area ratio excessive, Usable open space insufficient, Front yard insufficient & Rear yard insufficient)**

**Purpose: New two family, three story Duplex construction on empty lot with two on site parking spaces at rear.**

**1 Hour Lunch Break**

### **HEARING: 1:00 PM**

**Case: BOA- 977908 Address: 29 Bigelow Street Ward 22 Applicant: Thomas Geraghty**

**Article: 9(9-2) 51(51-9: Insufficient rear yard setbacks, Insufficient lot size & Excessive F.A.R.) 51(51-56) 10(10-1)**

**Purpose: To be filed in conjunction with ALT931152 – 29R Bigelow Street. 1 of two buildings on one lot. No work to be done.**

**Case: BOA- 977902 Address: 29R Bigelow Street Ward 22 Applicant: Thomas Geraghty**

**Article: 51(51-57.2) 51(51-57.13) 51(51-9: Insufficient rear yard setback, Insufficient lot size, Insufficient lot width, Insufficient lot width frontage & Insufficient side yard setback)**

**Purpose: Change use from a Carriage house to a Single Family Dwelling. Construct a new 2nd story addition and side addition onto existing building. The side addition will be for a new Garage. There will also be a new Roof Deck from 2nd floor as per plans. Building to be fully Sprinklered. Construction documents to be submitted upon ZBA approval.**

**Case: BOA- 982785 Address: 156 Poplar Street Ward 19 Applicant: 156 Poplar Street Realty Trust by Anthony L.Ross, Esq**

**Article: 67(67-8) 67(67-9.1) 67(67-32) 67(67-9: Floor area ratio is excessive, Rear yard setback requirement is insufficient, Lot size requires to erect a new 3 family dwelling is insufficient & Usable open space is insufficient)**

**Purpose: Raze existing two-family structure and erect new three unit building.**

**Case: BOA-1027521 Address: 81-81A Wrentham Street Ward 16 Applicant: Paulette Whitaker**

**Article: 65(65-8) 65(65-9: Insufficient lot width – 50' req., Insufficient rear yard setback – 40' req. & # of allowed stories exceeded – 2 ½ stories max.) 65(65-41) 65(65-42)**

**Purpose: Construct a new two family dwelling on Lot B consisting See ALT1027510.**



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**Case: BOA- 1004357 Address: 71-73 Humboldt Avenue Ward 12 Applicant: Niles Sutphin**

**Article: 50(50-29) 50(50-28) 50(50-43)**

**Purpose: Change of Use and Occupancy; Existing Use Day School; Demolish existing Day School; Renovate existing space to construct two (2) new dwelling units; All new systems; Existing building is currently multi-family non sprinklered.**

**Case: BOA- 1059551 Address: 511R Dorchester Avenue Ward7 Applicant: On The Dot LLC**

**Article: 20(20-1)**

**Purpose: Rebuild/replace 290 linear feet of retaining wall (5' to 8' high) in rear setback.**

**Case: BOA- 1059548 Address: 511R Dorchester Avenue Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A 8(8-7)**

**Purpose: Maintain Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles). Add Use Item #58 (surface parking lot for 355 commercial distribution/delivery vans and/or standard-sized vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St.**

**Case: BOA- 1059546 Address: 475 Dorchester Avenue Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A 8(8-7)**

**Purpose: Establish Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles) and Use Item #58 (surface parking lot for 29 commercial distribution/delivery vans and/or standard-sized vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St.**

**Case: BOA- 1059545 Address: 409-411 Dorchester Avenue Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A**

**Purpose: Establish Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St. Raze existing building on separate permit application.**

**Case: BOA- 1059544 Address: 409R Dorchester Avenue Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A**

**Purpose: Establish Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St.**

**Case: BOA- 1059543 Address: 19 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A 8(8-7)**

**Purpose: Establish Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles) and Use Item #58 (surface parking lot for 4 commercial distribution/delivery vans and/or standard-sized vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St.**



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**Case: BOA- 1059542 Address: 11 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A 8(8-7)**

**Purpose: Establish Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles) and Use Item #58 (surface parking lot for 21 commercial distribution/delivery vans and/or standard-sized vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St.**

**Case: BOA-1059541 Address: 9 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A 8(8-7)**

**Purpose: Establish Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles) and Use Item #58 (surface parking lot for 29 commercial distribution/delivery vans and/or standard-sized vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St.**

**Case: BOA-1059539 Address: 7 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A 8(8-7)**

**Purpose: Establish Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles) and Use Item #58 (surface parking lot for 15 commercial distribution/delivery vans and/or standard-sized vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St.**

**Case: BOA- 1059537 Address: 4 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A**

**Purpose: Establish Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles). No new parking spaces.**

**Case: BOA-1059536 Address: 3 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A 8(8-7)**

**Purpose: Maintain Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles). Add Use Item #58 (surface parking lot for 1 commercial distribution/delivery vans and/or standard-sized vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St.**

**Case: BOA- 1059532 Address: 3 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 20(20-1)**

**Purpose: Rebuild/replace 215 linear feet of retaining wall (5'-8' high) in rear setback.**

**Case: BOA- 1059531 Address: 2 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A 8(8-7)**

**Purpose: Establish Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles) and Use Item #58 (surface parking lot for 22 commercial distribution/delivery vans and/or standard-sized vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St. Raze existing building on separate permit application.**





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**Case: BOA- 1059529 Address: 2 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 20(20-1)**

**Purpose: Construct two free-standing canopies. Rebuild/replace 77 linear feet of retaining wall (less than 5' high). Raze existing building on separate permit application.**

**Case: BOA- 1059528 Address: 1 Alger Street Ward 7 Applicant: On The Dot LLC**

**Article: 6-3A 8(8-7)**

**Purpose: Maintain Use Item #55 (outdoor storage, staging & vehicular access for equipment & commercial vehicles). Add Use Item #58 (surface parking lot for 1 commercial distribution/delivery vans and/or standard-sized vehicles) as ancillary to the warehouse /distribution use & operations at 4 Alger St.**

**Case: BOA-1058736 Address: 353-361 Dorchester Street Ward 7 Applicant: George Morancy**

**Article: 23(23-1) 13(13-1: Lot area insufficient, Add'l lot area insufficient, Floor area Ratio excessive, Usable open space insufficient, Front yard insufficient, Side yard insufficient, Rear yard insufficient, Bldg height excessive (feet) & Bldg height excessive (stories))**

**Purpose: Demolish existing single-story commercial building and erect new four-story mixed-use building to contain five dwelling units and ground-floor restaurant (coffee shop).**

**Case: BOA-1005753 Address: 765 East Third Street Ward 6 Applicant: George Morancy**

**Article: 80(80-80E) 27S(27S-5)**

**Purpose: Combine 765 East Third Street with 2 vacant lots PID0603809000 and PID0603810000 for a total of 20,265 sf to erect a new 25 unit residential building with 37 off street parking as per plans. Existing building to be razed under a separate permit. Permit drawings to be submitted upon ZBA approval.**

**Case: BOA-1049883 Address: 850-852 Summer Street Ward 6 Applicant: 850 Summer Street, LLC**

**Article: 68(68-7)**

**Purpose: Add fitness studio to building to include running machines.**

**Case: BOA- 1055514 Address: 584 East Fourth Street Ward 6 Applicant: Patrick McDonough**

**Article: 68(68-33) 68(68-8: Floor area ratio excessive & Open space insufficient)**

**Purpose: Change use from a single family to a three family, renovate and add rear decks as per plans. Permit set to be provided upon ZBA approval.**

**Case: BOA-1038814 Address: 53 Rutland Square Ward 4 Applicant: Andrew Brassard**

**Article: 64(64-9.4) 64(64-34) 32(32-9)**

**Purpose: Reconfiguration of rear patio and parking, additional of 6' decks on parlor, 2nd and 3rd levels and roof deck.**

**Case: BOA- 1043496 Address: 29 Upton Street Ward 3 Applicant: Peter Vanko**

**Article: 64(64-34) 32(32-4)**

**Purpose: Demolish existing roof deck. Replace with expanded roof deck; no change to method of access and egress. Provide utility connections and hot tub in raised deck.**



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**Case: BOA-1012022 Address: 14 North Bennet Street Ward 3 Applicant: Epsilon Partners  
Article: 54(54-10: Floor area ratio excessive, Bldg height excessive (feet) & Rear yard insufficient) 54(54-18) 54(54-21)**

**Purpose: Seeking to change the occupancy from a rectory to eight residential units. Also, to erect a one-story addition with rear decks and roof decks and complete renovations.**

**Case: BOA-1025939 Address: 84-86 Maverick Street Ward 1 Applicant: Anthony Virgilio  
Article: 53(53-9) 53(53-56)**

**Purpose: Change Occupancy from two-family and store to three-family dwelling.**

**Case: BOA- 1038811 Address: 33 Condor Street Ward 1 Applicant: Jeff McArdle  
Article: 9(9-1) 53(53-52) 53(53-9: Side yard insufficient & Rear yard insufficient) 27T**

**Purpose: To build a roof deck according to architectural drawings. This is for unit #3 use only.**

**Case: BOA- 1035805 Address: 82 Chelsea Street Ward 1 Applicant: Richard Crespo  
Article: 27T(27T-9) 53(53-56) 53(53-8) 53(53-9: Lot area insufficient, Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive), Usable open space insufficient), Side yard insufficient) & Rear yard insufficient)**

**Purpose: Change Occupancy from a Two ( 2 ) Family Dwelling to an Office / Commercial Use and Three ( 3 ) Family Dwelling. Construct a new 4th Level onto the existing 3 story Residential Building. There will be a new Penthouse to access a new private Roof Deck. Construct a new 1st Floor Kitchen addition. Reconfigure Architectural Floor Plan on all Floors. New Kitchens and Bathrooms. New HVAC & MEP systems. Install a new Fire Sprinkler system.**

**Case: BOA- 1050294 Address: 382 Sumner Street Ward 1 Applicant: Granitz Family Trust, LLC  
Article: 27T(27T-5) 53(53-9: Insufficient additional lot area per unit, Excessive F.A.R., Insufficient side yard setback, Insufficient rear yard setback, Insufficient off street parking & Insufficient open space – 300sf/unit req.)  
Purpose: Raze existing structure and erect a 3 unit residential dwelling.**

**Case: BOA- 1057382 Address: 362 Sumner Street Ward 1 Applicant: 362 Sumner Street, LLC  
Article: 53(53-9: Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Side yard insufficient & Rear yard insufficient) 53(53-56) 27T(27T-5)  
Purpose: Raze existing building and erect a three (3) unit residential dwelling.**

**Case: BOA- 979930 Address: 16 Whitby Street Ward 1 Applicant: Arco, LLC  
Article: 27T(27T-5) 53(53-8) 53(53-9: # of allowed stories has been exceeded (2.5 stories max.), Height exceeded (35' max.), Excessive F.A.R. (.8 max.) & Insufficient rear yard setback (35' req.)) 53(53-56) 53(53-54) 53(53-56.5.a) 53(53-57.2)  
Purpose: Seeking to erect a four-story building with ten residential units and ten parking spaces. Also to combine two lots, 0101753000 and 01011752000 into one lot of 9,000 sf ft. Also raze existing structure on lot on separate permit.**



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**RECOMMENDATIONS/HEARINGS:**

**Case: BOA-1056777 Address: 9 Cook Street Court Ward: 2 Applicant: Stephen Robinson**

**Article: 62(62-25) 62(62-8)**

**Purpose: Amend permit alt765045 according to plans. \*Construction of an additional off of the third story on the left side of structure.**

**Case: BOA-1076329 Address: 44 Harvard Street Ward: 2 Applicant: Harold McGonagle**

**Article: 62(62-8)**

**Purpose: Build new rear addition, add one new window, relocate garage door to the new exterior wall, interior renovations to other areas of the existing one family as per plan.**

**Case: BOA-1069916 Address: 5 Armory Street Ward: 2 Applicant: David McDonald**

**Article: 62(62-8)**

**Purpose: convert basement storage area into two bedrooms and convert basement laundry room into a 3/4 bathroom increase the size of the existing first floor bathroom All work will be as per architect's plans. David McDonald (Professional I.D.#044660).**

**Case: BOA-1067126 Address: 5 Allston Street Ward: 2 Applicant: Timothy Sheehan**

**Article: 9(9-1) 62(62-14: Excessive F.A.R. per architect) & Reduction of open space (per architect) 62(62-25)**

**Purpose: This is the renovation of one unit of a two family house. The top floor will have new dormers front and back. A new bathroom. Work will not be over 50% of floor area . The bath room on the second floor within the same unit to be renovated as well. ZBA approval will be required for this project. Two Family DOC#24 / 1979.**

**Case: BOA-1070486 Address: 366 Main Street Ward: 2 Applicant: Timothy Sheehan**

**Article: 62(62-8: Add'l lot area insufficient & Usable open space insufficient) 62(62-29)**

**Purpose: Confirm occupancy as single family dwelling and change occupancy to a two family residence. The house will be renovated and brought up to current code. New kitchens and bathrooms along with new systems. Exterior work will be limited to window replacement and brickwork as needed. ZBA will be required.**

**Case: BOA-1078894 Address: 441 Main Street Ward: 2 Applicant: John Vining**

**Article: 62(62-25) 62(62-8)**

**Purpose: Build second floor addition on top of existing first floor footprint below, for remodeled master bedroom and bathroom.**

**Case: BOA-1064776 Address: 99 Elm Street Ward: 2 Applicant: Kevin Joyce**

**Article: 62(62-8: Side yard insufficient & Rear yard insufficient)**

**Purpose: Confirm occupancy as single family and Complete renovation of existing single family house.**



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**Case: BOA- 1063297 Address: 35 Washington Street Ward: 2 Applicant: Lucas Robertson  
Article: 62(62-25)**

**Purpose: Full gut renovation of all interiors, new construction rear addition, and new rear-facing shed dormer at the existing 3rd floor. Change of Occupancy from a two family to a one family.**

**Case: BOA#1063303 Address: 35 Washington Street Ward: 2 Applicant: Lucas Robertson**

**Purpose: Full gut renovation of all interiors, new construction rear addition and new rear-facing shed dormer at the existing existing 3rd floor. Change of Occupancy from a two family to a one family. Section: 9th 780 CMR 705 – Exterior Walls – 2 not permitted exterior wall openings with insufficient fire separation distance.**

**Case: BOA-1066431 Address: 115-125 Jersey Street Ward: 5 Applicant: Mei Chen**

**Article: 66(66-8)**

**Purpose: Change occupancy from Laundromat to Restaurant (Café).**

**Case: BOA-1059734 Address: 15H Mount Vernon Street Ward: 7 Applicant: Mark Little**

**Article: 65(65-9)**

**Purpose: Building of third floor deck on existing second floor deck. Install 2 doors from third floor to access new deck.**

**Case: BOA-1072019 Address: 159 West Eighth Street Ward: 7 Applicant: Michael McGough**

**Article: 68(68-29) 68(68-8)**

**Purpose: Complete gut/renovation of existing single family home per plans. Conversion from a 2.5 story to a full three story dwelling.**

**Case: BOA- 1082474 Address: 36-38 Crockett Avenue Ward: 16 Applicant: Matthew Ascione**

**Article: 65(65-9)**

**Purpose: Adding bedroom and storage space to current attic space.**

**Case: BOA-1056718 Address: 25 South Munroe Terrace Ward: 16 Applicant: Adam Jaspon**

**Article: 65(65-9: Bldg height excessive (feet) & Side yard insufficient)**

**Purpose: Construct roof deck on top of building according to architectural and engineering plans.**

**Case: BOA- 106841 Address: 26 Salman Street Ward: 20 Applicant: Kelly and Rogelio Juarez**

**Article: 56(56-8: Front yard insufficient & Side yard insufficient)**

**Purpose: Building shed dormer on one side of the roof. Adding one more bedroom framing, roofing, insulation hanging bords siding the whole house.**



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**Case: BOA-1071247 Address: 101 Lagrange Street Ward: 20 Applicant: William Boehm  
Article: 56(56-8: Floor area ratio excessive, Front yard insufficient & Side yard insufficient)  
Purpose: New dormer and interior renovations.**

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