



City of Boston
Board of Appeal

REVISED

5:53 pm, Jan 27, 2021

TUESDAY, FEBRUARY 2, 2021
801

BOARD OF APPEAL

CITY HALL, ROOM

REVISED AGENDA

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON FEBRUARY 2, 2021 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS FEBRUARY 2, 2021 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE FEBRUARY 2, 2021 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/zbaFeb2hearing> or by calling 1-617-315-0704 and entering access code 179 172 9994.

If you wish to offer testimony on an appeal, please click <http://bit.ly/zbaFeb2comment> 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/zbaFeb2comment>, calling 617-635-4775 or emailing isdboardofappeal@boston.gov.

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.



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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 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 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. WHEN DOING SO, PLEASE INCLUDE IN THE SUBJECT LINE THE BOA NUMBER, THE ADDRESS OF THE PROPOSED PROJECT AND THE DATE OF THE HEARING.



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EXTENSIONS: 9:30 AM

Case: BOA- 852459 Address: 5 Spring Garden Street Ward 13 Applicant: Richard Lynds

Case: BOA-911272 Address: 9 Chelsea Street Ward 1 Applicant: Richard Lynds

Case: BOA-450351 Address: 1181-1183 Bennington Street Ward 1 Applicant: Richard Lynds

Case: BOA-839661 Address: 100-114 Hampden Street Ward 8 Applicant: Richard Lynds

Case: BOA-694026 Address: 77-85 Liverpool Street Ward 1 Applicant: Lorene Schettino

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

HEARINGS: 9:30 AM

Case: BOA-1069082 Address: 89 Trenton Street Ward 1 Applicant: Oliver Wahnschafft

**Articles: Article 27T East Boston IPOD Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg.
Article 53 Section 8 Use Regulations Four family Forbidden Article 53, Section 56 Off Street Parking & Loading
Req Insufficient Parking**

Purpose: Confirm as a three family dwelling. Change of occupancy from three to four family dwelling. The additional dwelling to be located on the basement. ZBA [Plans submitted] EPLAN

Case: BOA-1138961 Address: 147-149 Charles Street Ward 5 Applicant: The Greatest Boston Bar Company, LLC

Articles: Art. 15 Sec. 01 Floor Area Ratio Excessive Art. 19 Sec. 01 Side yard insufficient Art. 20 Sec. 01 Rear Yard Insufficient Art. 23 Sec. 01 Off street parking requirements Off street parking for the dwelling units: Insufficient

Purpose: Seeking to change the occupancy from a restaurant/bar and six residential units to a restaurant and nine residential units. Also, to erect a rear addition and renovate. ZBA.

Case: BOA-1046403 Address: 515 East Second Street Ward 6 Applicant: 515 East Second Street, LLC

**Articles: Article 68, Section 29 Roof Structure Restrictions Access to roof decks is via multiple head houses
Article 68, Section 8 Bldg Height Excessive (Feet) Article 68, Section 8 Floor Area Ratio Excessive
Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 8 Rear Yard Insufficient
Article 68, Section 8 Additional lot area is insufficient Article 68, Section 33 Off Street Parking & Loading Req
Off street parking is insufficient Article 68, Section 33 Off Street Parking & Loading Req Proposed parking has lifts and tandem parking which limits maneuverability Article 68, Section 33 Off Street Parking & Loading Req
No loading area has been provided**

Purpose: Demolish exiting one story building and erect new 5 story multi family building containing 30 units with associated parking at first floor of building.



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Case: BOA- 962337 Address: 15 Mercer Street Ward 7 Applicant: Celora Caushi
Articles: Art. 27P South Boston IPOD Article 68, Section 8 Add'l Lot Area Insufficient, Article 68, Section 33 Off Street Parking & Loading Req Parking insufficient
Purpose: Change the Occupancy from 2 units to 3 units.(basement storage)

Case: BOA-1075706 Address: 22 Rogers Street Ward 7 Applicant: Timothy Johnson
Articles: Article 68, Section 8 Add'l Lot Area Insufficient Article 68, Section 8 Rear Yard Insufficient Article 68, Section 8 Front Yard Insufficient Article 68, Section 33 Off Street Parking & Loading Req Insufficient number of off street parking spaces. Proposed parking has insufficient maneuverability.
Purpose: Demolish existing structure and erect new 4-story, 4 unit residential building w/garage and front, rear and roof decks as per plans.

Case: BOA- 1125330 Address: 42 Shirley Street Ward 8 Applicant: Jack Zaylor
Articles: Article 50 Section 28 Use Regulations 14 family use: Forbidden Article 50, Section 29 Add'l Lot Area Insufficient total lot area required: 22,000 sqft Proposed: 8,995 sqft Article 50, Section 29 Floor Area Ratio Excessive Max. allowed: 0.8 Proposed: 2.0 Article 50, Section 29 Bldg Height Excessive (Feet) Max. allowed: 35' Proposed: 42' 7 3/4" Article 50, Section 29 Bldg Height Excessive (Stories) Max. allowed: 3 Proposed: 4 Article 50, Section 29 Usable Open Space Insufficient Required: 650sqft x 14 = 9,100 sqft Article 50, Section 29 Front Yard Insufficient Required: 20' Proposed: 12.4' Article 50, Section 29 Side Yard Insufficient Required: 10' Proposed: 4.5' Article 50, Section 29 Rear Yard Insufficient Required: 30' Proposed: 5.1' Article 50, Section 43 Off Street Parking & Loading Req 50.43.6.d) Insufficient parking space required dimensions Article 50, Section 44.2 Conformity Ex Bldg Alignment Modal not provided to verify conformity with existing building alignment
Purpose: New 14 Unit Multi family building to be on one lot resulting of combining two lots on application ALT1053976. Eplan > BOA

Case: BOA- 1134876 Address: 10 Woodville Park Ward 8 Applicant: Gregory Hobson
Articles: Art. 50, Section 29 Lot area for the add'l dwelling unit is insufficient Art. 50, Section 29 Usable open requirements is insufficient Art. 50, Section 29 Rear yard setback requirements is insufficient Art. 50 Sec. 44.2 Existing Bldg Alignment Front modal alignment of the block has not met
Purpose: Combine lot 51000 of 1899sf with lot 49000 of 1659sf to become one lot of 3559sf.; erect a two story addition and change the occupancy from a 1 family to a 2 family dwelling as per plans.

Case: BOA-1131824 Address: 1785 Columbus Avenue Ward 11 Applicant: Boston Health Care for the Homeless Program
Article: Art. 55, Section 22 Use: Conditional Use: Clinic: Conditional
Purpose: Change Occupancy to include a 2600 sf Clinic; interior walls and finishes, MEP and FP scope on Level 3. E Plans



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Case: BOA- 904516 Address: 1937 Beacon Street Ward 21 Applicant: HVV Massachusetts, Inc
Article: Article 51, Section 16 Use Regulations Cannabis establishment is a conditional use in this zoning subdistrict
Purpose: Change the occupancy from a bar/cafe to a Cannabis establishment and renovate building. ZBA

HEARINGS: 12:30 PM

Case: BOA- 1149984 Address: 19 Buttonwood Street Ward 13 Applicant: Joshua Wild
Articles: Article 65 Section 41 Off Street Parking and Loading Proposed off street parking is insufficient, Article 65, Section 9 Add'l Lot Area Insufficient, Article 65, Section 9 Floor Area Ratio Excessive, Article 65, Section 9 Usable Open Space Insufficient, Article 65, Section 9 Side Yard Insufficient, Article 65, Section 9 Rear Yard Insufficient
Purpose: Renovation of existing two family dwelling to increase occupancy to a three family building with fire protection. Work to coincide with identical renovation to attached 21 Buttonwood under ALT1102994 as per Jim Kennedy.

Case: BOA-1149985 Address: 21 Buttonwood Street Ward 13 Applicant: Joshua Wild
Articles: Article 65, Section 9 Add'l Lot Area Insufficient Article 65, Section 9 Floor Area Ratio Excessive, Article 65, Section 9 Usable Open Space Insufficient, Article 65, Section 9 Side Yard Insufficient, Article 65, Section 9 Rear Yard Insufficient, Article 65, Section 41 Off Street Parking & Loading Req Proposed off street parking is insufficient
Purpose: Renovation of existing 2 family dwelling to increase occupancy to a 3 family building with fire protection. Work to coincide with identical renovation to attached 19 Buttonwood under ALT1118695.

Case: BOA-1141981 Address: 15 Baird Street Ward 14 Applicant: Sy Vo
Article: Article 60, Section 9 Lot Area Insufficient
Purpose: Proposed three family.

Case: BOA-1130282 Address: 25 Vassar Street Ward 14 Applicant: Peter Vanko
Articles: Article 65, Section 8 Use Regulations Multi family forbidden, Article 65, Section 9 Lot Area Insufficient, Article 65, Section 9 Lot Width Insufficient, Article 65, Section 9 Front Yard Insufficient, Article 65, Section 9 Rear Yard Insufficient, Article 65, Section 9 Bldg Height Excessive (Feet), Article 65, Section 9 Bldg Height Excessive (Stories), Article 65, Section 9 Floor Area Ratio Excessive, Article 65, Section 4 1Off Street Parking & Loading Req Parking insufficient, Article 65, Section 9.2 Dim Regs: Location of Main Entrance
Purpose: Erect new Multi Family Dwelling (4 units). Raze building on separate permit. [ZBA ePlan]

Case: BOA-1068978 Address: 43 Freeport Street Ward 15 Applicant: Casey Brownell
Article: Article 65 Section 15 Use Regulations Cannabis Establishment Use: Conditional
Purpose: Change of Occupancy to include Cannabis Establishment at Ground Floor. Working to include MEP systems and storefront will be evaluated against relevant criteria.



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Case: BOA-1141860 Address: 32 Richfield Street Ward 15 Applicant: 32 Richfield Street, LLC
Articles: Article 65, Section 8 Use Regulations Multi Family Use: Forbidden, Article 65, Section 9 Lot Area Insufficient, Article 65, Section 9 Lot Width Insufficient, Article 65, Section 9 Lot Frontage Insufficient, Article 65, Section 9 Floor Area Ratio Excessive, Article 65, Section 9 Front Yard Insufficient, Article 65, Section 9 Side Yard Insufficient, Article 65, Section 9.2 Dim Regs: Location of Main Entrance Within the Residential Subdistricts, the main entrance of a Dwelling shall face the Front Lot Line
Purpose: Erect new Multi Family Dwelling (4 units) with 6 parking spaces. [ZBA ePlan]

Case: BOA-1139018 Address: 5 Rice Street Ward 16 Applicant: Five Rice Street, LLC
Articles: Article 65, Section 8 Use Regulations 6 unit use: Forbidden, Article 65, Section 41 Off Street Parking & Loading Req 65.41.4&5 Design and Location, Article 65, Section 9 Front Yard Insufficient Required: 15' Proposed: 11.73', Article 65, Section 9 Floor Area Ratio Excessive Max. allowed: 0.5 Proposed: 1.09, Article 65, Section 9 Bldg Height Excessive (Feet) Max. allowed: 35' Proposed: 36.8', Article 65, Section 9 Bldg Height Excessive (Stories) Max. allowed: 2.5 Proposed: 3, Article 65, Section 9 Side Yard Insufficient Required: 10' Proposed: 6.23' (R) & 5.56' (L), Article 65, Section 9 Rear Yard Insufficient Required: 30' Proposed: 5.56', Article 65, Section 9.2 Dim Regs: Location of Main Entrance For unit 2 does not face the front lot line, Article 65, Section 32 NDOD Review Required
Purpose: Change use from a one family to a six family. Proposed additions and renovation to the existing, as per plans. Permit set to be submitted upon ZBA approval.

Case: BOA- 1118297 Address: 162-164 Walnut Ward 16 Applicant: John Pulgini
Articles: Article 65, Section 32 NDOD Review Required Article 65, Section 8 Use Regulations 2 family is a forbidden use in a 1F 5000 sub district Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Rear Yard Insufficient Article 65, Section 42.2 Conformity w Ex Bldg Alignment Modal is 29' Building is 23' Article 65, Section 41 Off Street Parking & Loading Req Off street parking is insufficient.
Purpose: Erect 2 family modular dwelling as per plans.

Case: BOA-1056275 Address: 4 Danny Road Ward 18 Applicant: John Barry
Articles: Article 69, Section 8 Use: Forbidden Article 69 Section 9 Insufficient lot size Article 69 Section 9 Excessive f.a.r. Article 69 Section 9 # of allowed stories exceeded Article 69 Section 9 Insufficient open space Article 69 Section 9 Front yard setback Article 69 Section 9 Dimensional Regulations Article 60, Section 8 Use Regulations Accessory use Parking
Purpose: To construct a new three family residential building, with off street parking, as per attached plans.

Case: BOA-1142022 Address: 25 Paine Street Ward 18 Applicant: John Walsh
Article: Article 67, Section 8 Use Regulations Two Family Dwelling Use: Forbidden
Purpose: Erect new two family dwelling. Propose (4) off street parking. [ZBA ePlan]



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Case: BOA- 1135042 Address: 91 Anawan Avenue Ward 20 Applicant: Terry O'Reilly
Articles: Article 56, Section 8 Floor Area Ratio Excessive Article 56, Section 8 Rear Yard Insufficient
Purpose: For zoning purposes only (two dwellings on same lot) to be paired with permit number ALT1062838.

Case: BOA-1121558 Address: 91R Anawan Avenue Ward 20 Applicant: Terry O'Reilly
Articles: Article 56, Section 39 Off Street Parking & Loading Req Proposed off street parking is insufficient
Article 56, Section 8 Lot Area Insufficient Article 56, Section 8 Lot Frontage Insufficient Article 56, Section
8Floor Area Ratio Excessive Article 56, Section 8 Usable Open Space Insufficient Article 56, Section 8 Front Yard
Insufficient, Article 56, Section 8 Rear Yard Insufficient Article 56. Section 8 Side Yard Insufficient
Purpose: Change the Occupancy of an existing Carriage House in the rear to a Single Family dwelling and
remodel. See plans filed. Address to be known as 91R Anawan Avenue. ZBA

Case: BOA- 1143574 Address: 449 Cambridge Street Ward 22 Applicant: ALP-449 Cambridge Owner, LLC
Articles: Article 51, Section 16 Use Regulations MFR is a conditional use in a CC 1 subdistrict Article 51 Section
17 Floor area ratio is excessive Article 51, Section 17 Rear yard is insufficient Article 51, Section 17 Building
height in feet is excessive Article 51, Section 17 Open usable space is insufficient Article 51, Section 56 Off
Street Parking Insufficient
Purpose: Demolish existing structure; construct new multi family residential building, with 127 units and
approximately 80 parking spaces. Includes ground floor retail. Associated with 2 Emery Road project. Nominal
fee requested. [ePlan]

Case: BOA-1143565 Address: 2 Emery Road Ward 22 Applicant: ALP-449 Cambridge Owner, LLC
Articles: Article 51, Section 19 Use: Forbidden MFR is a Forbidden use in a LI 1 subdistrict Article 51, Section 20
Floor area ration is excessive Article 51, Section 20 Rear yard is insufficient Article 51, Section 20 Building
Height in feet is excessive Article 51, Section 20 usable space is insufficient Article 51, Section 56 Off Street
Parking Insufficient
Purpose: Demolish existing; construct new multi family residential building, with 39 units. Associated with 449
Cambridge Street, ERT1123317. Nominal fee requested.

RE-DISCUSSIONS: 12:30 PM

Case: BOA-1002790 Address: 17-33 Winter Street Ward 3 Applicant: Sonder USA, Inc
Article(s): 38(38-18)
Purpose: To change occupancy from Health club, fitness center, stores, offices, adult education center and 27
residential units to Health club, fitness center, stores, offices and thirty-four executive suites. Also, to
renovate.-LETTER SUBMITTED WITH THE INTENT TO WITHDRAW



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Case: BOA- 1110007 Address: 47 Condor Street Ward 1 Applicant: 47 Condor Street, LLC
Articles: 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 56 Off-Street Parking & Loading Req Off-Street Parking Design/Maneuverability (Car Stacking Machine to be installed) Article 53, Section 8 Use Regulations Use: Multifamily Dwelling: Forbidden Article 53, Section 8 Use Regulations Use: Commercial Space: Forbidden, Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Building Height Excessive Article 53, Section 9 Building Height (# of Stories) Excessive Article 53, Section 9 Front Yard Insufficient Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient
Purpose: Raze existing building. Erect a 4 story, Mixed Use Building consisting of one (1) Commercial Space on the Ground Floor, and an Eight (8) Unit Residential Dwelling above. There will be a Ground Level Parking Garage with Eleven (11) Parking spaces. Building will be fully Sprinklered.

Case: BOA- 1121204 Address: 604 East Broadway Ward 6 Applicant: Sing Ming Chan
Articles: Art. 68 Sec.08 Floor area ratio is insufficient Art. 68 Sec.08 Height requirement is excessive, Art. 68 Sec.08 Front yard setback requirement is insufficient (E Broadway Street), Art. 68 Sec.08 Front yard setback requirement is insufficient (I Street side) Art. 68 Sec.08 Side yard setback requirement is insufficient, Art. 68 Sec.08 Rear yard setback requirement is insufficient Art. 68 Sec.08 Usable open space is insufficient, Art. 68 Sec. 33 Off Street parking Req. Off street parking requirement is insufficient, Article 68, Section 29 Roof Structure Restrictions Roof structures restricted district 5
Purpose: Proposed three story addition above existing local retail space to create 6 new residential units and renovate as per plans. Change occupancy from local retail space to local retail space and 6 dwelling units. Permit set to be submitted upon ZBA approval.

Case: BOA-1068581 Address: 9 Batchelder Street Ward 8 Applicant: Tomasa Pujol
Articles: Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Front Yard Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Rear Yard Insufficient
Purpose: Renovation 2 family unit: Framing, insulation, drywall, flooring, painting all new interior, electrical upgrade, new plumbing, new HVAC unit # 1: Add finish basement with 2 bedroom unit # 2: Add dormer and 2 bedroom in attic & roof deck.

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.



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RE-DISCUSSIONS: 1:00 PM

Case: BOA-1024093 Address: 7 Wordsworth Street Ward 1 Applicant: 7 Wordsworth Street, LLC
Article: 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- 1069726 Address: 139 Harrishof Street Ward 12 Applicant: Tim Longden
Articles: Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Bldg Height Excessive (Feet) Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Front Yard Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 43 Off Street Parking & Loading Req Location. Off street parking facilities shall be provided on the same Lot as the main use to which they are accessory Purpose: Change of occupancy from Two Family Dwelling to Three Family Dwelling. Construct rear addition on first floor and third floor addition on existing footprint. Propose (4) off street parking accessed through a shared driveway with 135 Harrishof Street. File in conjunction with subdivision lot ALT1066529 and new 6 unit residential building ERT1066525. [ZBA ePlan]

Case: BOA-1069729 Address: 135 Harrishof Street Ward 12 Applicant: Tim Longden
Articles: Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Front Yard Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 43 Off Street Parking & Loading Req Off Street Parking Insufficient Article 50 Section 28 Use Regulations Multi Family Dwelling Use : Forbidden Article 50, Section 43 Off Street Parking & Loading Req Location. Off street parking facilities shall be provided on the same Lot as the main use to which they are accessory Purpose: Erect 6 unit residential building with 5 exterior parking spaces and shared driveway with 139 Harrishof. Subdivision application is ALT1066529 and a proposed alteration to the existing 2 family building at 139 Harrishof is application ALT1066526. [ZBA ePlan]

Case: BOA-1097303 Address: 32 Pearl Street Ward 13 Applicant: Melissa Novaco
Articles: Article 65, Section 8 Use Regulations MFR Use Forbidden Article 65, Section 9 Excessive F.A.R. Article 65, Section 9 # of allowed stories exceeded Article 65, Section 9 Max allowed height exceeded Article 65, Section 9 Insufficient side yard setback Article 65, Section 9 Insufficient rear yard setback Art. 65 Sec. 41 Off street parking requirements Insufficient parking Art. 65 Sec. 41 Off street parking requirements Insufficient maneuvering areas Art. 65 Sec. 42 Conformity with Existing Building Alignment
Purpose: Seeking to raze the existing structure and erect a nine unit residential dwelling with three private roof decks and with nine parking spaces. E Plans. Nominal Fee. ZBA.



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Case: BOA- 1073949 Address: 233 Metropolitan Avenue Ward 18 Applicant: Pamela Bardhi

Article: Article 67, Section 9 Usable Open Space Insufficient

Purpose: In reference to permit #Ert1068572, the property on 233 Metropolitan Avenue is to be split into two lots. Total lot size of the parcel currently is 14,019 SF. The two lots will be split into lot A & lot B. Lot A is 7125 SF and Lot B is 689 No work to be done on existing structure. Just subdivision.

Case: BOA-1073954 Address: 233R Metropolitan Avenue Ward 18 Applicant: Pamela Bardhi

Articles: Article 67, Section 9 Lot Frontage Insufficient Article 67, Section 28 2.2e Design and Architecture Building orientation to the street. Proposed lot and building are behind another building and lot.

Purpose: Build new construction single family home as of right. [ePlan]

Case: BOA-1106430 Address: 2 Oakland Street Ward 22 Applicant: John Walsh

Articles: Article 51, Section 8 Use Regulations Townhouse Use: Forbidden Article 51, Section 9 Floor Area Ratio Excessive Article 51, Section 9 Bldg Height Excessive (Stories) Article 51, Section 9 Bldg Height Excessive (Feet) Article 51, Section 9 Front Yard Insufficient Article 51, Section 9 Side Yard Insufficient Article 51, Section 9 Rear Yard Insufficient Article 51, Section 9.4 Dim Reg: Location of Main Entrance The main entrance of a Dwelling shall face the Front Lot Line

Purpose: Erect new six (6) townhouse units. Proposed (13) parking spaces.

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

BOARD MEMBERS:

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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.