



City of Boston
Board of Appeal

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By City Clerk at 3:08 pm, Jun 16, 2021

TUESDAY, JUNE 22, 2021

BOARD OF APPEAL

CITY HALL, ROOM 801

Revised Agenda

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON JUNE 22, 2021 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS JUNE 22, 2021 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE JUNE 22, 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/zbaJune22hearing> or by calling 1-617-315-0704 and entering access code 173 304 6633.

If you wish to offer testimony on an appeal, please click <http://bit.ly/zbaJune22comment> 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/zbaJune22comment>, calling 617-635-5300 or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the WebEx Event from 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.

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.



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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 ZBAPublicInput@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: 9:30AM

Case: BOA-648704 Address: 1857-1859 Dorchester Avenue Ward 16 Applicant: Kevin Cloutier

Case: BOA-687533 Address: 51 Breed Street Ward 1 Applicant: Richard Lynds

Case: BOA-897041 Address: 204 West Seventh Street Ward 7 Applicant: Tim Johnson

Case: BOA-897036 Address: 209-213 Tudor Street Ward 7 Applicant: Tim Johnson

Case: BOA-796336 Address: 435 Geneva Avenue Ward 17 Applicant: Tim Johnson

Case: BOA- 757560 Address: 27-31 Woodford Street Ward 13 Applicant: Alfonseca Ledys (by Peter Vanko)

HEARINGS: 9:30AM

Case: BOA- 1193751 Address: 28 Falcon Street Ward 1 Applicant: Patrick Crowley

Articles: Art. 53 Sec. 08 Forbidden Three family dwelling: Forbidden Art. 53 Sec. 09 Lot area for new unit: Insufficient Art. 53 Sec. 09 Floor area ratio: Excessive Art. 53 Sec. 09 Height requirement: Excessive (21/2 stories max.) Art. 53 Sec. 09 Side yard requirement: Insufficient Art. 53 Sec. 09 Rear yard requirement: Insufficient Art. 53 Sec. 56 Off street parking insufficient Off street parking requirement: Insufficient Article 27T East Boston IPOD Applicability

Purpose: Convert existing 2 family to 3 family. Add new kitchens, bathrooms, electrical systems, HVAC, sprinkler system, rear decks, flooring, roof, drywall, paint, windows and siding.

Case: BOA- 1133499 Address: 117 Coleridge Street Ward 1 Applicant: Jorge Betancur

Articles: Article 53 Section 8 Use Regulations Multi Family Dwelling Use: Forbidden Article 53, Section 52 Roof Structure Restrictions Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Bldg Height Excessive (Feet) Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient Article 9, Section 2 Change in Non Conforming Use Change from 3 unit to 6 unit Article 27T 5 East Boston IPOD Applicability

Purpose: Change of Occupancy from 3 unit to 6 unit Residential Building. Construct a new 3 story addition, balcony, deck, and roof deck. Propose (6) off street parking.

Case: BOA-1184800 Address: 25 Claremont Park Ward 4 Applicant: 25 Claremont Park, LLC

Articles: Art. 64 Sec. 09 TownHouse/Row House Extensions into Rear Yard Extension into rear yard is conditional Art. 32 Sec. 04 GCOD Applicability

Purpose: Construct 4 level wood framed rear extension on concrete footing and frost wall with 3 side decks. To Amend ALT1075154.

Case: BOA- 1183223 Address: 340 West Second Street Ward 6 Applicant: DeMartini 1995 Living Trust

Article: Article 68, Section 7 Use Regulations Fitness center use is a forbidden use

Purpose: Change of occupancy from 29 residential units and 1 commercial space to include fitness use/personal training studio in commercial space. No work to be done; all work completed under ERT236651. BOA approval of commercial space in prior decision. Seek refusal letter for fitness center/gymnasium.



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Case: BOA- 1166332 Address: 15 Jess Street Ward 11 Applicant: Pablo Alvarado Alvarado

Articles: Art. 10 Sec. 01 Limitation of parking areas Insufficient Side yard buffering Art. 55, Section 9 Insufficient open space

Purpose: Cut curve as per plan. V522446 ON FILE

Case: BOA-1176804 Address: 15 Rocky Nook Terrace Ward 11 Applicant: Geoff Pfeifer

Articles: Article 55, Section 9 Bldg Height Excessive (Stories) Article 55, Section 9 Floor Area Ratio Excessive Article 55, Section 9 Side Yard Insufficient

Purpose: Third floor dormer additions.

Case: BOA-1166573 Address: 60 Crawford Street Ward 12 Applicant: Alix Holder

Articles: Article 50, Section 43 Off Street Parking & Loading Req 50.43.6 Design. Driveway width for proposed space #3 is less than 10' (required according to Art. 50 40.7) Art. 50 Sec. 29 Side Yard. Required: 12' Proposed: 9.3' (footnote (e) not enough information to be verified) Art. 50, Section 29 Add. lot area. Total lot required: 10,000 sqft Proposed: 9,100 sq ft

Purpose: Change occupancy from a two family to a 3 family, then work shall consist of an addition, renovations, fire alarm, sprinkler, and a new exterior egress per drawings as well. 3 off street parking spaces, 1 more than existing.

Case: BOA-1185544 Address: 10-18 Bowdoin Street Ward 14 Applicant: Codman Square Neighborhood Development Corp

Articles: Art. 65 Sec. 15 Use: Conditional Multi family dwelling use (32 units) is a conditional use in this zoning subdistrict Article 65 Section 16 Floor area ratio is excessive Article 65 Section 16 Height is excessive Art. 65 Sec. 42 Appl. of Dimensional Req'mnts Conformity with existing building alignment of the block Art. 65 Sec. 4 Appl. of Dimensional Req'mnts Two dwelling on the same lot Article 65, Section 16 Side yard setback is insufficient (due to proximity of residential sub district) Art. 65 Sec. 41 Off street parking requirements Off parking requirements is insufficient Art. 80E Sec. 2 App sm proj review Small Project Review Applicability Article 65, Section 39 Screening & Buffering Req Screening and buffering along property line due to residential sub district

Purpose: Four story mixed use building on Bowdoin Street with three stories of residential over ground floor retail and residential, for a total of 32 units and three retail stores with a basement containing 34 parking spaces. This will be one dwelling of two dwellings on the same lot.

Case: BOA-1185560 Address: 100-104 Bowdoin Avenue Ward 14 Applicant: Codman Square Neighborhood Development Corp

Articles: Art. 65 Sec. 15 Use: Conditional Townhouse dwelling units (3) is a conditional use in this zoning sub district. Article 65 Section 16 Floor Area Ratio is excessive Art. 65 Sec. 41 Off street parking requirements Off street parking requirements is insufficient Article 65, Section 42.2 Conformity w Ex Bldg Alignment Conformity with existing building alignment of the block is off line Art. 65 Sec. 42 Appl. of Dimensional Req'mnts Two dwellings on one lot. Article 65 Section 16 Side yard requirements is insufficient (due to proximity of the residential sub district that requires 10ft per footnote 6)

Purpose: One building with three attached 3 story townhouses, with landscaped areas and surface parking.



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Case: BOA-1184776 Address: 879-881 Blue Hill Avenue Ward 14 Applicant: SAWF Estate, LLC
Article: Article 60, Section 16 Use Regulations Cannabis Establishment / Dispensary Use: Conditional
Purpose: Change occupancy to include Cannabis Dispensary.

Case: BOA-1165117 Address: 1744-1750 Centre Street Ward 20 Applicant: Power Test Realty Company Limited Partnership
Articles: Art. 56, Section 15 Use: Conditional Drive in bank is conditional Article 56, Section 40.1
Conformity w Ex Bldg Alignment Conformity with existing building alignment of the block
Purpose: Demolish an existing gas station and construct a new bank building with a drive through ATM.

Case: BOA-982948 Address: 4843 Washington Street Ward 20 Applicant: HMS Group, LLC
Articles: Article 56, Section 7 Use Regulations Three Family Dwelling Use: Forbidden Article 56, Section 8
Bldg Height Excessive (Stories) Article 56, Section 8 Side Yard Insufficient Article 56, Section 39. Off Street
Parking & Loading Req Off Street Parking Insufficient
Purpose: Change of occupancy from two family to three family by legalizing existing third floor unit.
Expand the third floor unit by extending the existing dormer. Legalized third floor unit will contain tank
supplied fire suppression system. Central fire system throughout the building to be required.

Case: BOA-1170179 Address: 10 Grove Street Ward 20 Applicant: Russell Palmer
Articles: Article 56, Section 11 Height Excessive Article 9, Section 1 Extension of Nonconforming Building
Extension of a Nonconforming Building (there is a 35' Height Restriction in this Zoning District)
Purpose: Swap (1) add (1) equipment cabinet, add (3) Hybrid cables, swap (3) add (6) Radio units, swap (9)
antennas.

Case: BOA-1183368 Address: 4415 Washington Street Ward 20 Applicant: Dermot Doyne
Articles: Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg. Extension of the non conforming
use > 25 % Art. 67 Sec. 33 App. of Dimensional Req. Special provisions for corner lots front yard setback is
insufficient (Conditional) Art. 67 Sec. 11 Use Regulations Repair garage Forbidden Article 67, Section 30
Screening & Buffering Req None proposed
Purpose: Addition to the existing one story, two bays repair garage, 72' in length by 15' in width, adding 3,
(three) bays. Requesting nominal fee to go to Zoning Board Appeals.

Case: BOA-1193055 Address: 196 Park Street Ward 20 Applicant: John Gangemi
Articles: Article 56, Section 8 Side Yard Insufficient 7.7' < 10.6' min (Narrow Lot) Article 56, Section 8
Floor Area Ratio Excessive 0.4 > 0.3 max
Purpose: Construct a 2.5 story addition on the rear of the dwelling according to plans and a deck of the
addition. Garage to be filed under a separate permit at a later date.

Case: BOA-1183043 Address: 230 Washington Street Ward 22 Applicant: Leovofs, LLC
Articles: Article 51 Section 8 Use Regulations 9 dwelling units use: Forbidden Article 51, Section 57.2
Conformity Exist Bldg Alignment for both streets: Washington and Shannon Article 51, Section 56 Off
Street Parking Insufficient Required: 16 Proposed: 15 Article 51, Section 9 Add'l Lot Area Insufficient
Required: 15,500 sqft Proposed: 10,175 sq ft Article 51, Section 9 Floor Area Ratio Excessive Max. allowed:
0.8 Proposed: 1.36 Article 51, Section 9 Side Yard Insufficient Required: 10' Proposed: 5' (R) & 2.7' (L)
Article 51, Section 9 Rear Yard Insufficient Required: 20' Proposed: 17.2' Article 51, Section 9 Bldg Height
Excessive (Feet) Max. allowed: 35' Proposed: 37.6'
Purpose: To raze the existing structure and erect a 9 unit residential dwelling with 15 parking spaces.



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HEARINGS:11:00AM

Case: BOA-1133502 Address: 411-413 Chelsea Street Ward 1 Applicant: Hugo Arango

Articles: Article 53, Section 11 Use Regulations 2 family detached use: Forbidden Article 53, Section 56 Off Street Parking & Loading Req 2 parking spaces required. Proposed 0 Article 53 Section 12 FAR max allowed: 1 Proposed: 3 Article 53 Section 12 Rear yard required: 20' Proposed: 0 Article 53, Section 52 Roof Structure Restrictions New rear yard addition. Art. 27G E Boston IPOD

Purpose: Change of Occupancy to include 2 dwelling units. Proposal to extend existing 2nd and 3rd floor plates to rear site line. Increase F>A>R> from 1 to 3. This project is adding approximately 500 SF to 2nd and 3rd floors, for a total of 1000 SF addition. This will also create stairs for exit in the back.

Case: BOA#1133546 Address: 411-413 Chelsea Street Ward 1 Applicant: Hugo Arango

Purpose: Change of Occupancy to include 2 dwelling units. Proposal to extend existing 2nd and 3rd floor plates to rear site line. Increase F>A>R> from 1 to 3. This project is adding approximately 500 SF to 2nd and 3rd floors, for a total of 1000 SF addition. This will also create stairs for exit in the back.

Violation Violation Description Violation Comments 9th 780 CMR 1030 Emergency Escape and Rescue Rescue openings from bedrooms shall open directly into a public way, yard or court that opens to a public way. 9th 780 CMR 705 Exterior Walls Exterior wall openings (reference IBC table 705.8)

Case: BOA-1185696 Address: 106-108 Bunker Hill Ward 2 Applicant: George Morancy

Articles: Article 62, Section 25 Roof Structure Restrictions Article 62, Section 29 Off Street Parking and Loading Req Off Street Parking Insufficient Article 62, Section 7 Use Regulations Multi Family Dwelling Use: Forbidden Article 62, Section 8 Add'l Lot Area Insufficient Article 62, Section 8 Floor Area Ratio Excessive Article 62, Section 8 Bldg Height Excessive (Feet) Article 62, Section 8 Usable Open Space Insufficient Article 62, Section 8 Rear Yard Insufficient Article 9, Section 2 Change in Non Conforming Use Article 62, Section 29 Off Street Parking and Loading Req Inappropriate maneuvering area

Purpose: Change of Occupancy from Restaurant to six (6) residential Units. Construct two story addition and rear addition to an existing one story building. Proposed (5) off street parking.

Case: BOA-1129472 Address: 753 East Broadway Ward 6 Applicant: 755 L Street, LLC

Article: Article 68, Section 33 Off Street Parking & Loading Req Off street parking is insufficient. 6 spaces required, 0 spaces provided. Article 68, Section 8 Add'l Lot Area Insufficient Article 68, Section 8 Usable Open Space Insufficient

Purpose: Change use from office space and bagel shop to bagel shop and 4 dwelling units. Renovate as per plans. Permit set to be submitted upon ZBA approval.

Case: BOA-1191648 Address: 5 Wise Street Ward 10 Applicant: Derric Small

Article: Article 55, Section 9 Floor Area Ratio Excessive

Purpose: Confirm the legal occupancy as a two family dwelling and extend living space into the basement and attic. Off street parking filed under separate Use of Premise applications.

Case: BOA-1192978 Address: 5 Wise Street Ward 10 Applicant: Derric Small

Articles: Article 55, Section 40 Off Street Parking & Loading Req Location. Off street parking shall not be located in any part of a Front Yard. Article 55, Section 9 Usable Open Space Insufficient

Purpose: Propose (2) off street parking for 5 Wise Street. Access via Chestnut Avenue with proposed curb cut. File in conjunction with U491167276.



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Case: BOA-1189554 Address: 9 Carlisle Street Ward 12 Applicant: John Pulgini

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 29 Rear Yard Insufficient Article 50, Section 43 Off Street Parking & Loading Req There is no off street parking provided

Purpose: Changing the occupancy from 2 family to a 3 family as it has been used for and that is on the assessor's website dating back to at least 1985. Related work to repair the roof, the front porches, and interior renovations.

Case: BOA-1186391 Address: 124-126 Warren Street Ward 12 Applicant: Jeremy Sears

Articles: Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Rear Yard Insufficient Article 50, Section 29 Add'l Lot Area Insufficient

Purpose: Build a new 4 story Residential Building of Wood, Steel and Concrete, on the vacant lots at 124 and 126 Warren Street. Combine two lots (Parcel 12 0079 and Parcel 12 0112) into one lot to be 5,191sf to be known as 124 Warren Street. This Application replaces ERT1060654 which is Abandoned.

Case: BOA-1166778 Address: 1 Chester Park Ward 18 Applicant: Philip Martin

Articles: Article 60, Section 9 Side Yard Insufficient. Article 60, Section 9 Rear Yard Insufficient

Purpose: Total renovation and additional to living space by adding to the rear of the building on the existing footprint of existing, as shown on drawings. Change Occupancy from a 1 Family Dwelling to a 2 Family Dwelling.

Case: BOA-1183399 Address: 22 Cohasset Street Ward 20 Applicant: Michael Collins

Articles: Art. 67 Sec. 09 Side Yard Insufficient Required: 10' Proposed addition: 5.8' (L) and 8.2' (R) Article 67, Section 9 Floor Area Ratio Excessive Max. allowed: 0.5 Proposed: 0.58

Purpose: Confirm occupancy as 1 family use. The Scope of work will increase square footage (from 1457 to 1979 sq ft) and thus FAR, but not change building height. Renovation will remodel kitchen, laundry room, 1st flr bathroom, with additional 8' to rear of house, and add a bedroom and bathroom on the 2nd floor. Scope includes new windows, support framing, insulation.

Case: BOA-1172461 Address: 171 Everett Street Ward 22 Applicant: Jing Mai

Articles: Article 51, Section 56 Off Street Parking Insufficient New required spaces: $3 * 1.75 = 5.25$ spaces Existing 2. Total spaces: 7 Article 51, Section 8 Use Regulations 4 family use: Forbidden Article 51, Section 9 Add'l Lot Area Insufficient Total lot area required: 8,000 sqft Proposed: 4,500 sq ft Article 51, Section 9 Floor Area Ratio Excessive Max. allowed: 0.8 Proposed: 1.2

Purpose: Change use of single family building to a four unit building with addition per plan.

RECOMMENDATIONS: 11:30 AM

Case: BOA-1153407 Address: 177 Coleridge Street Ward: 1 Applicant: Eric Nelsen

Articles: Article 53, Section 52 Roof Structure Restrictions Article 53 Section 9 Insufficient side yard setback

Purpose: Unit 2: Add new private roof deck via spiral staircase along exterior of the building. Unit #2 will have exclusive access to the roof deck.



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Case: BOA-1175423 Address: 113 Elm Street Ward: 2 Applicant: Regina Oliveri

Articles: Article 62, Section 8 Side Yard Insufficient Article 62, Section 8 Rear Yard Insufficient

Purpose: Add shed dormer back of the house and add 2x windows. extend the existing 2x4 wall rear wall and build a new roof. Existing renovation Permit # SF 1115342.

Case: BOA -1170934 Address: 186-188 Emerson Street Ward: 6 Applicant: Vernon Woodworth

Articles: Article 68, Section 29 Roof Structure Restrictions Change in building height. Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Front Yard Insufficient Article 68, Section 8 Floor Area Ratio Excessive

Purpose: Extend upstairs dwelling unit with rooftop construction of penthouse with roof deck. Nominal fee requested pending Zoning Board of Appeals hearing.

Case: BOA1166282 Address: 2 Greenwich CT Ward: 9 Applicant: Elionay Afonso

Article: Art. 50, Section 29 Floor area ratio is excessive

Purpose: Increase the size of a usable space in the basement, as the PERMIT ALT1054427.

Case: -BOA-1131987 Address: 2 Copeland Park Ward: 12 Applicant: Balkys Sicard

Articles: Article 50, Section 29 Lot Frontage Insufficient Article 50, Section 29 Front Yard Insufficient Article 50, Section 29 Rear Yard Insufficient

Purpose: Interior and exterior renovations to existing two family residence. Work includes internal renovations to second floor unit and expansion of that unit up into the attic/third floor by way of interior renovations and new roof framing. Building to remain a two family dwelling.

Case: BOA-1161792 Address: 7 Iowa Street Ward: 15 Applicant: Auliane Hold

Articles: Article 65, Section 9 Floor Area Ratio Excessive $1.1 > 0.5$ max Article 65, Section 9 Bldg Height Excessive (Stories) $3 > 2 \frac{1}{2}$ max Article 65, Section 9 Side Yard Insufficient $5.7' < 10'$ min Article 65, Section 9 Rear Yard Insufficient $7' < 10'$ min (Shallow Lot)

Purpose: Correct work done by previous contractor, replace siding and continuous work follow the contract and the new plans.

Case: BOA-1170526 Address: 165 Milton Avenue Ward: 18 Applicant: Kevin Romano

Article: Art. 69 Sec.23 Neighborhood Design O.D.

Purpose: Kitchen renovation, replace existing porch, single story addition approx 150 sq. ft.

Case: BOA-1163940 Address: 1825-1827 River Street Ward: 18 Applicant: David McSweeney

Articles: Art. 69 Sec. 09 Floor area ratio is excessive Art. 69 Sec. 09 Height requirement is excessive

Purpose: Removing roof, adding 3rd floor, Removing 1 full bath and bedroom, turning original bed into dining room and original bath into extended kitchen on main floor of unit 1827. On proposed addition (3rd for) 3 beds 2 baths. (1 master bedroom with bath) and 2 regular bedrooms with an accompanied bath.

Case: BOA-1171320 Address: 5 West Milton Street Ward: 18 Applicant: Eric Williams

Article: Art. 69 Sec.23 Neighborhood Design O.D. You need to seek relief from the BOA (Board of Appeals) as this is in a Neighborhood Design Review District Purpose: Extend kitchen, add bathroom, washroom and storage area. Remove the existing wall. Case: BOA-1143606 Address: 8 Alveston Street Ward: 19 Applicant: Pablo Alvarado Alvarado Articles: Article 55, Section 12 Side Yard Insufficient Article 55, Section 12 Rear Yard Insufficient

Purpose: Demo existing garage and build a new attached garage as per plan.



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Case: BOA 1180289 Address: 203 Chestnut Avenue Ward: 19 Applicant: Kyle Richard Costello

Articles: Article 55, Section 9 Side Yard Insufficient Article 55, Section 9 Rear Yard Insufficient Article 55, Section 9 Bldg Height Excessive (Stories)

Purpose: Create master bedroom by adding a 3rd floor on top of existing second floor bump out footprint

Case: BOA-1177169 Address: 320 Cornell Street Ward: 20 Applicant: Andrew Dore

Articles: Art. 67 Sec. 28 Design Review Required Article 67, Section 9 Bldg Height Excessive (Stories)

Purpose: The scope of the project consists of finishing the existing attic space with one new shed dormer to create a study and master suite. There are also cosmetic updates to the second floor rear hall and laundry area. There is no change in occupancy or use group.

Case: BOA-1176271 Address: 7 Glenellen Road Ward: 20 Applicant: Christopher Springer

Articles: Article 56, Section 8 Floor Area Ratio Excessive $0.8 > 0.4$ max Art. 56 Sec. 40 Conformity with Existing Building Alignment 3.9' proposed front setback Article 56. Section 8 Side Yard Insufficient 5.5'/9.8' < 7.5'/10'min

Purpose: Raise roof of existing house and add second level of living space.

Case: BOA 1167643-Address: 199 Wren Street Ward: 20 Applicant: Alphonse DePalma II

Article: Article 56, Section 8 Rear Yard Insufficient 1. 6' < 15'min (Shallow Lot); for privacy wall 2. 6' < 10'min; for deck

Purpose: Adding Deck above garage with new slider. Case: BOA-1157796 Address: 105 Corey Street Ward: 20 Applicant: James Christopher Article: Art.56 Sec.40 Appl of dimensional req 56 40.7 Max Height 15 feet Purpose: Addition to existing garage as per the attached plans.

Case: BOA-1174196 Address: 31 Willers Street Ward: 20 Applicant: Marc A Joseph

Articles: Article 56, Section 40 Application of Dimensional Req Accessory Buildings in Side or Rear Yard Article 56, Section 8 Floor Area Ratio Excessive

Purpose: Amend ALT511589 to replace existing shed located at the rear southwest corner with a pergola 12x18.change garage storage 2nd floor to home office for remote work.repair front soffit and gutters due to snow damage.

Case: BOA-1184282 Address: 67 Hopedale Street Ward: 22 Applicant: Linceo, LLC Articles: Article 51,

Section 8 Use: Forbidden 2F in 1F Zone Article 51, Section 9 Side Yard Insufficient Article 51, Section 9 Rear Yard Insufficient Purpose: Change occupancy from 1 family to 2 family; renovate existing basement living area as part of Unit 1; add 2 new egress windows in basement. Renovate kitchens on floors 1 and 2 and bathrooms on floors basement, 1, 2 & 3. Add exterior rear stair and deck. Add parking for 4 cars in the rear yard from the existing driveway as shown on plans.



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RE-DISCUSSIONS: 12:30PM

Case: BOA-1161771 Address: 168 Gove Street Ward 1 Applicant: 168 Gove Street, LLC

Articles: Article 27T-5 E. Boston IPOD Applicability Article 53 Section 8 Use Regulations Use Table footnote (7) – Basement units Forbidden Article 53 Section 9 Excessive F.A.R. – 1.0 max Article 53 Section 9 # of allowed stories exceeded – 3 Story Max Article 53 Section 9 Max. allowed height exceeded – 35’ max. allowed Article 53 Section 9. Insufficient open space per unit – 200sf/unit required Article 53 Section 9 Insufficient rear yard – 30’ required Article 53 Section 9 Insufficient side yard – 5’ required Article 53 Section 9 Insufficient additional lot area per unit – 1000s/unit req. Article 53, Section 52 Roof Structure Restrictions Article 53, Section 56 Off-Street Parking & Loading Req Insufficient parking spaces – 1.75/unit required Article 53, Section 56.5(a) Off Street Pkg Maneuverability. Article 9, Section 1 Extension of Nonconforming Building Dimensional - <25% Conditional

Purpose: Change of Occupancy from four (4) unit residential dwelling to eight (8) unit residential dwelling. Construct a new fifth story addition with a roof deck. Full renovation as per plans.

Case: BOA- 1158608 Address: 254 Paris Street Ward 1 Applicant: SG Paris Development, LLC

Articles: Article 27T-5 East Boston IPOD Applicability Article 53 Section 8 Use Regulations Multi-Family Dwelling: Forbidden Article 53, Section 56 Off-Street Parking & Loading Req Off-Street Parking Insufficient Article 53, Section 9 Lot Area Insufficient Article 53, Section 9 Add’l Lot Area Insufficient Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Bldg Height Excessive (Feet) Article 53, Section 9 Usable Open Space Insufficient Article 53, Section 9 Front Yard. Insufficient Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient

Purpose: Seeking to raze the existing and erect a building with six residential units and five parking spaces. [ZBA ePlan]

Case: BOA-1121608 Address: 297 Newbury Street Ward 5 Applicant: Dennis Colwell

Articles: Art. 08 Sec. 07 Use: Forbidden This proposed cannabis use location is within ½ mile from another existing cannabis establishment: Therefore, Forbidden Art. 08 Sec.07 Use: Conditional Use is conditional

Purpose: Change of Occupancy to include Marijuana Dispensary. Demolition of interior non load bearing walls, construction of new walls for a security office, retail space, secure vault, and ADA lift in rear alley.

Case: BOA-1121328 Address: 142 P Street Ward 6 Applicant: Ryan Hunt

Articles: Article 29 Section 4 GPOD Applicability Greenbelt Protection Overlay District Applicability Article 68, Section 8 Front Yard Insufficient Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient Article 68, Section 8 Location of Main Entrance shall face the Front Lot Line Article 68, Section 29 Roof Structure Restrictions Building Height Excessive (Proposed new Building exceeds the Building Height of the previous Building) Article 68, Section 34 Application of Dimensional Req Traffic Visibility Across a Corner Lot

Purpose: Erect a 3 story, Seven (7) Unit Residential Building.



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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 1 Off 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-1029463 Address: 55 Church Street Ward: 15 Applicant: Ana Ortiz

Articles: Art. 10 Sec. 01 Limitation of off street parking areas Article 65, Sec 65 41 Off Street Loading Req. 65 41.4.a) Location 65 41.5 a) Design

Purpose: Requesting a curb cut for an existing driveway for two off street parking spaces. ZBA



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RECONSIDERATION: 1:00PM

Case: BOA-1120246 Address: 655 Morton Street Ward 14 Applicant: Alfonso Sira

“Request for reconsideration, pursuant to Article 5-3, of the Board’s 4/27/21 Decision to Deny the requested relief for renovation of basement into apartment and change of occupancy to a boarding house. Per Article 60 Sec. 08: Dwelling unit is forbidden in basement, Lodging house use is a forbidden use

Article 60 Sec. 09: Lot area for the add’l unit is insufficient, Floor area ratio is excessive, Usable open required is insufficient Article 60 Sec. 37: Off street parking requirement is insufficient

seeking with reference to the premises at: 655 Morton Street, Ward 14

Articles: Art. 60 Sec. 08. Use Regs apply in Res Subdistr Dwelling unit is forbidden in basement Art. 60 Sec. 08 Use Regs apply in Res Subdistr Lodging house use is a forbidden use

Art. 60 Sec. 60 9. Additional Lot Area Insuff Lot area for the add'l unit is insufficient Article 60 Section 9 Floor area ratio is excessive Article 60 Section 9 Usable open required is insufficient Article 60, Section 37

Off Street Parking Insufficient Off street parking requirement is insufficient

Purpose: Renovation of basement into apartment and change of occupancy to a boarding house

**STEPHANIE HAYNES
BOARD OF APPEAL
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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