



City of Boston
Board of Appeal

Tuesday, August 24, 2021

BOARD OF APPEAL

Room 801

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON AUGUST 24, 2021 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS AUGUST 24, 2021 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE AUGUST 24, 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 <https://bit.ly/zbaAugust24Hearing> or by calling 1-617-315-0704 and entering access code 179 888 7360.

If you wish to offer testimony on an appeal, please click <https://bit.ly/zbaAugust24Comment> 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/zbaAugust24Comment> 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

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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 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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APPROVAL OF THE HEARING MINUTES: 9:30AM

FEBRUARY 23, 2021, JUNE 8, 2021 , JUNE 22, 2021

EXTENSIONS: 9:30AM

Case: BOA-921796 Address: 775 Morton Street Ward 14 Applicant: John Pulgini, Esq

Case: BOA-928836 Address: 2 Monument Square Ward 2 Applicant: Jeff Harris

Case: BOA-789186 Address: 40 Rugg Road Ward 22 Applicant: Braintree Realty Trust (by Rugg Road USL, LLC

Case: BOA- 789187 Address: 80 Braintree Street Ward 22 Applicant: Braintree Realty Trust (by Rugg Road USL, LLC

BOARD FINAL ARBITERS: 9:30AM

Case: BOA-1066920 Address: 532-534 East Third Street Ward 6 Applicant: George Morancy, Esq

Case: BOA-1044698 Address: 512-514 Poplar Street Ward 18 Applicant: John Pulgini, Esq

Case: BOA-940718 Address: 1524 VFW Parkway Ward 20 Applicant: Michael P Ross, Esq

HEARINGS: 9:30AM

Case: BOA-1191845 Address: 142 Prince Street Ward 3 Applicant: 142 Prince Realty LLC

Articles: Article 54, Section 10 Floor Area Ratio Excessive Article 54, Section 18 Roof Structure Restrictions
Art. 32 Sec. 04GCOD Applicability

Purpose : Work to include 4th floor addition to the building, along with a roof deck and added living space in the basement . This application is for zoning refusal and variance needed.

Case: BOA-1035651 Address: 215 West Newton Street Ward 4 Applicant: Peter Jones

Articles: Article 64 Section 8 Lodging house use Conditional

Purpose : Change Occupancy from Multi Family to Lodging House. Lodging house is a Conditional Use. ZBA review required. If approved, new fire alarm and sprinkler system will be installed.

Case: BOA-1199022 Address: 705-711 Boylston Street Ward 5 Applicant: 711 Boylston Street Realty, LLC

Articles: Art. 08 Sec. 03 Conditional Uses-Take out use (Use Item number 36A)

Purpose : CAPITAL ONE BANKING CENTER. Change of occupancy to include bank with take out use (Item 36A).
Tenant renovation of existing retail location on basement, 1st, and 2nd, floors , work to include buildout of bank drywall, electrical/fire alarm sprinkler, plumbing, HVAC and finish work.

Case: BOA-1205649 Address: 217 Newbury Street Ward 5 Applicant: Blumsack Canzano

Articles: Article 6 Section 4 Other Cond Necc as Protection

Purpose : Remove proviso "take out use granted to this petitioner only for this use only" from BZC 32725. No work to be done.

Case: BOA-1213154 Address: 247 Newbury Street Ward 5 Applicant: Canadian Park Training

Articles: Art. 8, Section 7 Use: Conditional - Fitness Gym is a Conditional use in B 3 65 District

Purpose : Add Gym studios to existing occupancy.



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Case: BOA-1194673 Address: 33 Eastman Street Ward 7 Applicant: Eric Byrne

Articles: Art. 65 Sec. 9 Insufficient side yard setback 10' req.

Purpose : We have an existing short form permit for renovations on the third floor (Sfl163528). We removed the sheetrock on the third floor and discovered the roof was badly rotted. We are requesting to amend the permit to add a 8 x 6 foot shed dormer.

Case: BOA-1152401 Address: 87-89 West Walnut Park Ward 11 Applicant: James Christopher

Articles: Article 55, Section 8 Three Family Dwelling Use : Forbidden Article 55, Section 9 Floor Area Ratio Excessive Article 55, Section 9 Usable Open Space Insufficient Article 55, Section 9.3 Dim Reg: Location of Main Entrance Article 55, Section 40 Off Street Parking & Loading Req-Off Street Parking Insufficient

Purpose: Change occupancy from two-family to three family dwelling. Extend living space into the existing basement, and create a walk out unit in the basement

Case: BOA-1210032 Address: 401A William T Morrissey Boulevard Ward 3 Applicant: James Grossmann

Articles: Art. 10 Sec. 01 Limitation of off street parking areas - (Accessory uses are not allowed in a required front yard area) Art. 65 Sec. 9 Front yard setback requirements is insufficient

Purpose: Erect a garage in the rear yard.

Case: BOA- 961017 Address: 182 Sydney Street Ward 13 Applicant: James Christopher

Articles: Article 65, Section 8 Use Regulations-Forbidden Article 65, Section 39 Screening & Buffering Req Article 65, Section 9 Insufficient rear yard setback Article 65, Section 9 Insufficient lot size Article 65, Section 9 Insufficient side yard setback Article 65, Section 9 Excessive F.A.R. Article 65, Section 9 Front yard setback (Ft. Porch roof)

Purpose : To construct a new four unit residential building as per the attached plans.

Case: BOA-1166627 Address: 60 Stanley Street Ward 15 Applicant: John Pulgini

Articles: Art. 65 Sec. 08 Forbidden - 13 family use Article 65, Section 9 Front Yard: Min. 15' Proposed: 1' and 3' Article 65, Section 9 FAR Max. allowed: 0.4 Proposed: 1.72 Article 65, Section 42.3 Traffic Visibility Across Corner Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Sec 65 41 Off Street Loading Req.-spaces required: 1.5*13 units= 19.5. Proposed: 13 Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient

Purpose : To construct a new three story residential building with 13 residential units (UPDATED TO 8 RESIDENTIAL UNITS 03/03/21), with off street parking as per attached plans. To combine the 2 existing parcels; 1501963000 consisting of 3,995 SF and Parcel 1501692000 4,099 SF to create a new lot consisting 8,095 sqft

Case: BOA-1170542 Address: 9 Downer Court Ward 15 Applicant: Joseph Feaster

Articles: Art. 65 Sec. 08 Forbidden - MFR is a Forbidden Use in a three family subdistrict Art. 65 Sec. 9# of allowed stories has been exceeded 2.5 stories max Art. 65 Sec. 9 Allowed Height exceeded 35' max. Art. 65 Sec. 9 Excessive F.A.R. .5 max. Art. 65 Sec. 9 Insufficient front yard setback 15' req. Art. 65 Sec. 9 Insufficient side yard setback 10' min. req. Art. 65 Sec. 9 Insufficient rear yard setback 30' req. Article 65, Section 41 Off Street Parking & Loading Req - Design/space size min req. Article 65, Section 39 Screening & Buffering Req -None proposed

Purpose : Construction of new (4) story, (12) unit apartments with on grade garage parking.

Case: BOA-1173647 Address: 173 Westville Street Ward 15 Applicant: Judy Akpan and Jean Raymond

Articles: Article 65, Section 8 3 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 Bldg Height Excessive (Stories) Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient Article 65, Section 42.2 Conformity w Ex Bldg Alignment -Street Modal not provided

Article 65, Section 41 Off Street Parking & Loading Req - Insufficient. 3 tandem spaces. Maneuverability.

Purpose : Seeking to erect a three family residential dwelling with three parking spaces on a vacant lot.



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Case: BOA-1160774 Address: 25 Hillock Street Ward 20 Applicant: Fadi G. Abichaker

Articles: Article 67, Section 32 Off-Street Parking & Loading Req-Parking in front yard Article 67, Section 9 Insufficient additional lot area per unit Article 67, Section 9 Insufficient open space (1750 per unit Required)

Purpose : Improve the existing attached garage to be used as a living space for the handicap homeowner. No change in height or size. No Structural work. Meet energy code. Meet the Mass. Building Code. Install heat and hookup the bathroom sewer pipe to the existing house sewer.

Case: BOA-1165882 Address: 9 Everett Street Ward 22 Applicant: George Morancy

Articles: Art. 51 Sec. 08 Multi family dwelling unit (7 units proposed) is a forbidden use Art. 51 Sec. 09 Lot area for the add'l dwelling units is insufficient Art. 51 Sec. 09 Floor Area Ratio is excessive Art. 51 Sec. 09 Height requirements is excessive (3 stories max.) Art. 51 Sec. 09 Height requirements is excessive (35ft max. allowed) Art. 51 Sec. 09 Usable open space requirements is insufficient Art. 51 Sec. 09 Side yard setback requirements is insufficient Art. 51 Sec. 56 Off street parking requirements -Off street parking requirements is insufficient Art. 51 Sec. 56 Off street parking requirements - Off street parking design (Access drive & maneuverability is insufficient)

Purpose : Change occupancy from two family dwelling to seven family dwelling. Add vertical addition to create fourth street; add rear addition. Add five off street parking spaces at grade in the rear to be accessed via existing curb cut.

Case: BOA-1180946 Address: 14-22 Birch Street Ward 20 Applicant: I & I Rose Garden LLC

Articles: Article 67 Section 11 Use Regulations - Cannabis Establishment / Kitchen Use: Conditional Article 67 Section 11 Use Regulations – Any cannabis establishment shall be sited at least one half mile or 2,460 feet from another existing cannabis establishment.

Purpose : Change of occupancy to a commercial cannabis kitchen and retail bakery shop. No structural work will take place.

HEARINGS:11:00AM

Case: BOA-1213818 Address: 1209 Bennington Street Ward 1 Applicant: Zuelma Flores

Articles: Article 53, Section 9 Rear Yard Insufficient Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Front Yard Insufficient Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 56 Off Street Parking & Loading Req Off Street Parking Insufficient Article 53 Section 8 Use Regulations Multi Family Dwelling Use : Forbidden Article 27T 5 East Boston IPOD Applicability

Purpose: Erect a 3 story Multi Family Dwelling (6 residential units) with roof deck and parking for five (5) vehicles. Raze existing building to be filed under SF1203017.

Case: BOA-1189443 Address: 209-209A Endicott Street Ward 3 Applicant: Michael Bonetti

Articles: Art. 54 Section 18 Roof structures restricted district Art. 54 Section 10 Floor area ratio is excessive Art. 54 Section 10 Usable open space requires is insufficient Art. 54 Section 21 Off street parking requirement for the new dwelling unit is insufficient

Purpose: Change occupancy from four dwelling to five dwelling units, renovate and add roof deck, as per plans. Permit set to be submitted upon ZBA approval.

Case: BOA-1183021 Address: 259 Gold Street Ward 7 Applicant: David Nadeau

Articles: Article 68, Section 8 Rear Yard Insufficient Article 68, Section 8 Bldg Height Excessive (Feet) Article 68, Section 29 Roof Structure Restrictions

Purpose: Owner occupants of 259 Gold Street Unit 3 and Unit 4 to build roof deck.

Case: BOA#1183236 Address: 259 Gold Street Ward 7 Applicant: Davvid Nadeau

Purpose: Owner occupants of 259 Gold Street Unit 3 and Unit 4 to build roof deck.

Violation: Violation Description: 9th 780 CMR 1011 Stairways

Violation Comments: 1011.12.2 Roof access. Where a stairway is provided to a roof of 4 or more stories, access to the roof shall be provided through a penthouse complying with Section 1510.2



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Case: BOA-1171485 Address: 93 Brookley Road Ward 11 Applicant: Venice Construction, LLC

Articles: Article 55, Section 9 Front Yard Insufficient Article 55, Section 9 Floor Area Ratio Excessive

Purpose: Three front exterior decks are to be framed in and conditioned to add to the living area of each of the three condos.

Case: BOA-1005452 Address: 22 Mount Bowdoin Terrace Ward 14 Applicant: Stuart Schrier

Articles: Article 65, Section 08 Three family dwelling unit is a forbidden use Article 65, Section 9 Lot size to erect a new building is insufficient Article 65, Section 9 Floor Area ratio is excessive Article 65, Section 9 Height is excessive (stories) Article 65, Section 9 Front setback requirement is insufficient Article 65, Section 9 Side yard requirement is insufficient Article 65, Section 9 Rear yard setback requirement is insufficient

Purpose: To erect a new 3 family dwelling with 3 parking spaces.

Case: BOA-1191809 Address: 34 Gwinnett Street Ward 18 Applicant: William Moccia

Articles: Article 69, Section 9 Front Yard Insufficient Art. 69 Sec.23 Neighborhood Design O.D.

Purpose: 20 x 20 Addition to existing structure. Basement, First floor and second floor.

Case: BOA-1209461 Address: 29 Priscilla Road Ward 21 Applicant: Jonathan Katz

Articles: Article 51, Section 9 Floor area ratio excessive

Purpose: Owner started the job under a short form permit sfl140732 at rough inspection the building inspector realized the scope of work required a long form I am working with the owner to complete the work. Scope of work includes finish of the basement to include a bedroom, bathroom and common space

Case: BOA-1140570 Address: 21 Broad Street Ward 3 Applicant: Rasta Rootz, LLC

Articles: Article 8 Section 7 Cannabis Establishment / Dispensary Use: Conditional Article 8 Section 7 Any cannabis establishment shall be sited at least one half mile or 2,640 feet from another existing cannabis establishment

Purpose: Change occupancy from Restaurant/Bar to Cannabis Dispensary and Interior renovation for 5 story building located at 21 Broad Street, Boston, MA for Rasta Rootz LLC

RECOMMENDATIONS: 11:30 AM

Case: BOA-1194620 Address: 33 Bartlett Street Ward: 2 Applicant: Timothy Sheehan

Articles: Art. 62 Sec. 25 Roof Structure Restrictions Article 62, Section 8 Side Yard Insufficient

Purpose : This is the renovation of an existing third floor attic. The renovated space will consist of a master bedroom along with bath and guest bedroom. The existing gable roof will be enlarged with the addition of shed and gable dormers.

Case: BOA-1190278 Address: 252 Bunker Hill Street Ward: 2 Applicant: 252 Bunker Hill Street Condo Trust

Articles: Art. 62 Sec. 25 Roof Structure Restrictions Art. 09 Sec. 01 Extension of Non Conforming Use Article 62, Section 14 Rear yard setback requirements is insufficient

Purpose : Demo sections of existing roof. Add new dormers, windows, roofing and siding. Please note that new dormer height will be lower than the existing ridge/shed roof height.

Case: BOA-1193432 Address: 41 Monument Avenue Ward: 2 Applicant: Timothy Sheehan

Articles: Article 62, Section 8 Bldg Height Excessive (Feet) Article 62, Section 25 Roof Structure Restrictions Article 9 Section 1 Extension of Nonconforming Use

Purpose : This is for a 20' wide x 26' long new roof deck accessed via a roof hatch.

Case: BOA-1173917 Address: 36 Baldwin Street Ward: 2 Applicant: Kelly Parvani

Articles: Art. 62 Sec. 25 Roof Structure Restrictions

Purpose : Create new master bedroom with walk in closet and bathroom in attic space. Extending living space into the attic and construct dormers in accordance with the submitted plans.



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Case: BOA-1179009 Address: 70 Russell Street Ward: 2 Applicant: Timothy Sheehan

Articles: Article 62, Section 8 Floor Area Ratio Excessive

Purpose :Extend living space to basement for Unit #1. There will be exterior window replacement / enlargement. Level 2 work area will be under 50% of total building area No sprinklers will be required

Case: BOA-1192874 Address: 123 Pembroke Street Ward: 4 Applicant: Sean Kennedy

Articles: Article 64, Section 9.4 Town House/Row House Extension

Purpose : Construct rear deck at parlor level per plans. Construct roof deck per plans. Amendment to ALT1156723.

Case: BOA#1194422 Address: 123 Pembroke Street Ward: 4 Applicant: Sean Kennedy

Purpose: Construct rear deck at parlor level per plans. Construct roof deck per plans. Amendment to ALT1156723.

Articles: Violation Description Violation Comments 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 comply with Section 1510.2.

Case: BOA- 1215852 Address: 892 East Broadway Ward: 6 Applicant: Brian Donovan

Articles: Article 68, Section 7 Use Regulations-Accessory pool conditional.

Purpose : Building a pool in my backyard.

Case: BOA-1126695 Address: 168 Humboldt Avenue Ward: 12 Applicant: Carlos Martins

Articles: Art. 50 Sec 29 Side Yard Insufficient Art. 50 Sec 29 Rear Yard Insufficient

Purpose : Reframe roof where damaged by the fire reframe exterior wall damaged by fire new plumbing, new electrical, new hardwood floor remove and replace siding and windows, painting.

Case: BOA-1164411 Address: 48 Boutwell Street Ward: 16 Applicant: Brian Kelly

Articles: Article 65, Section 32 NDOD Review Required Article 65, Section 9 Floor Area Ratio Excessive

Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Side Yard Insufficient

Purpose : Renovation to an existing 2 family house, including the addition of two (2) shed dormers in the existing attic. Project will also include adding living area to the basement and a new 2 story deck with stairs at the back of the house.

Case: BOA-1157678 Address: 41 Rockwell Street Ward: 17 Applicant: Alex Lawrence

Articles: Art. 65 Sec. 9 Side yard requirement is insufficient

Purpose : Build new addition as per plans Interior renovation as per plans.

Case: BOA- 1180983 Address: 24 Dodge Road Ward: 18 Applicant: Jean Ernest Marc

Articles: Art. 69 Sec. 30.5 Side Wall Unparallel to Lot Article 69, Section 9 Floor Area Ratio Excessive

Purpose : Adding a one car garage to the side and more living square footage to the rear of the house.

Case: BOA-1183955 Address: 20 Clare Avenue Ward: 18 Applicant: Norberto Leon

Articles: Art. 88 Sec. 04 Design Review Req. Art. 67 Sec. 09 Side Yard Insufficient

Purpose: New porch and bedroom addition at front of house, extension of habitable space.

Case: BOA-1190438 Address: 9 Mcdonough CT Ward: 18 Applicant: Timothy Burke

Articles: Article 69, Section 9 Floor Area Ratio Excessive Article 69, Section 9 Rear Yard Insufficient

Purpose : Construct new Second Floor addition for new bedroom and bathroom. Install new Hall bathroom and alter existing partition layout. Work includes associated mechanical, plumbing and electrical work.

Case: BOA- 1198930 Address: 10 Crandall Street Ward: 18 Applicant: Michael

Articles: Art. 67, Sec. 28 Design review required Article 67, Section 9 Rear Yard Insufficient

Article 67, Section 9 Side Yard Insufficient Article 67, Section 9 Front Yard Insufficient Article 67, Section 9 Bldg Height Excessive (Stories) Article 67, Section 9 Floor Area Ratio Excessive

Purpose : Third floor dormer; third floor insulation and finishes; heat pump installation; siding repair; and associated tasks.



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Case: BOA-1184268 Address: 80 Prince Street Ward: 19 Applicant: Henry Spitzer

Articles: Article 55, Section 9 Floor Area Ratio Excessive

Purpose: Renovate basement for small office, mechanical room and play area. Renovate existing 1/2 bath in basement.

Case: BOA-1184465 Address: 11 Bertson Avenue Ward: 20 Applicant: Robert Reissfelder

Articles: Article 56, Section 8 Floor Area Ratio Excessive Article 56. Section 8 Side Yard Insufficient

Purpose : Add 8' Dormer for 2 floor bath.

Case: BOA-1211162 Address: 227 Manthorne Road Ward: 20 Applicant: Edward Coppinger

Articles: Article 56, Section 8 Floor Area Ratio Excessive Article 56. Section 8 Side Yard Insufficient

Purpose : Addition to single family residence per plans.

Case: BOA-1190582 Address: 45 Selwyn Street Ward: 20 Applicant: Michael Keane

Articles: Article 67, Section 9 Insufficient Side Yard setback -10' req.

Purpose : Take off existing second floor and roof and replace with new second floor and roof on existing footprint of house as per plans. Remodel whole house new kitchens and bathrooms, new siding, new windows, new electrical/plumbing/hvac.

Case: BOA-1197822 Address: 130 Greateon Road Ward: 20 Applicant: Beth Mclean

Articles: Article 56, Section 8 Floor Area Ratio Excessive Article 56, Section 8 Front Yard Insufficient Article 56,

Section 8 Rear Yard Insufficient Article 56. Section 8 Side Yard Insufficient

Purpose : Adding a new floor and a rear addition to a single family home.

Case: BOA- 1185823 Address: 35 Foster Street Ward: 22 Applicant: Marc LaCasse

Articles: Article 51, Section 9 Floor Area Ratio Excessive

Purpose : Add living space into the basement for 2nd floor only (access through the front of main entrance for the 2nd floor only and not passing through a unit)

Case: BOA-1208353 Address: 200 Faneuil Street Ward: 22 Applicant: Ruth Jean

Articles: Art. 10 Sec. 01 Limitation of parking areas -5' side yard buffer requirement Article 51, Section 56 Off Street

Parking & Loading Req - Insufficient parking Art. 51 Sec. 56 Off street parking requirements - Maneuverability

Purpose : Moving residential driveway. Close one curb cut and open a new one on other side of the property.

RE-DISCUSSIONS: 12:30PM

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-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.



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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-1160394 Address: 39 Dustin Street Ward 21 Applicant: John Walsh

Articles: Article 51 Section 8 Use: Three (3) Family Dwelling: Forbidden

Article 51 Section 9 Floor Area Ratio Excessive Article 51 Section 9 Building Height (# of Stories) Excessive

Article 51 Section 9 Rear Yard Insufficient Article 51, Section 5 Off Street Parking & Loading Req- Off Street Parking Design /Maneuverability. Article 10, Section 1 Limitation of Area of Accessory Uses Article 51 Section 9

Side Yard Insufficient Article 51 Section 9 Front Yard Insufficient

Purpose: Confirm Occupancy as an existing two-family Dwelling. Construct a new 3 story addition with decks. Change occupancy from a two-family dwelling to a three -story dwelling.

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

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 rear yard from existing driveway as shown on plans.

**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