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City of Boston
Board of Appeal

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BOARD OF APPEALS
BOSTON, MA

Tuesday, March 28, 2017

BOARD OF APPEALS

Room 801

The board will hold a hearing on MARCH 28, 2017 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

February 28, 2017

EXTENSION 9:30a.m.

Case: BOA-448640, Address: 4 Norfolk Terrace, Ward 17 Applicant: Gail Latimore, Executive Director

Case: BOA-448637, Address: 5-5A Norfolk Terrace, Ward 17 Applicant: Gail Latimore, Executive Director

Case: BOA-448639, Address: 6 Norfolk Terrace, Ward 17 Applicant: Gail Latimore, Executive Director

Case: BOA-448638, Address: 207 Norfolk Terrace, Ward 17 Applicant: Gail Latimore, Executive Director

Case: BOA-415116, Address: 137-141 Hyde Park Avenue, Ward 19 Applicant: Urbanica

Case: BOA-415015, Address: 133-135 Hyde Park Avenue, Ward 19 Applicant: Urbanica

Case: BOA-415113, Address: 127-131 Hyde Park Avenue, Ward 19 Applicant: Urbanica

Case: BOA-415012, Address: 119-125 Hyde Park Avenue, Ward 19 Applicant: Urbanica

Case: BOA-415047, Address: 93-95 Hyde Park Avenue, Ward 19 Applicant: Urbanica

Case: BZC-33486, Address: 312 Spring Street Ward 20, Applicant: Michael Philbin

Case: BOA-432644, Address: 246-248 Dorchester Avenue Ward 6 Applicant: Evergreen Property Group

Case: BOA38029, Address: 123 Crawford Street Ward 12 Applicant: 123 Crawford Street Inc

Case: BZC-33494, Address: 68 Willow Court Ward 7 Applicant: Willow Court, LLC

Case: BZC-33619, Address: 23-25 Anthony RIP Valenti Way Ward 7 Applicant: MGE Holding (by Edward A Gottlieb)

Case: BOA-398851, Address: 296 State Street Ward 3 Applicant: Sunstone Wharf LLC

BOARD FINAL ARBITER 9:30a.m.

Case: ALT83580, Address: 150 West Fourth Street, Ward 6, Applicant: Doug Reed

Case: BOA-644283, Address: 13 Isabella Street, Ward 5 Applicant: Monte French

GCOD: 9:30a.m.

Case: BOA-677282, Address: 426 Stuart Street Ward: 4, Applicant: Trinity Stuart LLC
Article(s): 32(32-9)

Purpose: Application to allow for the construction of a new building at 40 Trinity Place/430 Stuart Street that will cantilever over 426 Stuart Street in air rights. See related building Permit application ERT652809.

Case: BOA-677280, Address: 40 Trinity Place Ward: 4, Applicant: Trinity Stuart LLC
Article(s): 32(32-9)

Purpose: Demolish existing building at 40 Trinity Place/430 Stuart Street and construct a new mixed use building including residential units, hotel rooms, restaurants, and accessory uses.

HEARINGS: 9:30 a.m

Case: BOA-672939, Address: 212-214 Market Street Ward: 22, Applicant: Leovo FS, LLC
Article(s): 51(51-16) 51(51-17) 51(51-56)

Purpose: Demo existing structures at 4 Saybrook & 214 Market Street. This Project seeks to consolidate Parcel ID(s) 2202177000, 2202175000, and 2202174000 into one 14,150 square foot parcel, and erect a new five-story mixed use building with 29 residential units, 32 parking spaces and one retail space. *Existing Structures to be razed on a separate permit.

Case: BOA-680193, **Address:** 710 Commonwealth Avenue **Ward:** 21 , **Applicant:** Suresh Wagle
Article(s): 8(8-7)

Purpose: Change the occupancy from "Store, two apartments, laundromat" to "Eyebrow Threading Service, two apartments, laundromat" No work to be done.

Case: BOA-660775, **Address:** 1354A-1356 Commonwealth Avenue **Ward:** 21 , **Applicant:** Value Store It Mahopac, LLC

Article(s): 9(9-9-1)51(51-56)

Purpose: Renovate open space for prefab metal storage units. Add bathroom, break room and janitors closet. Fill in perimeter windows with block, add new EPDM roof system, add new and revamp existing HVAC, provide all new electrical, provide newly designed sprinkler room and alarm systems, change out all exterior doors and door systems.

Case: BOA-667451, **Address:** 577-583b Baker Street **Ward:** 20 , **Applicant:** Patrick Mahoney

Article(s): 56(56-7) 56(56-8)

Purpose: To erect 6 new attached townhouse style units with roof decks & parking at grade as per plans.

Case: BOA-671694, **Address:** 193 Beech Street **Ward:** 20, **Applicant:** Joshua Levine

Article(s): 67(67-9)

Purpose: Remove and dispose of existing deck and build new deck as per plan.

Case: BOA-670487, **Address:** 1-3 Dunbarton Road **Ward:** 20, **Applicant:** Gary C. Martell

Article(s): 56(56-7) 56(56-8)

Purpose: On lot-C with 9,229 sq ft of land erect new construction 2 family dwelling as per attached plan.

Case: BOA-671180, **Address:** 96 Milton Avenue **Ward:** 17, **Applicant:** Last Layers Realty LLC

Article(s): 65(65-8) 65(65-65-8) 65(65-41) 65(65-39)

Purpose: Change occupancy from three family (ALT559340) to 24 unit Lodging House. Install partitions, and electrical system. Install new fire alarm and sprinkler systems. Work as per plans.

Case: BOA-658173, **Address:** 18 Greenwich Street **Ward:** 15 , **Applicant:** Mike Yeung

Article(s): 65(65-41)

Purpose: Curb cut for driveway for 1 parking space.

Case: BOA-679594, **Address:** 10-12 Roxton Street **Ward:** 14 , **Applicant:** Oxbow Urban LLC

Article(s): 60(60-9) 60(60-40)

Purpose: New Construction of a 2 Family Home on existing 5,000sq ft Lot utilizing existing curb cut. Part of the Mayors' New Housing Initiative being implemented by the Department of Neighborhood Development.

Case: BOA-679596, **Address:** 141-143 Glenway Street **Ward:** 14, **Applicant:** Oxbow Urban LLC

Article(s): 60(60-9) 60(60-40)

Purpose: New Construction of a 2 Family Home on existing 5,360 sq ft Lot utilizing existing curb cut. Part of the Mayors' New Housing Initiative being implemented by the Department of Neighborhood Development.

Case: BOA-679597, **Address:** 166-168 Glenway Street **Ward:** 14, **Applicant:** Oxbow Urban LLC

Article(s): 60(60-40)

Purpose: New Construction of a 2 Family Home on existing 5,500 sq ft Lot utilizing existing curb cut. Part of the Mayors' New Housing Initiative being implemented by the Department of Neighborhood Development.

Case: BOA-679718, **Address:** 115 Woodrow Avenue **Ward:** 14 , **Applicant:** Derric Small

Article(s): 60(60-9)

Purpose: Proposed to erect a two family and 2 off-street parking on an vacant lot (as per plans).

Case: BOA-679493, **Address:** 152 Savin Hill Avenue **Ward:** 13, **Applicant:** Peter Lydon

Article(s): 65(65-8) 65(65-42) 65(65-9) 10(10-1)

Purpose: Construction of a new three-family building. Proposed project is to include a basement, covered parking area capable of accommodating four (4) vehicles. Three additional parking spaces are proposed for the surrounding open-air portions of the property. *This is one of two buildings on same parcel see 154 Savin Hill Ave ALT#672864 to combine lots, change occupancy and addition.

Case: BOA-679497, **Address:** 154 Savin Hill Avenue **Ward:** 13 , **Applicant:** Peter Lydon

Article(s): 65(65-9)

Purpose: Combine Parcel # 1302535000 (3600sf) and Parcel # 1302533000 (Existing One family structure 4417 sf) with Parcel #1302534000 (2626 s.f. +/- Vacant Land), this shall be one of two buildings on the same lot on new 10,108 sf parcel to be known as 152-154 Savin Hill Avenue in accordance with the submitted land survey dated 1/10/17 (ERT672357), then, Change Occupancy from a One Family (#1895/1929) to a Two Family by completely gutting renovation/rehabilitation of an existing structure. Work to include an addition on the rear area of building consisting of approximately 150 sq. ft. along with the construction of two roof dormers.

Case: BOA-667253, **Address:** 28 Cornwall Street **Ward:** 11, **Applicant:** Matthew Brett

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

Purpose: Split existing 1st floor unit into two individual one-bedroom units and convert Three Family Occupancy to Four Family Occupancy. Renovate 1st floor only. No exterior modifications required.

Case: BOA-649770, **Address:** 139-139a Marcella Street **Ward:** 11, **Applicant:** Andrew Chen

Article(s): 50(50-29) 50(50-43) 50(50-44.2)

Purpose: Erect Two-Family Residential Dwelling.

Case: BOA-647490, **Address:** 95 Calumet Street **Ward:** 10 , **Applicant:** Tanes Casting

Article(s): 59(59-7) 59(59-8) 59(59-37)

Purpose: Change of occupancy from three (3) family dwelling to nine (9) unit residential dwelling. Extension of living space to basement. Construct new 3-story rear addition to existing 3-story building. Complete interior renovation with new sprinkler system.

HEARINGS: 10:30 a.m.

Case: BOA-588068, **Address:** 606A-608 Dorchester Avenue **Ward:** 7, **Applicant:** James Stella

Article(s): 14(14-14-2) 17(17-1) 23(23-1)

Purpose: Change Occupancy from 7 apartments and 1 store to 8 apartments. No work to be done.

Case: BOA-665680, **Address:** 159-165 M Street **Ward:** 6, **Applicant:** Tara Tarr & Rachel Holmen

Article(s): 15(15-1) 17(17-1) 18(18-1) 20(20-1)

Purpose: Remove existing deck. New addition to 2nd and 3rd floor units in rear of building.

Case: BOA-682683, **Address:** 288 Newbury Street **Ward:** 5, **Applicant:** Pressed Juicery, Inc

Article(s): 6(6-4)

Purpose: Remove existing provisos from Pink Berries and obtain a new one for Pressed Juicery. Short form for work SF673558.

Case: BOA-663478, **Address:** 89 Pembroke Street **Ward:** 4, **Applicant:** BenWhitney

Article(s): 64(64-9)

Purpose: Add to rear decks to the first and the second level.

Case: BOA-666196, **Address:** 173 Endicott Street **Ward:** 3, **Applicant:** Daniel Toscano

Article(s): 32(32-9) 54(54-10) 54(54-21)

Purpose: This is a new construction. Looking to construct 5 story 9 residential building with garage parking.

Case: BOA-677540, **Address:** 284 Bunker Hill Street **Ward:** 2, **Applicant:** Lion House Trust

Article(s): 9(9-1) 62(62-62-25) 62(62-62-29) 62(62-8)

Purpose: Rebuild 4 existing residential dwelling units destroyed by fire; expand living space and create six tandem with green roof/deck over tandem parking spaces in rear to serve the residential units. Per plans (rev 1 2/21/17 per atty).

Case: BOA-680793, **Address:** 89-89D Prescott Street **Ward:** 1, **Applicant:** LAR Properties

Article(s): 53(53-12) 53(53-8) 53(53-56) 53(53-54)

Purpose: The plan includes demolition of existing two family dwelling along with free standing garage and to erect a three level 5 unit townhouse style construction.

Case: BOA-642010, **Address:** 225 Webster Street **Ward:** 1, **Applicant:** Mary Ellen Welch

Purpose: Installation of a new Wheelchair lift. Section 1009.1 Stairway width: The width of stairways shall be determined as specified in Section 1005.1, but such width shall not be less than 44 inches (1118 mm).

RE-DISCUSSION: 11:30a.m.

Case: BOA-667189, **Address:** 111 Addington Road **Ward:** 20, **Applicant:** Ioan Truta

Article(s): 56(56-8)

Purpose: Carport/canopy on the side of the garage.

Case: BOA-648704, **Address:** 1857-1859 Dorchester Avenue, **Ward:** 16, **Applicant:** Jermar Realty Trust u/d/t 11/15/96

Article(s): 65(65-9) 65(65-39) 65(65-65-41) 65(65-41)

Purpose: Erect a 20 unit, multi-family dwelling to include 2 accessory retail units.

Case: BOA-651736, **Address:** 188 Harvard Street **Ward:** 14, **Applicant:** Lucia Mendes

Article(s): 60(60-9) 60(60-60-9) 60(60-38)

Purpose: Building footing of 4ft high and installing concrete block wall fence; left wall front 5ft/back 12ft right 6ft back 12ft digging 8ft to remove tree stump paving rear of the house and right side - existing curb cutting Renovating the rear deck to same existing scope.

Case: BOA-598998, **Address:** 187-189 E Street **Ward:** 7, **Applicant:** Colm Dunphy

Article(s): 14(14-14-1) 14(14-14-2) 14(14-14-3) 14(14-4) 15(15-1) 17(17-1) 18(18-1) 20(20-1) 23(23-1)

Purpose: Erect new four story wood frame building for 6 dwelling units including 6 garaged parking spaces on grade-Raze existing structure on lot.

Case: BOA-652854, **Address:** 377 West First Street, **Ward:** 6, **Applicant:** Donald Clancy

Article(s): 68(68-11)

Purpose: Erect a 4 story, 9 Unit Residential Building with Garage Parking, E-Plan. This is a new application for a previously submitted application under ERT546147. Current plans have undergone significant redesign to eliminate prior height violation.

Case: BOA-666883, **Address:** 10 Grimes Street **Ward:** 6, **Applicant:** Colm Dunphy

Article(s): 14(14-14-1) 14(14-14-2) 14(14-14-3) 14(14-4) 15(15-1) 17(17-1) 18(18-1) 19(19-1) 20(20-1)

Purpose: Demolish existing wood frame structure; Change Use and Occupancy; Erect a new 4 story residential condominium comprised of 3 dwelling units on 3 floors and a 3 car parking garage located at grade; Building to be wood frame construction for walls and floors; building to be fully sprinklered; All new systems-per plans.

BOARD FINAL ARBITER 11:30a.m.

Case: BZC-32012, **Address:** 3 Brigham Street, **Ward 1 Applicant:** Patricia McSherry

Hearings/Recommendations

Case: BOA-676195, **Address:** 816 Saratoga Street **Ward:** 1 , **Applicant:** Cornelis Holtjer

Article(s): 53(53-9) 53(53-52)

Purpose: Add dormer on right side, deck on flat roof. Add 2 new bathrooms. Please refer to SF658718 for other work.

Case: BOA-676052, **Address:** 270-272 West Broadway **Ward:** 6 , **Applicant:** Kevin Kerr

Article(s): 68(68-7)

Purpose: Change occupancy to a dentist office approx 1100 square feet.

Case: BOA-664973, **Address:** 92 Grampian Way **Ward:** 13 , **Applicant:** David Kaloustian

Article(s): 65(65-9)

Purpose: This application is to amend issued permit ALT593631. Construct new two story rear addition and renovation to second floor.

Case: BOA-669079, **Address:** 6R Rockmere Street **Ward:**13 , **Applicant:** Charles Bleakney

Article(s): 65(65-42.2)

Purpose: Remove existing garage, build new one car garage and carport, with art studio above.

Case: BOA-669784, **Address:** 18-20 Burgoyne Street **Ward:**16 , **Applicant:** Mai Phung

Article(s): 65(65-9)

Purpose: Proposed to renovate an existing attic, build dormers and convert to additional living space for unit # 2. Renovation of an existing basement and convert into additional living space for unit # 1 (as per plans).

Case: BOA-651594, **Address:** 50 Oakton Avenue **Ward:** 16, **Applicant:** Anthony Flaherty

Article(s): 65(65-9)

Purpose: Construction of a two level addition including bath at 1st level and create new bedroom.

Case: BOA-672058, **Address:** 60 West Tremlett Street **Ward:** 17, **Applicant:** Bernadette Williams

Article(s): 65(65-9)

Purpose: Finish basement for recreational use add bathroom and half kitchen.

Case: BOA-674690, **Address:** 26 Birchcroft Road **Ward:** 18 , **Applicant:** Prince Kallon

Article(s): 69(69-9)

Purpose: Construct 10'x18' rear addition on the second floor of an existing single-family dwelling.

Case: BOA-663787, **Address:** 49 Glendower Road **Ward:**18, **Applicant:** Joseph Day

Article(s): 67(67-9)

Purpose: Erect Addition by pushing out the rear of a 2 story one family dwelling #3847/1927.

Case: BOA-671391, **Address:** 11 Dane Street **Ward:** 19, **Applicant:** Andrew Salama

Article(s): 55(55-9)

Purpose: Add approx 145 sq ft kitchen addition to back of existing house.

Case: BOA-669945, **Address:** 1B Meyer Street **Ward:** 19, **Applicant:** Hansy Better

Article(s): 55(55-9)

Purpose: To replace ship ladder stair with code complaint stairs going from first floor to basement. To replace basement storage door hatch with regular size door. To add a bathroom with shower to basement. Add heat pump heating and drywall to exposed concrete wall and ceiling. Add recess lighting to basement. To have a finish storage basement.

Case: BOA-672306, **Address:** 86 Orchard Street **Ward:** 19 , **Applicant:** Robert Alessandro

Article(s): 55(55-9)

Purpose: Extend Living space into Basement and Attic as per plans. Construction Plans to be submitted upon ZBA approval.

Case: BOA-674071, **Address:** 64 Sanborn Avenue **Ward:** 20 , **Applicant:** Michael Keaveney

Article(s): 9(9-1) 56(56-8)

Purpose: Rebuild existing deck by increasing the size of existing one to be razed as per plans.

Case: BOA-675914, **Address:** 624 Cambridge Street **Ward:** 21 , **Applicant:** Patrick Mahoney

Article(s): 10(10-1) 51(51-9)

Purpose: Change single family to a two family and add parking.

Case: BOA-665759, **Address:** 145-145A East Berkeley Street **Ward:** 3, **Applicant:** Shan Chan

Article(s): 9(9-1) 64(64-19)

Purpose: Addition first floor on back for restaurant kitchen.

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