

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

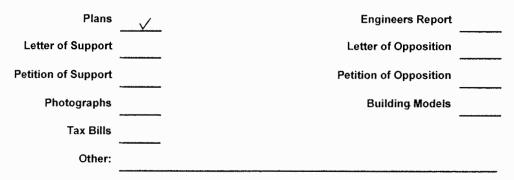
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 01	Hearing: 1
BOA687529	Address: 254 Everett ST, Ward - 01	Applicant: Richard Lynds

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description	
Article 53 Section 8	Use Regulations	
Article 53 Section 9	Dimensional Regulations	
Article 53 Section 9	Dimensional Regulations	
Article 53 Section 9	Dimensional Regulations	
Article 53 Section 9	Dimensional Regulations	
Article 53 Section 9	Dimensional Regulations	
Article 53 Section 9	Dimensional Regulations	
Article 53, Section 56	Off-Street Parking Reg's	
Notes		
Art. 53 Sec. 54	Screening/Buffering	
D		

Description: Combine parcel ID 0105125000 with 0105124000 – Erect a Four Unit residential Dwelling with two parking spaces.



DECISION:	Yes	No
SUSTAINED/APPROVED		
DENIED		the state of
DENIED WITHOUT PREDUDICE		

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary			and the second second	
Anthony Pisani	_			
Mark Erlich		and the local	New Manager	
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly	Contraction of the		The statistical sector	aden de la

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to lots previously subject to deed restriction (30+years) this restriction has been vacated. Lots on their own are buildable, building will take up most of lot, decks will provide open space. Livable space must be above base floor plain. FAR 1.8 max 1.0, Proposing two spaces, required total of six spaces, unit size are 565sf studio, 850sf two-bed. Board members inquired regarding accessibility applicant stated that there is a empty room on plans that can be framed out for lift. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support, Lamattina's office support. Board member Pisani moved to approve with proviso the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



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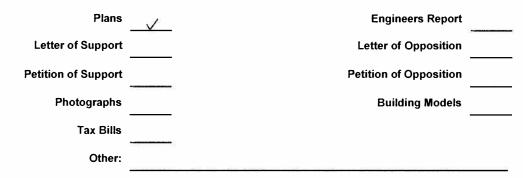
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 01	Hearing: 2
BOA687534	Address: 167 Coleridge ST, Ward - 01	Applicant: Richard Lynds

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Notes	
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 9 **	Dimensional Regulations
Art. 53 Sec. 56	Off street parking insufficient

Description: Erect 2 unit residential dwelling. Existing building to be razed on separate permit.



DECISION:	Yes	No
SUSTAINED/APPROVED		
DENIED		
DENIED WITHOUT PREDUDICE		

BPDA Design Review

BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary	<u> </u>			
Anthony Pisani	_			
Mark Erlich	<u> </u>		Rent and the second	
Bruce Bickerstaff	<u> </u>			
Peter Chin	~			
Craig Galvin	~			
Eugene Kelly	and the second second	<u> </u>		

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to razed an existing two story single family dwelling and replace with two family dwelling, existing building non conforming new building not to increase non conformity same setbacks, amount of open space proposed consistant with other structures in neighborhood. Ownership for upper level and lower level will be sold off 960sf-990sf two-bedroom basement to be used for storage. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support, Lamattina's office support & Flaherty's office support. Board member Galvin approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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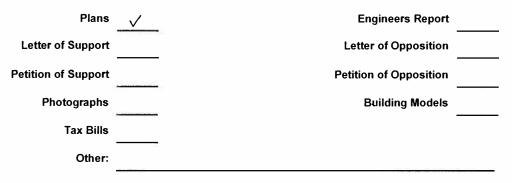
Notice is hereby given that on May 09, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

9:30 am	Ward: 01	Hearing: 3
BOA689739	Address: E 213 Eagle St, Ward - 01	Applicant: Nicholas Earls

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 53 Sec. 08*	Forbidden
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 9 **	Dimensional Regulations
Art. 53, Section 56 **	Off-Street Parking Insufficient
Notes	
8th 780CMR1009.13.1	Roof access
8th 780CMR101.4	Referenced Codes
780CMR, 8th Edition	
Note:	

Description: Demolish existing two family structure. Combine adjoining lots at 213 East Eagle Street, parcel ID 0103225000 and parcel ID 010322600, into one new lot. Erect a fully-sprinklered 7 unit building with 5 parking spaces on the new combined lot. *Building to be razed under separate demolition permit.



	Yes	No
STAINEDIAPPROVED		San Balling
DENIED		
	ISTAINED/APPROVED DENIED WITHOUT PREDUDICE	DENIED

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE	Saver, 1
	Yes	No		Same and the same
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Ertich		14 <u></u>	the states and	
Bruce Bickerstaff				
Peter Chin				Tantan
Craig Galvin				and the second
Eugene Kelly	- Alexandran		a Garana analara	Contraction of

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to 6250sf with the combination of two lots, five parking spaces for the seven units, removed two parking spaces from orginal plan to preserve two large trees providing screening and buffering. Orginal proposal was for nine units which was reduce to seven, the new building will revitalize street. Board members inquired regarding size of units and number of bedrooms, applicant states that there will be three two-bedroom units, four three-bedroom units ranging from 948sf-1,222sf one unit on the ground floor can be made ADA compliant, applicant also stated that the units will be for sale. The Board than requested testimony in opposition and in support from neighbors and elected officials and their regresentatives. Mayor's office support & Lamattina's office support. Board member Galvin moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

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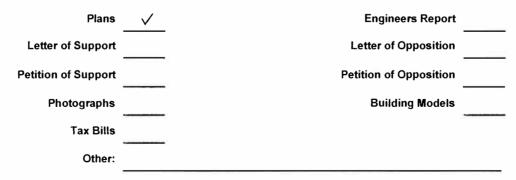
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 01	Hearing: 4
BOA692071	Address: 265 Webster ST, Ward - 01	Applicant: Richard Lynds

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 53 Section 8	Use Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53, Section 56	Off-Street Parking Reg's
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations

Description: Change occupancy from a three family dwelling to a four unit dwelling. Renovate with erect vertical addition and extend living space in basement and upper addition with deck as per plan.

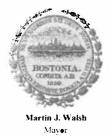


Yes	No
	References (

				5)
BOARD MEMBERS:	PRE	PRESENT		
	Yes	No		
Christine Araujo, Chair	_/			
Mark Fortune, Secretary		State of the		
Anthony Pisani				
Mark Erlich	<u> </u>	and the strength in the		
Bruce Bickerstaff				
Peter Chin	_ <u>/_</u>		- the manufacture	
Craig Galvin				
Eugene Kelly	Constant of the second	_		

SUMMARY: This case was postponed to July 25, 2017 @ 11:30a.m.

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9:30 am	Ward: 03	Certification of the second se	Hearing: 1
BOA659702	Address: N 86 - 88 Washington St, War	d - 03	Applicant: Bernard Shadrawy

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance & GCOD

Article(s)	Description
Art. 46 Sec. 6	Dimensional Regulations
Art. 46 Sec. 6	Dimensional Regulations
Art. 46 Sec. 11	Off-Street Loading
Art. 32 Section 9	GCOD Enforcement

Description: To erect a new hotel building in accordance with plans submitted.

Plans	\checkmark	Engineers Report	
Letter of Support	_	Letter of Opposition	
Petition of Support		Petition of Opposition	
Photographs		Building Models	
Tax Bills			
Other:			

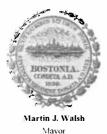
DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		

BPDA Design Review

BOARD MEMBERS:	PRI	<u>ESENT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair	<u> </u>			
Mark Fortune, Secretary			Carrier and a second of a	
Anthony Pisani	_		Sall Contraction	
Mark Erlich	_/	Re <u>stration</u>	The state of the state	
Bruce Bickerstaff				
Peter Chin		and the state of the	and the series	
Craig Galvin		and the state		
Eugene Keily				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to very difficult lot to develop. Project has been reduced in response to community input. This will be a non food service hotel, will not impact sight lines. GCOD in compliance have no harm letter. Hight was reduce from 144 to 128 and the number of rooms has been reduce from 74 to 68. Off street loading space shared with abutting building. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support, Lamattina's office support, BPDA support, Downtown North Business Association support, NEWRA opposed & two abutters opposed, Carpenter's union support & Flaherty's office support. Board member Galvin moved to approve with proviso the motion was seconded and the Board voted to approve with proviso.

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9:30 am	Ward: 03		Hearing: 2
BOA674629	Address:	99 Summer St, Ward - 03	Applicant: Paul Momnie

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use

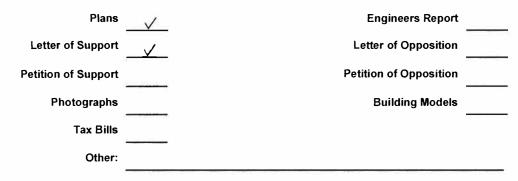
Article(s)

Description

Art. 08 Sec.07

Use: Conditional

Description: Change occupancy by adding "take-out food services" on the 1st floor lobby area.



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE	a la sua desta	
		C. Sterrie Mile Mile 1	Same a standing

ARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			A CANADA AND
Anthony Plsani			
Mark Erlich		nt <u>de la p</u> ersona	an <u>Anna</u> than
Bruce Bickerstaff	_¥		
Peter Chin			and the second second
Craig Galvin			
Eugene Kelly		1	

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to The name of the restaurant is Grab and Go Cafe, the operator has been operating three similar cafe's in Boston area. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support & Linehan's office support. Board member Pisani approve the motion was seconded and the Board voted to approve

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9:30 am	Ward: 03	Hearing: 3
BOA681082	Address: 31 Milford ST, Ward - 03	Applicant: Marc Lacasse

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance & GCOD

Article(s)	Description
Art. 64 Sec. 09 *	Town House/Row House Extensions into Rear Yard
Article 64 Section 9	Dimensional Regulations
Art. 32 Section 9	GCOD Enforcement
	on to family room at rear level; additional 108 SF of space. As shown on plans submitted .00. to amend ALT584122.

Plans			Engineers Report	
Letter of Support	"11"		Letter of Opposition	
Petition of Support			Petition of Opposition	
Photographs		22	Building Models	
Tax Bills				
Other:				

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE	and the second second	

BPDA Design Review -For The Back Of The Building

BOARD MEMBERS:	PRE	SENT	RECUSE	15.1
	Yes	No	ale Rande Course	
Christine Araujo, Chair	-			
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich		141-14-16	and the second s	
Bruce Bickerstaff		<u></u>		
Peter Chin		And the second	and the second second	and the
Craig Galvin		Par <u>tan</u> Partan	A Alter and personal	
Eugene Kelly				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to GCOD was previously approved-no changes Boston Water & Sewer approved in September. 3.4% over allowable FAR, Board members inquired regarding if roof deck was previously approved? Applicant stated yes in 2016. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support, Abutter support & Abutter opposed. Board member Pisani moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

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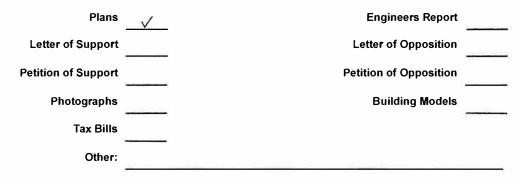
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 05			Hearing: 1	k
BOA676202	Address: 73	Mount Verr	non ST, Ward - 05	Applicant: Bruce Daniel	

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 13 Sec. 13-1	Dimensional Regulations
Art. 13 Sec. 13-1	Dimensional Regulations
Art. 13 Sec. 13-1	Dimensional Regulations
Notes	
8th 780CMR Chapter 7	Fire & Smoke Protection
8th 780CMR Chapter 30	ELEVATORS & CONVEYING SYSTEMS

Description: Build an addition to the third floor of the existing building to match exactly as the first and second floors. Renovate existing FAR areas of the building interior and create new living space. Looking for relief of a pre-existing condition (past work done without a permit) that is being considered a code violation. Add Juliette balconies to the rear of the building. Add a roof deck to the top of the building. (Other costs of construction are reflected on ALT626697).

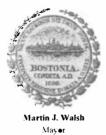


DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		A Branch Branning
		1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 -	

PRE	SENT	RECUSE	
Yes	No		
	N. N. W. 21	<u> </u>	
	a standard	and the second second	
		had the set	
	<u> </u>		
,			
		PRESENT Yes No	

SUMMARY: This case was postponed to July 25, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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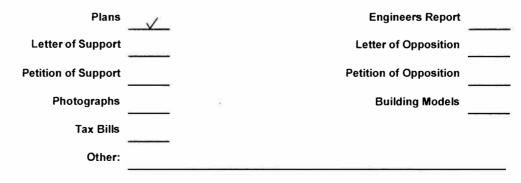
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 05		Hearing: 2
BOA676203	Address:	73 Mount Vernon ST, Ward - 05	Applicant: Bruce Daniel

Seeking appeal for the terms of the Massachusetts State Building Code, Statute 1972, Chapter 802 as amended in the following respect:

Article(s)	Description
Art. 13 Sec. 13-1	Dimensional Regulations
Art. 13 Sec. 13-1	Dimensional Regulations
Art. 13 Sec. 13-1	Dimensional Regulations
Notes	
8th 780CMR Chapter 7	Fire & Smoke Protection
8th 780CMR Chapter 30	ELEVATORS & CONVEYING SYSTEMS

Description: Build an addition to the third floor of the existing building to match exactly as the first and second floor. Renovate existing FAR areas of the building interior and create new living space looking for relief for a pre-existing condition (past work done without a permit) that is being considered a code violation. Add Juliette balconies to the rear of the building. Add a roof deck to the top of the building. (Other costs of construction are reflected on ALT626697).



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED	_	
	DENIED WITHOUT PREDUDICE		

DARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair			10.0 <u>0000000000000000000000000000000000</u>	
Mark Fortune, Secretary	_/			
Anthony Pisani	_			
Mark Erlich		Reference in	State State	
Bruce Bickerstaff	_			
Peter Chin	<u></u>	T all Carlos		
Craig Galvin	_	State of the second		
Eugene Kelly	A SACAMENT CONTACT	1	Contraction Property and	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, reconfigured exterior of building by extending fire escape to the roof of building which provides access to the roof and staircase into the elevator machine room so therefore the applicant don't need the building code relief. Board member Pisani moved to Deny the motion was seconded and the Board voted to Deny.

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Mayer

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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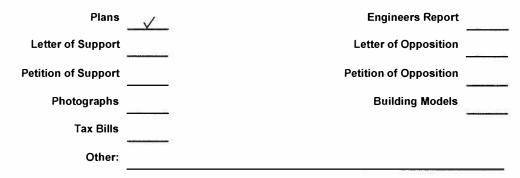
9:30 am	Ward: 05	Hearing: 3
BOA690676	Address: 166 Newbury ST, Ward - 05	Applicant: Christopher Hemenway

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect:

Article(s)	Description	
Article 23, Section 1	Off Street Parking	
Article 32, Section 4.	GCOD, Applicability	
Article 13, Section 1	Dimensional Regulations	
Notes		

Description:

Raze existing building, erect new five unit residential dwelling units (consisting of 4 two bedroom units and 1 one bedroom unit), and seven parking spaces (1.5 spaces per 2 bedroom and 1 space for the one bedroom unit).



DECISION:		Yes	No
	SUSTAINED/APPROVED		1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.
	DENIED		
	DENIED WITHOUT PREDUDICE		5

BPDA Design Review

BOARD MEMBERS:	PRES	BENT	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin		Mathania and	and the state of the
Craig Galvin			an the second second
Eugene Kelly	Salar and Salar		

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to application for apartment fit out of existing residential building. Garden level 1st floor is use for commercial use and three stories of residential above at 1300sf. Subdivide to have five one-bedrooms at 600+sf and one studio. Building has two parking spaces in rear. GCOD approval letter in compliance. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives, Mayor's office support & Linehan's office support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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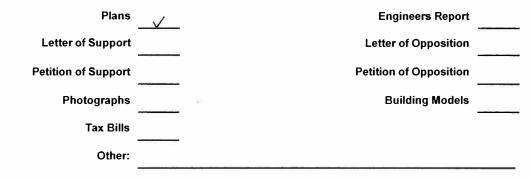
9:30 am	Ward: 06	Hearing: 1
BOA643390	Address: 364 E ST, Ward - 06	Applicant: Donald Wiest

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 57 Sec. 09	Dimensional Regulations
Art. 57 Sec. 22	Roof Structure Restrictions
Art. 57 Sec. 09	Dimensional Regulations

Description:

Erect new building for 14 residential units



ECISION:	Yes	No
SUSTAINED/APPROVED		
DENIED		
DENIED WITHOUT PREDUDICE		

BPDA Design Review

BOARD MEMBERS:	PRE	SENT	RECUSE	e marine dal
	Yes	No		
Christine Araujo, Chair			10- <u>1-5-5-</u> 5	
Mark Fortune, Secretary		1		E anden
Anthony Pisani				and the second
Mark Erlich				Belleville.
Bruce Bickerstaff				
Peter Chin		and the second		- demonst
Craig Galvin		A instant	and the second	Ser Press
Eugene Kelly	And Antonia		1922 - 1239 - 20	

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to proposing a modest roof deck that the abutters was in support of. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. Mayor's office support, Linehan's office support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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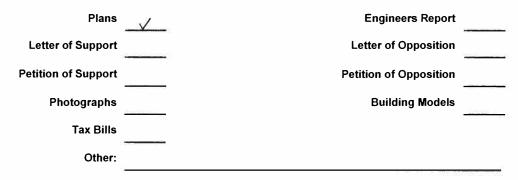
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 06	Hearing: 2
BOA668415	Address: 231 Gold St, Ward - 06	Applicant: Timothy Johnson

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description	
Art. 14 Sec. 14-1 *	Lot size insufficient	
Art. 14 Sec. 14-2	Additional Lot Area Required	
Art. 14, Section 4 **	Lot Frontage Insufficient	
Art. 15 Sec. 01	Floor Area Ratio excessive	
Art. 17 Sec. 01	Usable open Space Insufficient	
Art. 20 Sec. 01	Rear Yard Insufficient	
Art. 23 Sec. 09	Design	

Description: Erect new 4-story, 2-family dwelling w/garage and roof deck as per plans submitted.



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		

BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani	_ <u>_</u>			
Mark Erlich				
Bruce Bickerstaff		1		
Peter Chin	~		A State and State Balling and	
Craig Galvin			and the second second	
Eugene Kelly				

SUMMARY: This case was postponed to July 25, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

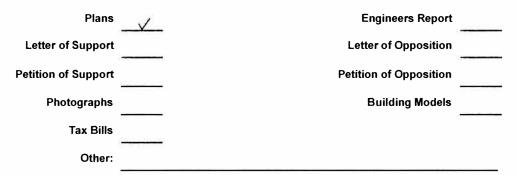
Notice is hereby given that on May 09, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

9:30 am	Ward: 07	Hearing: 1
BOA653861	Address: 19 - 23 Clapp St, Ward - 07	Applicant: Timothy Johnson

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 65, Section 8	Use Regulations
Article 65, Section 41 **	Off-Street Parking & Loading Req.
Article 65, Section 41 **	Off-Street Parking & Loading Req.
Notes	
Article 65 Section 7	Establishment of Res Subdistricts
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations

Article 65, Section 9 Article 65, Section 9



Demolish all existing structures; as per plans.

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		
		E SALE SALES	

BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair			film the state	
Mark Fortune, Secretary		12 2 2 2		
Anthony Pisani				
Mark Erlich	<u> </u>	and the second second	a la	
Bruce Bickerstaff		<u> </u>		
Peter Chin	_	And the second second		
Craig Galvin	<u> </u>			
Eugene Kelly	Sin and the second			

SUMMARY: This case was postponed to August 15, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

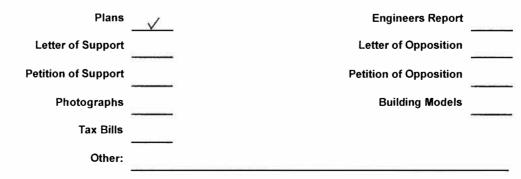
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 07	Hearing: 2
BOA690588	Address: 202 M ST, Ward - 07	Applicant: Patrick Mahoney

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect:

Article(s)	Description
Art. 29 Sec. 04	Greenbelt Protection Overlay District Applicability
8th 780CMR1009.13.1	Roof access
8th 780CMR1009.13 STAIRWAYS	Stairways to Roof:
Art. 68 Sec.08	Dimensional Req.
Art. 68 Sec.08	Dimensional Req.

Description: Raze existing building, erect new five unit residential dwelling units (consisting of 4 two bedroom units and 1 one bedroom unit), and seven parking spaces (1.5 spaces per 2 bedroom and 1 space for the one bedroom unit).



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE	Section States	
		The second second	

BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani			144 <u></u>	
Mark Erlich			a lin <u>ken a ka</u> nang	
Bruce Bickerstaff				
Peter Chin	_ <u>/</u>			
Craig Galvin				
Eugene Kelly				

SUMMARY: This case was withdrawn

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



Mayer

BOSTON INSPECTION SERVICES DEPARTMENT Beard Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 08	Hearing: 1
BOA671857	Address: 46 Newmarket Sq, Ward - 08	Applicant: George Khalife

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

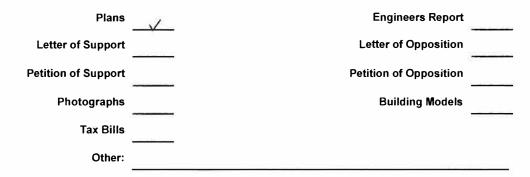
Article(s)

Description

Article 90 Section 7

Use Regulations

Description: Outdoor sales and display of thirty (30) second hand motor vehicles on lot.



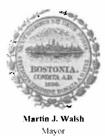
DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		

BPDA Design Review with Screening-Buffering and Fencing

BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin	_/	Ale the second	an <u>an an</u> an	1 mary Part
Craig Galvin		and the second second	All sugar and	Televille
Eugene Kelly	And Print Print			

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to a portion of the lot to be used for outdoor sale and display of thirty second hand vehicles, the rest of the site is being used as a tow lot with storage of vehicles. Applicant will improve the it cosmetically. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. Board member Araujo moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board **•**f Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

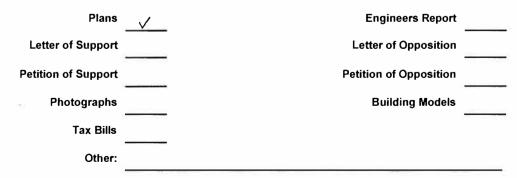
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 11	Hearing: 1
BOA675434	Address: 211 Green St, Ward - 11	Applicant: Daniel Glissman

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 55 Section 19	Use Regs in Local Industrial
Article 55 Section 19	Use Regs in Local Industrial
Article 55 Section 20	Dimensional regs in LI
Article 55 Section 20	Dimensional regs in LI
Article 55 Section 20	Dimensional regs in LI
Article 55 Section 20	Dimensional regs in LI
Article 55 section 40	Off-Street Parking/Loading Reqs
Article 55 section 40	Off-Street Parking/Loading Reqs

Description: Erect a new 6 story mixed-use building with internal mezzanines, five stories wood frame over one story steel to be erected on consolidated parcels. The building will have a parking garage and retail use on the ground floor and there will be 45 residential units on the upper floors.



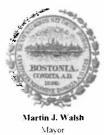
DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		11.2.2
	DENIED WITHOUT PREDUDICE		

BPDA Design Review

BOARD MEMBERS:	PRE	PRESENT		
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary	_			
Anthony Pisani	<u> </u>			
Mark Erlich	<u> </u>			
Bruce Bickerstaff -Opposed	<u> </u>			
Peter Chin	_			
Craig Galvin	_ <u>√</u>	Se <u>rren</u> der	San States	
Eugene Kelly			Add That have	8

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to 45 Units 17.88% affordable 8 units, 4 studios at 500sf 27 one-bedroom at 620sf smallest 585sf, 14 two-bedroom at 850sf smallest 805sf, ground floor retail 22 residential parking spaces, 2 retail parking and 1 loading space. Parking on site rear of building existing curb cut comes off Green Street. Retail use looking for something along the lines of cafe, small grocer, dry cleaner not certain. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support affordable units exceeds JP/Rox guidelines, BPDA support important to build new affordable units in this area, 2 abutters support, O'Malley's office opposed, Abutter opposed & Jackson's office opposed. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso. Board member Bickerstaff opposed to vote

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

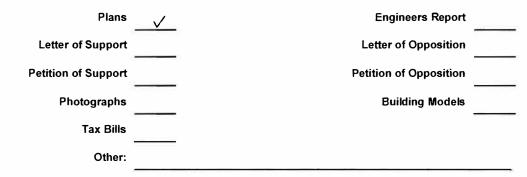
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 13	Hearing: 1
BOA688326	Address: 47 Sargent St, Ward - 13	Applicant:

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 50, Section 29 *	Lot Area Insufficient
Article 50, Section 29 * *	Add'I Lot Area Insufficient
Article 50, Section 29 **	Floor Area Ratio Excessive
Article 50, Section 29 ** *	Building Height Excessive
Article 50, Section 29 *** *	Side Yard Insufficient
Article 50, Section 29 ****	Rear Yard Insufficient
Article 50, Section 44.2	Conformity Ex Bldg Alignment
Article 50, Section 28	Use regulations
Notes	
8th 780CMR 1005.1	Minimum Required Egress Width
8th 780CMR 1008.1.6	Landings at Doors
8th 780CMR 1013.2 Height	Guard Rail Minimum Height
Note:	

Description: Erect new 6-unit multi-family residential dwelling with 6-off street parking, exterior deck, and roof deck



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED	Section Section	
	DENIED WITHOUT PREDUDICE	States and	
	DENIED WITHOUT PREDUDICE		-

BPDA Design Review

ARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary			
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin	_¥		and the second second
Craig Galvin			
Eugene Kelly			

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to Erect a six unit multi-family residential dwelling with six parking spaces. Proposal consistant in size with other building in the area. Roof deck accessed by all units which will provide open space and accessed by head house. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Jackson's office support & Abutter opposed. Board member Galvin moved to approve with motion was seconded, and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

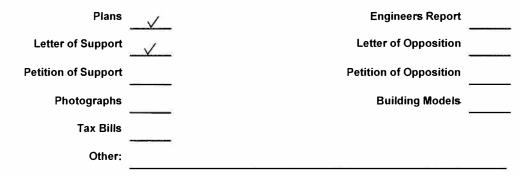
1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 13		Hearing: 2	
BOA691543	Address:	186A Grampian WY, Ward - 13	Applicant: Derric Small	
Seeking appeal fo	r the terms of the	Boston Zoning Code (see Acts of 195	56, c. 665) in the following respect:	variance & Extension of Non-Conforming Use
Article(s)		Description		
Art. 09 Sec. 01		Reconstruction/Extenion of Nonc	confroming Bldg.	
Article 65, Section	9 **	Floor Area Ratio Excessive		
Article 65, Section	9 ** *	Building Height Excessive		
Article 65, Section	9 *****	Number of Stories Excessive		
Notes				
• • · · •				

Description: Renovate existing 3 family house, raise the roof by 3 feet and a rear addition as per plans. Construction set to be submitted upon ZBA approval.



DECISION:		Yes	No
	SUSTAINED/APPROVED		1936 1939 1939
	DENIED		
	DENIED WITHOUT PREDUDICE		

BPDA Design Review

DARD MEMBERS:	PRESENT		RECUSE	RECUSE	
	Yes	No			
Christine Araujo, Chair					
Mark Fortune, Secretary					
Anthony Pisani					
Mark Erlich					
Bruce Bickerstaff		27 <u>-2-4-</u> 28	and the second second		
Peter Chin					
Craig Galvin					
Eugene Kelly					

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to Gut rehab of three family dwelling, add rear addition and raze roof line 3 1/2 ft. Required FAR .5, proposed FAR .7, Height required 2.5, currently sits at 3 stories going up to 36.7. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Baker's office support, Columbia Savin Hill support & two abutters support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

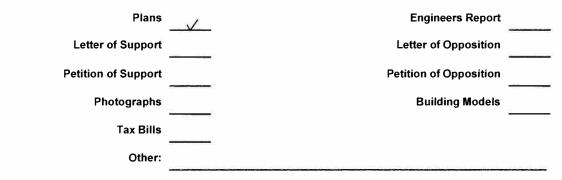
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 14	Hearing: 1
BOA660625	Address: 24 Greenwood ST, Ward - 14	Applicant: Dona Lindesay

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description	
Article 60, Section 12 **	Dimensional Regulations	
Article 60, Section 12 **	Dimensional Regulations	
Article 60, Section 12 **	Dimensional Regulations	
Article 60, Section 12 **	Dimensional Regulations	
Notes		

Description: Change of occupancy from a 2 family to a 3 family dwelling. Upgrade plumbing and electrical-install new heating system.



DECISION:		Yes	No
	SUSTAINED/APPROVED	~	
	DENIED		
	DENIED WITHOUT PREDUDICE		1.

BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		1
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				5/213
Peter Chin	_			Sec. 1
Craig Galvin			a for a start	g sa sa
Eugene Kelty			first and a statistical	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, legalize as a three family this property has been occupied as a three family for a long time. This property is taxed as a two family. The 3rd floor unit is 8'-8 floor to ceiling height no living space in the basement just storage. There is three gas meters and four electric meters one for the public and one for each floor. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Campbell's office support. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

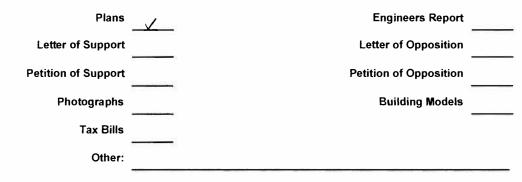
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 16	Hearing: 1
BOA660884	Address: 1707 Dorchester Av, Ward - 16	Applicant: Imad Zahreddine

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 65, Section 8	Use Regulations
Article 65, Section 41 **	Off-Street Parking & Loading Req.

Description: Apply for used car dealership license for 3 cars.



DECISION:		Yes	No	
	SUSTAINED/APPROVED			
	DENIED			
	DENIED WITHOUT PREDUDICE			
		C. S. Frank Street		-

BPDA Design Review for Screening-Buffering and Sign

OARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair		A CARLES		
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich		NERE RE		
Bruce Bickerstaff				
Peter Chin		2000 - 10 - 10 - 10 - 10 - 10 - 10 - 10		
Cralg Galvin		1. Antonione		
Eugene Kelly		1		

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, seeking relief for three spaces to sell use vehicles proposed space is currently empty parking spaces. Current use is a gas station. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayors office support, Campbell's office support & Baker's office support. Board member Galvin moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 16	Hearing: 2
BOA676285	Address: 18 Plain St, Ward - 16	Applicant: John Pulgini

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations

Description: Subdivide 18 Plain Street, an existing 18,007 sf lot into 3 lots referred to in attached plans as lots, C (5,065 SF), D (8,667 SF), and Lot E (5,073 SF0, Erect permit to be filed simultaneously to build one 2.5 story single family on Lot C, one 2.5 story on Lot D, and one 2.5 story single family lot on E. Raze existing building on lot.



	Yes	No
SUSTAINED/APPROVED		La managarita de
DENIED		
DENIED WITHOUT PREDUDICE		
	DENIED	SUSTAINED/APPROVED

BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin		Real and		
Craig Galvin				
Eugene Kelly	and a state of the	~	and the second sector in	

SUMMARY: This case was postponed to August 15, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

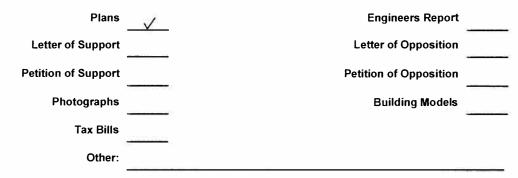
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 16	Hearing: 3
BOA676288	Address: 16 Plain St, Ward - 16	Applicant: John Pulgini

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9 Frect a new 2.5 story	Dimensional Regulations 2,589 SF single family dwelling on subdivided lot C (ALT666096). Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 41 **	Off-Street Parking & Loading Req.

Description:



Yes	No

BOARD MEMBERS:	PRI	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani			N ST MARCH ST	
Mark Erlich			1	
Bruce Bickerstaff		Contraction of the second		
Peter Chin			Vinter and the second	
Craig Galvin			and the local states	
Eugene Kelly				

SUMMARY: This case was postponed to August 15, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 16	Hearing: 4
BOA676289	Address: 18 Plain St, Ward - 16	Applicant: John Pulgini

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 65, Section 9	Dimensional Regulations
Article 65, Section 41 **	Off-Street Parking & Loading Req.

Description: Erect a new 2.5 story 2,589 SF single family dwelling on subdivided lot C (ALT666096).



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		a service south

BOARD MEMBERS:	PRE	<u>SENT</u>	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary		Market Street	· · · · · · · · · · · · · · · · · · ·	
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin			Constanting of States	
Eugene Kelly				

SUMMARY: This case was postponed to August 15, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 16		Hearing: 5
BOA676291	Address: 18R Plain St, Ward	- 16	Applicant: John Pulgini

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article 65, Section 9Dimensional RegulationsArticle 65, Section 9Dimensional RegulationsArticle 65, Section 9Dimensional Regulations	

Description: Erect a new 2.5 story 2,589 SF single family dwelling on subdivided lot D (ALT666096).



Yes	No
and the second second	and the state of
	a contraction of the
	Yes

DARD MEMBERS:	PRE	<u>SENT</u>	RECUSE
	Yes	No	
Christine Araujo, Chair			
Mark Fortune, Secretary		<u></u>	
Anthony Pisani			
Mark Erlich			
Bruce Bickerstaff			
Peter Chin		14-14-14 A	
Craig Galvin		all series	and the second second
Eugene Kelly		1	

SUMMARY: This case was postponed to August 15, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

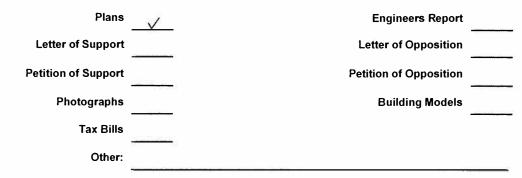
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 16	[2] M. W.	Hearing: 6
BOA691151	Address:	58 Tolman ST, Ward - 16	Applicant: Ted Ahern

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 29 Sec. 04	Greenbelt Protection Overlay District Applicability
Art.65 Sec. 42	Appl of Dimensional Reqs
Art.65 Sec.15	Use: Conditional
Art. 13 Sec. 04	Dwellings in Nonresidential district
Article 65, Section 39	Screening & Buffering
Art. 29 Sec. 04	Greenbelt Protection Overlay District Applicability
Notes	
Architectual Access Board	521 CMR
Architectual Access Board	521 CMR
Art. 29 Sec. 04	Greenbelt Protection Overlay District Applicability

Description: Demolition of existing single dwelling and erect new six unit building per attached plans.



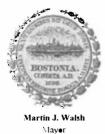
DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair		5		
Mark Fortune, Secretary	_	64 <u>446</u> 51	S. Canada State	
Anthony Pisani	_			
Mark Erlich				
Bruce Bickerstaff				
Peter Chin	_		ver the back	
Craig Galvin	<u> </u>	State Lat		
Eugene Kelly		1		

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to GPOD only 58 Tolman is all residential, current use is a single family dwelling on a 7100sf lot, they will demolish the single family and erect a 6 unit building which is zoning compliant. Single curb cut just over 21sf providing access for 8 parking spaces sufficien turning radius. Fully landscape green space surrounding the site. Building is compatible with surronding neighborhood. Board member Chin moved to approve with proviso, the motion was seconded, and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

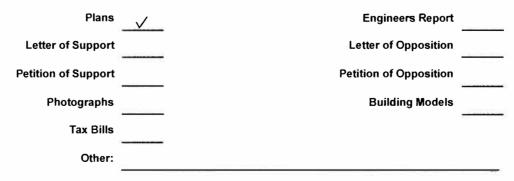
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 17	Hearing: 1
BOA664792	Address: 44H - 44 Mather ST, Ward - 17	Applicant: James Christopher

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 65 Sec. 60-8	3 Family Detached Dwelling, Forbidden
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 41 **	Off-Street Parking & Loading Req.

Description: To change occupancy of existing single family to a 3 family. Square up building and change third floor from pitched roof to a flat roof for third floor to have same footprint as floors below. Add stairs up to new roof deck for 3rd floor unit only as per plans. Building will be fully sprinklered.

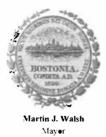


DECISION:		Yes	No
	SUSTAINED/APPROVED	and the second second	
	DENIED		
	DENIED WITHOUT PREDUDICE		and the second
		and the state of the state	

PRES	SENT	RECUSE	
Yes	No		
		Call & A share and	
	Yes		Yes No

SUMMARY: This case was postponed to July 25, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

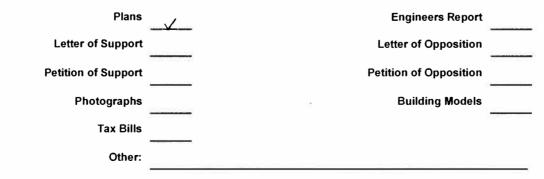
Notice is hereby given that on May 09, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

10:30 am	Ward: 18	Hearing: 1
BOA686944	Address: 167 Poplar St, Ward - 18	Applicant:

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 67, Section 8	Use Regulations
Article 67, Section 9	Dim reg applic in res sub dist
Notes	
Article 67 Section 33	Appl of Dimensional Req's
Article 67, Section 9.3	Location of Main Entrance

Description: Erect new two and half story four family dwelling.



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		

BOARD MEMBERS:	PRES	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin		Sa <u>sa sa</u> sa sa		
Craig Galvin		and the second second		
Eugene Kelly	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		and the second states	

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to 40,170sf lot existing four family, the orginal proposal raze the current house and build 5 two-unit town houses, the community wanted to preserve the existing building. the unit sizes are 2000sf per unit 2 two-bedroom and 2 three-bedroom and the existing building will remain the same. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, McCarthy's office support, Flaherty's office support and two abutters support. Board member Pisani moved to approve the motion was seconded and the Board moved to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

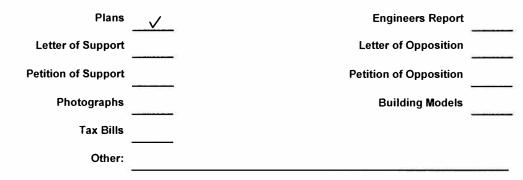
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 18	Hearing: 2
BOA686946	Address: 175 Poplar ST, Ward - 18	Applicant:

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 67, Section 33	Appl of Dimensional Reqs
Article 67, Section 9	Dim reg applic in res sub dist

Description: Existing 4 unit building on the lot to undergo zoning analysis as new building being proposed on same lot (ERT679753).



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED	ан. Ж	
	DENIED WITHOUT PREDUDICE		
			Sellis Contractor

BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary		1		
Anthony Pisani	_			
Mark Erlich	_			
Bruce Bickerstaff	<u> </u>			
Peter Chin	<u> </u>			
Craig Galvin		nter standar		
Eugene Kelly		_/		

SUMMARY: See companion minutes BOA-686944

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.

1010 Mass Ave. Boston, MA 02119 - Tel. (617) 635-4775, Fax (617) 635-2918 www.cityofboston.gov/isd -Follow us on twitter @ISDBoston

Page 2 of 2



Mayer

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 19			Hearing: 1		
BOA684578	Address:	15 Revere ST, W	ard - 19	Applicant: J	e Eun Lee	

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s) Description

Art. 55, Section 9 **

Dimensional Regulations

Description: Long-form install full bathroom in basement spray foam insulation on foundation walls, frame foundation walls, install blue boards & plastering, paint entire basement, install tiles in whole basement area.

Plans	 Engineers Report	
Letter of Support	 Letter of Opposition	
Petition of Support	 Petition of Opposition	
Photographs	 Building Models	
Tax Bills		
Other:	 	

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		Person and the second second
	DENIED WITHOUT PREDUDICE	No. I State	
		in Harris	

BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich		<u></u>		
Bruce Bickerstaff	_			
Peter Chin				
Craig Galvin	<u> </u>			
Eugene Kelly			Bernard and a second second	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, Convert a two family home to a Single family home, renovate unfinished basement for family room and office. Floor to ceiling height in basement is adequate. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Omalley's office support & Flaherty's office support. Board member Pisani moved to approve, the motion was seconded and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 20	Hearing: 1
BOA643055	Address: 4337 - 4341 Washington ST, Ward - 2	Applicant: Seila Herrera

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Conditional Use

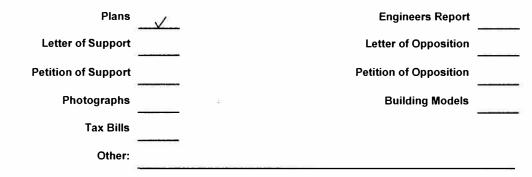
Article(s)

Description

Art. 06 Sec. 04

Other Protectional Conditions

Description: To remove the proviso and to add take out provision to new owner.



ECISION:	Yes	No
SUSTAINED/APPROV	ED	
DENI	ED	
DENIED WITHOUT PREDUD	CE	

BPDA Design Review

OARD MEMBERS:	PRESENT		RECUSE	RECUSE	
	Yes	No			
Christine Araujo, Chair	_/				
Mark Fortune, Secretary					
Anthony Pisani			and the second second		
Mark Erlich					
Bruce Bickerstaff					
Peter Chin		and the second second			
Craig Galvin	_				
Eugene Kelly					

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, remove the proviso because ownership has changed, everything will remain the same. The Board then requested testimony in opposition and in support from neighbors and elected officials and their repreventatives, The Mayor's office support, McCarthy's office support & Flaherty's office support, Board member Galvin moved to approve with proviso the motion was seconded, and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

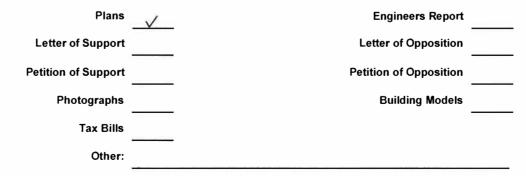
10:30 am	Ward: 20		Hearing: 2
BOA686231	Address:	130 Manthorne RD, Ward - 20	Applicant: Bill He

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s) Description

Art.	56	Sec.	08 **	FAR	Excessive.

Description: Finishing the attic.



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		
		and the second second	

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary			<u></u>	
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin		an <u>ine man</u>	Red Mitcher	
Eugene Keity			Phi the second second	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, existing two family dwelling extend living space to attic. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, O'malley's office support & Flaherty's office support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

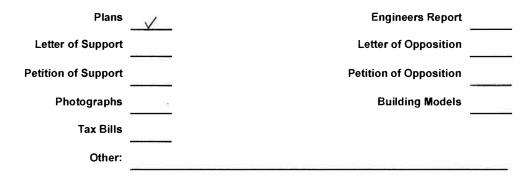
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 21	Hearing: 1
BOA646449	Address: 599 Cambridge St, Ward - 21	Applicant: David Suny

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: variance & change in non-conforming use

2		non-comonning use
Article(s)	Description	
Art. 08 Sec. 04	Forbidden Use	
Art. 09 Sec. 02	Nonconforming Use Change	
Art. 51 Sec. 09	Dimensional Regulations	
Art. 51 Sec. 09	Dimensional Regulations	
Art. 51 Sec. 09	Dimensional Regulations	
Art. 51 Sec. 09	Dimensional Regulations	
Art. 51 Sec. 09	Dimensional Regulations	
Art. 51 Sec. 09	Dimensional Regulations	
Art. 51 Sec. 09	Dimensional Regulations	
Art. 51 Sec. 56	Off street parking requirements	
Article 51, Section 53	Screening & Buffering Req's	
Notes		

Description: Demolish existing (2) unit commercial medical and 2 unit residential structure. Erect (14) Residential Units Condominium Project. 4-1/2 story wood frame over steel framed (17) off-street parking.



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		
		A PROPERTY OF	

BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Craig Galvin				
Eugene Kelly			and the second state of the second	

SUMMARY: This case was postponed to July 25, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

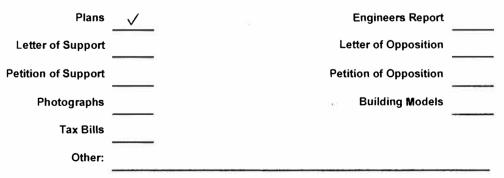
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 01	Hearing: 5
BOA631069	Address: 336 Chelsea St, Ward - 01	Applicant: Richard Lynds

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description	
Article 53, Section 9 *	Add'I Lot Area Insufficient	
Article 53, Section 9 * ***	Floor Area Ratio Excessive	
Article 53, Section 9 **	Building Height Excessive	
Article 53, Section 9 **	Building Height Excessive	
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	
Article 53, Section 56	Off-Street Parking Reg's	
Notes		
Article 53 Section 8	Use Regulations	
Article 53 Section 8	Use Regulations	

Description: Demolish the existing glass shop. Erect a mixed-use building which will be occupied as a funeral home and six residential units.



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
		A Print Print	

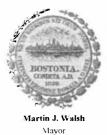
Ancillary Parking 6 Spaces To Be Located At 319 Che	Isea Street
---	-------------

BPDA Design Review

		ener ener		e(s)=
BOARD MEMBERS:	PRE	PRESENT		
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary			Sector Sector	
Anthony Pisani				
Mark Erlich	_¥	1997 - 1998 -		
Bruce Bickerstaff	<u> </u>			
Peter Chin	<u> </u>		the alter and the second	
Craig Galvin	<u> </u>			
Eugene Kelly				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, demolish the existing glass shop. Erect a mixed-use building which will be occupied as funeral home and six residential units. Matter has been deferred several times for community engagement. Proposed FAR 3.12 max 1.0 two & three bedrooms range from 948sf-1200sf per unit. 6 parking spaces for the existing approved project. Board members inquired regarding does parking meet requirements for residential units? Applicant stated no required is 1.25 proposing 1 per unit. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office & Lamattina's office support Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 02		Hearing: 1
BOA657861	Address: 2 Laure	el ST, Ward - 02	Applicant: Timothy Sheehan

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 62 Sec. 62-25 Art. 62 Sec. 62-8 ** Notes	Roof Structures Restricted Rear Yard Insufficient

Description: This application is for the addition of a third floor 90 square foot bathroom addition on top of a rear 'ell' two-story portion of an existing three story single family residence.

Plans		Engineers Report
Letter of Support		Letter of Opposition
Petition of Support		Petition of Opposition
Photographs	<u> </u>	Building Models
Tax Bills		
Other:	·	

DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		

IOARD MEMBERS:	PRES	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair	_/			
Mark Fortune, Secretary				
Anthony Pisani	_	<u></u>		
Mark Erlich	_		the standard	
Bruce Bickerstaff			Sector States	
Peter Chin			and the second	
Craig Galvin	_			
Eugene Kelly	La serie a serie de	1	Can Destand with	

SUMMARY: At the request of the Board, the Applicant described the proposed project in detailed, stating to 90sf addition to extend a small bathroom on the third floor over an existing two story ell. Applicant would like to square off the additon so that it is consistent with the rest of the ell. Board members inquired regarding that this project is deminimus. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office & Lamattina's office support. Board member Pisani moved to approve, the motion was seconded, and the Board voted to approve.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

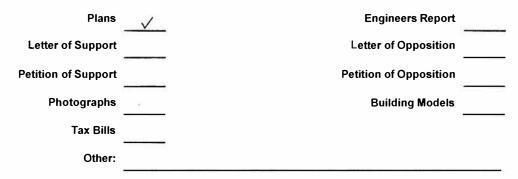
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 06	Hearing: 3
BOA666883	Address: 10 Grimes St, Ward - 0	6 Applicant: Niles Sutphin

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-3	Lot Width Insufficient
Art. 14, Section 4 **	Lot Frontage Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 18 Sec. 01	Front Yard Insufficient
Art. 19 Sec. 01	Side yard insufficient
Art. 20 Sec. 01	Rear Yard Insufficient

Description: Demolish existing wood frame structure; Change Use and Occupancy; Erect 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.



Yes	No
	1312 <u>111 1</u> 1113

BPDA Design Review

BOARD MEMBERS:	PRE	SENT	RECUSE	A BURNER A
	Yes	No		
Christine Araujo, Chair			200 <u>720</u> 43	
Mark Fortune, Secretary		1. <u></u>	1965 <u>- 196</u> 7 - 1987	
Anthony Pisani				
Mark Erlich			AND ARE IS	
Bruce Bickerstaff	_			
Peter Chin		and the second		and a second
Craig Gatvin	~			
Eugene Kelly			Mile Stranger	

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to orginal proposal was to erect a four story three unit residential building, revisions is for three story two unit building with two three-bedroom units with one parking space per unit on the ground floor. The height is 35' and FAR 2.0 these will be townhouse style units with single car garage for each unit. Board members inquired regarding will building be sprinklered? Applicant stated most likely. The Board then requested testimony in oppositio and in support from neighbors and elected officials and their representatives. The Mayor's office support, Lamattina's office support & Flaherty's office support. Board member Galvin moved to approve with proviso the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

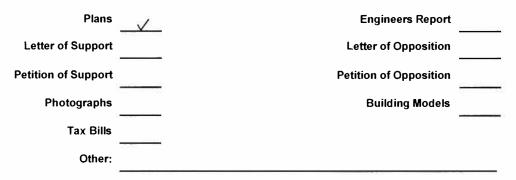
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

BOA526603	Address: 33 - 39 Ward St, Wa	
11:30 am	Ward: 07	Hearing: 3

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 18 Sec. 01	Front Yard Insufficient
Art. 19 Sec. 01	Side yard insufficient
Art. 20 Sec. 01	Rear Yard Insufficient
Art. 23 Sec. 01	Off street parking requirements
Art. 23 Sec. 09	Design
Art.80 Sec. 80E-2	Appl. of Small Project Review

Description: Erect new 5 story residential condominium of 24 Dwelling Units above on-grade parking garage accommodating 19 car parking spaces; New building to be primarily wood frame construction; except garage to be 2 Hr rated; All new systems; Fully sprinklered; combine two parcels into one parcel; Demolish all existing structures; as per plans.



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED	and the second second	Contraction of the
	DENIED WITHOUT PREDUDICE		

BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani				
Mark Erlich			C. Paratine	
Bruce Bickerstaff			and the second states	
Peter Chin	<u> </u>		Hard Line and D	
Craig Galvin	_	2		
Eugene Kelly	Allertin Separate Series		And the second second	

SUMMARY: This case was postponed to August 29, 2017 @ 11:30a.m.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

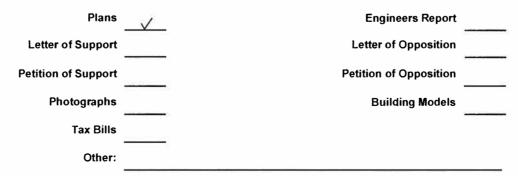
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 07	Hearing: 4
BOA598998	Address: 187 - 189 E St, Ward - 07	Applicant: Niles Sutphin

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Art 14 Sec 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-3	Lot Width Insufficient
Art. 14 Sec. 14-3	Lot Width Insufficient
Art. 14, Section 4 **	Lot Frontage Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 18 Sec. 01	Front Yard Insufficient
Art. 20 Sec. 01	Rear Yard Insufficient
Art. 23 Sec. 01	Off street parking requirements
Architectual Access Board	521 CMR
Notes	g single dwelling and erect new six unit building per attached plans.

Description:



DECISION:		Yes	No
	SUSTAINED/APPROVED	~	Stand States
	DENIED		· · · · · · · · · · · · · · · · · · ·
	DENIED WITHOUT PREDUDICE		

BPDA Design Review-Attention To Garage Issue + Space Between Properties(Abutter Concerned)

BOARD MEMBERS:	PRE	SENT	RECUSE	
	Yes	No		
Christine Araujo, Chair	_/			
Mark Fortune, Secretary		1 <u>1 - 1 - 1</u>	199 <u>1</u>	
Anthony Pleani	_			
Mark Erlich				
Bruce Bickerstaff	~			
Peter Chin	<u> </u>	aling the state of		and the second second
Cralg Galvin		and the second	a har see and see a	
Eugene Keily		_/		

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to orginal plans erect new six unit building 6 car garage, revised plans, two unit townhouse style seprated by firewall and two car garage. Curb cut on the East Street side of the property and one curb cut on West Eighth Street side of property. 3 violations in correctly sited-width/front yard-will comply with modal, no decks, no balconies Board members inquired regarding garage/parking configuration facade of building dominated by garage door. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Linehan's office support & two abutters opposed-garage parking taking parking off street. Board member Araujo moved to approve with proviso the motion was seconded and the Board voted to approve with proviso.

A true copy of resolution adopted by the Board of Appeals, copies forwarded to the applicant and Board of Appeal file.



BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

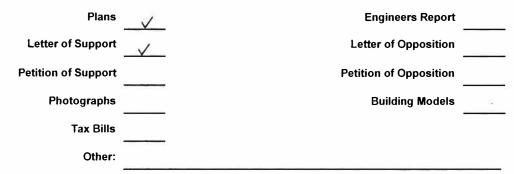
Hearings for Tuesday, May 9, 2017

Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 12	2월 이번 1월 1일이 (일종) (1일종) 1월 1일 (1일종) (1일종) (1일종) (1일종)	Hearing: 1	
BOA674086	Address:	10 Moreland ST, Ward - 12	Applicant: Ann Huang	
Seeking appeal fo	r the terms of the	Boston Zoning Code (see Acts of 1	956, c. 665) in the following respect:	variance & Extension Non-Conforming Use

of

Article(s)	Description
Article 52 Section 9	Dimensional Regulations
Notes	
Art. 52 Sec. 09	Dimensional Regulations Applicable in Residential Sub Districts.
Article 50 Section 26	Establish of Res. Subdistricts
Article 50, Section 43	Off-Street Parking & Loading
Notes Repovate existing 3	family house, raise the roof by 3 feet and a rear addition as per plans.
Description: Construction set to b	



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE		

BPDA Design Review

BOARD MEMBERS:	PRES	PRESENT		
	Yes	No	needs in the same section	
Christine Araujo, Chair				
Mark Fortune, Secretary				
Anthony Pisani			a la contra de la	
Mark Erlich				
Bruce Bickerstaff				
Peter Chin				
Crałg Galvin		And the Car		
Eugene Kelly			and the state of the second	

SUMMARY: At the request of the Board, the Applicant described the proposed use in detail, renovate existing 3 family house raise roof by 3 feet and a rear addition. Applicant has meet with abutters since subcommittee hearing meeting was on March 21st. Board member inquired regarding floor to ceiling height in basement? Applicant stated that the height was 8'x2" and the use of the basement will be for entertaining, bedroom, and bathroom. Utility room is on the second floor and basement under stairs next to bathroom. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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Hearings for Tuesday, May 9, 2017

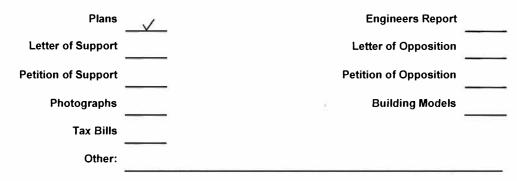
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 16	Hearing: 7	
BOA648704	Address: 1857 - 1859 Dorchester A	v, Ward - 16 Applicant: Kevin (Cloutier

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description
Article 65, Section 9 ****	Rear Yard Insufficient
Article 65, Section 9 *** *	Side Yard Insufficient
Article 65, Section 9 ** **	Usable Open Space Insufficient
Article 65, Section 9 ** *	Building Height Excessive
Article 65, Section 9 **	Floor Area Ratio Excessive
Article 65, Section 9 * *	Add'l Lot Area Insufficient
Article 65, Section 9	Dimensional Regulations
Article 65, Section 39	Screening & Buffering
Article 65, Sec 65-41	Off-Street Loading Req.
Notes	
Art. 65 Sec. 41	Off street parking requirements

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



ECISION:		Yes	No
	SUSTAINED/APPROVED		the second second
	DENIED		Terrer States
	DENIED WITHOUT PREDUDICE		
	DENIED WITHOUT PREDUDICE		-

BPDA Design Review

			and the second sec	-
BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair	_/			
Mark Fortune, Secretary		an carlonness		
Anthony Pisani				
Mark Erlich				
Bruce Bickerstaff	_ <u>_</u>		in <u>Andre</u> is ser	
Peter Chin			and the second second	
Craig Galvin			States and a splitter	
Eugene Kelly				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to Erect a 20 residential bulding to include three IPB units and two ground floor units. Parking providing 1.2 ratio and what is a 1.5, 32 parking spaces is required providing 24. Proposed building consistent with surrounding neighborhood. Article 80 small project approval, this lot is uniquely shaped. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support & Campbell's office support. Board member Pisani moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-4775

Hearings for Tuesday, May 9, 2017

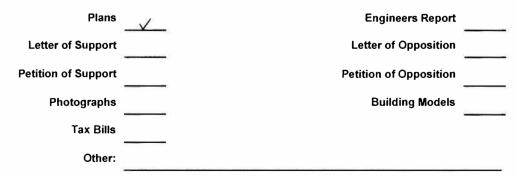
Notice is hereby given that on **May 09, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

BOA618715	Address: 32 Cummins H	W, Ward - 19	Applicant: George Me	orancy
11:30 am	Ward: 19		Hearing: 2	

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance

Article(s)	Description		
Art. 67 Sec. 08 *	Use Regulations Applicable in Residential Sub Districts		
Art. 67 Sec. 09	Open Space insufficient		
Art. 67 Sec. 9.1	Dimensional Regulations Applicable in Residential Sub Districts.		
Art. 67 Sec. 9.1	Dimensional Regulations Applicable in Residential Sub Districts.		
Art. 67 Sec. 9.1	Dimensional Regulations Applicable in Residential Sub Districts.		
Art. 67 Sec. 9.1	Dimensional Regulations Applicable in Residential Sub Districts.		
Notes			
Art. 67 Sec. 9.1	Dimensional Regulations Applicable in Residential Sub Districts.		
Article 67, Section 32	Off-Street Parking and Loading		
Article 67, Section 32 **	Off-Street Parking		
Article 67, Section 30	Screening & Buffering Req's		

Description: Erect new building for 14 residential units



DECISION:		Yes	No
	SUSTAINED/APPROVED		
	DENIED		
	DENIED WITHOUT PREDUDICE	Strate of States	Sector States

BPDA Design Review with Screening and Buffering

			DEQUEE	1100 349
BOARD MEMBERS:	PRESENT		RECUSE	
	Yes	No		
Christine Araujo, Chair			and the second	1256
Mark Fortune, Secretary				
Anthony Pisani				गिल्लामा अ
Mark Erlich	_			
Bruce Bickerstaff				
Peter Chin				新 市村
Craig Galvin	_		and the second	
Eugene Kelly				

SUMMARY: At the request of the Board, Counsel described the proposed use in detail, stating to orginal proposal was 14 unit building, reduced to 9 units, with 12 parking spaces each unit is 2 bedroom two baths ranging from 990sf to 1243sf. Rear, front & side yard violations have been elimniated. MFR Forbidden very consistent with uses in area. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, McCarthy's office support & Flaherty's office support. Board member Araujo moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso.

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