



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on May 23, 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: 03	Hearing: 1
BOA685280	Address: N 27 - 29 Margin St, Ward - 03	Applicant: Thad Seymour

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

Article(s)	Description
Art. 32 Sec. 5	Specific Requirements
Notes	

**Description:** Replace finishes as needed, new rough electrical and plumbing as required to meet code. New HVAC. new monitored alarm and sprinkler system.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** Boston Water & Sewer recieved the no harm letter from applicant which is in compliance, therefore Boston Water & Sewer are in favor of the project. Board member Fortune 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**

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**Hearings for Tuesday, May 23, 2017**

Notice is hereby given that on **May 23, 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: 11	Hearing: 1
BOA674638	Address: 162 - 172 South ST, Ward - 11	Applicant: Michael Bullock

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**

Article(s)	Description
Article 55, Section 8 Notes	Use Regulations
Article 9, Section 2	Change in Non-Conforming Use

**Description:** Change Occupancy from Store to Floating Spa. Interior renovation for tenant fit-out to include partitions and finishes.

**DOCUMENTS CONSIDERED AT THE HEARING:**

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, existing building divided into five different retail spaces, the space in question use to be a convenience store which is empty space around 1100sf. Applicant would like to put a floating Spa retail type in space. Board members inquired regarding what is a Floating Spa & handicap accessibility, applicant stated that a floating spa is a tub with 10" deep of water 1000 pounds of epsom salt which contain magesium healing for the body, great stress relief. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, Flaherty's office support & O'Malley's office support. Board member Galvin 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.*



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## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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: 11	Hearing: 2
<b>BOA693949</b>	<b>Address:</b> 1785 Columbus Av, Ward - 11	<b>Applicant:</b> Lee Goodman

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

Article(s)	Description
Art. 55, Section 22 **	Use: Conditional
Art. 55, Section 23 **	Dimensional Regulations
Art. 55, Section 23 **	Dimensional Regulations

**Description:** Combine 3 parcels into one site with Address of 1785 Columbus Avenue.:  
\*1101160000 - 90 Amory \*1101159000 - 1837 Columbus \*1101190000 - 1785 Columbus -  
Erect new 206,500 SF building (139,200 SF take out restaurant & offices, 67,300 SF parking) -  
Building Floors: 7 + 1 basement level: \*2 levels of parking (157 spaces) \*community uses,  
day care center, take out restaurant & offices - Building height from average grade: 95' - FAR 3.52.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review-Attention To Setbacks Above 2nd Floor

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair -Opposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, Article 80 large project review, new building for Horizons For Homeless Children, it's a social service building which will be Nonprofit, there will be a cafe at the corner of Dimock and Amory street, the applicant if keeping with the spirit of JP/ROX zoning however not JP/ROX height requirements 35' proposed 88'6". Board members inquired regarding excessive height for area. Setback on Columbus is 12', they will push the building back 25' on the Dimock side. There will be 157 parking spaces. Horizons will own the building other tenants will be government nonprofit. School for homeless children, offering job training and social services. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Abutter support, Flaherty's office support, O'Malley's office support & Carpenter's union support. Board member Galvin moved to approve with proviso, the motion was seconded and the Board voted to approve with proviso. Board member Araujo opposed vote.

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### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>9:30 am</b>	<b>Ward: 14</b>	<b>Hearing: 1</b>
<b>BOA685030</b>	<b>Address: 51 Woolson St, Ward - 14</b>	<b>Applicant: Sy Yo</b>

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 9 *	Lot Area Insufficient
Article 60, Section 9 * *	Add'l Lot Area Insufficient
Article 60, Section 9 * **	Lot Frontage Insufficient
Article 60, Section 9 * ***	Lot Width Insufficient
Article 60, Section 9 **	Floor Area Ratio Excessive
Article 60, Section 9 ** *	Building Height Excessive
Article 60, Section 9 ** **	Usable Open Space Insufficient
Article 60, Section 9 *** *	Side Yard Insufficient
Article 60, Section 9 ****	Rear Yard Insufficient
Article 60, Section 41.1	Conformity w/ Exist. Building Alignment

**Description:** Erect three-unit residential dwelling with three (3) off-street parking.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to applicant has constructed similar dwellings on same street. Applicant is building a traditional three decker with front and rear porches three bedroom just under 1200sf, targeting family occupants which will be rentals. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, & MaCarthy'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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<b>9:30 am</b>	<b>Ward: 14</b>	<b>Hearing: 2</b>
<b>BOA691907</b>	<b>Address: 47 Fowler ST, Ward - 14</b>	<b>Applicant: Shirley Jones</b>

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. 10 Sec. 01 **	Limitation of off street parking areas
Art. 60 Sec. 09 *	Usable open space insufficient

**Description:** Off-street parking for one residential vehicle. This use was previously approved under Use of Premises 1279 Issued August 15, 2000 and Board of Appeal BZC20999 approved on July 18, 2000. Curb cut was installed back then also. See submitted documents.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair -Opposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin -Opposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, Proposal was previously approved in 2000, applicant never exercised relief. Board member inquired regarding how a vehicle would fit at the side of the house due to the bump out. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives Campbell's office support, Boston Transportation Department opposed. Board member Pisani moved to approve , the motion was seconded and the Board voted to approve. Board members Araujo and Galvin was opposed to vote.

*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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Mayor

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## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>9:30 am</b>	<b>Ward: 16</b>	<b>Hearing: 1</b>
<b>BOA667468</b>	<b>Address:</b> 35 Melbourne ST, Ward - 16	<b>Applicant:</b> Patrick Mahoney

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **variance & Extension of Non-Conforming Use**

Article(s)	Description
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Notes	
Article 65, Section 8	Use Regulations

**Description:** Remove roof and add third floor addition. No change in occupancy. (4 family).

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans <input checked="" type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to existing four family building each of the bedrooms are one bedroom units. The proposal consists of adding a floor still 10' below the allowed building height. The first floor will remain the same and the top floor will become 2 two-bedroom units, having living space on the first floor with kitchen and living room and two bedroom above. The Board then requested testimony in oppositio 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.

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



Martin J. Walsh  
Mayer

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>9:30 am</b>	<b>Ward: 16</b>	<b>Hearing: 2</b>
<b>BOA669123</b>	<b>Address:</b> 311 Gallivan Bl, Ward - 16	<b>Applicant:</b> Patrick Mahoney

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

**Description:** Construct a new 3 family home on subdivided lot separate parcel - All reviews on these drawings.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

<b>DECISION:</b>		<b>Yes</b>	<b>No</b>
	<b>SUSTAINED/APPROVED</b>	✓ _____	_____
	<b>DENIED</b>	_____	_____
	<b>DENIED WITHOUT PREDUDICE</b>	_____	_____

**PROVISO:**

BPDA Design Review

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

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to Erect three family dwelling with five parking spaces to the rear. Building will be moved 10' from lot line, Developer will remove a tree and erect 6' white vinyl fence. The three units has been reduce from three bedroom units to two bedroom units with two bath at 1225sf. 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. 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.*



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Mayor

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### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>9:30 am</b>	<b>Ward: 16</b>	<b>Hearing: 3</b>
<b>BOA676738</b>	<b>Address: 47 - 49 Walnut ST, Ward - 16</b>	<b>Applicant: Jeffrey Drago</b>

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. 25 Sec. 5	Flood Hazard Districts
Art 65 Sec. 8	Use: 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
Art. 65 Sec. 41	Off street parking requirements
Article 65, Section 9	Dimensional Regulations

**Description:** This Project is to Confirm the occupancy as a Four-Family Dwelling. Additionally, it seeks to renovate the existing structure and complete a third floor rear addition.

### DOCUMENTS CONSIDERED AT THE HEARING:

<b>Plans</b>	<input checked="" type="checkbox"/>	<b>Engineers Report</b>	<input type="checkbox"/>
<b>Letter of Support</b>	<input type="checkbox"/>	<b>Letter of Opposition</b>	<input type="checkbox"/>
<b>Petition of Support</b>	<input type="checkbox"/>	<b>Petition of Opposition</b>	<input type="checkbox"/>
<b>Photographs</b>	<input type="checkbox"/>	<b>Building Models</b>	<input type="checkbox"/>
<b>Tax Bills</b>	<input type="checkbox"/>		
<b>Other:</b>	<input type="checkbox"/>		

DECISION:	Yes		No	
SUSTAINED/APPROVED	_____	_____	_____	_____
DENIED	_____	_____	_____	_____
DENIED WITHOUT PREJUDICE	_____	_____	_____	_____

PROVISO:

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____ ✓ _____	_____	_____
Mark Fortune, Secretary	_____ ✓ _____	_____	_____
Anthony Plaani	_____ ✓ _____	_____	_____
Mark Erlich	_____ ✓ _____	_____	_____
Bruce Bickerstaff	_____ ✓ _____	_____	_____
Peter Chin	_____ ✓ _____	_____	_____
Craig Galvin	_____ ✓ _____	_____	_____
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.*





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Mayor

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Notice is hereby given that on **May 23, 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:

<b>9:30 am</b>	<b>Ward: 16</b>	<b>Hearing: 4</b>
<b>BOA678322</b>	<b>Address: 90 - 102 Tenean ST, Ward - 16</b>	<b>Applicant: Jeffrey Drago</b>

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 40	Sign Regulations
Article 65, Section 16 **	Dimensional Regualtions
Article 65, Section 16 **	Dimensional Regualtions
Notes	

**Description:** Propose a new monopole billboard with two digital faces.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

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

PROVISO:

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisani	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

**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.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>9:30 am</b>	<b>Ward: 16</b>	<b>Hearing: 5</b>
<b>BOA688675</b>	<b>Address: 110 Lonsdale ST, Ward - 16</b>	<b>Applicant:</b>

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

<b>Article(s)</b>	<b>Description</b>
Art. 65 Sec. 65-8 *	Floor Area Ratio excessive

**Description:** New heating, electrical, work to be done on 1st and 2nd floor, remove low bearing walls, new bathroom new kitchens and extend living space into basement as per plans.&nbsp;  All cost reflected on SF662995

### DOCUMENTS CONSIDERED AT THE HEARING:

<b>Plans</b>	<input checked="" type="checkbox"/>	<b>Engineers Report</b>	<input type="checkbox"/>
<b>Letter of Support</b>	<input type="checkbox"/>	<b>Letter of Opposition</b>	<input type="checkbox"/>
<b>Petition of Support</b>	<input type="checkbox"/>	<b>Petition of Opposition</b>	<input type="checkbox"/>
<b>Photographs</b>	<input type="checkbox"/>	<b>Building Models</b>	<input type="checkbox"/>
<b>Tax Bills</b>	<input type="checkbox"/>		
<b>Other:</b>	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**  
 Basement Never To Be Used As Independent Unit

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, Three family residence, would like to extend living space into basement. Height of basement is 7'x6", there are three means of egress. Board members inquired regarding access to basement, applicant stated that there are stairs off the kitchen from 1st unit. The Board then requested testimony in oppositio and in support from neighbors and elected officials and their representatives. The Mayor's office support, Baker's office support & Flaherty'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.*



Marrin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>9:30 am</b>	<b>Ward: 16</b>	<b>Hearing: 6</b>
<b>BOA691500</b>	<b>Address:</b> 1493 - 1501 Dorchester Av, Ward - 16	<b>Applicant:</b> Ted Ahern

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.65 Sec.15	Use: Conditional
<b>Description:</b>	Changing from retail store occupancy to hair salon occupancy. Work description: Hair salon and personal care services.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, Empty retail store where the applicant would like to put a hair salon in that space. 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 Galvin 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.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>9:30 am</b>	<b>Ward: 16</b>	<b>Hearing: 7</b>
<b>BOA695067</b>	<b>Address:</b> 21 - 21C Chickatawbut St, Ward - 16	<b>Applicant:</b> 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
Art. 65 Sec. 08	Forbidden
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 65-41.4 *	Parking Location

**Description:** Combine parcel number 1603962000 (14560 sq. ft.) to be combined for a total of 21888 square feet and subdivide into a lot known as 21, 21a 21b, 21c Chickatawbut Street. This will consist of four unit building per attached plans.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:  
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 BPDA Design Review  
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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to two separate lots, which are being combine and subdivided again, the existing building is a three family which will be converted to a two family dwelling each three bedroom unit is 2200sf which will be subdivided to 7400sf leaving the lot to the rear and side with frontage also on Chickatawbut 14560sf four townhouse two parking each three bedroom at 1300sf. Parking rear of site. These properties are for sale. 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, Flaherty's office support, Essaibi George 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.*





Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>9:30 am</b>	<b>Ward: 16</b>	<b>Hearing: 8</b>
<b>BOA695072</b>	<b>Address:</b> 23 Chickatawbut St, Ward - 16	<b>Applicant:</b> 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
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 66 Sec. 09	Dimensional Regulations
Art. 65 Sec. 41	Off street parking requirements

**Description:** Combine parcel number 1603962000 and 1603962001 to total 21888 sq ft and subdivide to 41830 for 21 Chickatawbut St and 23 Chickatawbut to sq ft. 7328. Existing building is an existing three family and will become a two family.

### DOCUMENTS CONSIDERED AT THE HEARING:

<b>Plans</b> <input checked="" type="checkbox"/>	<b>Engineers Report</b> _____
<b>Letter of Support</b> _____	<b>Letter of Opposition</b> _____
<b>Petition of Support</b> _____	<b>Petition of Opposition</b> _____
<b>Photographs</b> _____	<b>Building Models</b> _____
<b>Tax Bills</b> _____	
<b>Other:</b> _____	

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** See companion minutes BOA-695067

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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: 17	Hearing: 1
<b>BOA688874</b>	<b>Address:</b> 7 - 11 Balina Pl, Ward - 17	<b>Applicant:</b> George O'Malley

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 9	Dimensional Regulations
Article 60, Section 9	Dimensional Regulations

**Description:** Construct three residential townhouse units with three bedrooms and one and half baths each. Building will be two and one half stories tall with two garage parking spaces and one exterior off street spaces. The building will be wood framed with Hardiboard type clapboard siding and asphalt roof shingles. The attics and basements will be unfinished.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to Last year Department of Neighborhood Development designated Habitat of Humanity to develop three units of housing, the Applicant needs relief from the minimum lot size of just 25sf that will allow for a third unit. 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, Flaherty's office support, DND support & Carpenter's union 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.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>9:30 am</b>	<b>Ward: 17</b>	<b>Hearing: 2</b>
<b>BOA694278</b>	<b>Address:</b> 246 Norwell St, Ward - 17	<b>Applicant:</b> Travis 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.65 Sec. 8	Use: Forbidden
Article 65, Section 41 **	Off-Street Parking & Loading Req.
Article 65, Section 9 *	Lot Area Insufficient
Article 65, Section 9 **	Floor Area Ratio Excessive
Article 65, Section 9 *****	Building Height Excessive (Feet)
Article 65, Section 9 ** **	Usable Open Space Insufficient
Article 65, Section 42.2	Conformity w Ex Bldg Alignment

**Description:** New construction of six family residential building located at 246 Norwell Street, Dorchester, MA. These plans are being submitted to facilitate a rejection letter from ISD so that this project can be schedule for a hearing at the ZBA.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, proposed a new six family building. 6 units will all be two bedrooms between 750-760sf each. Project will vitalize neighborhood. Required parking is 1.25 cars per unit, requesting 1 parking per unit. 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 & three abutters support. 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.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>9:30 am</b>	<b>Ward: 18</b>	<b>Hearing: 1</b>
<b>BOA659167</b>	<b>Address:</b> 612 Norfolk ST, Ward - 18	<b>Applicant:</b> Rashmi Ramaswamy

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 8 * **	Use: Forbidden
Article 60, Section 9 ***	Front Yard Insufficient

**Description:** Change Occupancy from 2 Family Residential to an Adult Group Care Residence - General. Work includes new exterior ramp, minor interior modifications and accessibility upgrades and new sprinkler system.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____	_____

**PROVISO:**

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisani	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

**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.*





Marrin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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: 18	Hearing: 2
<b>BOA699598</b>	<b>Address:</b> 289 Walk Hill St, Ward - 18	<b>Applicant:</b> Robert Del Savio

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

Article(s)	Description
Article 67, Section 12	Dimensional Regulations
Article 67, Section 12	Dimensional Regulations
Article 67, Section 32	Off-Street Parking and Loading
Article 29 Section 4	GPOD Applicability
Notes	
Article 67, Section 32	Off-Street Parking and Loading
Article 67, Section 8	Use Regulations
Article 67, Section 12	Dimensional Regulations

**Description:** Raze existing structures. Combing Lots of 283 Walk Hill Street, 289 Walk Hill Street, 574 Canterbury Street with 576 Canterbury Street and 578 Canterbury Street, into one lot to be known as 289 Walk Hill Street with 83,631 SF of total lot area. Erect a new 4-story multi-family residential dwelling with one level of below grade parking. The below grade parking will provide 147 parking spaces below grade and 19 spaces at grade. The proposed building will include 106 dwelling units with common areas and support spaces.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input checked="" type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to project was changed during Article 80 review, from 136 units to 106 units. 59 one-bedroom at 750sf, 43 two-bed room at 1065sf and 4 three-bedroom at 1200sf, with 12 affordable units. Height reduced from 5 stories to mx of 4 stories. Applicant will contribute to pedestrian safety, improvements to area. 122 parking spaces ratio of 1.2. The Board then requested testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office support, Flaherty support, BPDA support, IAG-member support, Several abutters-opposed Cambell's opposed & Essabi George opposed. Board member Pisani moved to apporve with proviso the motion was seconded and the Board moved to approved.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>9:30 am</b>	<b>Ward: 21</b>	<b>Hearing: 1</b>
<b>BOA694839</b>	<b>Address:</b> 89 - 95 Brighton Av, Ward - 21	<b>Applicant:</b> Noah Maslan

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. 51 Sec. 08	Use Regulations
Art. 51 Sec. 08	Use 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. 09	Dimensional Regulations
Article 51, Section 16	Use Regulations
Article 51, Section 16	Use Regulations
Article 51, Section 17	Dimensional Regulations
Article 51, Section 17	Dimensional Regulations
Art. 51 Sec. 08	Use Regulations
Article 51 Section 17	Dimensional Regulations

**Description:** Erect a mixed-use development comprising 129 residential apartment units, approximately 7,500 square feet of ground-floor commercial/retail space, and off-street parking and associated site improvements, as more particularly shown and described on the enclosed plans and other materials. Combine four lots 2100612005, 2100635010, 2100610000, 2100609000. Existing buildings on these lots to be razed under separate permits.

#### DOCUMENTS CONSIDERED AT THE HEARING:

<b>Plans</b> _____ <input checked="" type="checkbox"/>	<b>Engineers Report</b> _____
<b>Letter of Support</b> _____	<b>Letter of Opposition</b> _____
<b>Petition of Support</b> _____	<b>Petition of Opposition</b> _____
<b>Photographs</b> _____	<b>Building Models</b> _____
<b>Tax Bills</b> _____	
<b>Other:</b> _____	

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

No Take-Out Relief Granted

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to revised version that came before the Board a year ago, three contiguous parcels 33,000sf, two zoning district asking for three items of use relief & six dimensional relief. 129 apartments and off street parking for 79 cars to replace Avis truck rental which is existing, applicant doesn't see this as home ownership project will remain rental. Building has been set back 10ft reduce size by 1800sf, 51 studios at 508sf, 32 one-bed room at 616sf, 27-one-bedroom and den at 775sf, 19 two-bedroom at 865sf, affordable 17 units. middle income price point, Hubway & zipcar on site, T accessible, will cap undergrads at 1/3. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office support, Ciommo's office support, Flaherty's office support, Essaibi-George support, BAIA support, BPDA support, Several abutters support,

IAG support, ACA opposed, two abutters opposed. Board member Galvin moved to approve with provisos the motion was seconded and the Board voted to approve with provisos.

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



Martin J. Walsh  
Mayor

## BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>9:30 am</b>	<b>Ward: 22</b>	<b>Hearing: 1</b>
<b>BOA603585</b>	<b>Address:</b> 168 Bigelow St, Ward - 22	<b>Applicant:</b> Mai Phung

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

<b>Article(s)</b>	<b>Description</b>
Art. 51 Sec. 08	Use 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
Article 51, Section 56 **	Off-Street Parking Insufficient
Art. 51 Sec. 08	Use 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
Article 51, Section 56	Off-Street Parking & Loading
Article 51, Section 56	Off-Street Parking & Loading
Art. 10 Sec. 01 *	Limitation of Area of Accessory Uses

**Description:** Proposed to erect a two family on vacant lot (as per plans).

**DOCUMENTS CONSIDERED AT THE HEARING:**

<b>Plans</b>	<input checked="" type="checkbox"/>	<b>Engineers Report</b>	<input type="checkbox"/>
<b>Letter of Support</b>	<input type="checkbox"/>	<b>Letter of Opposition</b>	<input type="checkbox"/>
<b>Petition of Support</b>	<input type="checkbox"/>	<b>Petition of Opposition</b>	<input type="checkbox"/>
<b>Photographs</b>	<input type="checkbox"/>	<b>Building Models</b>	<input type="checkbox"/>
<b>Tax Bills</b>	<input type="checkbox"/>		
<b>Other:</b>	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____	_____

PROVISO:

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisani	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

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.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>9:30 am</b>	<b>Ward: 22</b>	<b>Hearing: 2</b>
<b>BOA660491</b>	<b>Address:</b> 88 - 94 Lincoln St, Ward - 22	<b>Applicant:</b> Derric Small

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 11, Section 7	Electronic Signs
Notes	

**Description:** To install a new 14'x48" (2) sided electronic billboard on a monopole as per plans.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		



DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____✓_____	_____
DENIED WITHOUT PREJUDICE	_____	_____

**PROVISO:**

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary -Opposed	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich -Opposed	_____✓_____	_____	_____
Bruce Bickerstaff -Opposed	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to installing a electronic billboard which is parallel to Mass Pike. Properties between, two district residential and commercial. Currently being use as a commercial cleaning company. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Sheriff Tompkins support, Ciommo's office opposed, Annissa Essaibi George's office opposed, ACA opposed, Allston Brighton CDC opposed, Brighton Allston Improvement Association opposed, Several abutters opposed. Board member Galvin moved to approve the motion was seconded, Board member Fortune, Bickerstaff & Erlich opposed to vote therefore the motion to approve does not carry and the project was Denied.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>10:30 am</b>	<b>Ward: 01</b>	<b>Hearing: 1</b>
<b>BOA575625</b>	<b>Address: 31A - 31 Lexington ST, Ward - 01</b>	<b>Applicant: Alphonse Marano</b>

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 52 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 56	Off-Street Parking Reg's
Article 53, Section 56	Off-Street Parking Reg's
Article 53, Section 52	Roof Structure Restrictions

**Description:** Change Occupancy from six to seven units (previously approved by ZBA decision #24428 under permit #454/2005) then work description is to add third floor to present building; new kitchen, bathroom, electric sprinkler and plumbing all in accordance with updated 8th edition showing same layout of plans previously filed.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review with Screening and Buffering

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to seeking zoning relief to add a third story penthouse unit. In 2004 this project was approved by the Board and later expired due to financial reasons. FAR will increase from 08 to 1.05, the stories will go from 2 1/2 to 3, parking for 10 spaces, the parking is pre-existing, there is a historic look to building with a mansard roof. Proposed unit two-bed, two-bath at 1488sf all other units are pre-existing. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support and Lamattina's office support. Board member Bickerstaff 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.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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: 01	Hearing: 2
BOA649100	Address: 494 Sumner ST, Ward - 01	Applicant: Robert Pyles

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. 52	Roof Structure Restrictions
Notes	

**Description:** Confirming/legalizing existing structure on roof (roof deck).

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, applicant purchased home in 2005 because of the roofdeck. Sometime later the applicant received a violation notice. Applicant is looking to legalize the roofdeck which is a common roofdeck access by internal spiral staircase and hatch. There is a 8' setback from the front of the building and on the other side it's 20' to 30' back. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support & Lamattine'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.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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: 01	Hearing: 3
BOA683770	Address: 1 - 1a Lamson Ct, Ward - 01	Applicant: Patrick Mahoney

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

Article(s)	Description
Article 53, Section 9 *	Add'l Lot Area Insufficient
Article 53, Section 9 * ***	Floor Area Ratio Excessive
Article 53, Section 9 ** *	Usable Open Space Insufficient
Article 53, Section 9 ***	Side Yard Insufficient
Article 53, Section 9 ****	Rear Yard Insufficient
Notes	
8th 780CMR3202	Encroachments
Note:	
Article 53, Section 57.2	Conformity Ex Bldg Alignment
Article 53, Section 9	Lot Area Insufficient
Article 53, Section 57.3	Traffic Visibility Across Corners
Article 53, Section 9 **	Building Height Excessive

**Description:** Combine partial lot 010499000 - 608.75 SF and 0104991000 - 592.75 SF to create Lot 2 - 1,201.5 SF. Erect new 2 residential unit townhouse with bay overhang on public way and parking garage on ground floor on Lot 2. See also ERT645705. Section 8th 780CMR3202 Section 3202.3.2 Windows, balconies, architectural features and mechanical equipment.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____✓_____	_____
DENIED WITHOUT PREJUDICE	_____	_____

**PROVISO:**

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

**SUMMARY:** Counsel will comply with Building code. Board member Pisani moved to Deny, the motion was seconded and the Board voted to Deny.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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: 01	Hearing: 4
<b>BOA683771</b>	<b>Address:</b> 1 - 1a Lamson Ct, Ward - 01	<b>Applicant:</b> Patrick Mahoney

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'l Lot Area Insufficient
Article 53, Section 9 * ***	Floor Area Ratio Excessive
Article 53, Section 9 ** *	Usable Open Space Insufficient
Article 53, Section 9 ***	Side Yard Insufficient
Article 53, Section 9 ****	Rear Yard Insufficient
Notes	
8th 780CMR3202	Encroachments
Note:	
Article 53, Section 57.2	Conformity Ex Bldg Alignment
Article 53, Section 9	Lot Area Insufficient
Article 53, Section 57.3	Traffic Visibility Across Corners
Article 53, Section 9 **	Building Height Excessive

**Description:** Combine partial lot 0104990000 - 608.75 SF and 0104991000 - 592.75 SF to create Lot 2 - 1,201.5 SF. Erect new residential unit townhouse with bay overhang on public way and parking garage on ground floor on Lot 2. See also ERT645705.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		



DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to four separate parcels at the corner of Lamson Street & Lamson Court, there are being combined and then subdivided to erect at the corner of Lamson Street & Lamson Court a two-family building two townhouses at 1300sf and to the left at 3-5 Lamson Court erecting a three-family building three townhouses at 1300sf. One parking space each to access parking is one car space in a garage off Lamson Court. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The 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.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>10:30 am</b>	<b>Ward: 01</b>	<b>Hearing: 5</b>
<b>BOA683781</b>	<b>Address: 3 - 5 Lamson Ct, Ward - 01</b>	<b>Applicant: Patrick Mahoney</b>

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

Article(s)	Description
780CMR, 8th Ed.,3202	ENCROACHMENTS
Note:	
Article 53, Section 9 *	Add'l Lot Area Insufficient
Article 53, Section 9 * ***	Floor Area Ratio Excessive
Article 53, Section 9 ** *	Usable Open Space Insufficient
Article 53, Section 9 ***	Side Yard Insufficient
Article 53, Section 9 ****	Rear Yard Insufficient
Article 53, Section 57.2	Conformity Ex Bldg Alignment
Notes	
Article 53, Section 9	Lot Area Insufficient
Article 53, Section 9 **	Building Height Excessive

**Description:** Raze existing structure for 3 and 5 Lamson Court. Combine 0104993000 - 750 SF and 0104992000 - 750 SF, receive 0104990000 - 152 SF and 0104991000 - 148 SF to create Lot 1 - 1,798.5 SF. Erect new 3 residential unit townhouse with bay overhang on public way and parking garage on ground floor on Lot 1. See also ERT645728.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** See companion minutes BOA-683771

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>10:30 am</b>	<b>Ward: 01</b>	<b>Hearing: 6</b>
<b>BOA683782</b>	<b>Address: 3 - 5 Lamson Ct, Ward - 01</b>	<b>Applicant: Patrick Mahoney</b>

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

Article(s)	Description
780CMR, 8th Ed., 3202	ENCROACHMENTS
Note:	
Article 53, Section 9 *	Add'l Lot Area Insufficient
Article 53, Section 9 * ***	Floor Area Ratio Excessive
Article 53, Section 9 ** *	Usable Open Space Insufficient
Article 53, Section 9 ***	Side Yard Insufficient
Article 53, Section 9 ****	Rear Yard Insufficient
Article 53, Section 57.2	Conformity Ex Bldg Alignment
Notes	
Article 53, Section 9	Lot Area Insufficient
Article 53, Section 9 **	Building Height Excessive

**Description:** Raze existing structure for 3 and 5 Lamson Court. Combine 0104993000 - 750 SF and 0104992000 - 750 SF, receive 0104990000 - 152 SF and 0104991000 - 148 SF to create Lot 1 - 1,798.5 SF. Erect new 3 residential unit townhouse with bay overhang on public way and parking garage on ground floor on Lot 1. See also ERT645728. Section 780CMR8th Ed., 3202 Section 3202.3.2 Windows, balconies, architectural features and mechanical equipment.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	_____
DENIED	_____✓_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

**SUMMARY:** Council will comply with the Building code. Board member Pisani moved to Deny, the motion was seconded and the Board voted to Deny

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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: 02	Hearing: 1
BOA693343	Address: 19 - 21 Short ST, Ward - 02	Applicant: Christopher Sacco

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 62, Section 8	Dimensional regulations
<b>Description:</b>	Build a new deck using 2x12 PT loaded on a triple 2x12 PT beam deck will be set on 6x6 PT post Decking material to be Asek We will be reusing existing metal fence. Cost if reflected on SF597162.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to contracted a contractor to extend the existing deck at the rear of the building in May 2016, during construction there was a permit display in the window the project was completed in August 2016. Awaiting final sign off from the Building Inspector applicant went to 1010 Massachusetts Ave in February 2017 to find out the contractor pulled the incorrect permit to do the work. Applicant was unaware of setback violations, wanted to do what was right to correct the violation. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support -appropriate for the neighborhood & 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.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>10:30 am</b>	<b>Ward: 03</b>	<b>Hearing: 2</b>
<b>BOA687435</b>	<b>Address:</b> 22 - 40 Chauncy St, Ward - 03	<b>Applicant:</b> Robert Stansell

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

<b>Article(s)</b>	<b>Description</b>
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Art. 08 Sec.07	Use: Conditional
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**Description:** Change of Occupancy from Business/Office to Trade/Professional School for the Boston Academy of English as an existing tenant located on the 8th floor at 38 Chauncy Street, Boston, MA. No work to be done. Reference alt22651 for original permitting of space.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		



DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, Stafford House International who run the Boston Academy of English. There had a fitout back in 2012, the occupancy was listed as Business, applicant is looking to revise the occupancy to correct it to trade or professional school. No work to be done. 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 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.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>10:30 am</b>	<b>Ward: 03</b>	<b>Hearing: 3</b>
<b>BOA692060</b>	<b>Address: 1 Merrimac St, Ward - 03</b>	<b>Applicant: Jonathan Berk</b>

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 45 Section 14	Use Regulations
Article 6, Section 6-3A	Add'l Cond in Restricted Parking District

**Description:** We are filing for an extension of a conditional use permit (#U49428641) for the commercial parking lot consisting of 16 licenses parking spaces at One Merrimac Street in Boston. A Zoning Board of Appeals decision signed on March 10th, 2015 granted us an extension of a previous conditional use permit on the site for 2-years expiring on March 1, 2017. No work to be performed associated with this permit.

### DOCUMENTS CONSIDERED AT THE HEARING:

<b>Plans</b>	<input checked="" type="checkbox"/>	<b>Engineers Report</b>	<input type="checkbox"/>
<b>Letter of Support</b>	<input type="checkbox"/>	<b>Letter of Opposition</b>	<input type="checkbox"/>
<b>Petition of Support</b>	<input type="checkbox"/>	<b>Petition of Opposition</b>	<input type="checkbox"/>
<b>Photographs</b>	<input type="checkbox"/>	<b>Building Models</b>	<input type="checkbox"/>
<b>Tax Bills</b>	<input type="checkbox"/>		
<b>Other:</b>	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

Extend For Two Years

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to looking for a variance that was issued by the Board two years ago for parking on the property, same operator that has been operating the space, the retail use is being used as the same coffee shop and ATM with 16 parking spaces. The Board then requested testimony in oppositon 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.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>10:30 am</b>	<b>Ward: 05</b>	<b>Hearing: 1</b>
<b>BOA697078</b>	<b>Address: 11 Fayette ST, Ward - 05</b>	<b>Applicant: Gustavo Dejo-Suarez</b>

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. 63, Section 8 **	Dimensional Regulations
Art. 32 Section 9	GCOD Enforcement
Art. 63, Section 8 **	Dimensional Regulations
Art. 63, Section 9	Density Limitation Regulations

**Description:** Correct violation for Permits required to wit. New rear portico has been built at the rear entrance/exit on the first floor level without permit or inspection. Along with Installation of a fence in rear yard over 6 feet tall. Change Occupancy from single family to a 2 family.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

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

PROVISO:

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisani	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

SUMMARY: This case was postponed to July 11, 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.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>10:30 am</b>	<b>Ward: 06</b>	<b>Hearing: 1</b>
<b>BOA684275</b>	<b>Address: 102 - 102H H ST, Ward - 06</b>	<b>Applicant: Henry Miller</b>

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. 68 Sec.08	Dimensional Req.

**Description:** Installation of new 13x24' Roof Deck install spiral stairs from existing Rear deck to new deck.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____✓_____	_____

**PROVISO:**

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, owner occupied unit seeking relief from Article 68 regarding rear yard setback. The deck is in compliance with the setback there is an existing stair to access the deck which the applicant would like to build on top of so they are not coming any closer to the rear yard setback, with another spiral stair identical to the one below to access the deck. The Board then request testimony in oppositon and in support from neighbors and elected officials and their representatives. The Mayor's office opposed & Linehan's office opposed. Board member Pisani moved to Deny Without Prejudice, the motion was seconded, and the Board voted to Deny Without Prejudice.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>10:30 am</b>	<b>Ward: 07</b>	<b>Hearing: 1</b>
<b>BOA665307</b>	<b>Address: 15H Mount Vernon ST, Ward - 07</b>	<b>Applicant: Kamer Minassian</b>

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. 9	Residential Dimensional Reg.s
<b>Description:</b> Add a cover deck for second floor Unit.	

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		



DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erl ich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, restore a deck that was already there, it's a triple decker in Dorchester, the deck will be a covered deck the same size that was there before. The Board then request testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor'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.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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: 20	Hearing: 1
<b>BOA670376</b>	<b>Address:</b> 1522 VFW PW, Ward - 20	<b>Applicant:</b> James Christopher

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

Article(s)	Description
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Art. 12 Sec. 01	Lots in Two Districts
Notes	

**Description:** Change Occupancy of existing office space into a residential unit as per plans.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, that this property was before the Board several years ago there is an existing office space that's not used. The owner would like to change to residential unit. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. The Mayor's office support, Flaherty's office support, O'Malley's office support and Abutter 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.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>9:30 am</b>	<b>Ward: 20</b>	<b>Hearing: 2</b>
<b>BOA696981</b>	<b>Address:</b> 317 Belgrade AV. Ward - 20	<b>Applicant:</b> Michael Forde

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. 12	Dimensional Regulations
Art. 67 Sec. 12	Dimensional Regulations
Art. 67 Sec. 12	Dimensional Regulations
Art. 67 Sec. 12	Dimensional Regulations
Art. 67 Sec. 12	Dimensional Regulations
Art. 67 Sec. 12	Dimensional Regulations
Art. 68 Sec. 33	Off Street parking Req.
Notes	

**Description:** Demo existing one story commercial structure, erect a four story structure to house retail and parking on ground floor and 21 residential units on floors two through four.

### DOCUMENTS CONSIDERED AT THE HEARING:

<b>Plans</b> _____ <input checked="" type="checkbox"/>	<b>Engineers Report</b> _____
<b>Letter of Support</b> _____	<b>Letter of Opposition</b> _____
<b>Petition of Support</b> _____	<b>Petition of Opposition</b> _____
<b>Photographs</b> _____	<b>Building Models</b> _____
<b>Tax Bills</b> _____	
<b>Other:</b> _____	

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

Height To Conform With Abutting Structures

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, proposing 24 underground parking spaces, retail on the first floor, 21 apartments units on floors two through four 18 two-bedrooms at 1058sf, 3 one-bedroom at 800sf. Height of building is 42'x10" down from 46'x10". Shared easement in rear difficult to avoid setback. 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 & BPDA 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.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>11:30 am</b>	<b>Ward: 03</b>	<b>Hearing: 4</b>
<b>BOA665759</b>	<b>Address: E 145 - 145A Berkeley St, Ward - 03</b>	<b>Applicant: Shan Chan</b>

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **variance & Extension of Non-Conforming Use**

Article(s)	Description
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Article 64, Section 19 **	Dimensional Regulations
Article 64, Section 19 **	Dimensional Regulations

**Description:** addition first floor on back for restaurant kitchen

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____	_____

PROVISO:

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisani	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

**SUMMARY:** This case was postponed to June 22, 2017 @ 5:00 Sub-Committee

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>11:30 am</b>	<b>Ward: 03</b>	<b>Hearing: 5</b>
<b>BOA666196</b>	<b>Address:</b> 173 Endicott St, Ward - 03	<b>Applicant:</b> Daniel Toscano

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. 32 Section 9	GCOD Enforcement
Art. 54 Section 10 **	Dimensional Regulations
Art. 54 Section 10 **	Dimensional Regulations
Art. 54 Section 10 **	Dimensional Regulations
Art. 54 Section 21 **	Off-Street Parking Insufficient
Article 54, Section 21	Off-Street Parking Regs

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

#### DOCUMENTS CONSIDERED AT THE HEARING:

<b>Plans</b>	<input checked="" type="checkbox"/>	<b>Engineers Report</b>	<input type="checkbox"/>
<b>Letter of Support</b>	<input type="checkbox"/>	<b>Letter of Opposition</b>	<input type="checkbox"/>
<b>Petition of Support</b>	<input type="checkbox"/>	<b>Petition of Opposition</b>	<input type="checkbox"/>
<b>Photographs</b>	<input type="checkbox"/>	<b>Building Models</b>	<input type="checkbox"/>
<b>Tax Bills</b>	<input type="checkbox"/>		
<b>Other:</b>	<input type="checkbox"/>		



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

PROVISO:

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

SUMMARY: This case was postponed to November 28, 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.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>11:30 am</b>	<b>Ward: 03</b>	<b>Hearing: 6</b>
<b>BOA686465</b>	<b>Address:</b> 213 Harrison Av, Ward - 03	<b>Applicant:</b> Jack P Milgram

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 43 Section 19	Use Regulations
<b>Description:</b>	Change Occupancy from a Retail Store to a Beauty Spa to include Massage therapy. Installation of interior partition walls as shown on plans.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to change of use there is five units in the building which includes four residential and one commercial unit. Change of use for the commercial unit from retail to beauty spa, massage therapy. 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, 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.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>11:30 am</b>	<b>Ward: 10</b>	<b>Hearing: 1</b>
<b>BOA647490</b>	<b>Address: 95 Calumet ST, Ward - 10</b>	<b>Applicant: Cynthia Loesch</b>

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

Article(s)	Description
Article 59, Section 7	Use Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 37	Off-Street Parking/Loading Reqs

**Description:** 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.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____	_____

PROVISO:

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisani	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

**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.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>11:30 am</b>	<b>Ward: 13</b>	<b>Hearing: 1</b>
<b>BOA657089</b>	<b>Address: 157 - 157A Howard Av, Ward - 13</b>	<b>Applicant: Mai Phung</b>

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 44.2	Conformity Ex Bldg Alignment
Article 50, Section 29 **	Add'l Lot Area Insufficient
Article 50, Section 29 **	Floor Area Ratio Excessive
Article 50, Section 29 ** **	Usable Open Space Insufficient
Article 50, Section 29 ** * *	Side Yard Insufficient
Notes	
8th 780CMR 1021	Number of Exits and Continuity
Note:	

**Description:** Erect a Three-Family Dwelling with roof deck, exterior rear deck, front balcony, and three off-street parking on existing vacant land.

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, proposed three family on vacant lot. Applicant lived at the adjacent home for over 25years. Proposed building will be occupied by the family members. Required lot size is 4000sf, Applicant requesting 4330sf, FAR required is .8 proposed .82, Front yard is 20ft applicant have 3ft on one side and 7ft on the other. The Board then requested testimony in oppositon and in support from neighbors and elected officials snd their representatives. The Mayor's office support. Board member Bickerstaff 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.*



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>11:30 am</b>	<b>Ward: 19</b>	<b>Hearing: 1</b>
<b>BOA657398</b>	<b>Address:</b> 12 Hubbard ST, Ward - 19	<b>Applicant:</b> Edward Honeycutt

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 Sec. 09	Dimension Regulations.
Article 55, Section 8	Use Regulations
Notes	

**Description:** Extending living space to basement to create new dwelling unit. Two-family dwelling will remain the same. Work to include new egress in basement, add partition walls and bathroom and kitchenette

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		



DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

**PROVISO:**

BPDA Design Review

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:** At the request of the Board, the Applicant described the proposed use in detail, The original plans was for 420sf of living space, Applicant has revised plans showing 480sf of living space by subtracting from the mechanical room. 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.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>11:30 am</b>	<b>Ward: 20</b>	<b>Hearing: 3</b>
<b>BOA658688</b>	<b>Address: 3 Newburg ST, Ward - 20</b>	<b>Applicant: John De Angelis</b>

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. 56 Notes	Off street parking requirements

**Description:** No construction work or alterations of any kind to be performed in the 2-family at 3 Newburg Street, zoning analysis only. Conversion of occupancy on ALT650550

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____✓_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

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BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff -Opposed	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

SUMMARY: See companion minutes BOA-658690

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board Of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>11:30 am</b>	<b>Ward: 20</b>	<b>Hearing: 4</b>
<b>BOA658690</b>	<b>Address:</b> 192 Belgrade AV, Ward - 20	<b>Applicant:</b> John De Angelis

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. 56	Off street parking requirements
Article 67, Section 9	Dimensional Regulations
Notes	

**Description:** Change occupancy from Commercial to residential. Conversion of 1 freestanding 1-story building on the same lot of a residential 2-family known as 3 Newburg Street (alteration permit being pulled for the 2-family as well). The project involves the rehabbing of 192 Belgrade Ave. Existing building zoning analysis on ALT650563

### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____✓_____	_____
DENIED WITHOUT PREJUDICE	_____	_____

PROVISO:

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Ptsani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff -Opposed	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

**SUMMARY:** At the request of the Board, Counsel described the proposed use in detail, stating to two buildings on same lot. Request is for 192 Belgrade Avenue to convert the little office to one bedroom residential unit. 192 Belgrade Avenue in total is 688sf, the first floor is 435sf. The basement space is part of the unit a spiral staircase create egress in the back. Board members inquired regarding independent means of egress in basement. The Floor to ceiling heigh in the basement is 8 1/2'. 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 Araujo moved to Deny the motion was seconded and the Board voted to Deny. Board member Bickerstaff was opposed to the vote.

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



Martin J. Walsh  
Mayor

# BOSTON INSPECTION SERVICES DEPARTMENT

## Board of Appeals

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

### Hearings for Tuesday, May 23, 2017

Notice is hereby given that on **May 23, 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:

<b>11:30 am</b>	<b>Ward: 20</b>	<b>Hearing: 5</b>
<b>BOA670487</b>	<b>Address: 1 - 3 Dunbarton Rd, Ward - 20</b>	<b>Applicant: Gary Mrtell</b>

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. 07	Use regulations applicable in residential sub districts
Art. 56 Sec. 08 **	Rear Yard Insufficient
Art. 56, Section 8 **	Dimensional Regulations
Art. 56, Section 8 **	Dimensional Regulations
Art. 56, Section 8 **	Dimensional Regulations
Notes	

**Description:** on lot-C with 9,229 sqft of land erect new construction 2 family dwelling as per attached plan.

#### DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	✓ _____	_____

PROVISO:

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BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
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.*