



City of Boston
Board of Appeal

Tuesday, December 12, 2017

BOARD OF APPEALS

Room 801

The board will hold a hearing on December 12, 2017 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

November 14, 2017

EXTENSIONS: 9:30a.m.

Case: BZC-32943, Address: 531 East Second Street , Ward 6 Applicant: George Morancy

Case: BOA-519991, Address: 14 Lawnwood Place, Ward 2 Applicant: Timothy Sheehan

Case: BOA-515120, Address: 153 Bowen Street, Ward 6 Applicant: Lawrence O'Brien

BOARD FINAL ARBITER: 9:30a.m.

Case: BOA-543908, Address: 100 A Street, Ward 6 Applicant: George Morancy

GCOD: 9:30 a.m.

Case: BOA-773323, Address: 5 Rutland Square , Ward 4 Applicant: Gerard Driscoll

Article(s): 32(32-4)

Purpose: Framing: Sister existing joists to level floor plates, frame new stairs down to the basement. Install ground water recharge Article 32. Restore existing façade, reclad bump out in kind. Install all new mechanicals and electrical. Install all new finishes, install sprinkler.

Case: BOA-763071, Address: 163 Newbury Street , Ward 5 Applicant: Joseph Holland

Article(s): 32(32-4)

Purpose: Change occupancy from a one family dwelling, office and one store to two family dwelling and two retail spaces. Adding fourth floor addition, constructing two story addition at rear elevation, full gut remodel, new stair at front elevation, new stair at front elevation, scope per plans dated 6-20-17.

HEARINGS: 9:30 a.m.

Case: BOA-765842, Address: 150-152 Bayswater Street , Ward 1 Applicant: Michael Cimmino

Article(s): 53(53-8) 53(53-9) 53(53-56)

Purpose: The proposed project is seeking to change the occupancy from a two family dwelling, renovate the building, and install dormers.

Case: BOA-708911, Address: 221 Paris Street , Ward 1 Applicant: Timothy Johnson

Article(s): 53(53-9) 53(53-56)

Purpose: Demolish existing single family dwelling and erect 4-story, 3-unit residential building as per plans.

Case: BOA-761595, Address: 205-207 Newbury Street, Ward 5 Applicant: UMNV 205 Newbury LLC

Article(s): 8(8-3)

Purpose: Interior renovation for new restaurant on first floor.

Case: BOA-772955, Address: 131 N Street, Ward 6 Applicant: Chelsea Blanchard

Article(s): 68(68-8) 68(68-29) 27S(27S-5S)

Purpose: Project scope is to change occupancy from a two to a single family dwelling unit and includes the following: replacement of existing gable roof and window dormer with a new mansard roof and window dormer with a new mansard roof; the addition of a rear stair head house; the remodel of the existing 3rd floor master level. All associated plumbing, electrical, and HVAC as required. Submitted with this application, architectural drawings, stamped drawings, a stamped certified plot plan – showing existing and proposed conditions, and all FAR/zoning calculations.

Case: BOA-753708, Address: 335-337 West Second Street , Ward 6 Applicant: Douglas Stefanov

Article(s): 68(68-29)

Purpose: Create an additional roof deck for unit below as amendment to ALT372085, new roof deck to total to be eight (8) new roof decks.

Case: BOA-767195, Address: 6 Kemble Place , Ward 6 Applicant: Ron Cavallo

Article(s): 68(68-8) 27S(27S-5)

Purpose: New detached single family home, 1,700 sf in three stories, 1 bedroom, office and 2.5 bathrooms with 1 car garage.

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Case: BOA-769217, **Address:** 149 West Eighth Street , **Ward 7 Applicant:** Richard Cifuni

Article(s): 68(68-27S-5)

Purpose: Full interior renovation of existing three family dwelling. Extend living space to the basement for unit #1. Work to include new layout, window siding replacement, and MEP/FA/FP. Some work under SF730060.

HEARINGS: 10:30 a.m.

Case: BOA-750433, **Address:** 69 Rutland Street , **Ward 9 Applicant:** Timothy Burke

Article(s): 64(64-9.4)

Purpose: Construct a bracket supported balcony on rear of existing building for second floor unit. Convert window to door opening and install new door.

Case: BOA-711992, **Address:** 3012 Washington Street, **Ward 11 Applicant:** The Elizabeth Stone House, Inc

Article(s): 50(50-19) 50(50-43) 50(50-20)

Purpose: New construction to house program spaces, daycare and 32 affordable residences for the Elizabeth Stone House. Site to include 20 parking spaces. See ALT688901 for consolidation of lots and demo single family on one of the lots.

Case: BOA-757542, **Address:** 3147-3149 Washington Street , **Ward 11 Applicant:** 3147-3149 Washington, LLC

Article(s): 9(9-2) 55(55-17) 55(55-40)

Purpose: Change the occupancy from a three family dwelling to a four family dwelling, renovate the top floor, and create four parking spaces. This building will have a full sprinkler system.

Case: BOA-719968, **Address:** 7-9 Warner Street , **Ward 14 Applicant:** Daryl Creese

Article(s): 10(10-1) 60(60-8) 60(60-9) 60(60-40)

Purpose: New construction of four unit multi-family building on vacant land.

Case: BOA-773858, **Address:** 6 Evelyn Street , **Ward 14 Applicant:** Antwan Webb

Article(s): 60(60-9) 60(60-9.3) 60(60-8)

Purpose: Proposed five units residential townhouse building.

Case: BOA-763318, **Address:** 233 Hancock Street, **Ward 15 Applicant:** Benji Moll-Arx Urban

Article(s): 65(65-8) 65(65-9) 65(65-41)

Purpose: Demolish an existing one story auto repair shop. Construct a new 5 story steel and wood structure containing 36 residential units, 22 surface parking spaces, retail, and art gallery uses.

Case: BOA-753496, **Address:** 37-39 Thetford Avenue, **Ward 17 Applicant:** Rui Rodrigues

City Hall, upon the appeal of Rui Rodrigues seeking with reference to the premises at 37-39 Thetford Ave, Ward 17 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 65(65-9)
Purpose: Extend living space from 2nd floor to basement.

Case: BOA#753495, **Address:** 37-39 Thetford Avenue , **Ward 17 Applicant:** Rui Rodrigues

Purpose: Extend living space from 2nd floor to the basement. Chapter 3 Definition of a Dwelling Unit: A unit must be completely independent, note that the extension of the second floor to the basement does not make the unit independent, since the stair connecting the second floor to the basement is a common stair it serves both units.

Case: BOA-769194, **Address:** 915 Hyde Park Avenue, **Ward 18 Applicant:** Antonio Ferrara

Article(s): 69(69-8) 69(69-9.3) 69(69-29)

Purpose: Change legal occupancy from a 3 family to a 4 family. Remodel kitchen and bath, update electrical and add sprinkler system in the new unit.

Case: BOA-767754, **Address:** 26 Bardwell Street , **Ward 19 Applicant:** Michel Soltani

Article(s): 55(55-9)

Purpose: Construct a new rear addition to existing three- family residential dwelling. Construct dormers and exterior deck with egress stairs. Propose three (3) off-street parking.

Case: BOA-763856, **Address:** 279 Lamartine Street , **Ward 19 Applicant:** 279 Lamartine LLC

Article(s): 55(55-9) 55(55-55-40)

Purpose: Erect a new 3 family residential structure with parking on vacant lot.

Case: BOA-763860, **Address:** 281 Lamartine Street , **Ward 19 Applicant:** 279 Lamartine LLC

Article(s): 55(55-9)

Purpose: Erect a new 2 family residential structure 2.5 stories with parking in basement on vacant land; existing structure to be razed.

Case: BOA-764560, **Address:** 30 Caspar Street , **Ward 20 Applicant:** Marc Hershman

Article(s): 56(56-8)

Purpose: Construct new 2nd floor addition on existing footprint on existing single family dwelling. Construct new rear deck.

Case: BOA-734943, **Address:** 33-35 Knoll Street , **Ward 20 Applicant:** Timothy Burke

Article(s): 67(67-9) 67(67-32)

Purpose: Construct a parking area for two vehicles and associated curb cut and retaining walls. Construct new steps to front porch. ZBA

Case: BOA-749878, **Address:** 76 Easton Street, **Ward 22 Applicant:** T-Mobile Northeast, LLC

Article(s): 9(9-2) 51(51-8)

Purpose: Change of occupancy to include Wireless Telecommunication Facility, all work will be done pursuant to the plans provided herein. The applicant proposes to construct a new wireless Telecommunications facility on the roof of the existing building.

Case: BOA-733714, **Address:** 13 Rogers Park Avenue, **Ward 22 Applicant:** Donal Carrol

Article(s): 51(51-9)

Purpose: Erect a two family dwelling on a recently created lot. See permit application ALT710409.

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-725789, **Address:** 287-293 Maverick, **Ward 1 Applicant:** Diconstanzo Properties LLC

Article(s): 53(53-8) 53(53-9) 53(53-56.5) 53(53-56) 53(53-54)

Purpose: Raze existing building, combine lots and erect a mixed-use structure consisting of retail on the first floor, 37 units On the above floors and parking for 30 vehicles. See ALT712862 for combing lots. Building to be razed on Separate permit. ZBA.

Case: BOA-700987, **Address:** 5 Cypher Street , **Ward 6 Applicant:** Smiley First LLC

Article(s): 68(68-13) 6(6-3) 25(25-5)

Purpose: Commercial parking for 39 vehicles.

Case: BOA-726332, **Address:** 4-6 Auckland Street **Ward:** 13 , **Applicant:** Kim Dung Nguyen

Article(s): 10(10-1: Limitation of Area of Accessory Uses. 66(66-09: Dimensional Regulations - Usable Open Space Insufficient.

Purpose: Curb cut to access parking for 2 parking spaces for residential parking.

Case: BOA-736227, **Address:** 18 Greenwich Street **Ward:** 15, **Applicant:** Kevin Yeung

Article(s): 65(65-41) 68(68-8) 9(9-1)

Purpose: Applying a permit for curb cut to make a driveway.

Case: BOA-710259, **Address:** 51 Lawley Street , **Ward 16 Applicant:** Timothy Johnson

Article(s): 65(65-41:Off Street Parking & Loading Req: Off Street Parking Design/ Maneuverability.

65(65-9: Dimensional Regulations: Lot Area Insufficient, Floor Area Ratio Excessive, Building Height Excessive, Building Height (# of stories) Excessive. 65(65-8: Use Regulations: Two Family Dwelling - Forbidden, Accessory Parking for a two family dwelling - Forbidden. 10(10-1: Limitation of Area: Limitation of Area of Accessory Uses)

Purpose: Erect a new 4 story, Two (2) Family Dwelling with Rear Deck on an existing 3,557 sq ft Lot There will be a Head house built to access a new roof deck for unit #2. Anticipate a ZBA hearing

Case:BOA-678322 , **Address:** 90-102 Tenean Street , **Ward 16 Applicant:** Sings By J

Article(s): 65(65-40: Sign Regulations) 65(65-16: Excessive Height & Insufficient Rear Yard Setback) **Purpose:**

Propose: a new monopole billboard with two digital faces.

Case: BOA-757453, **Address:** 653 Cummins Highway **Ward 18 Applicant:** Patrick Mahoney

Article(s): 60(60-8) 60(60-9: Floor area ratio excessive, Height excessive, Rear yard insufficient, Side yard insufficient, Usable open space insufficient & Front yard insufficient) 60(60-40)

Purpose: To erect new 5 story building with 13 residential units & 9 parking spaces as per plans.

COURT REMAND/RE-DISCUSSION: 11:30a.m.

Case: BOA-434579, **Address:** 222 Stuart Street , **Ward 5 Applicant:** Vasilios Kotzampaltiris

Article(s): 63(63-7)

Purpose: Parking lot (20) motor vehicles for a fee, Change in previous Proviso.

**STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775**

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For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to https://www.municode.com/library/ma/boston/codes/redevelopment_authority