



City of Boston
Board of Appeal

Tuesday, April 10, 2018

BOARD OF APPEALS

Room 801

The board will hold a hearing on April 10, 2018 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

February 13, 2018, February 22, 2018 and February 27, 2018

EXTENSION: 9:30a.m.

Case: BOA-558788, **Address:** 1012-1016 Boylston Street, **Ward 1 Applicant:** Jeff Drago, Esq

GCOD: 9:30 a.m.

Case: BOA-802088, **Address:** 16-22 Haviland Street , **Ward 4 Applicant:** Burbank Apartments Co

Article(s): 32(32-4)

Purpose: Change of Occupancy to 52 Apts and Accessory Services (Management Office, Community Room, and Fitness Center). Common area and accessibility renovations at the Burbank Apartments Building, work includes: demolition of below street level former Fenway Health tenant space, laundry room and apartment maintenance office and shop; new construction at lower level space of new management office, tenant community room, fitness center, bike storage and laundry room; new building entrance with awning and interior HC ramp; new elevator shaft with new elevator cab and equipment; new fire protection, plumbing and mechanical, and electrical systems will be designed/engineered and installed in new areas of work.

HEARINGS: 9:30 a.m.

Case: BOA-794791, **Address:** 1225 Bennington Street , **Ward 1 Applicant:** Joseph Ruggiero

Article(s): 53(53-8) 53(53-9: Insufficient additional lot, Excessive F.A.R., # of allowed stories exceeded, Maximum allowed height exceeded, Insufficient front yard lot line setback, Insufficient side yard lot line setback & Insufficient rear yard lot line setback) 53(53-56) 53(53-54)

Purpose: To demolish the existing structure and erect a four story building with six residential units and two parking spaces.

Case: BOA-800370, **Address:** 187 London Street , **Ward 1 Applicant:** Julius Sokol

Article(s): 53(53-8) 53(53-56) 53(53-54) 53(53-52) 53(53-9: Insufficient usable open space, Insufficient side yard setback, Insufficient additional lot area, Excessive F.A.R., Max. # of allowed stories exceeded, Max allowed height exceeded & Insufficient side yard setback)

Purpose: To change from a three family dwelling to a four family dwelling. Erect a fourth story addition and a rear addition with new egress stairs and decks. Also to renovate the building and extend living space into basement. *Correct Violation V204613 by removing level 3 porch as per plans.

Case: BOA-806606, **Address:** 106-108 Maverick Street , **Ward 1 Applicant:** East Boston management & Development LLC

Article(s): 9(9-2) 53(53-56) 53(53-8)

Purpose: Change occupancy from four (4) apartments above and offices to four (4) apartments above and office and retail on first floor. Add partition wall on first floor as shown on plan. Application for refusal letter to seek ZBA approval. FP and FA plans to be provided prior to permit issuance. *Combining buildings was approved at ZBA in 2014 under BOA#278841.

Case: BOA-802782, **Address:** 36 Monmouth Street , **Ward 1 Applicant:** JP School, LLC

Article(s): 53(53-8) 53(53-9: Excessive F.A.R. & Insufficient usable open space per dwelling unit) 53(53-56)

Purpose: To change occupancy from a two family dwelling to a three family dwelling. No work to be done.

Case: BOA-775545, **Address:** 512-514 Saratoga Street , **Ward 1 Applicant:** Kevin Roy & James Cavaleri

Article(s): 53(53-11) 53(53-12) 53(53-56)

Purpose: Change Occupancy from Beauty Salon to 2 family dwelling with 1 Retail Store as per plans. Legalize existing conditions. No work to be done. ZBA.

Case: BOA-798584, **Address:** 228 Webster Street , **Ward 1 Applicant:** James A. Sartori and Patricia Sartori

Article(s): 53(53-8) 53(53-9: Insufficient additional lot area per unit, Excessive F.A.R., Building height exceeded, Insufficient open space, Insufficient rear yard setback, Location of main entrance, # of allowed stories exceeded & Insufficient side yard setback) 53(53-54) 53(53-56) 10(10-1)

Purpose: Change Occupancy from a 3 unit residential dwelling to a 5 unit residential dwelling. Renovate for new units. *Construction of a fourth story on top of existing dwelling, to include, four story addition in rear.

Case: BOA-802872, **Address:** 9 Cook Street Court , **Ward 2 Applicant:** Stephen Robinson

Article(s): 62(62-30) 62(62-25)

Purpose: Confirm occupancy as a Single family dwelling. Gut rehab new bathrooms and kitchens add new level, finish basement, and roof deck according to plans.

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Case: BOA-798376, **Address:** 5 Hill Street , **Ward 2 Applicant:** Timothy Burke
Article(s): 62(62-25) 62(62-8)
Purpose: Renovate kitchen and install new interior finishes. Construct dormers on front and rear of third floor and construct a new bathroom. Lower slab elevation of basement and finish basement space. Install new siding and windows. Install new HVAC, plumbing and electrical work. *Full gut rehab, demo all floors.

Case: BOA-788239, **Address:** 20 Dwight Street , **Ward 3 Applicant:** Brian Roberts
Article(s): 64(64-34)
Purpose: Build a head house in place of the existing bubble hatch to again access existing roof deck.

Case: BOA-805934, **Address:** 3 Snelling Place , **Ward 3 Applicant:** Snelling Place Family Trust By Rochelle Luongo
Article(s): 54(54-9: Excessive F.A.R. (3.0), Insufficient open space & Insufficient rear yard setback (10' Min)) 54(54-18)
Purpose: Confirm Occupancy as a Three (3) Family Dwelling. Construct 4th floor addition and roof decks. Extend living space top basement for Unit # 1.

Case: BOA#805933, **Address:** 3 Snelling Place , **Ward 3 Applicant:** Snelling Place Family Trust By Rochelle Luongo
Purpose: Confirm Occupancy as a Three (3) Family Dwelling. Construct 4th floor addition and roof decks. Extend living space to basement for Unit # 1. Section 8th 780CMR 1009.13.1 Roof access. Head house requirements for occupied roof decks 4th flr/>.

Case: BOA-796981, **Address:** 78 Tyler Street , **Ward 3 Applicant:** 78 Tyler Street LLC
Article(s): 23(23-23-1)
Purpose: Renovate and interior fit-out of existing building; convert legal use and occupancy from Convent to 14 Affordable Studio Apartment Units, with no expansion of existing building envelope and existing basement to remain unfinished, as per plans. We are submitting this application for zoning turn-down.

Case: BOA-770654, **Address:** 1271-1275 Boylston Street , **Ward 5 Applicant:** Fenway Enterpris 1271 Boylston Street LLC
Article(s): 6(6-3A) 66(66-14: Parking lot is forbidden Use & Ancillary parking is conditional use)
Purpose: Continue long-standing use of premises for paid public parking for approximately 80 vehicles, ancillary parking, and parking accessory to a restaurant use.

Case: BOA-795833, **Address:** 205-207 Newbury Street , **Ward 5 Applicant:** Patrick Mahoney
Article(s): 32(32-4)
Purpose: Life safety work and mechanical upgrade for future tenant improvements (Alt709819). *Basement work is limited to building systems work only and not related to restaurant fit-out work which shall be performed by their own contractors/designers. (Liam White s68411475).

Case: BOA-797480, **Address:** 70 West Cedar Street , **Ward 5 Applicant:** Elisabeth McCord
Article(s): 20(20-4)
Purpose: Replace and legalize existing roof decks.

Case: BOA-804139, **Address:** 12 Dry Dock Avenue , **Ward 6 Applicant:** Anthony Zerilli
Article(s): 25(25-5) 8(8-7) 9(9-2) 42A(42A-10(d))
Purpose: Addition will include 5-levels to match the existing parking structure. *AE Flood Zone (EL10') ART 42;42A-19; MER-2-55 1-2/S.B.Maritime.

Case: BOA-791989, **Address:** 658 East Seventh Street , **Ward 6 Applicant:** Timothy Johnson
Article(s): 27S(27S-5) 68(68-33) 68(68-29) 68(68-8)
Purpose: Change occupancy from 3 family to 5 family. Erect new 2-story rear addition over open parking, new side & roof decks and new sprinkler/fire alarm systems as per plans submitted. In conjunction with SF754417.

Case: BOA-794377, **Address:** 201 West Eighth Street , **Ward 7 Applicant:** George Morancy
Article(s): 68(68-27S-5)
Purpose: Erect a new three family dwelling with proposed five off-street parking on vacant land.

HEARINGS: 10:30 a.m.

Case: BOA-799149, **Address:** 37 Iroquois Street , **Ward 10 Applicant:** Iroquois LLC
Article(s): 59(59-8) 59(59-37)
Purpose: Change occupancy from a One Family to a Two Family (building is currently being used as a two family) no new work at this time. Also add 1 parking space as per U49744097.

Case: BOA-,799150 **Address:** 37 Iroquois Street , **Ward 10 Applicant:** Iroquois LLC
Article(s): 10(10-1)
Purpose: Add 1 residential parking space.

Case: BOA-795414, **Address:** 64 Alpine Street , **Ward 12 Applicant:** Joseph Feaster
Article(s): 50(50-28) 50(50-29: Lot area for the add'l dwelling units is insufficient, Lot width is insufficient, Lot frontage is insufficient, Floor area ratio is excessive, Height requirements is excessive, Height requirement is excessive, Usable open space is insufficient, Front yard setback requirement is insufficient, Side yard setback requirements is insufficient & Off-street parking requirements is insufficient) 50(50-43: Off-street parking insufficient & Off-street loading insufficient) 80(80-80E-2)
Purpose: 4 story residential building with 14 resi-dential units and roof decks, and outdoor parking (7) spaces.

Case: BOA-773836, **Address:** 6 Saint James Place , **Ward 12 Applicant:** King of St. James LLC
Article(s): 50(50-29)
Purpose: Extension of living space into pre-existing walk-out basement space. Cost reflected on SF727208 and ALT714277.

Case: BOA-784510, **Address:** 6 Woodbine Street , **Ward 12 Applicant:** Christine Gathii
Article(s): 50(50-29)
Purpose: Change of occupancy from one-family to two-family dwelling with proposed five (5) off-street parking. Minor interior renovations.

Case: BOA-786030, **Address:** 15 Woodbine Street , **Ward 12 Applicant:** Evelyn Ortega
Article(s): 50(50-44) 50(50-43: Location off-street parking & Off-street parking design/maneuverability) 50(50-29) 10(10-1)
Purpose: Off-Street Parking for 2 Residential Vehicles.

Case: BOA-798414, **Address:** 7 Rowell Street , **Ward 13 Applicant:** Christopher Montani
Article(s): 67(67-9)
Purpose: Fire damage restoration, build out basement level per submitted plans pre-existing conditions had been framed walls "family room" and Bathroom) spiral staircase/insulated plaster walls (work without a permit see 2010 refusal letter).

Case: BOA-795964, **Address:** 44 Orchardfield Street , **Ward 15 Applicant:** Michael Wong
Article(s): 65(65-9: Excessive F.A.R., Excessive number of stories, Insufficient front yard setback & Insufficient side yard setback)
Purpose: Demolish existing Roof and Framing Structure. Raise Framing and Roof to 35 feet to allow more living space for a bedroom.

Case: BOA-777122, **Address:** 67-69 Sanford Street , **Ward 17 Applicant:** Michael Liu
Article(s): 65(65-9: Insufficient lot width 60' required, insufficient lot size proposed 6,000sf req & Excessive F.A.R.) 9(9-1)
Purpose: Subdivide Lot into two lots. Lot A: 67-69 Sanford St (5,154 SF) and Lot B: 71 Sanford St (6,362 SF).
Conjunction with ALT736913, U49691837, and ERT736947.

Case: BOA-777126, **Address:** 67-69 Sanford Street , **Ward 17 Applicant:** Michael Liu
Article(s): 10(10-1) 65(65-42)
Purpose: 10/31/17 NEW work description: This application is to provide 4 parking spaces for the existing two family in accordance with the submitted plans. (See Lot subdivision on ALT773006, creating a new parcel for ERT736947.) *All plans filed in conjunction with ERT736947 subject to ZBA approval.

Case: BOA-777136, **Address:** 67-69 Sanford Street , **Ward 17 Applicant:** Michael Liu
Article(s): 9(9-1) 65(65-9: Insufficient front yard setback, Excessive F.A.R., # of allowed stories exceeded & Pending a favorable ZBA decision, two complete sets of stamped construction documents shall be required) 10(10-1) 65(65-41)
Purpose: In existing 2 family structure, renovate structure, construct addition and dormer in accordance with the submitted plans. *This application has been filed in conjunction with and contingent to ZBA approval of ALT773006 (subdivision) for subdivision and ERT736947 (new single family).

Case: BOA-777129, **Address:** 71 Sanford Street , **Ward 17 Applicant:** Michael Liu
Article(s): 65(65-9) 65(65-42)
Purpose: Subdivide lot on ALT773006, then Construction new one family home w/2 parking spaces to the rear. This new structure shall be located behind 67-69 Sandford.

Case: BOA-746305, **Address:** 4-8 Tileston Street , **Ward 18 Applicant:** David O'Sullivan
Article(s): 69(69-12: Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive, Front yard insufficient & Rear yard insufficient) 69(69-29: Off-street parking insufficient & Off-street loading insufficient) 69(69-30)
Purpose: Erect a new 3 story Mixed-Use Commercial and Residential building with a 20 Car Parking Garage under. There will be a 2,100 sq ft Commercial Space on the First Floor. There will be 14 Residential Units on Floors 1 thru 3.

Case: BOA-747118, **Address:** 287 Chestnut Avenue , **Ward 19 Applicant:** Peter Rowe
Article(s): 55(55-55-40) 55(55-9: Add'l lot area insufficient & Floor area ratio excessive)
Purpose: Existing condition. Retroactively Modify from two (2) family classification to three (3) family classification.

Case: BOA-775884, **Address:** 22-24 High view Avenue , **Ward 20 Applicant:** Edward Allen
Article(s): 56(56-8)
Purpose: Finish portion of basement with full bath using Owens Corning basement finishing system.

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-777271, **Address:** 606 Cambridge Street , **Ward 21 Applicant:** Nicholas Bouritsas

Article(s): 51(51-9) 51(51-56) 10(10-1)

Purpose: Open a new drive way for 2 car parking as per plan. (filed as e plan now paper).

Case: BOA-784513, **Address:** 1 Elm Street , **Ward 16 Applicant:** Patrick Mahoney

Article(s): 65(65-8) 65(65-42.13) 65(65-9)

Purpose: Erect a new 6 unit residential building as per plans. 1 of 2 buildings to be erected on same lot with shared driveway see ERT. Also see ALT701594 for combining lots.

Case: BOA-784528, **Address:** 3 Elm Street , **Ward 16 Applicant:** Patrick Mahoney

Article(s): 65(65-8) 65(65-42.13) 65(65-9)

Purpose: Erect a new 6 unit residential building as per plans. 1 of 2 buildings to be erected on same lot see ERT701594. Also see ALT701594 to combine the 2 lots.

Case: BOA-554620, **Address:** 77R William T Morrissey Blvd , **Ward 13 Applicant:** Clear Channel

Article(s): 9(9-1) 11(11-7)

Purpose: Replace existing 2 sided 14 x 48 static billboard with 2 sided 14 x 48 digital billboard.

Case: BOA-741372, **Address:** 174 Fisher Avenue , **Ward 10 Applicant:** David O'sullivan

Article(s): 59(59-7)

Purpose: Demolish existing single family, erect new 2 unit townhouse of 3 stories and basement.

**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