



City of Boston
Board of Appeal

Tuesday, September 11, 2018

BOARD OF APPEALS

Room 801

The board will hold a hearing on September 11, 2018 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

August 14, 2018 & August 28, 2018

Extension: 9:30a.m.

Case: BOA-541506 **Address:** 392 Cambridge Street, **Ward 21 Applicant:** Marc LaCasse

BOARD FINAL ARBITER: 9:30a.m.

Case: BOA-498302 **Address:** 51 Silver Street, **Ward 6 Applicant:** George Morancy, Esq

GCOD: 9:30 a.m.

Case: BOA-860179 **Address:** 362 Marlborough Street, **Ward 5 Applicant:** Christine McMahon

Article(s): 32(32-9)

Purpose: Change occupancy to single family dwelling. Erect rear addition, with deck atop the addition and roof deck with access hatch. Repair brick. Complete Interior renovation all floors, replacing all MEPs; new piles, stairs and elevator, reconstruction and raising of brick garden wall. per plans.

Case: BOA-860183 **Address:** 352 Marlborough Street, **Ward 5 Applicant:** Christine McMahon

Article(s): 32(32-9)

Purpose: Exterior renovations per plans: addition of a penthouse structure, repair exterior brick and stone, windows, underground utilities and groundwater recharge system. Change of occupancy from a 1 family and a lodging house to a 1 family.

HEARINGS: 9:30 a.m.

Case: BOA-849225 **Address:** 10 Trenton Street, **Ward 2 Applicant:** Steven Petitpas

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

Purpose: Build new third floor addition in accordance with plans.

Case: BOA-858259 **Address:** 51 Chappie Street, **Ward 2 Applicant:** Mark Chardavoyné

Article(s): 9(9-1) 9(9-1) 62(62-7) 62(62-7) 62(62-8) 62(62-8) 62(62-8) 62(62-8) 62(62-29) 62(62-30)

Purpose: Demolition of existing two-family home. Construct new three unit building.

Case: BOA-828534 **Address:** 19-21 Lancaster Street, **Ward 3 Applicant:** Lancaster Parking, LLC

Article(s): 6(6-3A)

Purpose: The Applicant seeks to continue use the premises for a public parking lot for a fee, capacity 17 spaces beyond existing expiration date of December 31, 2018 under Permit # U49600908, in conjunction with use of adjoining premises at 73-75 Causeway Street and 31-39 Lancaster Street.

Case: BOA-828537 **Address:** 31-39 Lancaster Street, **Ward 3 Applicant:** Lancaster Parking, LLC

Article(s): 6(6-3A)

Purpose: The Applicant seeks to continue to use the premises for a public parking lot for a fee, capacity 31 spaces beyond existing expiration date of December 31, 2018, under Permit # U49600911, in conjunction with use of adjoining premises at 19-21 Lancaster Street and 73-75 Causeway Street.

Case: BOA-828538 **Address:** 73-75 Causeway Street, **Ward 3 Applicant:** Lancaster Parking, LLC

Article(s): 6(6-3A)

Purpose: The Applicant seeks to continue to use the premises for public parking two (2) handicap parking spaces beyond existing expiration date of December 31, 2018, under Permit # U49600905, in conjunction with use of adjoining premises at 19-21 Lancaster Street and 31-39 Lancaster Street.

Case: BOA-841381 **Address:** 56A-56 Berkeley Street, **Ward 5 Applicant:** Joseph Hanley, Esq

Article(s): 9(9-1)

Purpose: Convert the basement fitness room and most of the first floor front 'office space' into guest rooms thereby increasing the total unit count from 12 to 14. Interior fit out with no expansion of existing building envelope and no scope on the existing second, third and fourth floors.

Case: BOA-846353 **Address:** 6-7 Arlington Street, **Ward 5 Applicant:** Eugene Kelly

Article(s): 15(15-1)

Purpose: Build balcony/ loft area in existing living room (cathedral ceiling) and rework existing stairs keeping existing steel stringers.

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Case: BOA-820464 **Address:** 137 N Street , **Ward 6 Applicant:** Enda Madigan
Article(s): 68(68-8) 27S(27S-5)
Purpose: Confirm occupancy as a 3 family dwelling. Remodel exiting house all 4 floors, new roof deck, install sprinkler system.

Case: BOA-838552 **Address:** 422 East Fifth Street , **Ward 7 Applicant:** Douglas Stefanov
Article(s): 68(68-8) 68(68-29)
Purpose: Change of occupancy from two-family to single family dwelling (legalize existing). Remove existing roof to construct new third floor addition with front deck to extend living space to existing building.

Case: BOA-865908 **Address:** 522 East Seventh Street , **Ward 7 Applicant:** George Morancy
Article(s): 67(67-7) 27S(27S-5)
Purpose: Combine lots to contain approximately 9,058 square feet, and add 27 residential surface parking spaces. Refer to ALT783090.

HEARINGS: 10:30 a.m.

Case: BOA-831638 **Address:** 90 West Springfield Street , **Ward 9 Applicant:** Craig Griffin
Article(s): 64(64-9)
Purpose: Replace existing window with door and spiral stairs to patio.

Case: BOA-857077 **Address:** 77 Romsey Street, **Ward 13 Applicant:** James Christopher
Article(s): 65(65-9) 65(65-9) 65(65-9)
Purpose: To construct a new rear third story addition to create additional living space, no change to existing occupancy; as per attached plans

Case: BOA-834505 **Address:** 7-9 Ceylon Street , **Ward 13 Applicant:** Kendra Roe
Article(s): 50(50-29)
Purpose: Erect a new 2 Family House on vacant lot .

Case: BOA-834541 **Address:** 4 Chamblet Street , **Ward 13 Applicant:** Kendra Roe
Article(s): 50(50-29)
Purpose: Erect a new 1 Family House on vacant lot.

Case: BOA-834537 **Address:** 7 Half Moon Street , **Ward 13 Applicant:** Kendra Roe
Article(s): 50(50-29)
Purpose: Erect a new Semi-Attached 1 Family House on vacant lot.

Case: BOA-834563 **Address:** 8 Woodford Street , **Ward 13 Applicant:** Kendra Roe
Article(s): 50(50-29)
Purpose: Erect a new Semi-Attached 1 Family House.

Case: BOA-834539 **Address:** 23 Magnolia Street , **Ward 13 Applicant:** Kendra Roe
Article(s): 50(50-29) 50(50-29) 50(50-29) 50(50-29)
Purpose: Erect a new Two (2) Family House on vacant lot.

Case: BOA-834542 **Address:** 162 Magnolia Street , **Ward 13 Applicant:** Kendra Roe
Article(s): 50(50-29)
Purpose: Erect a new Semi-Attached 1 Family House on vacant lot.

Case: BOA-834493 **Address:** 164 Magnolia Street , **Ward 13 Applicant:** Kendra Roe
Article(s): 10(10-1) 50(50-29)
Purpose: Erect a new Semi-Attached 1 Family House on vacant lot.

Case: BOA-834501 **Address:** 170 Magnolia Street , **Ward 13 Applicant:** Kendra Roe
Article(s): 50(50-29) 50(50-29) 50(50-29) 50(50-29)
Purpose: Erect a new 1 Family House on vacant lot.

Case: BOA-834511 **Address:** 100 Magnolia Street , **Ward 13 Applicant:** Kendra Roe
Article(s): 50(50-29)
Purpose: Erect a new 2 Family House on vacant lot.

Case: BOA-834506 **Address:** 98 Magnolia Street , **Ward 13 Applicant:** Kendra Roe
Article(s): 50(50-29)
Purpose: Erect a new 2 Family House on vacant lot.

Case: BOA-693386 **Address:** 13 Sagamore Street , **Ward 13 Applicant:** Ted Ahern
Article(s): 65(65-41) 65(65-9) 65(65-9) 65(65-9)
Purpose: Erect new single family per plans.

Case: BOA-857070 **Address:** 10 Davitt Street , **Ward 13 Applicant:** James Chridtopher
Article(s): 65(65-9) 65(65-9) 65(65-9)
Purpose: To construct a new rear third story addition to create additional living space, no change to existing occupancy; as per attached plans

Case: BOA-831647 **Address:** 10-12 Ashton Street , **Ward 14 Applicant:** Ralph Parent
Article(s): 60(60-9) 60(60-9)

Purpose: Erect a new Two-Family Residential Dwelling. Propose two (2) off-street parking.

Case: BOA-852742 **Address:** 49 Stratton Street , **Ward 14 Applicant:** Ralph Parent
Article(s): 60(60-9)

Purpose: Erect a new 3 story, Single Family Dwelling on existing 4,863 sq ft Lot.

Case: BOA-831646 **Address:** 108-110 Lucerne Street , **Ward 14 Applicant:** Ralph Parent
Article(s): 60(60-9) 60(60-9) 60(60-9) 60(60-9)

Purpose: Erect a new Two-Family Residential Dwelling. Propose two (2) off-street parking.

Case: BOA-831648 **Address:** 133-135 Callender Street , **Ward 14 Applicant:** Ralph Parent
Article(s): 10(10-1) 60(60-9) 60(60-9) 60(60-9) 60(60-9) 60(60-9) 60(60-40)

Purpose: Erect a new Two-Family Residential Dwelling. Propose two (2) off-street parking.

Case: BOA-736215 **Address:** 93 King Street , **Ward 16 Applicant:** Rocky Huynh
Article(s): 09(9-1) 65(65-9) 65(65-9)

Purpose: Install back decking for second floor with same size as existing first floor 18x8'4".

Case: BOA-816890 **Address:** 96 Milton Avenue , **Ward 17 Applicant:** Last Year Realty LLC
Article(s): 9(9-1) 65(65-9)

Purpose: Legalizing enclosed exterior porches, work already done.

Case: BOA-837788 **Address:** 4623 Washington Street , **Ward 20 Applicant:** John Lydon
Article(s): 67(67-8) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-33)

Purpose: Construction of three-unit residential structure. Each unit to consist of three (3) bedrooms, two bathrooms, a kitchen and living room area, and a front porch. Underlying lots to be combined and parking to be provided via twenty-eight unit auxiliary parking lot (See. U49814415). Sprinkler System to be installed. combine Parcels shown as 2000660000, 2000661000, 2000662000, 2000663000 and 2000672000. This is to be one of three buildings on the same lot.

Case: BOA-837793 **Address:** 4625 Washington Street , **Ward 20 Applicant:** John Lydon
Article(s): 67(67-8) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-33)

Purpose: Construction of three-unit residential structure. Each unit to consist of three (3) bedrooms, two bathrooms, a kitchen and living room area, and a front porch. Underlying lots to be combined and parking to be provided via twenty-eight unit auxiliary parking lot (See. U49814415). Sprinkler System to be installed. combine Parcels shown as 2000660000, 2000661000, 2000662000, 2000663000 and 2000672000. This is to be one of three buildings on the same lot.

Case: BOA-837789 **Address:** 4627 Washington Street , **Ward 20 Applicant:** John Lydon
Article(s): 67(67-8) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-33)

Purpose: Construction of three-unit residential structure. Each unit to consist of three (3) bedrooms, two bathrooms, a kitchen and living room area, and a front porch. Underlying lots to be combined and parking to be provided via twenty-eight unit auxiliary parking lot (See. U49814415). Sprinkler System to be installed. combine Parcels shown as 2000660000, 2000661000, 2000662000, 2000663000 and 2000672000. This is to be one of three buildings on the same lot.

Case: BOA-847012 **Address:** 214 Lincoln Street , **Ward 22 Applicant:** The Church of Scientology of Boston Inc
Article(s): 11(11-1) 51(51-56) 51(51-56)

Purpose: Renovations to existing 5 story building for the Church of Scientology. Renovations to include offices, below grade parking, adult education, reception & public information, cafe & small gym.

Case: BOA-847013 **Address:** 226 Lincoln Street , **Ward 22 Applicant:** The Church of Scientology of Boston, Inc.
Article(s): 11(11-1) 51(51-56) 51(51-56)

Purpose: Renovations to the Church of Scientology's 1 story building to include new offices, auditorium, child care, classrooms & warming kitchen. Work is associated with permit number ALT793962.

Case: BOA-843413 **Address:** 26 Hichborn Street , **Ward 22 Applicant:** George Morancy
Article(s): 51(51-19) 51(51-56)

Purpose: To change occupancy from 20 residential units with a ground floor retail space with 26 parking space to 23 residential units (change the first floor retail space into 3 studio units on the ground level) and add 10 stacker parking space in the first floor garage to increase parking from 26 spaces to 36 parking spaces as per plans.

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-843578, **Address:** 128-136 South Street **Ward:** 11 , **Applicant:** JFR Fernandez, Inc
Article(s): 55(55-16: Take out restaurant forbidden & Liquor store conditional)
Purpose: Re-Inforce Column and Install new floors. Repoint Brick, Change occupancy to retail store with liquor sales and take out restaurant.

Case: BOA-754552, **Address:** 34-36 Williams Avenue, **Ward** 18 **Applicant:** Rauny Baez
Article(s): 69(69-8: Lot width insufficient & Side yard insufficient)
Purpose: Subdividing lot at 36 Williams Ave, Hyde Park. This lot will have a total of 8,,703 S.F. The new subdivided lot 38 Williams Ave will contain a total of 6,585 S.F. to accommodate new construction. Please reference ERT689194.

Case: BOA-754553, **Address:** 38 Williams Avenue, **Ward** 18 **Applicant:** Rauny Baez
Article(s): 69(69-9: Lot width insufficient & Rear yard insufficient) 69(69-8)
Purpose: Construction of a new 2 family house on lot next to existing single family house. (See alt725398 for subdivision of the lot).

Case: BOA-835790 **Address:** 57 Hemman Street , **Ward** 18 **Applicant:** Scott Johnson
Article(s): 67(67-9) 67(67-9) 67(67-9)
Purpose: To be filed in conjunction with ERT803437-59 Hemman Street, two buildings on one lot. No work to be done on this permit.

Case: BOA-821722 **Address:** 59 Hemman Street , **Ward** 18 **Applicant:** Scott Johnson
Article(s): 67(67-8) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-33)
Purpose: Refile abandoned ERT617609 reviewed by FD. Erect a new 2 family on same lot as existing 3 family. Permit set to be submitted upon ZBA approval. ERT617609- (7/27/16)

Case: BOA-765159 **Address:** 139 Walter Street , **Ward** 20 **Applicant:** Nora Duclos
Article(s): 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-29.5)
69(69-29)
Purpose: Construct new 2-family town house dwelling per plans

INTERPRETATION: 12:00noon

Case: BOA-845078 **Address:** 82 Mount Vernon Street , **Ward** 5 **Applicant:** 84 Mt Vernon, LLC
Purpose: The petitioner's seeks a determination that the Inspectional Services Department erred in issuing the permit ALT807161.

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