



City of Boston
Board of Appeal

Tuesday, December 18 2018

**BOARD OF APPEALS
REVISED AGENDA**

Room 801

The board will hold a hearing on December 18, 2018 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

November 27, 2018

Extension: 9:30a.m.

Case: BOA-379892 **Address:** 42 Thompson Street **Ward** 18 **Applicant:** Michael Cronin

Case: BOA-645234 **Address:** 45-55 Brighton Avenue **Ward** 21 **Applicant:** Andrew Kara

Case: BOA-645231 **Address:** 75 Gardner Street **Ward** 21 **Applicant:** Andrew Kara

Case: BOA-382897 **Address:** 104 Canal Street **Ward** 3 **Applicant:** Ruth Silman

BOARD FINAL ARBITER 9:30a.m.

Case: BOA-694026 **Address:** 77-85 Liverpool Street **Ward** 1 **Applicant:** Richard Lynds

GCOD: 9:30 a.m.

Case: BOA-896003 **Address:** 211 West Springfield Street **Ward** 4 **Applicant:** Andreas Hwang
Article(s): 32(32-4)

Purpose: Gut Renovation of 5 Apartment Units. Interior work only.

Case: BOA-897604 **Address:** 16 Marlborough Street **Ward** 5 **Applicant:** Adam Grassi
Article(s): 32 (32-4)

Purpose: Perform interior renovations, replace windows, modify existing rear ell, restore exterior masonry and metalwork and construct a new, sunken roof deck on existing flat roof.

HEARING: 9:30 a.m.

Case: BOA-818377 **Address:** 111 Terrace Street **Ward** 10 **Applicant:** Michael P. Ross
Article(s): 59(59-18) 59(59-19) 59(59-19) 59(59-19) 59(59-37) 59(59-37) 80(80-80E-2)

Purpose: Change Occupancy Commercial Garage, 1 Artist Loft Mixed Use (#2378/2000) to proposed renovation and incorporation of the existing building into a new five (5) story building. Existing building to remain, update and re-point masonry, install new windows, install new flashing. New building to contain 42 units and 22 parking spaces. All work will be done pursuant to the plans provided herein and the attached 9th edition Massachusetts Building Code building code analysis.

Case: BOA-822528 **Address:** 71 Mozart Street **Ward** 10 **Applicant:** Jason Hutchinson
Article(s): 55(55-9) 55(55-9) 55(55-9) 55(55-9) 55(55-40)

Purpose: Change occupancy from two-family to three-family dwelling. Construct new rear addition, rear deck, side dormer, and exterior stairs & landing.

Case: BOA-863240 **Address:** 3162 Washington Street **Ward** 11 **Applicant:** Gustavo Terrero
Article(s): 51(51-19)

Purpose: Fruit Stand

Case: BOA-874191 **Address:** 61-63 Fowler Street **Ward** 14 **Applicant:** Joey Key
Article(s): 60(60-9) 60(60-9)

Purpose: Build shared driveway with 65-67 Fowler st to allow vehicle access to rear of buildings.

Case: BOA-874200 **Address:** 65-67 Fowler Street **Ward** 14 **Applicant:** Joey Key
Article(s): 60(60-9) 60(60-9)

Purpose: Share driveway with 61-63 Fowler St to allow vehicle access to rear of buildings.

Case: BOA-855789 **Address:** 15 Fenton Street **Ward** 15 **Applicant:** Boston Common Holdings

Article(s): 10(10-1) 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-39) 65(65-42.2)

Purpose: Seeking to erect a three story building with three residential units and three parking spaces.

Case: BOA-769207 **Address:** 32-34 Tolman Street **Ward** 16 **Applicant:** John Lyons

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Article(s): 9(9-1) 65(65-9) 65-(65-9) 65-(65-9) 65-(65-39) 65-(65-41) 65-(65-41)
Purpose: Repair, renovate and extend existing 3 family dwelling at rear ; upgrade kitchens and baths ,general finishes paint /plaster ; repair existing internal stairs, add new egress stair and construct proposed 22 x 24' addition rear of property ; extend living area to basement from 1st floor.

Case: BOA-870287 **Address:** 18-18G Plain Street **Ward** 16 **Applicant:** David Higgins
Article(s): 65(65-8) 65(65-9) 65(65-9)
Purpose: Build new eight Town Homes (As Per Plan)

Case: BOA-897247 **Address:** 296 Neponset Avenue **Ward** 16 **Applicant:** James Distefano
Article(s): 65(65-9) 65(65-9) 65(65-9) 65(65-9)
Purpose: Remove porches, build new addition.

Case: BOA-879490 **Address:** 64 Shepton Street **Ward** 16 **Applicant:** Natalio Xavier
Article(s): 65(65-9) 65(65-9)
Purpose: Front Porch Renovation (Proposed Enclosed Porch)

Case: BOA-876430 **Address:** 51 Manor Street **Ward** 16 **Applicant:** Michael Kelly
Article(s): 65(65-9)
Purpose: Two story addition to back of the house

Case: BOA-893819 **Address:** 761 Washington Street **Ward** 17 **Applicant:** Derric Small
Article(s): 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9)
Purpose: Erect a new 3 family house on a vacant lot as per plans. Permit set to be submitted upon ZBA approval.

Case: BOA-885892 **Address:** 91-93 Waldeck Street **Ward** 17 **Applicant:** Jarred Johnson
Article(s): 65(65-8) 65(65-41)
Purpose: Combine buildings 99 Waldeck Street and 101 Waldeck Street. Change occupancy from 5 dwelling units at 99 and 3 dwelling units at 101 to 11 unit building. CSNDC is planning a moderate of the Waldeck Street buildings (91-101). This is a capital needs rehab will consist of significant interior and exterior renovations and new MEP systems. NOTE: Estimate cost for the project is \$1,500,000. construction and cost fees was paid on ALT868854 and ALT 868856.

Case: BOA-885891 **Address:** 95-97 Waldeck Street **Ward** 17 **Applicant:** Jarred Johnson
Article(s): 65(65-8) 65(65-8) 65(65-9) 65(65-41)
Purpose: Combine buildings 95 Waldeck Street and 97 Waldeck Street. Change occupancy from 5 dwelling units at 95 and 5 dwelling units at 97 to 12 unit building. CSNDC is planning a moderate of the Waldeck Street buildings (91-101). This is a capital needs rehab will consist of significant interior and exterior renovations and new MEP systems. NOTE: Estimate cost for the entire project is \$1,500,000. construction and cost fees have paid on ALT868850 and ALT 868851.

Case: BOA-885888 **Address:** 99-101 Waldeck Street **Ward** 17 **Applicant:** Jarred Johnson
Article(s): 65(65-8) 65(65-41)
Purpose: Combine buildings 99 Waldeck Street and 101 Waldeck Street. Change occupancy from 5 dwelling units at 99 and 3 dwelling units at 101 to 11 unit building. CSNDC is planning a moderate of the Waldeck Street buildings (91-101). This is a capital needs rehab will consist of significant interior and exterior renovations and new MEP systems. NOTE: Estimate cost for the project is \$1,500,000. construction and cost fees was paid on ALT868854 and ALT868856.

Case: BOA-894294 **Address:** 77 Lyndhurst Street **Ward** 17 **Applicant:** Eric Zachrison
Article(s): 65(65-9) 65(65-9) 9(9-1)
Purpose: Two family building, adding space in the rear of the building on levels 1 and 2. no addition on the third level.

Case: BOA-871800 **Address:** 48-50 Corbet Street **Ward** 17 **Applicant:** Edith Enagbare
Article(s): 65(65-9)
Purpose: Basement Renovation on the #50 Corbet Side- See plans filed all cost and fees were paid on the issued SF819077

Case: BOA-879146 **Address:** 219-221 Wood Avenue **Ward** 18 **Applicant:** Eliseo Santiago
Article(s): 09(9-1) 69(69-9) 69(69-9) 69(69-9)
Purpose: Attic conversion ,roof dormer ,staircase,Bathroom and bedroom.

Case: BOA-791506 **Address:** 628-630A Centre Street **Ward** 19 **Applicant:** Kenneth Zou
Article(s): 55(55-17) 55(55-17) 55(55-17)
Purpose: Demo Existing Building and construct new 3 story building with two commercials units (office and retail)on the first floor and total of 2 br 8 units on Second and Third floor.

Case: BOA-872019 **Address:** 46 Sheridan Street **Ward** 19 **Applicant:** 211 South LLC
Article(s): 09(9-1) 55(55-9) 55(55-9) 55(55-9) 55(55-9) 55(55-9)
Purpose: Construct a rear addition. Renovate the building including a sprinkler system to existing four-unit multi-family dwelling.

Case: BOA-872312 **Address:** 574-576 Lagrange Street **Ward** 20 **Applicant:** Margarita Druker
Article(s): Art. 09 Sec. 01 ** Extension of Non Conforming Use
Purpose: Amendment to ALT836725. Egress stairs and platform according to plan. Cost of work reflected on ALT836725

Case: BOA-887756 **Address:** 4381-4383 Washington Street **Ward** 20 **Applicant:** Deborah DeBenedictis, D.T. DeBenedictis, LLC

Article(s): 09(9-1) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-32)

Purpose: Construct 2 story vertical addition to existing building for 2 new dwelling units.

Case: BOA-825547 **Address:** 49-51 Dustin Street **Ward 21 Applicant:** Phellarisimo, LLC

Article(s): 51(51-8) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-56)

Purpose: Change Occupancy from a Two Family Dwelling to a Three Family Dwelling. Construct a new Rear addition, and add Dormers.

Case: BOA-860630 **Address:** 40 Falkland Street **Ward 22 Applicant:** Daniel Tassinari

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

Purpose: 3rd floor dormer. Replace roof and skylights. New flooring and plaster.

Case: BOA-882203 **Address:** 15-15A Kelley Court **Ward 22 Applicant:** 15-15A Kelley Court LLC

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

Purpose: Addition of two dormers, new kitchen, new bathroom, two bedrooms.

Case: BOA-857068 **Address:** 14 Morrow Road **Ward 22 Applicant:** James Christopher

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

Purpose: Construct a new 3rd level addition and Change Occupancy from Two Residential Units to Three Residential Units. There will be a Private Roof Deck for 3rd Floor Unit.

Case: BOA-893683 **Address:** 2 Sinclair Road **Ward 22 Applicant:** 37-43 North Beacon Street LLC

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

Purpose: Erect building for 9 Residential Condo Units.

Case: BOA-893682 **Address:** 37 North Beacon Street **Ward 22 Applicant:** 37-43 North Beacon Street LLC

Article(s): 51(51-8) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-56) 51(51-56)

Purpose: Erect a five story to four story 72 unit apartment building on North Beacon Street and a 9 condominium unit four story building on Sinclair Road, Allston, MA.

HEARINGS: 10:30 a.m.

Case: BOA-886766 **Address:** 66 Falcon Street **Ward 1 Applicant:** 66 Falcon Street, LLC

Article(s): 9(9-1) 53(53-9) 53(53-52)

Purpose: Amend Permit ALT810216. Erect Rear Decks and a new Headhouse/Roof Deck.

Case: BOA-894224 **Address:** 66 Falcon Street **Ward 1 Applicant:** 66 Falcon Street, LLC

Article(s): 9(9-1) 53(53-9) 53(53-56)

Purpose: Off-Street Parking in Rear Yard for 4 Vehicles.

Case: BOA-879019 **Address:** 4 Everett Place **Ward 1 Applicant:** 4-6 Everett Place, LLC

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

Purpose: Change occupancy from a single to a two family. Renovate and add rear decks as per plans. Permit set to be submitted upon ZBA approval.

Case: BOA-879018 **Address:** 6 Everett Place **Ward 1 Applicant:** 4-6 Everett Place, LLC

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

Purpose: Change occupancy from a single to a 2 family house and renovate as per plans. Permit set to be submitted upon ZBA approval.

Case: BOA-849594 **Address:** 80 Marion Street **Ward 1 Applicant:** Eg Marion LLC

Article(s): 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-52) 53(53-56)

Purpose: Change of occupancy from two-family to three-family dwelling. Legalize existing three-family dwelling, roof deck on third floor, and extension of living space to basement for Unit 1. No work to be done.

Case: BOA-821726 **Address:** 74A-74 Lexington Street **Ward 1 Applicant:** Eg Marion, LLC

Article(s): 9(9-2) 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-54) 53(53-56) 53(53-57.3)

Purpose: To change occupancy from a two family dwelling and a store, to a four family dwelling. Also to add a third floor addition and roof decks.

Case: BOA-835821 **Address:** 106 Saratoga Street **Ward 1 Applicant:** Stage LLC

Article(s): 9(9-1) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-52) 53(53-54)

Purpose: Construct new addition on third floor to extend third unit. Full interior renovation to existing three-family dwelling. Rebuild existing roof deck. Installation of new fire sprinkler system and fire alarm.

Case: BOA-881055 **Address:** 126 Lexington Street **Ward 1 Applicant:** Alpine Advisory Services

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

Purpose: Change of Occupancy: From two (2) dwelling units to three (3) dwelling units to legalize existing occupancy. No work to be done under this permit.

Case: BOA-872579 **Address:** 234H-236H Bunker Hill St **Ward 2 Applicant:** Luis Fleitas

Article(s): 62(62-62-25) 62(62-11: Floor area ratio is excessive & Height is excessive)

Purpose I'm the owner of 236 Bunker Hill St. Apt 4 in Charlestown, MA. I purchased my apartment 2 years ago and it came with an existing roof deck. A few months ago, one of my neighbors asked me about the type of permit used for the construction of that deck (built 9 years ago). After searching on the Inspectional Services website I learned that the form used was a short form to "replace an existing deck" instead of a long form permit to build a new deck from scratch. I hired an architect to validate that the existing deck complies with the City of Boston Code and Zoning and it does. I'm attaching plans for the building before it had a deck and the architect's analysis on the deck's structure and overlay on the property. My goal is to legalize this deck and avoid having to tear it down. Changed date on refusal letter from 8/31/2017 to 8/24/2018

Case: BOA-895155 **Address:** 150 Kneeland Street **Ward** 3 **Applicant:** Hudson 150K Real Estate Trust

Article(s): 32(32-6) 44(44-5) 44(44-5) 44(44-7) 44(44-10) 44(44-11)

Purpose: Construct a new 21 story Hotel Building with Lobby, Retail Store, Bar, Restaurant, Cafe, and Take-out Cafe on the 1st and 2nd Floors. In addition there will be Hotel amenities on the 4th Floor. Demolish existing commercial structures. Please see ALT000000, ALT000000, ALT000000 to combine two lots into one to have the address known as 150 Kneeland Street.

Case: BOA-828541 **Address:** 67-93 Kingston Street **Ward** 3 **Applicant:** David Gottlieb

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

Purpose: The Applicant seeks to continue to use the premises for an open air public parking lot for fee, capacity 30 vehicles beyond existing expiration date of December 31, 2018, under Permit # U49573316

Case: BOA-831956 **Address:** 194-200 Shawmut Avenue **Ward** 3 **Applicant:** Robert J. Gottlieb (by The Druker Company, Ltd)

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

Purpose: The Applicant seeks to continue to use the premises for an open air public parking lot for fee, capacity 89 vehicles beyond existing operation date of December 31, 2018, Under Permit # U49600898.

Case: BOA-866128 **Address:** 11 Hudson Street **Ward** 3 **Applicant:** Lorraine Tse

Article(s): 11(11-6)

Purpose: Foxwoods - Replace existing box sign with a new channel letter sign. Same size.

Case: BOA-867103 **Address:** 276-282 Hanover Street **Ward** 3 **Applicant:** Anthony Virgilio

Article(s): 54(54-13) 54(54-13) 54(54-21)

Purpose: To Change Occupancy from 16 units and restaurant to 20 units and Restaurant. Complete gut rehab of 2- 5th floors with infill addition and new sprinkler system. This application address is 276-282 Hanover St.

Case: BOA-888082 **Address:** 1301-1305 Boylston Street **Ward** 5 **Applicant:** Fenway enterprise 1301 Boylston Street LLC

Article(s): 54(54-13) 54(54-13) 54(54-21)

Purpose: Extend use which is expired on 10/31/2017 (per Proviso on BOA514385) for parking 43 vehicles for fee. Fee parking use to be in addition to other, existing lawful uses at property.

Case: BOA-835524 **Address:** 20 Grimes Street **Ward** 6 **Applicant:** Timothy Johnson

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

Purpose: Change occupancy from 1 family to 3 family. Proposed addition to existing row house w/4 car garage.

Case: BOA-889104 **Address:** 306 K Street **Ward** 6 **Applicant:** Marc LaCasse

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

Purpose: Full interior renovation of an existing five-unit residential building. Reconfigure interior layout. Add bedrooms. New finishes throughout. Install new hard-piped sprinkler system with monitored alarm. New windows. Update plumbing and electrical. Install new Hydro Air heat and air conditioning systems.

Case: BOA-784573 **Address:** 107 Buttonwood Street **Ward** 7 **Applicant:** Thanh Nguyen

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

Purpose: Interior and exterior renovation to existing single family dwelling. Work to include Kitchen and bath remodeling. Remove chimney and partition and load bearing wall as per plan. Repair chimney penetration on roof. Replace rear decking on first floor. Propose new roof deck on second floor. Extend living space to basement.

Case: BOA-878724 **Address:** 202 West Seventh Street **Ward** 7 **Applicant:** Megan Cincotta

Article(s): 68(68-8) 68(68-8)

Purpose: New 1-story addition to the rear of Unit 1 with New Master Bedroom and Living Space.

Case: BOA-900216 **Address:** 593R -593 East Sixth Street **Ward** 7 **Applicant:** James Christopher

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

Purpose: Change of occupancy from two-family to three-family dwelling. Construct a new rear and upper level addition to increase living space. Construct rear deck. Raze existing garage and propose three (3) off-street parking.

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-858537 **Address:** 112 Moore Street **Ward 1 Applicant:** Santiago Lasprilla
Article(s): 53(53-9: Insufficient lot size, Excessive F.A.R. & Insufficient open space per unit) 53(53-56)
Purpose: Change occupancy from One family dwelling to Two family dwelling

Case: BOA-890701 **Address:** 656 Saratoga Street **Ward 1 Applicant:** Aresco Family Limited Partnership
Article(s): 53(53-56) 53(53-56.5.a) 53(53-8) 53(53-9: F.A.R excessive; number of stories & max allowed height exceeded) 53(53-54) 53(53-57.2)
Purpose: Combine lots with parcel numbers, 0100764000, 0100767000, 0100768000, 0100789000, and 0100788000 to create one lot consisting of 16,501 s.f. and erect a 45 unit residential dwelling. See also **ALT800400.** (Survey descriptions corrected 3.15.18)

Case: BOA-833265 **Address:** 194-198 Bunker Hill Avenue , **Ward 2 Applicant:** Nga Nguyen
Article(s): 62(62-14: Floor area ratio excessive, Usable open space insufficient & Rear yard insufficient) 62(62-25)
Purpose: Change Occupancy from 1 Store, Nail Salon, Restaurant # 37, and 2 Family Dwelling to a Nail Salon & 4 Family Dwelling with a 2 Car Garage at 198 Bunker Hill Street on existing footprint.

Case: BOA-849600 **Address:** 279 North Street **Ward 3 Applicant:** Daniel Toscano
Article(s): 9(9-1) 32(32-4) 54(54-13) 54(54-13) 54(54-13) 54(54-18)
Purpose: Seeking to change the occupancy from a four-family dwelling to a three-family dwelling, to renovate the building, and to extend living space into the basement. Renovations will include a second, third, and fourth story addition to extend living space. Also to erect a new, fifth story addition with a roof deck.

Case: BOA-872527 **Address:** 409 East Seventh Street **Ward 7 Applicant:** Timothy Sheehan
Article(s): 68(68-8) 68(68-33) 68(68-33)
Purpose: Propose four (4) off-street parking accessed by shared driveway. See plan ALT821748.

Case: BOA-872531 **Address:** 409 East Seventh Street **Ward 7 Applicant:** Timothy Sheehan
Article(s): 68(68-8) 27S(27S-5)
Purpose: Change of occupancy from two-family to three-family dwelling. Construct rear addition. Renovate existing building, replace new exterior sidings and windows. Propose eight (8) off-street parking filed under U49861758 and U49861767

Case: BOA-872523 **Address:** 411 East Seventh Street **Ward 7 Applicant:** Timothy Sheehan
Article(s): 68(68-7) 68(68-8) 68(68-33) 68(68-33)
Purpose: Propose four (4) ancillary parking accessed by shared driveway for 409 East Seventh Street. See plan ALT821748.

Case: BOA-853785 **Address:** 68 Forest Street , **Ward 8 Applicant:** Michael Soremekun
Article(s): 50(50-29: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Front yard insufficient & Rear yard insufficient) 50(50-43)
Purpose: Erect a new attached single-family dwelling with rear deck and roof deck.

Case: BOA-844566 **Address:** 35 Dade Street **Ward 9 Applicant:** Peter Vanko
Article(s): 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-44)
Purpose: New 4 story, (2) family dwelling to be known as "35 Dade St". The lots for the proposed building are the product of lot subdivisions produced under companion projects ALT812352 (38 Williams), ALT812353 (40 Williams).

Case: BOA-897977 **Address:** 40 Williams Street **Ward 9 Applicant:** Peter Vanko
Article(s): 50(50-29) 50(50-29) 50(50-29) 50(50-29)
Purpose: Subdivision of lot, resulting in two distinct parcels. One parcel will contain the existing building. The second parcel to be combined with new lot obtained from 38 Williams (same ownership).

Case: BOA-897975 **Address:** 38 Williams Street **Ward 9 Applicant:** Peter Vanko
Article(s): 50(50-29) 50(50-29) 50(50-29) 50(50-29)
Purpose: Subdivision of lot, resulting in two distinct parcels. One parcel will contain the existing building. The second parcel to be combined with new lot obtained from 40 Williams (same ownership).

Case: BOA-854009 **Address:** 15 Bancroft Street **Ward 11 Applicant:** Aethos LLC
Article(s): 9(9-1) 55(55-9: Floor area ratio excessive, bldg height excessive (feet), Bldg height excessive (stories), Side yard insufficient & Front yard insufficient) 55(55-8)
Purpose: Seeking to change the occupancy from a three-family residential dwelling to a four-family residential dwelling and renovate the building including erecting fourth floor and rear additions with new decks and egress stairs, adding two parking spaces in the basement and installing sprinklers in the building.

Case: BOA-851215 **Address:** 106 Forest Hills Street , **Ward 11 Applicant:** 106 Forest Hills, LLC
Article(s): 55(55-8) 55(55-9: Floor area ratio excessive, Bldg height excessive (feet) & Bldg height excessive (stories)) 55(55-40)
Purpose: Seeking to raze the existing building and erect a three-story building with nine residential units and ten parking spaces

Case: BOA-613478, **Address:** 820 William T Morrissey BLVD, **Ward:** 16, **Applicant:** Outfront Media, LLC
Article(s): 65(65-40) 11(11-7)
Purpose: Replace both sides/faces of existing 48' wide by 14' high billboard, one side currently Static and the other side Tri-Vision, with new digital signage cabinets. Replace existing steel structure in kind. Change occupancy to include billboard See L/F 0876/2004.

Case: BOA-850054 **Address:** 36 Shepard Street **Ward 22 Applicant:** Mai Phung
Article(s): 09(9-1) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9)

Purpose: Proposed to demo an existing roof and construct a new roof with additional living space at attic and rear decks (as per plans)

CALL OF THE CHAIR: 12:00Noon

Case: BOA-892970 **Address:** 91A Baker Street **Ward** 20 **Applicant:** Michael and Maria Keville

Purpose: The petitioner's seeks a determination that the Inspectional Services Department erred in issuing the permit ERT476672, The permit was issued as an allowed use.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR
MARK FORTUNE-SECRETARY
MARIE ST. FLEUR
BRUCE BICKERSTAFF
MARK ERLICH
ANTHONY PISANI
CRAIG GALVIN

SUBSTITUTE MEMBERS:

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