



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 1
BOA775979	Address: 191 - 201 Sumner ST, Ward - 01	Applicant: Michele Modica

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 8	Use Regulations
Article 53 Section 56	Off-Street Parking & Loading Req
Notes	
521CMR Requirements	Accessibility Noncompliance
780CMR, 8th Edition	
8th CMR Fuel Gas/Plumbing	248 CMR, Fuel Gas & Plumbing Code

Description: Change of Occupancy from 2 Apts & Commercial to 2 Apts & New Restaurant (Mexicali Sushi Bar).

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:

BRA- Exterior

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"/>
Marie St. Fleur	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kerry Walsh Logue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

At the request of the Board, the applicant proposed to change occupancy from 2 apartments and commercial to 2 apartments and new restaurant (Mexicali Sushi Bar).

The Board members request how many seat. The applicant noted 20 or fewer, small restaurant <1000sf.

The Board members request testimony in oppositon and in support from neighbors and elected officials and their representatives. Mayors Offic eof Neighborhood Services , Councilor Flaherty and Councilor Edwards Approved

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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Notice is hereby given that on **January 30, 2018** 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
BOA784891	Address: 338 Meridian ST, Ward - 01	Applicant: Richard Lynds

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 12	Dimensional Regulations
Article 53, Section 56	Off-Street Parking & Loading Req
Article 53 Section 8	Use Regulations

Description: Interior renovations extending living area into basement for new unit and change occupancy from a 3 to a 4 unit residential dwelling 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"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

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"/>
Marie St. Fleur	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kerry Walsh Logue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

At the request of the Board, the Applicant is requesting interior renovations extending living area into basement for new unit and change occupancy from a 3 to 4 unit residential dwelling. The applicant noted that Multi-Family Residential-Forbidden should not have been cited, it is an allowed use in this district. Applicant noted floor to ceiling basement-8'6". The Roof deck is accessed by spiral stair at rear. Applicant is requested a variance for 1 space. The Board members then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's Office of Neighborhood Development, Councilor Edwards and Abutters-Support.

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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10:30 am	Ward: 01	Hearing: 3
BOA785812	Address: 86 Princeton St, Ward - 01	Applicant: Diane Modica

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	Lot Area Insufficient
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 & Loading Req
Article 53, Sec. 54	Screening & Buffering Req
Article 53 Section 8	Use Regulations
Notes	
780CMR 8th Edition 107	Construction Documents
780CMR, 8th ed.,705.2	Projections of EXTERIOR WALL
780CMR, 8th Edition	
780CMR, 8th Edition	
780CMR, 8th Edition	
521CMR Requirements	Accessibility Noncompliance

Description: Erect a three (3) family dwelling as per plans attached plans. ZBA.

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:

BRA-approval

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"/>
Marie St. Fleur	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kerry Walsh Logue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

At the request of the Board, the applicant described the proposed 3 family dwelling, which included a roof deck exclusive to 3rd unit. Applicant noted that roof decks are common to this neighborhood which is a mix of 1, 2, and 3, families. Applicant noted 3 story building does not exceed allowable height. Board members inquired regarding parking. Applicant noted ancillary parking located at neighbors lot. Board members had no long time response to issue of parking. Board members are in agreement with the neighbors that parking should be recorded at the Registry. The Board members then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayors office of Neighborhood Services Edwards and Flaherty support.

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10:30 am	Ward: 05	Hearing: 1
BOA759845	Address: 167 Newbury ST, Ward - 05	Applicant: Chris Talanian

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
Notes	
Art. 08 Sec. 03	restaurant conditional
521CMR Requirements	Accessibility Noncompliance
780 CMR 8th Edition	101.4.7 Reference Codes, 521 CMR AAB
Note:	

Description: Change existing Use from retail, one residential and salon on ground floor to retail, one retail, one residence and restaurant #37 on ground floor. No work to be done (Shell space only) under this application. Tenant fit out to be done under separate permit after change in use is approved. Building to be occupied for one restaurant, one retail space and one residence after this application is approved.

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 PREDJUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	_____	✓ _____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	✓ _____	_____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

At the request of the Board, the Applicant is proposing to change existing use from a retail, one residential and salon on ground floor to retail, one residence and restaurant #37 on ground floor. No work to be done (shell space only) under this application. Tenant fit out to be done under separate permit after change of use is approved. Building to be occupied for one restaurant, one retail space and one residence after this application is approved. Board members inquired regarding if a tenant was selected and how many seats? Applicant noted, they did not select a tenant and seating is too premature to know the answer. Board members has concerns about granting pocket zoning relief. Board memembers requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's Office of Neighborhood Services Zakim and 4 abutters opposed project. Neighborhood Association of the Back Bay opposed.

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10:30 am	Ward: 06	Hearing: 1
BOA757965	Address: E 712 Sixth ST, Ward - 06	Applicant: Matthew O'Hara

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

Article(s)	Description
Art.27S Sec.5	S BOSTON IPOD APPLICABILITY
Description: Interior/Exterior renovation of an existing 3 unit building. Work will also include building a 3 story addition and relocating 3 decks	

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 PREDJUDICE	_____✓_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Marie St. Fleur	_____✓_____	_____	_____
Craig Galvin	_____	_____✓_____	_____
Eugene Kelly	_____	_____✓_____	_____
Kerry Walsh Logue	_____✓_____	_____	_____
Tyrone Kindell, Jr	_____	_____✓_____	_____

SUMMARY:

At the request of the Board, the Applicant is proposing an interior and exterior renovation of an existing 3 unit building. Work will also include building a 3 story addition and relocating 3 decks. The applicant noted the rear addition is dimensionally compliant, extend depth of 40 inches within rear lot line height will not change 21 x 24 addition-635 square footage. Applicant noted project is zoning compliant except for IPOD. The Board members inquired about the basement. Applicant noted it is not a livings space. The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's Office of Neighborhood Services, Councilor Flynn Councilor Flagherty and Councilor Collins opposed. Board member Pisani opposed. Three abutters opposed density, context, loss of air and light.

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Notice is hereby given that on **January 30, 2018** 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: 06	Hearing: 2
BOA766148	Address: W 333 Third St, Ward - 06	Applicant: Andrew Schena

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

Article(s)	Description
Architectual Access Board	521 CMR
8th 780CMR1009.13.1	Roof access
Art.27S Sec.5	S BOSTON IPOD APPLICABILITY
Art.27S Sec.5	S BOSTON IPOD APPLICABILITY

Description: Raze existing structure. Erect new two family dwelling units, FP, FA with three (3) off-street parking in first floor garage.

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:

BRA no roof decks and no hatch.

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"/>
Marie St. Fleur	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kerry Walsh Logue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

At the request of the Board, the Applicant/Counsel proposed seeking to appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: IPOD. Applicant noted the project is a new 3 family with parking spaces. Dimensionally compliant except for IPOD. Roof deck and no hatch has been eliminated.

The Board the requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's Office of Neighborhood Services, Councilor Flynn, Councilor Essaibi-George and 2 abutters opposed.

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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Hearings for Tuesday, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 07	Hearing: 1
BOA786539	Address: 283 Old Colony Av, Ward - 07	Applicant: Stuart Mullally

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. 13 Sec. 04	Dwellings in Nonresidential district
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14 Sec. 14-3	Lot Width Insufficient
Art. 14, Section 4 **	Lot Frontage Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive
Article 16 Section 1	Building Height Excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 18 Section 1 **	Front Yard Insufficient
Art. 19 Sec. 01	Side yard insufficient
Art. 20 Sec. 01	Rear Yard Insufficient
Art. 23 Sec. 23-1 *	Off street parking insufficient

Description: Build new 4 story mixed use building consisting of 3 residential units and a restaurant-cafe as per plans submitted - remove existing one story commercial building.

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:

BRA Review

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓		
Mark Fortune, Secretary	✓		
Anthony Pisani	✓		
Mark Erlich	✓		
Bruce Bickerstaff	✓		
Marie St. Fleur	✓		
Craig Galvin		✓	
Eugene Kelly		✓	
Kerry Walsh Logue	✓		
Tyrone Kindell, Jr		✓	

SUMMARY:

At the request of the Board, the Applicant is proposing to erect a new 4 story mixed use building consisting of 3 residential units and a restaurant cafe and remove one story commercial building. Counsel for the Applicant noted that the District is a Local Industrial and all violations are applicable under the base code. The structure will take up the entire lot. Lot is 1580 sf. No parking proposed but is walking distance to Andrew Square. No roof deck. The Board members inquired about what is on the lot know? The applicant noted a 1 story building. The Board members requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's Office of Neighborhood Services, Councilor Flaherty and Flynn are in support.

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Hearings for Tuesday, January 30, 2018

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9:30 am	Ward: 08	Hearing: 1
BOA712439	Address: 82 Kemble St, Ward - 08	Applicant:

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 32	Use Regulations in IDA

Description:

Erect new single family residential semi-attached dwelling with one off-street parking in Lot E (3661 SF Lot Area).
1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	_____	✓ _____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	✓ _____	_____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

This case was postponed until March 6, 2018.

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 08	Hearing: 2
BOA720018	Address: 182 Norfolk Av, Ward - 08	Applicant: Emanuel Canuto

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. 50, Section 43 **	Off-Street Parking Insufficient
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Art. 50, Section 29 **	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations
Article 50 Section 29	Dimensional Regulations

Description: Demolish existing 1 story garage and erect 3 story, 3 family dwelling w/rear & roof decks as per plans submitted

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:

BRA Approval

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"/>
Marie St. Fleur	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kerry Walsh Logue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

At the request of the Board, the Applicant/Counsel is proposing to demolish existing 1 story garage and erect 3 story, 3 family dwelling with rear and roof decks. The applicant noted that the lot is very similar with fairly identical 3 family buildings throughout neighborhood. Applicant does not believe there should be a lot width and parking violations.

Board members were concerned with density and lack of parking. The applicant noted that there are 3 units at 184 Norfolk.

The Board then requested testimony in support and opposition. Mayors Office of Neighborhood Services and Abutters-Support

Board member Araujo opposed.

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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:

11:30 am	Ward: 09	Hearing: 1
BOA746997	Address: 1002 - 1004 Tremont ST, Ward - 09	Applicant: Sheryl Furnari

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	Extension of Non-Conforming Use & Variance
Art. 09 Sec. 01 **	Extension of Non Conforming Use	
Article 50 Section 26	Establish of Res. Subdistricts	
Article 50 Section 26	Establish of Res. Subdistricts	
Article 50 Section 26	Establish of Res. Subdistricts	
Article 50 Section 26	Establish of Res. Subdistricts	
Article 50 Section 26	Establish of Res. Subdistricts	
Article 50 Section 26	Establish of Res. Subdistricts	
Article 50 Section 26	Establish of Res. Subdistricts	
Notes		
8th 780CMR706.3	Material of FIRE WALL	

Description: Tremont Street Development LLC owns both 1008-1012 Tremont Street, Mission Hill 02120 Parcel ID#0902006000 and 1002-1006 Tremont Street, Mission Hill 02120. Parcel ID# 0902008000. Owner is proposing to combine and subdivide the two lots described above. Currently 1008-1012 Tremont Street, Mission Hill 02120. Parcel ID# 0902008000 has 2340 Square Feet of land. Owner is proposing, as shown on plan labeled "Subdivision Plan", to take 1554 Square Feet of land from 1002-1006 Tremont Street, Mission Hill 02120. Parcel ID#0902008000 and grant it to 1008-1012 Tremont Street, Mission Hill 02120 Parcel ID# 0902006000. The proposed new Square Footage of 1002-1006 Tremont Street, Mission Hill 02120. Parcel ID#090200800 will be 786 Square Feet. The proposed new Square Footage of 1008-1012 Tremont Street, Mission Hill 02120 Parcel ID#090200600 will be 3951 Square Feet. Please note 1002-1008 Tremont Street, Mission Hill 02120 Parcel ID#0902008000 has an existing structure on it that takes approximately 786 Square Feet. The proposed new Square Footage of 1008-1012 Tremont Street, Mission Hill 02120 Parcel ID#0902006000 is open filed with an existing ERT permit.

DOCUMENTS CONSIDERED FOR 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:

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"/>
Marie St. Fleur	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kerry Walsh Logue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

A the request of the Board, the Applicant described the proposed project as an ALT permit and is proposing to move the property line to subdivide the 2 lots.

The Board members inquired about the proposal of each lot,

The Board members requested testimony in opposition and in support from neighbors and elected officials and their representative Mayor's office of Neighborhood Services -Support.

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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:

11:30 am	Ward: 13	Hearing: 1
BOA553022	Address: 25 William T Morrissey BL, Ward - 13	Applicant: Michael Maurello

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, Sec. 40	Sign Regulations
Article 11, Sec. 7	Electronic Signs

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

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:

Withdrawn

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Marie St. Fleur	_____✓_____	_____	_____
Craig Galvin	_____	_____✓_____	_____
Eugene Kelly	_____	_____✓_____	_____
Kerry Walsh Logue	_____✓_____	_____	_____
Tyrone Kindell, Jr	_____	_____✓_____	_____

SUMMARY:

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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:

11:30 am	Ward: 13	Hearing: 2
BOA554620	Address: 77R William T Morrissey Bl, Ward - 1	Applicant:

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
Art. 09 Sec. 01	Reconstruction/Extension of Nonconforming Bldg.
Notes	
Article 11, Sec. 7	Electronic Signs

Description:

Erect a new one story building to include indoor and outdoor sale of new and used motor vehicles, automotive parts, accessories and supplies (with or without installation) along with a fit out of the space for the same).

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:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	_____	✓ _____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	✓ _____	_____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

This case was postponed until April 10, 2018.

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 14	Hearing: 1
BOA653417	Address: 258 - 262 Washington ST, Ward - 14	Applicant: Peter Caro

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

Article(s)	Description
Art.65 Sec.15**	Use Regulations
Art.65 Sec.15	Use: Conditional

Description: Change occupancy from branch station/garage to offices, community center and accessory cultural spaces and seating area.

✓

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	_____ ✓ _____	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:

No Building Code Relief. BRA Exterior /Screening and Buff

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"/>
Marie St. Fleur	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kerry Walsh Logue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

At the request of the Board, the applicant is proposing to change the occupancy from branch station garage to offices, community center and accessory cultural spaces and seating area. The applicant noted that the property has been historically used for various automobile uses, garage, disptach, etc. Large open spaces building used flexibility for many uses.

Board members inquired about Zoning District and who is the Operator of the Center. The Applicant noted that the the Zoning District is local convenience and the Operator is Urban Guild. The discussion primarily focused on all the activities that the space will be used for Board members noted "plans don't show to much"-difficut to ascertain the occupancies. The Board memebbers then requested testimony in opposition and in support form neighbors and elected officials and their representatives. Mayors office of Neighborhood Services Campbell-Support.

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 15	Hearing: 1
BOA783625	Address: 200 - 208 Adams ST, Ward - 15	Applicant: Mai Phung

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

Description: Proposed to change of occupancy from a convenience store to barber shop (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"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BRA -approval

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"/>
Marie St. Fleur	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kerry Walsh Logue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

At the request of the Board, the Applicant is proposing to change the occupancy form a convenience store to a barber shop as per plans. The Board noted that the Barber shop is a conditional use in the district. The proposed plans are accurate. The Board membes inquired about commercial/residential. The Board members requested testimony in opposition and in support from neighbors and elected officials and their representative Mayor's Office of Neighborhood Services and Councilor Baker-Support.

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 16	Hearing: 1
BOA786629	Address: 40 Westmoreland St, Ward - 16	Applicant: Tom Noto

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 * ***	Lot Frontage Insufficient
Article 65, Section 9 **	Floor Area Ratio Excessive
Article 65, Section 9 ***	Front Yard Insufficient
Article 65, Section 9 ****	Rear Yard Insufficient
Article 65, Section 9 ** *	Bldg Height Excessive (Stories)

Description: Combine vacant lots PID 1603448000 (1026 sf), PID 1603415000 (5046 sf) and PID 1603416000 with 40 Westmoreland Street for a total of 15,823 sf. Erect a new 12 unit residential building with parking at ground level as per plans. Permit set to be submitted upon ZBA approval. Existing house to be razed under separate permit.

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:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Marie St. Fleur	_____✓_____	_____	_____
Craig Galvin	_____	_____✓_____	_____
Eugene Kelly	_____	_____✓_____	_____
Kerry Walsh Logue	_____✓_____	_____	_____
Tyrone Kindell, Jr	_____	_____✓_____	_____

SUMMARY:

This case was postponed to February 27, 2018.

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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
BOA767333	Address: 28 Mallard Av, Ward - 17	Applicant: Intiya Isaza-Figueroa

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 Area of Accessory Uses
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

Description: Erect new single family residential semi-attached dwelling with one off-street parking in Lot A (2,432SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	_____	✓ _____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	✓ _____	_____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 2
BOA767336	Address: 30 Mallard Av, Ward - 17	Applicant: Intiya Isaza-Figueroa

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 Area of Accessory Uses
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

Description: Erect new single family residential semi-attached dwelling with one off-street parking in Lot b (2,390 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	_____	✓ _____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	✓ _____	_____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 3
BOA767337	Address: 32 Mallard Av, Ward - 17	Applicant: Intiya Isaza-Figueroa

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 Area of Accessory Uses
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

Description: Erect new single family residential semi-attached dwelling with one off-street parking in Lot C (2,429 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	_____	✓ _____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	✓ _____	_____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 4
BOA767339	Address: 34 Mallard Av, Ward - 17	Applicant: Intiya Isaza-Figueroa

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 Area of Accessory Uses
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

Description: Erect new single family residential semi-attached dwelling with one off-street parking in Lot D (2,390 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828

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:

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"/>	_____	_____
Marie St. Fleur	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	_____	<input checked="" type="checkbox"/>	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____
Kerry Walsh Logue	<input checked="" type="checkbox"/>	_____	_____
Tyrone Kindell, Jr	_____	<input checked="" type="checkbox"/>	_____

SUMMARY:

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 5
BOA774447	Address: 129 Southern Av, Ward - 17	Applicant: Megan Reagon

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 Area of Accessory Uses
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
Article 65, Section 9	Dimensional Regulations

Description: <P>Erect new single family residential dwelling with one off-street parking in Lot Q (2,310 SF Lot Area).</P>

<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential dwelling with one off-street parking in Lot Q (2,310 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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:

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"/>
Marie St. Fleur	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kerry Walsh Logue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 6
BOA774452	Address: 131 Southern Av, Ward - 17	Applicant: Megan Reagon

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 Area of Accessory Uses
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations

Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot P (2,662 SF Lot Area).</P>
<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential semi-attached dwelling with one off-street parking in Lot P (2,662 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828

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:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	_____	✓ _____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	✓ _____	_____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 7
BOA774454	Address: 90 New England Av, Ward - 17	Applicant: Megan Reagon

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 Area of Accessory Uses
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

Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot &O (1,951 SF Lot Area).</P>
<P>1 of 16 applications >> ERT739742, &ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential semi-attached dwelling with one off-street parking in Lot O (1,951 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Marie St. Fleur	_____✓_____	_____	_____
Craig Galvin	_____	_____✓_____	_____
Eugene Kelly	_____	_____✓_____	_____
Kerry Walsh Logue	_____✓_____	_____	_____
Tyrone Kindell, Jr	_____	_____✓_____	_____

SUMMARY:

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 8
BOA774455	Address: 80 New England Av, Ward - 17	Applicant: Megan Reagon

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 Area of Accessory Uses
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

Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot N (2,223 SF Lot Area).</P>
<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential semi-attached dwelling with one off-street parking in Lot N (2,223 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	_____	✓ _____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	✓ _____	_____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 9
BOA774458	Address: 70 New England Av, Ward - 17	Applicant: Megan Reagon

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 Area of Accessory Uses
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

Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot M (1,992 SF Lot Area).</P>
<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential semi-attached dwelling with one off-street parking in Lot M (1,992 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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:

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"/>	_____	_____
Marie St. Fleur	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	_____	<input checked="" type="checkbox"/>	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____
Kerry Walsh Logue	<input checked="" type="checkbox"/>	_____	_____
Tyrone Kindell, Jr	_____	<input checked="" type="checkbox"/>	_____

SUMMARY:

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 10
BOA774460	Address: 60 New England Av, Ward - 17	Applicant: Megan Reagon

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 Area of Accessory Uses
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations

Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot L (2,290 SF Lot Area).</P>
<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential semi-attached dwelling with one off-street parking in Lot L (2,290 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	_____	✓ _____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	✓ _____	_____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 11
BOA774462	Address: 42 New England Av, Ward - 17	Applicant: Megan Reagon

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

Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot G (3,713 SF Lot Area).</P>

<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential semi-attached dwelling with one off-street parking in Lot H (2,715SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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:

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"/>	_____	_____
Marie St. Fleur	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	_____	<input checked="" type="checkbox"/>	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____
Kerry Walsh Logue	<input checked="" type="checkbox"/>	_____	_____
Tyrone Kindell, Jr	_____	<input checked="" type="checkbox"/>	_____

SUMMARY:

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 12
BOA774467	Address: 30 New England Av, Ward - 17	Applicant: Megan Reagon

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 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. 10 Sec. 01 *	Limitation of Area of Accessory Uses

Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot F (2,670 SF Lot Area).</P>
<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential semi-attached dwelling with one off-street parking in Lot F (2,670 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Marie St. Fleur	_____✓_____	_____	_____
Craig Galvin	_____	_____✓_____	_____
Eugene Kelly	_____	_____✓_____	_____
Kerry Walsh Logue	_____✓_____	_____	_____
Tyrone Kindell, Jr	_____	_____✓_____	_____

SUMMARY:

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 13
BOA774468	Address: 70 Colonial Av, Ward - 17	Applicant: Megan Reagon

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 Area of Accessory Uses
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

Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot k (2,310 SF Lot Area).</P>
<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential semi-attached dwelling with one off-street parking in Lot k (2,310 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<u>✓</u>	_____	_____
Mark Fortune, Secretary	<u>✓</u>	_____	_____
Anthony Pisani	<u>✓</u>	_____	_____
Mark Erlich	<u>✓</u>	_____	_____
Bruce Bickerstaff	<u>✓</u>	_____	_____
Marie St. Fleur	<u>✓</u>	_____	_____
Craig Galvin	_____	<u>✓</u>	_____
Eugene Kelly	_____	<u>✓</u>	_____
Kerry Walsh Logue	<u>✓</u>	_____	_____
Tyrone Kindell, Jr	_____	<u>✓</u>	_____

SUMMARY:

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 14
BOA774470	Address: 68 Colonial Av, Ward - 17	Applicant: Megan Reagon

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 Area of Accessory Uses
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

Description: <P>Erect new single family residential dwelling with one off-street parking in Lot J (2,310 SF Lot Area).</P>

<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

: Erect new single family residential dwelling with one off-street parking in Lot J (2,310SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	_____	✓ _____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	✓ _____	_____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 15
BOA774472	Address: 63 Colonial Av, Ward - 17	Applicant: Megan Reagon

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 Area of Accessory Uses
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

Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot H (2,715SF Lot Area).</P>
<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

: Erect new single family residential semi-attached dwelling with one off-street parking in Lot H (2,715SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	_____	✓ _____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	✓ _____	_____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 16
BOA774473	Address: 36 Mallard Av, Ward - 17	Applicant: Megan Reagon

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

Description: <P>Erect new single family residential semi-attached dwelling with one off-street parking in Lot E (3661 SF Lot Area).</P>

<P>1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726,

Erect new single family residential semi-attached dwelling with one off-street parking in Lot E (3661 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	_____	✓ _____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	✓ _____	_____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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:

11:30 am	Ward: 17	Hearing: 17
BOA753495	Address: 37 - 39 Thetford AV, Ward - 17	Applicant: Rui Rodrigues

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

Article(s)	Description
Art. 65 Sec. 9 Building	Residential Dimensional Reg.s Building Code Refusal:

Description: 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.

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:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	_____	✓ _____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	✓ _____	_____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

This case was postponed until March 27, 2018.

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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:

11:30 am	Ward: 17	Hearing: 18
BOA753496	Address: 37 - 39 Thetford AV, Ward - 17	Applicant: Rui Rodrigues

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 Building	Residential Dimensional Reg.s Building Code Refusal:

Description: Extend living space from 2nd floor to basement.

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:

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"/>	_____	_____
Marie St. Fleur	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	_____	<input checked="" type="checkbox"/>	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____
Kerry Walsh Logue	<input checked="" type="checkbox"/>	_____	_____
Tyrone Kindell, Jr	_____	<input checked="" type="checkbox"/>	_____

SUMMARY:

This case was postponed until March 27, 2018.

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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:

11:30 am	Ward: 19	Hearing: 1
BOA767754	Address: 26 Bardwell ST, Ward - 19	Applicant: Michel Soltani

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 55, Section 9 **	Floor Area Ratio Excessive
Article 55, Section 9 ** **	Bldg Height Excessive (Stories)
Article 55, Section 9 *** *	Side Yard Insufficient

Description: : 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.

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:

BRA-Approval

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"/>
Marie St. Fleur	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kerry Walsh Logue	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

At the request of the Board, the applicant proposed to construct a new rear addition to existing 3 family building. Construct dormeres and exterior deck with egress stairs and three off street parking. The Board members inquired about the size of each unit. Floor Area Ration from .8 to 1.3 The Board then requestd testimony in opposition and in support from neighbors and elected officials and their representatives. Mayors office of Neighborhood Services, Councilor Flaherty and Councilor O'Malley -Support.

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, January 30, 2018

Notice is hereby given that on **January 30, 2018** 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: 22	Hearing: 1
BOA759639	Address: 1650 Soldiers Field RD, Ward - 22	Applicant: Stephen Miller

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 51, Section 16	Use Regulations
Article 51, Section 16	Use Regulations
Article 51, Section 16	Use Regulations
Article 51, Section 16 * **	Use: Forbidden
Art. 29, Section 4 **	Greenbelt Protection Overlay District
Notes	
Article 51, Section 16 **	Use Regulations

Description: Erect a new one story building to include indoor and outdoor sale of new and used motor vehicles, automotive parts, accessories and supplies (with or without installation) along with a fit out of the space for the same).

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:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Marie St. Fleur	_____✓_____	_____	_____
Craig Galvin	_____	_____✓_____	_____
Eugene Kelly	_____	_____✓_____	_____
Kerry Walsh Logue	_____✓_____	_____	_____
Tyrone Kindell, Jr	_____	_____✓_____	_____

SUMMARY:

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