



City of Boston
Board of Appeal

HEARING MINUTES

Tuesday, January 15, 2019

BOARD OF APPEALS

Room 801

Board Chairperson Araujo called the meeting to order promptly at 9:30 AM and commenced with a brief description of the hearing process and, pursuant to the Massachusetts Open Meeting Law, advised those in attendance that the hearings would be broadcast and recorded and hearing minutes would be kept. The Board members then commenced with discussion of the following Agenda items which were announced on the record by Board Secretary Mark Fortune:

APPROVAL OF HEARING MINUTES:

December 11, 2018

Board Chair Araujo tabled discussion of December 11, 2019 Minutes at the hearing. The Minutes will be placed on the Agenda for discussion at the next Board Hearing.

Extension: 9:30a.m.

Case: BOA-677280 **Address:** 40 Trinity Place **Ward** 4 **Applicant:** Joseph Sheridan

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above applications.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

Case: BOA-677282 **Address:** 426 Stuart Street **Ward** 4 **Applicant:** Joseph Sheridan

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above applications.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

Case: BOA-668392 **Address:** 1A-1B Curtis Street **Ward** 1 **Applicant:** Richard Lynds

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above applications.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

Case: BOA-450351 **Address:** 1181-1183 Bennington Street **Ward** 1 **Applicant:** Richard Lynds

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above applications.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

Case: BZC-33158 **Address:** 319-327 Chelsea Street **Ward 1 Applicant:** Richard Lynds

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above applications.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

Case: BZC-32903 **Address:** 188 High Street **Ward 3 Applicant:** Fred Mannix

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above applications.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

Case: BOA-266860 **Address:** 20 Vale Street **Ward 11 Applicant:** Alexander Siopy

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above applications.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension.

BOARD FINAL ARBITER 9:30a.m.

Case: BOA-463157 **Address:** 202 Maverick Street **Ward 1 Applicant:** Michael Welsh, Esq.

Upon a motion and second, the Board voted to approve the Applicant's Board Final Arbiter request.

HEARING: 9:30 a.m.

Case: BOA-874955 **Address:** 134 Chelsea Street **Ward 1 Applicant:** 134 Chelsea RE LLC

Article(s): 9(9-2) 53(53-8) 53(53-9): Insufficient additional lot area - 1000sf/unit req., Excessive F.A.R. - 1.0 max, Insufficient open space - 900sf/unit req., Insufficient side yard setback - 2.5' min req., Insufficient rear yard setback - 30' min. req., # of allowed stories exceeded - 3 story max & Max allowed height exceeded - 35' max.) 53(53-56) 53(53-52) 53(53-54)

Purpose: Seeking to change the occupancy from a 2 family & store to a four-family dwelling and renovate the building including a rear addition, a fourth-story addition the installation of a fire protection system.

Discussion: At the request of the applicant **this case has been deferred to 03/12/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-862270 **Address:** 66 Lubec Street **Ward 1 Applicant:** 64 Lubec Street, LLC

Article(s): 53(53-9: Lot area for the add'l dwelling units is insufficient, Lot width minimum requirement is insufficient, Lot frontage minimum requirement is insufficient, Floor area ratio is excessive, Minimum height requirement is excessive (stories), Maximum height requirement is excessive (ft), Usable open space is insufficient, Side yard setback is insufficient, Rear yard setback is insufficient & Front yard setback is insufficient) 53(53-56)

Purpose: Erect 6 unit residential dwelling with parking for 3 vehicles.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating their intention to erect 6 unit residential dwelling with parking for 3 vehicles. Applicant stated minimum of 5' set back, rear yard 10' proposed, 17 ½ required. Dwelling to be consistent with density on street. Three (3) parking spaces proposed (7) parking required, close to airport and T station.

Board Members inquired about units. The applicant stated 2 studios , 470 s ft, 2 (2) bedrooms, and (1) 3 bedroom.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso (BPDA with attention to size of studio) and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-873826 **Address:** 100 Saint Andrew Road **Ward 1 Applicant:** Cesar Dasilva

Article(s): 53(53-52)

Purpose: Dormer addition and interior renovation.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, extending living space into attic of existing single family. Building height will remain the same.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Edwards, Councilor Flaherty, and (1) abutter are in support

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-878715 **Address:** 631 Saratoga Street **Ward 1 Applicant:** Labrador Real Estate

Article(s): 53(53-8) 53(53-9: Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Bldg height excessive (stories), Front yard insufficient, Side yard insufficient & Rear yard insufficient) 53(53-56)

Purpose: Seeking to demolish the existing structure and erect a three-story building with four residential units.

Discussion: At the request of the applicant **this case has been deferred to 4/09/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-859195 **Address:** 79 White Street **Ward** 1 **Applicant:** First White, LLC

Article(s): 53(53-9: Excessive F.A.R., # of allowed stories exceeded (2.5 max), Insufficient open space per unit (350 sf/unit) & Insufficient rear yard setback) 53(53-52)

Purpose: Confirm occupancy as a single family and Change occupancy from a one to a two family dwelling, renovate and erect addition.

Discussion: At the request of the applicant **this case has been deferred to 03/12/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-859194 **Address:** 81 White Street **Ward** 1 **Applicant:** First White, LLC

Article(s): 53(53-52) 53(53-9: Excessive F.A.R. (.8), Insufficient open space per unit (350sf/unit req.) & # of allowed stories exceeded (2.5 max.)) 53(53-56)

Purpose: Confirm occupancy as single family and Change occupancy from a one to a two family dwelling, renovate and erect addition.

Discussion: At the request of the applicant **this case has been deferred to 03/12/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-868442 **Address:** 94 Bunker Hill Street **Ward** 2 **Applicant:** Geovani Pereira

Article(s): 62(62-8: Floor area ratio excessive & Rear yard insufficient)

Purpose: Build new addition on back of the building as plans remodel existing 3 family house with 3 new kitchens, new bathroom, update electric and plumbing per code, install new sprinkler and new fire alarm.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, describing a new addition on back of existing 3 family dwelling. Remodel existing 3 family.

Board Members inquired about break down of units. The applicant stated lot size 1900sq ft., 1.93 FAR required FAR is 2. Unit (1), 100 sq ft, Unit(2) & (3) 750 sq ft with 2 bedrooms. Bathroom in basement for Unit 1, with utility and storage access for units 2 & 3.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso (BRA hold for signature of plans) and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-898248 **Address:** 13 Mystic Street **Ward** 2 **Applicant:** Matthew McCarthy

Article(s): 63(63-20) 62(62-8: Excessive F.A.R. & Insufficient rear yard setback)

Purpose: Confirm Occupancy as a Two Family dwelling; full gut Rehab in accordance with plans. New addition, expand living space in basement to include new exterior decks. Note: Demo permit paid on SF851106.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating existing 2 family, full gut rehab, with new addition to expand living space in basement with new exterior decks.

Board Members inquired about master suit and roof deck exclusive to unit 2.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso (BPDA) and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-857369 **Address:** 268-274 Friend Street **Ward** 3 **Applicant:** Rebecca Ruttenberg

Article(s): 46(46-9)

Purpose: Change of Occupancy from a Convenience Store to a Cannabis Establishment. Modify the existing layout and conditions of the interior of the Building in Basement and on Floors 1 & 2. *Project submission in anticipation of rejection notice and subsequent ZBA hearing.*

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating proposing a cannabis business. Built out basement, elevator building. 1st and 2nd floor adult use sale floor. Merchandise locked behind glass.

Board Members inquired about the hours of operation. The applicant stated 9:00 am to 8:00 pm, 7 days a week.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Flynn, Councilor Zakim and Councilor Flaherty are in support. Carpenters Unions and are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso (BPDA with attention to signage, this petition only) and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-885415 **Address:** 19 Union Park **Ward** 3 **Applicant:** Seth Koeppel

Article(s): 64(64-9)

Purpose: Move kitchen from 1st floor of unit to second floor of unit. Fill in two story, "open to below" area at second floor. Install a glass doors across back of unit and add a rear deck.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating move kitchen from 1st floor of unit to second floor of unit and move bedrooms downstairs. Install a glass doors across back of unit and add a rear deck.

Board Members inquired about rear deck.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso (BRA deck) and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-851624 **Address:** 30 Claremont Park **Ward** 4 **Applicant:** Charles Irving

Article(s): 64(64-9.4) 64(64-9)

Purpose: Creation of deck on top of existing garage. Creation of walkway from deck of house and lowering existing window opening to create doorway to walkway.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to erect deck on top of existing garage (detached) 15x21.

Board Members inquired about walkway from dwelling to top of garage. One family dwelling owner occupied.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Janey are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval with Proviso (BRA) and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-862161 **Address:** 613-613A Tremont Street **Ward** 4 **Applicant:** Eben Kunz

Article(s): 64(64-9.4)

Purpose: Construct rear deck off 4th floor.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to construct a 6ft by 20ft rear deck off 4th floor of 4 family dwelling.

Board Members asked if attached by brackets.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-893699 **Address:** 881 East Fourth Street **Ward** 6 **Applicant:** George Morancy

Article(s): 68(68-33: Location. The off-street parking facilities shall be provided on the same lot as the main use to which they are accessory & Design. Insufficient vehicle access. Driveway is less than 10'-0" wide) 68(68-8)

Purpose: Create four accessory residential off-street parking spaces in the rear yard of 881 East Fourth Street, to be accessed via common driveway shared with 883 East Fourth Street (U49865832) pursuant to an easement to be recorded upon permit issuance.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to create four accessory residential off-street parking spaces driveway minimum 10', requesting 8' proposal

Board Members inquired units BTD. The BTD Representative said driveway proposal can work.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Flynn and Councilor Essabi-George are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-893700 **Address:** 883 East Fourth Street **Ward** 6 **Applicant:** George Morancy

Article(s): 68(68-33: Location. The off-street parking facilities shall be provided on the same lot as the main use to which they are accessory & Design. Insufficient vehicle access. Driveway is less than 10'-0" wide) 68(68-8)

Purpose: Create four accessory residential off-street parking spaces in the rear yard of 883 East Fourth Street, to be accessed via a common driveway shared with 881 East Fourth Street (U49865826) pursuant to an easement to be recorded upon permit issuance.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to create four accessory residential off-street parking spaces, driveway minimum 10', requesting 8' proposal

Board Members inquired units BTD. The BTD Representative said driveway proposal can work.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Flynn and Councilor Essabi-George are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-889556 **Address:** 617 East Seventh Street **Ward** 7 **Applicant:** George Morancy

Article(s): 68(68-33) 68(68-8: Usable open space insufficient & Side yard insufficient) 27S(27S-5)

Purpose: Raze existing building. Erect new three-family dwelling. Propose three (3) off-street parking.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to erect new three family dwelling with 3, 2 bedroom unit 1827, 1844, 1882 square ft.

Board Members asked same setback as existing non-conformity 10 square foot driveway.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and abutter are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso (BRA) and Logue seconded and the Board voted unanimously to approve.

Case: BOA-868034 **Address:** 461 East Sixth **Ward 7** **Applicant:** Steven Carreiro

Article(s): 68(68-29)

Purpose: Propose to construct new roof deck for existing single-family dwelling.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating erect 10x21 ½ ft roof deck to owner occupied single family dwelling.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. Councilor Flynn opposed.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-885724 **Address:** 202 M Street **Ward 7** **Applicant:** Jeff Scaia

Article(s): 68(68-29)

Purpose: Amendment to issue permit ALT849571 approved by FD. Add new dormers to extend living space into attic, as per plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to add dormers to extend living space in attic. Applicant is proposing to add 2 new bedrooms.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso (BRA) and Logue seconded and the Board voted unanimously to approve.

Case: BOA-892905 **Address:** 27 Ward Street **Ward 7** **Applicant:** Patrick Mahoney Esq

Article(s): 27S(27S-5) 68(68-33: Off-street parking insufficient, Location. Off-street parking facilities shall be provided on the same Lot as the main use & Design. Maneuvering areas insufficient)

Purpose: Erect a four-story, Multi-Family Dwelling (six-units) with seven ground level parking spaces.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to erect a four-story, multi-Family dwelling (six-units) with seven ground level parking spaces. Parking access through common easement. Three (2) bedrooms , 1108 square ft.

Board Members inquired about parking. The applicant stated proposing 7 parking spaces, 7 spaces required.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Flynn and Councilor Essabi-George are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with Proviso (BRA) and Galvin seconded and the Board voted unanimously to approve.

HEARINGS: 10:30 a.m.

Case: BOA-865369 **Address:** 18 Burney Street **Ward 10** **Applicant:** Alexander Mozyak

Article(s): 59(59-8: Insufficient additional lot area per unit, Excessive F.A.R., Maximum allowed # of habitable stories exceeded & Insufficient open usable space per unit) 59(59-7) 59(59-37) 9(9-1)

Purpose: Changing the occupancy from 6 existing units to a total of 8 units as per plans.

Discussion: At the request of the applicant described the proposed increase from a six to an eight unit building. After discussion and questions from the Board members, the Board requested testimony from abutters and elected officials.

Votes: Upon a Motion and second, the Board voted unanimously to deny the request.

Case: BOA-885554 **Address:** 222 Harvard Street **Ward 14** **Applicant:** Orange B. Gray

Article(s): 60(60-8) 60(60-9.3) 60(60-9: Usable open space insufficient & Add'l lot area insufficient)

Purpose: Change occupancy from three residential units to five residential units. Plans showing two additional units are submitted with this application. Plans show five parking spaces. Previously issued permits with work in progress are ALT548589, A700053 and A783036. Work as per plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, seeking to change from 3 units to 5 units with 5 parking spots by extending the driveway to rear (11,000 sq ft lot).

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Campbell are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with Proviso (BPDA attention to compatibility of the 2 building) and Fortuned seconded and the Board voted unanimously to approve.

Case: BOA-863424 **Address:** 22 Shafter Street **Ward 14** **Applicant:** Gary Anderson

Article(s): 10(10-1)

Purpose: Residential curb cut for 2 parking spaces.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating that he is proposing curb cut for 2 parking off street spaces.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support.

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval with Proviso (BRA rear of rear car not to extend front of the building) and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-900138 **Address:** 191 Talbot Avenue **Ward** 14 **Applicant:** Travis Lee

Article(s): 60(60-19) 60(60-37) 60(60-20)

Purpose: Erect 14 unit moderate income apartments, retail/restaurant/service/office use on ground floor and eight off street parking spaces.

Discussion: At the request of the applicant **this case has been deferred to 02/15/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-892916 **Address:** 495-501 Geneva Avenue **Ward** 16 **Applicant:** Patrick Mahoney Esq

Article(s): 9(9-2) 65(65-8) 65(65-9: Excessive F.A.R., Insufficient side yard setback, # of allowed stories has been exceeded & Max allowed height has been exceeded) 65(65-39) 65(65-41) 10(10-1)

Purpose: Change occupancy from commercial to multifamily residential ("MFR"); building to contain eight residential dwelling units and to have five parking spaces. *Commercial = Retail store and salon.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to change occupancy to a 9 unit building.

Board Members inquired about FAR allowed. The applicant stated, allowed FAR .5 proposing 1.02, Height allowed is 3.5ft, proposing 3.1ft. 2 ½ stories allowed, 3 stories proposed with 6 parking spaces.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. Councilor Campbell request deferral because new plans submitted.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso (BPDA continue with Community Process) and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-888447 **Address:** 37 Mill Street **Ward** 16 **Applicant:** Maria Centeio

Article(s): 65(65-42) 65(65-8) 9(9-1)

Purpose: Change Occupancy from a two to a three family, existing condition Install rear stairs/second means of egress to correct violation #V374390.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating change occupancy from a two to a three family, existing condition Install rear stairs/second means of egress.

Board Members inquired about the existing building was built as a 3 family but legally a 2F.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Baker are in support. Two Abutters are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-896733 **Address:** 151-161 Neponset Avenue **Ward** 16 **Applicant:** Come Together Animal Clinic Inc

Article(s): 65(65-8)

Purpose: Change Occupancy from a Physical Therapist Office to a Veterinary Clinic.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating seeking change the occupancy change occupancy from a Physical Therapist Office to a Veterinary Clinic..

Board Members inquired the hours of operation. The applicant stated space is not a full service veterinary clinic, 8:00am to 6:00pm Monday-Saturday.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Baker and Councilor Essabi-George are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-871800 **Address:** 48-50 Corbet Street **Ward** 17 **Applicant:** Edith Enagbare

Article(s): 65(65-9)

Purpose: Basement Renovation on the #50 Corbet side - see plans filed all costs and fees were paid on the issued SF819077

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating basement to be used for study space, not as a bedroom.

Board Members inquired the ceiling height. The applicant stated ceiling height 7'3".

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Campbell are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with and Logue seconded and the Board voted unanimously to approve.

Case: BOA-796336 **Address:** 435 Geneva Avenue **Ward** 17 **Applicant:** Timothy Johnson

Article(s): 65(65-8) 65(65-9: Floor area ratio excessive, Bldg height excessive (stories) & Front yard insufficient) **Purpose:** Erect new 3-story, three-family dwelling on vacant land w/front & roof decks and three (3) off-street parking as per plans submitted.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating erect new 3 story 3 family dwelling on vacant land.

Board Members inquired about the breakdown of units. The applicant stated, Unit 1 duplex, 3 bedroom. Unit 2, flat 1300 sq ft. Unit 3 flat 1200 sq ft. 3 parking spaces.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. Councilor Campbell opposes request deferral.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso, (BPDA continue with community process) and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-869948 **Address:** 67R Sanford Street **Ward** 17 **Applicant:** Michael Liu

Article(s): 65(65-42.2) 65(65-9)

Purpose: Erect new detached single-family dwelling with (2) off-street parking to the rear of the existing 67-69 Sanford Street (two family). This application has been filed in conjunction with ALT865344 for subdivision, ALT851810 for addition, to include, U49865310 for proposed (4) off-street parking for #67-69 Sanford.

Discussion: At the request of the applicant **this case has been deferred to 04/09/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-869954 **Address:** 67-69 Sanford Street **Ward** 17 **Applicant:** Michael Liu

Article(s): 9(9-1) 65(65-9: Insufficient lot width, insufficient lot size & Excessive F.A.R.)

Purpose: Subdivide Lot into two lots. Lot A: 67-69 Sanford St (5,154 SF) and Lot B: 67R Sanford St (6,362 SF). File in conjunction with ALT851810, U49865310, ERT865353.

Discussion: At the request of the applicant **this case has been deferred to 04/09/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-869960 **Address:** 67-69 Sanford Street **Ward** 17 **Applicant:** Michael Liu

Article(s): 10(10-1) 65(65-42)

Purpose: Propose (4) off-street parking for the existing two-family dwelling filed in accordance with the submitted plans. File in conjunction with ALT851810, ALT865344, ERT865353.

Discussion: At the request of the applicant **this case has been deferred to 04/09/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-869984 **Address:** 67-69 Sanford Street **Ward** 17 **Applicant:** Michael Liu

Article(s): 9(9-1) 65(65-9: Insufficient front yard setback, Excessive F.A.R. & # of allowed stories has been exceeded) **Purpose:** In existing two family construct a rear addition on the #67 side, to include, a half shed dormer, the addition of a 1.5 bath (each side) as well as, replace roof, siding, and windows in accordance with the submitted plans. (This application has been filed in conjunction with ERT865353 (new 1 family dwelling to rear), U49865310 (4 car parking) and Alt865344 (Subdivision).

Discussion: At the request of the applicant **this case has been deferred to 04/09/2019 at 11:30 a.m.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-882051 **Address:** 26-28 Thane Street **Ward** 17 **Applicant:** Ted Ahern

Article(s): 65(65-9)

Purpose: Change occupancy from a group home (24) and (10) CHILDREN and one office to six apartments - No work ever performed previously to change the occupancy of home and no new work is required now.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating to change use back to a 6 family, no work to be done.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-865978 **Address:** 41-43 Alabama Street **Ward** 18 **Applicant:** Lu McPherson

Article(s): 60(60-9: Front yard requirement is insufficient, Side yard requirement is insufficient, Lot size to erect is insufficient, Lot width is insufficient & Lot frontage is insufficient) 60(60-8) 60(60-38)

Purpose: To erect new 2 story building for a new 2 family as per plans.

Discussion: At the request of the applicant **this case has been denied without Prejudice.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

Case: BOA-881800 **Address:** 650-652 Hyde Park Avenue **Ward** 18 **Applicant:** Lolastar LLC

Article(s): 9(9-1) 69(69-8) 69(69-9: Lot area for add'l units is insufficient, Floor area ratio is excessive, Usable open space is insufficient, Height requirement is excessive (stories), Height requirement is excessive (ft), Front setback is insufficient, Side setback is insufficient & Rear setback is insufficient) 69(69-29)

Purpose: Seeking to change the occupancy from a six-family residential dwelling to an eight-family residential dwelling. Also, to renovate the building including a fourth story addition, rear decks and an egress stairway, and to create seven parking spaces.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating, seeking to change the occupancy from a six-family residential dwelling to an eight-family residential dwelling.

Board Members inquired about parking. The applicant stated 7 parking spaces, 1 space short of required. Board Members inquired about FAR. The applicant stated FAR .83 proposing, allowed .5.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor McCarthy are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso (BPDA) and Logue seconded and the Board voted unanimously to approve.

Case: BOA-881770 **Address:** 293 Poplar Street **Ward** 18 **Applicant:** Mark Davis

Article(s): 67(67-9: Side yard insufficient & Rear yard insufficient)

Purpose: Enlarge existing garage and attach to existing house. Addition to be 17'-4" x 15'-7" The entire roof will be changed and new shingles added to the roof and new siding to the exterior. 3 new windows, 4 skylights, french door and new garage door to be added. Insulate ceiling R49 and walls R21. Interior shall be finished with 5/8" blue board and thin coat plaster.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating, to enlarge existing garage and attach to existing single family dwelling house. 5-6 feet between house and garage, owner occupied.

Board Members inquired about parking. The applicant stated 7 parking spaces, 1 space short of required. Board Members inquired about FAR. The applicant stated FAR .83 proposing, allowed .5.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor McCarthy are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-762016 **Address:** 88 Rosewood Street **Ward** 18 **Applicant:** Fausto Teixeira Jr

Article(s): 60(60-40(4)) 60(60-40(5)) 10(10-1)

Purpose: Parking for 2 cars.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating, one family owner occupied. Proposing parking for 2 cars.

Board Members inquired about parking. parking spaces width is sufficient, plenty of space to accommodate 2 cars.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor McCarthy and several abutters are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso (BPDA hold for signature by plans examiner) and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-860542 **Address:** 31 Bardwell Street **Ward** 19 **Applicant:** James Kingston

Article(s): 55(55-9)

Purpose: Add second floor deck 18ft by 10ft.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating, two family owner occupied. Second floor deck which is already partially built.

Board Members inquired about deck. The applicant stated deck is 18x10.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor O'Malley are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-789491 **Address:** 26 Clive Street **Ward** 19 **Applicant:** Janice Rogovin

Article(s): 10(10-1) 55(55-40.5a)

Purpose: Off-street parking for Two (2) residential vehicles.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating off street parking for 2 residential vehicles. The driveway 5 inches short of required width.

Board Members inquired about the driveway. Driveway lengthened to accommodate two (2) cars.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor O'Malley are in support. One abutter opposes.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-886197 **Address:** 73 Florence Street **Ward** 19 **Applicant:** Stephen McCarthy

Article(s): 67(67-9: Height excessive (half story) & Floor area ratio excessive)

Purpose: Renovation of unfinished attic; add new staircase, two bedrooms, a bathroom and an office; adjust roof lines to required head height clearance; add dormers and re-configure the roof lines changing from a full hip roof to a gable roof with a slightly higher ridge which would still remain within zoned height requirement. Clarify occupancy as 2 family existing condition.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating, to renovate unfinished attic to a two family owner occupied dwelling with dormers.

Board Members inquired about use of attic The applicant stated two (2) bedrooms with bathroom and office.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor McCarthy and abutters are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with BPDA and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-879658 **Address:** 63 May Street **Ward** 19 **Applicant:** David & Krisyn Wills

Article(s): 55(55-9)

Purpose: Remove existing 4 bay garage and reduce to 2 bay garage in existing location.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to remove existing 4 bay garage and reduce to 2 bay garage to renovate unfinished attic to a two family owner occupied dwelling with dormers.

Board Members asked if proposal will be 25 ½ ft from rear lot line.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor O'Malley are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Logue seconded and the Board voted unanimously to approve.

Case: BOA-871649 **Address:** 233 Pond Street **Ward** 19 **Applicant:** Charles Brown

Article(s): 55(55-9: Insufficient front yard setback & Excessive F.A.R.)

Purpose: Erect an enclosed, unheated vestibule on the front of the house in place of the existing brick stoop, with an extended porch roof over a landing and new granite steps.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating, single family owner occupied dwelling proposing to erect an enclosed, unheated vestibule on the front of the house in place of the existing brick stoop, with an extended porch roof over a landing and new granite steps.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor O'Malley are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval and Logue seconded and the Board voted unanimously to approve.

Case: BOA-837893 **Address:** 30R Alaric Street **Ward** 20 **Applicant:** Zhiying Zhou

Article(s): 56(56-7)

Purpose: Change of occupancy from accessory storage for tools to an accessory personal quarters with bedroom and bathroom as per plan (no kitchen). (See alt834475 for 30 Alaric).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to convert 2nd floor storage for tools into 1 bedroom and bathroom, 300sq. ft.

Board Members asked bedroom and bath to be used as personal quarters.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Essabi-George are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Kelly moved for approval with Proviso, (no kitchen, no building wide relief) the Board voted unanimously to approve.

Case: BOA-892074 **Address:** 33-35 Ridgmont Street **Ward** 21 **Applicant:** JM Investment, LLC

Article(s): 51(51-8) 51(51-9: Floor area ratio is excessive & Height is excessive) 51(51-56)

Purpose: The project scope is to legalize an existing three-family which is on record as a two-family, and to upgrade third floor kitchen and bathroom. There is no proposed work on the other floors except for code-required improvements. Finished areas of the basement will become storage/utility areas.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to legalize an existing three-family which is on record as a two-family, and to upgrade third floor kitchen and bathroom. There is no proposed work on the other floors except for code-required improvements. Finished areas of the basement will become storage/utility areas.

Board Members inquired about the size of units. The applicant stated unit, 1, 1,246 sq. ft., unit 2, 1, 222sq. ft., unit 3, 921 sq. ft. Also, renovating kitchen and bath in unit 3.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Ciommo, and ACNA are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with Galvin seconded and the Board voted unanimously to approve.

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-825479 **Address:** 18 Everett Street **Ward** 1 **Applicant:** 18-20 Residential Partners, LLC

Article(s): 53(53-8) 53(53-9: Insufficient additional lot area/dwelling unit, Excessive F.A.R., Max. allowed number of stories exceeded, Max. allowed height exceeded, Insufficient open space/unit, Insufficient rear yard setback & Insufficient side yard setback) 53(53-56.5a) 53(53-54) 53(53-56: Off-street parking design/parking space size & Off-street parking & loading req insufficient # of spaces)

Purpose: Combine parcel numbers 0105299000 and 0105298000 to create a new lot consisting of 4,500 s.f. (See ALT810560) and erect a 9 unit residential dwelling with 5 off street parking spaces at grade.

Discussion: At the request of the applicant **this case has been Denied Without Prejudice.**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request.

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

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

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

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to change occupancy from 1 family to 3 family.

Board Members inquired about the size of units. The applicant stated unit 1, 1700 sq ft, unit 2 1400 sq, ft, and unit 3, 1700 sf.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Flynn are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with Proviso, (BPDA) and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-885892 **Address:** 91-93 Waldeck Street **Ward 17 Applicant:** Jarred Johnson

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

Purpose: Combine buildings 91 Waldeck Street and 93 Waldeck Street. Change occupancy from 3 dwelling units at 91 and 6 dwelling units at 93 to 12 unit building. CSNDC is planning a moderate of the Waldeck Street buildings (91-101). This is a capital needs rehab will consist of significant interior and exterior renovations and new MEP systems. NOTE: Estimate cost for the project is \$1,500,000. construction and cost fees was paid on ALT868846 and ALT 868848.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to convert 3 properties into affordable housing.

Board members asked, no exterior work to be done. The applicant stated 35 units will remain, 2F-5000 district; MFR proposed.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Campbell and abutter are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-885891 **Address:** 95-97 Waldeck Street **Ward 17 Applicant:** Jarred Johnson

Article(s): 65(65-8: Multi-family (forbidden) & Community room forbidden) 65(65-9) 65(65-41)

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

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to convert 3 properties into affordable housing.

Board members asked, no exterior work to be done. The applicant stated 35 units will remain, 2F-5000 district; MFR proposed.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Campbell and abutter are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-885888 **Address:** 99-101 Waldeck Street **Ward** 17 **Applicant:** Jarred Johnson

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

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

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to convert 3 properties into affordable housing.

Board members asked, no exterior work to be done. The applicant stated 35 units will remain, 2F-5000 district; MFR proposed.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Campbell and abutter are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-823802 **Address:** 46 Murray Hill Road , **Ward** 19 **Applicant:** Halyard, Sheets and Rudder Incorporated

Article(s): 67(67-9): Lot size to erect new dwelling: insufficient, Required lot width to erect new dwelling: insufficient, Required lot frontage to erect new dwelling: insufficient, Floor area ratio: excessive, Required side yard setback to erect new dwelling: insufficient & Required usable open space for new dwelling: insufficient) 67(67-33)

Purpose: On existing parcel # 1903150000, erect new construction single family dwelling as per attached plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to erect new construction single family dwelling as per attached plans.

Board Members inquired about FAR. The applicant stated .5 allowed, .54 proposed, 4,000 sq. ft lot consistent with lot on street.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor McCarthy are in support. One abutter opposes.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso, (BPDA) and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-852415 **Address:** 72-72B Oakland Street, **Ward 22, Applicant:** John Pulgini

Article(s): 51(51-8) 51(51-9) 51(51-9.4)

Purpose: Demolish existing dwelling. Erect new three-unit townhouse with two garage parking spaces in each unit. File in conjunction with ALT846312.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to raise existing buildings on 30,000 sq. ft lot, with 18 total parking spaces for new 3 unit townhouses.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Ciommo and BAIA are in support. One abutter opposes.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso, (BPDA community process) and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-852419 **Address:** 74-74B Oakland Street, **Ward 22, Applicant:** John Pulgini

Article(s): 51(51-9) 51(51-57.13)

Purpose: Existing two-family dwelling with no work to be done. Filed to erect separate new three-unit townhouse on same lot under ERT711967 (72-72B Oakland Street). Reconfigure and propose eight (8) off-street parking.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to raise existing buildings on 30,000 sq. ft lot, with 18 total parking spaces for new 3 unit townhouses.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Ciommo and BAIA are in support. One abutter opposes.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso, (BPDA community process) and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-856686 **Address:** 11 Newton Street **Ward 22 Applicant:** Scott Marder

Article(s): 51(51-56: Insufficient parking (1.75/unit req.) & Restricted driveway access to spots in rear (<10' clear access, maneuverability and space size)) 51(51-9)

Purpose: Change of occupancy from a one to a three family. Renovation of two kitchens and one bathroom. Build two non-structural walls. Separate electric and add 2 new hot water heaters and sprinklers.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to change of occupancy from a one to a three family. Renovation of two kitchens and one bathroom. Build two non-structural walls. Separate electric and add 2 new hot water heaters and sprinklers.

Board Member stated problem with parking, need to remove deck to accommodate 2 parking spaces per BTB

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Ciommo and BAIA are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso, (BPDA basement above grade, deck removed to accommodate parking spaces) and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-893683 **Address:** 2 Sinclair Road **Ward** 22 **Applicant:** 37-43 North Beacon Street LLC
Article(s): 51(51-8) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9)

Purpose: Erect building for 9 Residential Condo Units.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to erect building for 9 Residential Condo and 72 unit rental focused on artists.

Board Member inquired about the size of units. The applicant stated condo has 3 parking spaces (1) bedroom, 700sq ft, 2 bedroom, 800-100sq ft , 72 units have garage build into building and partially hidden., 12 (2) bedroom, 800-950 sq. ft, 46,(1) bedroom, 650 sq ft, 14 studios , 1500 sq ft, Height 69", 38 parking spaces , and roof decks open to all residents.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Ciommo, Carpenters Union, Allston Civic Association and abutters are in support. One abutter in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso, (BPDA) and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-893682 **Address:** 37 North Beacon Street **Ward** 22 **Applicant:** 37-43 North Beacon Street LLC
Article(s): 51(51-8) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-56) 51(51-56)

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

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to erect building for 9 Residential Condo and 72 unit rental focused on artists.

Board Member inquired about the size of units. The applicant stated condo has 3 parking spaces (1) bedroom, 700sq ft, 2 bedroom, 800-100sq ft , 72 units have garage build into building and partially hidden., 12 (2) bedroom, 800-950 sq. ft, 46,(1) bedroom, 650 sq ft, 14 studios , 1500 sq ft, Height 69", 38 parking spaces , and roof decks open to all residents.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Ciommo, Carpenters Union, Allston Civic Association and abutters are in support. One abutter in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso, (BPDA) and Erlich seconded and the Board voted unanimously to approve.

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

BOARD MEMBERS:

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SUBSTITUTE MEMBERS:

EUGENE KELLY
KERRY LOGUE

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

For a video recording of Board of Appeal Hearings please go to: https://www.cityofboston.gov/cable/video_library.asp