



City of Boston
Board of Appeal

HEARING MINUTES

Tuesday, December 17, 2019

BOARD OF APPEALS

Room 900

Board Chair 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:

November 19, 2019 - Upon a Motion and second, the Board voted unanimously to approve the November 19, 2019 Hearing Minutes.

EXTENSION: 9:30 a.m

Case: BOA-796764 **Address:** 137 Amory Street **Ward** 11 **Applicant:** Urban Edge Housing Corporation (by Frank Shea, CEO)

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

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one year extension. Board Member Fortune recused himself from the hearing of this request.

Case: BOA-716297 **Address:** 1403-1405 Dorchester Avenue **Ward** 15 **Applicant:** Tam Nguyen

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

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:** 1181 Bennington Realty LLC (by Richard Lynds, Esq)

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

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

Case: BOA-755158 **Address:** 151-153 Meridian Street **Ward 1 Applicant:** One Fifty One Meridian, LLC (Richard Lynds, Esq)

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

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

Case: BOA-757453 **Address:** 653 Cummins Highway **Ward 18 Applicant:** Patrick Mahoney

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

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

Case: BOA-685446 **Address:** 39 Washburn Street **Ward 7 Applicant:** Doug George (by Derric Small, Esq)

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

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

Case: BOA-656043 **Address:** 34 Dix Street **Ward 16 Applicant:** Douglas George (by Derric Small, Esq)

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

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

Case: BOA- 382897 **Address:** 104 Canal Street **Ward 3 Applicant:** Somnath Hospitality LLC

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

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

BOARD FINAL ARBITER: 9:30 a.m

Case: BOA-892898 **Address:** 267 Old Colony Avenue **Ward 7 Applicant:** George Morancy, Esq

Discussion: The applicant requested approval of minor changes to the plans relative to zoning relief previously granted by the Board on the above application.

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

Case: BOA-897172 **Address:** 509 East Fifth Street **Ward 6 Applicant:** George Morancy, Esq

Discussion: The applicant requested approval of minor changes to the plans relative to zoning relief previously granted by the Board on the above application.

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

Case: BOA-900973 **Address:** 485 Ashmont Street **Ward** 16 **Applicant:** Timothy Johnson

Discussion: The applicant requested approval of minor changes to the plans relative to zoning relief previously granted by the Board on the above application.

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

GCOD: 9:30a.m.

Case: BOA-1020716 **Address:** 21 Hudson Street **Ward** 3 **Applicant:** David Shum

Article(s): 32(32-4)

Purpose: Amendment to ALT815449. The new amendment is to erect a 1-story addition in the rear to expand the existing 1st floor restaurant.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, and requested a conditional use permit under Article 32 GCOD Applicability. The Board noted that the BWSC's letter of approval was on file.

Documents/Exhibits: Building Plans

Votes: Board Member Fortune moved for approval, the motion was seconded and the Board voted unanimously to approve the applicant's request.

Case: BOA-1021212 **Address:** 18 Union Park **Ward** 3 **Applicant:** Marc LaCasse

Article(s): 32(32-4)

Purpose: Change of Occupancy from three-family dwelling to single-family dwelling. Remove all existing interior partitions. Install new floor joists, electrical, plumbing, HVAC, fire protection, and storm water infiltration systems. Application submitted with nominal fee letter.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, and requested a conditional use permit under Article 32 GCOD Applicability. The Board noted that the BWSC's letter of approval was on file.

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval, the motion was seconded and the Board voted unanimously to approve the applicant's request.

Case: BOA-1018993 **Address:** 18 Newbury Street **Ward** 5 **Applicant:** Concepts International, LLC

Article(s): 32(32-9)

Purpose: Project is an interior fit out with new storefront, HVAC, electrical, plumbing and structural is included in scope. No change to construction type, building height or building area.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, and requested a conditional use permit under Article 32 GCOD Applicability. The Board noted that the BWSC's letter of approval was on file.

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval, the motion was seconded and the Board voted unanimously to approve the applicant's request.

Case: BOA-1019334 **Address:** 200-202 Ipswich Street **Ward 5 Applicant:** 1241 Boylston, LLC

Article(s): 32(32-4)

Purpose: Erect an eight (8) story, maximum height ninety (90) feet, 105,000 square feet building area, 184 room hotel with a ground floor restaurant and 82 parking spaces in one below-grade level. Existing building to be razed under a separate permit.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, and requested a conditional use permit under Article 32 GCOD Applicability. The Board noted that the BWSC's letter of approval was on file.

Documents/Exhibits: Building Plans

Votes: Board Member Fortune moved for approval, the motion was seconded and the Board voted unanimously to approve the applicant's request.

HEARING: 9:30 a.m.

Case: BOA-1019011 **Address:** 22-24 Woodbine Street **Ward 12 Applicant:** Mai Phung

Article(s): 50(50-41) 50(50-28)

50(50-29: Lot width minimum required is insufficient, Lot frontage minimum required is insufficient, Floor area ratio is excessive, Lot area for the add'l units is insufficient, Usable open space requirement is insufficient, Front yard setback requirement is insufficient, Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient)

Purpose: Combine parcel 1200823000 and 1200824000 to become one lot and erect a four family townhouse style on a vacant lot, as per plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a four unit townhouse.

Board Members asked about parking and front yard setback.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. Councilors Janey and Essaibi-George are in opposition.

Documents/Exhibits: Building Plans

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

Case: BOA-982435 **Address:** 198 Woodrow Avenue **Ward 14 Applicant:** Mai Phung

Article(s): 60(60-40) 604(60-41)

60(60-9: Lot Area Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient, Front Yard Insufficient, Side Yard Insufficient)

Purpose: Erect a 3 story, Three (3) Family Dwelling on an existing vacant Lot (as per plans).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a three family dwelling.

Board Members asked about unit sizes and bedroom counts, if a roof deck was proposed and about parking maneuverability.

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

Documents/Exhibits: Building Plans

Votes: Board Member Logue moved for approval with BPDA design review and Ruggiero seconded and the Board voted unanimously to approve.

Case: BOA-1020294 **Address:** 1301 Blue Hill Avenue **Ward** 14 **Applicant:** John Pulgini

Article(s): 60(60-16) 60(60-37)

60(60-17: Lot area for the add'l dwelling units is insufficient, Floor area ratio is excessive, Height is excessive, Usable open space is insufficient, Front yard setback requirement is insufficient, Side yard setback requirement is insufficient, Rear yard setback requirement is insufficient)

Purpose: Demo existing building located at the end of 1261-1299 Blue Hill Ave and construct a new mixed use building at 1301 Blue Hill Ave by combining two lots into one lot.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a five-story mixed use building with 39 residential units subject to compact living guidelines.

Board Members asked about lot size, vendor for coffee shop space, unit sizes and bed counts and affordable units.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Wellington Hill Neighborhood Association, Carpenters Union and BPDA are in support.

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval with BPDA design review and Logue seconded and the Board voted unanimously to approve.

Case: BOA-1000521 **Address:** 16 Stanley Street **Ward** 15 **Applicant:** Phung Porzio,

Article(s): 65(65-32)

65(65-9: Lot Area Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient, Front Yard Insufficient, Side Yard Insufficient)

Purpose: Proposed to construct a two family on a vacant lot (as per plans).

Discussion: At the applicant's request, the matter was deferred to the February 4, 2020 Hearing.

Case: BOA-995695 **Address:** 142 Pleasant Street **Ward** 15 **Applicant:** JB Investments, LLC

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

65(65-9: Add'l Lot Area Insufficient, Rear Yard Insufficient Usable Open Space Insufficient, Floor Area Ratio Excessive, Main entry must face front lot line)

Purpose: Construct a 9-unit three-story-plus-basement fully-sprinklered multifamily apartment building including a group-1 accessible unit on the first floor. Include a 4-space covered parking lot in rear. Zoning relief required. Demolish the existing 1-story garage repair shop demo of building done on a short form with all notices.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect an 8 unit dwelling with parking for 6 cars.

Board Members asked about the size of units and if a roof deck is proposed.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support, as is Councilor Baker and an abutter..

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval with BPDA design review and Logue seconded and the Board voted unanimously to approve.

Case: BOA-972669 **Address:** 32-34 Tolman Street **Ward** 16 **Applicant:** Hun Le

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

65(65-9: Floor Area Ratio Excessive, Building Height Excessive,
Building Height (# of Stories) Excessive, Front Yard Insufficient)

Purpose: Build a dormer, rebuild front porch, extends living space into basement.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to extend living space into the basement and add a dormer.

Board Members asked about the current occupancy, basement ceiling height, proposed use of the basement, access to utilities and about the proposed dormer. Board Member Kindell stated that the submitted drawings did not include drawings for the proposed basement use.

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for deferral and Logue seconded and the Board voted unanimously to defer to the February 4, 2020 hearing.

Case: BOA-995600 **Address:** 82 Millet Street **Ward** 17 **Applicant:** Eltion Allen

Article(s): 65(65-9: Building Height (# of Stories) Excessive, Side Yard Insufficient)

Purpose: Construct a new dormer at the Attic Level of existing House. Extend Living space(new Bathroom, new Bedroom). Remove chimney roof to basement, selective demo per plans, new electrical per plans, new plumbing per plans, new construction windows and siding per plans, new roof to area been worked on, new millwork, insulation drywall and plaster, new framing per plans walls and roof, ceramic tile floor.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to extend living space to the attic with addition of a dormer.

Board Members asked about the occupancy of the dwelling.

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 Kindell moved for approval with BPDA design review and Ruggiero seconded and the Board voted unanimously to approve.

Case: BOA-1014293 **Address:** 25 Hale Street **Ward** 18 **Applicant:** Boston Trinity Academy

Article(s): 69(69-8) 69(69-9) 69(69-28)

Purpose: Erect a new gymnasium (shown as Building 3) and free-standing sign for Boston Trinity Academy. File in conjunction with ALT934346 for interior renovation to 17 Hale Street.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a gymnasium and a free-standing sign.

Board Members asked about the lot size and about the proposed sign.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support, as are Councilors Essaibi-George and Flaherty, the Carpenter Union and a parent of a student.

Documents/Exhibits: Building Plans

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

Case: BOA-1014347 **Address:** 17 George Street **Ward** 18 **Applicant:** Derick Joyner

Article(s): 69(69-8)

69(69-9: Lot area for the add'l dwelling is insufficient, Floor area ratio is excessive, Usable open space is insufficient, Height requirement is insufficient (stories))

Purpose: Erect three family home as per plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a three-family dwelling.

Board Members asked about lot size, demolition of existing building, unit sizes and bedrooms counts, parking and floor area ratio.

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 Ruggiero moved for approval with BPDA design review and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-1018347 **Address:** 36-40 Sprague Street **Ward** 18 **Applicant:** Paul McDonald

Article(s): 69(69-14: Use: Multi-family Dwelling : Forbidden,Use:AccessoryPark-ing:Forbidden)

69(69-15: Floor Area Ratio Excessive,Building Height Excessive)

69(69-29: Off-Street Parking Insufficient, Off-Street Loading Insufficient)

69(69-30: Conformity with Existing Building Alignment, Two or More Dwellings located on the Same Lot)

Purpose: Building # 1 - Erect a new 5 story 101 Unit Apartment Building with Parking on 1st Floor level. Existing vacant Warehouse will be removed.

Discussion: At the applicant's request, the matter was deferred to the January 28, 2020 Hearing.

Case: BOA-1018350 **Address:** 38-40 Sprague Street **Ward** 18 **Applicant:** Paul McDonald

Article(s):69(69-14: Use: Multi-family Dwelling : Forbidden,Use:AccessoryPark-ing:Forbidden)

69(69-15: Floor Area Ratio Excessive,Building Height Excessive)

69(69-29: Off-Street Parking Insufficient, Off-Street Loading Insufficient)

69(69-30: Conformity with Existing Building Alignment, Two or More Dwellings located on the Same Lot)

Purpose: Building # 2 - Erect a new 5 story 125 Unit Apartment Building with Parking on 1st Floor level. Existing vacant buildings to be removed on separate contract.

Discussion: At the applicant's request, the matter was deferred to the January 28, 2020 Hearing.

Case: BOA-1014815 **Address:** 67 Florence Street **Ward** 19 **Applicant:** David Collins

Article(s):67(67-9: Bldg Height Excessive (Feet), Front Yard Insufficient, Side Yard Insufficient)

Purpose: Third floor renovation 2 bedrooms 1 new bathroom. Small dormer for head room over staircase from second to third floor. replacement of 2 story decks with roof renovation of bearing wall on second floor.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a dormer on the third floor and to replace existing decks.

Board Members asked about the number of bedrooms.

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

Documents/Exhibits: Building Plans

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

HEARINGS: 10:30 a.m.

Case: BOA-942575 **Address:** 137 Falcon Street **Ward 1 Applicant:** James Christopher

Article(s): 27T(27T-5) 53(53-8) 53(53-56)

53(53-9: Floor area ratio is excessive, Height is excessive (story), Front yard setback requirement is insufficient (Falcon Street), Side yard setback requirement is insufficient, Rear yard setback requirement is insufficient, Front yard setback requirement is insufficient (Putnam Street)

Purpose: To construct a rear addition and change occupancy from a two to a four family building as per the attached plans with off street parking.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to a four-unit dwelling by constructing a rear addition.

Board Members asked about a curb cut, consideration given to a three-family alternative and about the basement unit.

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 Ruggiero moved for approval with BPDA design review and Fortune seconded and the Board voted 5 to 1 to approve. Chair Araujo voted in opposition.

Case: BOA-943711 **Address:** 59 Gove Street **Ward 1 Applicant:** David Talarico

Article(s): 27T(27T-5_25(25-5) 53(53-8) 53(53-54) 53(53-56)

53(53-9: Insufficient lot size-2000sf min. req, Excessive height- 35' Max, of allowed stories exceeded- 3 max, Insufficient additional lot area- 1,000sf/dwelling unit reqd, Insufficient lot width- 20' req, Insufficient lot frontage width- 20' req, Insufficient rear yard setback- 10' min. req, Insufficient side yard setback- 2.5' min. req, Excessive f.a.r.- 1.0 max, Insufficient usable open space- 300sf/unit req)

Purpose: Erect 4 family dwelling. *AE Flood Hazard Area

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a four-unit dwelling with a roof deck with access via head house.

Board Members asked about parking, the surrounding buildings and about the roof deck.

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 Ruggiero moved for approval with BPDA design review, no building code relief and no Article 25 flood hazard relief and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-1003594 **Address:** 138 Trenton Street **Ward 1 Applicant:** Tory Kell

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

Purpose: Construction of New Roof Deck. Amendment to ALT930884.

Discussion: At the applicant's request, the matter was deferred to a later date to be determined.

Case: BOA-1015822 **Address:** 127 Marion Street **Ward 1 Applicant:** Jeffrey Drago

Article(s): 27G E. Boston IPOD, 53(53-8)

Purpose: Changing the occupancy from elderly housing, elderly day care and accessory community space to elderly housing, day care and accessory day care. Also, to complete interior renovations.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to elderly housing, daycare and accessory daycare.

Board Members asked about pick-up and drop off area.

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

Documents/Exhibits: Building Plans

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

Case: BOA-1013470 **Address:** 34 West Eagle Street **Ward 1 Applicant:** 34 West Eagle Street, LLC

Article(s): 25(25-5)

53(53-9: Side yard requirement is insufficient, Rear yard requirement is insufficient, Floor area ratio is excessive)

Purpose: Amend ALT921752 to include extension of living space into basement and new rear decks.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to extend living space to the basement and build new rear decks. Applicant stated they were not seeking Article 25 flood hazard relief as they believe it was incorrectly cited.

Board Members asked about total additional square footage and basement ceiling height.

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, Letters of support

Votes: Board Member Ruggiero moved for approval with no Article 25 flood hazard relief and Logue seconded and the Board voted unanimously to approve.

Case: BOA-1006761 **Address:** 179 Putnam Street **Ward 1 Applicant:** Lindsey McClenning

Article(s): 53(53-9)

Purpose: Interior renovations to legalize existing extended living space in unit 1 and basement.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to legalize existing basement living space for unit 1.

Board Members asked about the size of unit 1 including the basement space, size of the other 2 units, use of the basement space, basement ceiling height and access to mechanical equipment.

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 Ruggiero moved for approval with no building code relief and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-966339 **Address:** 22 Wordsworth Street **Ward 1 Applicant:** Will Sheehy

Article(s): 27T(27T-9) 53(53-8) 53(53-52) 53(53-56)

53(53-9: Lot Area Insufficient, Lot Width Insufficient, Lot Frontage Insufficient, Floor Area Ratio Excessive, Building Height Excessive,

Building Height (# of Stories) Excessive, Side Yard Insufficient, Rear Yard Insufficient)

Purpose: Confirm Occupancy as an existing Two (2) Family Dwelling and Change Occupancy to a Three(3) Family Dwelling. Gut renovation, addition of a new 3rd Floor and Rear addition. New kitchens, baths, flooring, plumbing, HVAC, electrical systems. New roof, new Rear Decks, siding and foundation work. Installation of a new Sprinkler system.

Discussion: At the applicant's request, the matter was deferred to the February 4, 2020 Hearing.

Case: BOA-1016543 **Address:** 70 Eutaw Street **Ward 1 Applicant:** Maria Grimaldi

Article(s): 27T East Boston IPOD, 53(53-8) 53(53-9) 53(53-56)

Purpose: Change Occupancy from a two to a three unit residential dwelling.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from two-family dwelling to three-family dwelling by extending living space to the basement.

Board Members asked about the size of the basement unit and access to the basement unit.

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

Documents/Exhibits: Building Plans

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

Case: BOA-1023020 **Address:** 40 Morris Street **Ward 1 Applicant:** Claudia Sierra

Article(s): 27T(27T-9)

53(53-9: Floor Area Ratio Excessive, Side Yard Insufficient)

Purpose: Confirm Occupancy as a Three (3) Family Dwelling. This is an existing condition, Building has been used as a Three Family Dwelling for many years. A full Renovation to all 3 Units and Basement. New Kitchens, Bathrooms. Upgrade existing HVAC/ MEP systems. Construct new Rear Decks. Building will be fully Sprinklered.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to legalize use as a three-family.

Board Members asked how the property is taxed, about the basement space and about the size of units.

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

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval with no building code relief and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-985474 **Address:** 362 Princeton Street **Ward 1 Applicant:** Brian Foley

Article(s): 53(53-9)

Purpose: Extend living space into basement (first floor unit). Existing condition. No work to be done.

Discussion: At the applicant's request, the matter was deferred to the March 10, 2020 Hearing.

Case: BOA#985475 **Address:** 362 Princeton Street **Ward 1 Applicant:** Brian Foley

Purpose: Extend living space into basement (first floor unit). Existing condition. No work to be done.

9th Edition 780 CMR CHPT 10 - Section 1011.6 Stairwell width insufficient

9th Edition 780 CMR CHPT 10 - Section 1003.3.1 Protruding objects by beam @ 5'-9 1/4" to include obstructed stair headroom at rear exit way.

9th Edition 780 CMR CHPT 10-Section 1003.2 Ceiling Height insufficient (7' 6" req.)

9th Edition 780 CMR CHPT 10 - Section 1011.6 Stairway landings (1'- 6"proposed)

9th Edition 780 CMR CHPT 10 - Section 1003.6 Means of Egress continuity without obstructions or reduction in width.

9th Edition 780 CMR CHPT 12 - Section 1208.2 Minimum Ceiling heights (proposed 6'-6.5"

Discussion: At the applicant's request, the matter was deferred to the March 10, 2020 Hearing.

Case: BOA-1016538 **Address:** 41-43 Horace Street **Ward 1 Applicant:** Joseph Trichilo

Article(s): 53(53-9: Excessive F.A.R. (Previously approved by BOA), Excessive Height (Previously approved by BOA)

Purpose: Add a roof deck to the headhouse and add 600sqft with a bed bath in the basement. to amend ERT418336.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to add a roof deck, head house already existing, to existing two-family dwelling and extend living space to basement.

Board Members asked if proposed deck was part of initial permit application, if there were provisos on the prior relief and about a hatch alternative.

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 Ruggiero moved for approval and Fortune seconded and the Board voted 5 to 1 to approve. Chair Araujo voted in opposition.

Case: BOA-1016537 **Address:** 45-47 Horace Street **Ward 1 Applicant:** Joseph Trichilo

Article(s): 53(53-9: Excessive F.A.R. (Previously approved by BOA), Excessive Height (Previously approved by BOA)

Purpose: Add a roof deck to the headhouse and add 600sqft with a bed bath in the basement. to amend ERT418342.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to add a roof deck, head house already existing, to existing two-family dwelling and extend living space to basement.

Board Members asked if proposed deck was part of initial permit application, if there were provisos on the prior relief and about a hatch alternative.

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 Ruggiero moved for approval and Fortune seconded and the Board voted 5 to 1 to approve. Chair Araujo voted in opposition

Case: BOA-1004068 **Address:** 48 Union Park **Ward 3 Applicant:** Highline Development

Article(s): 64(64-9.4)

Purpose: Construct a rear deck off of the kitchen in Unit 3. Some interior changes as per plans. Amendment to ALT904493.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a rear deck off unit 3.

Board Members asked about the size of the deck and how it would be supported.

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 Logue moved for approval and Ruggiero seconded and the Board voted unanimously to approve.

Case: BOA-988957 **Address:** 135 Myrtle Street **Ward 5 Applicant:** James Palumbo

Article(s): 20(20-1)

Purpose: Install new roof top deck that is accessed from an existing Head House.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a roof deck.

Board Members asked about size of the head house, size of the deck and number of units in the building.

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 Logue moved for approval and Ruggiero seconded and the Board voted unanimously to approve.

Case: BOA-1004372 **Address:** 225 West Third Street **Ward 6 Applicant:** Eric Zachrison

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

68(68-8: Floor Area Ratio Excessive, Bldg Height Excessive (Feet), Front Yard Insufficient, Side Yard Insufficient)

Purpose: Construct fourth floor addition with roof deck to an existing single family home.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to construct a fourth floor addition with roof deck and head house.

Board Members asked about provisos on prior relief and the size of the roof 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 Logue moved for approval with BPDA design review and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-1024677 **Address:** 316-318 Northern Avenue **Ward 6 Applicant:** RBK II Tenant, LLC

Article(s): 6(6-3A) 8(8-7)

Purpose: New Construction of a 4 story + mechanical PH steel framed core and shell building for research and development use. Includes up to 45 below grade parking spaces. Includes 10,000sf of retail / restaurant / service space

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect second building of life sciences project with structured parking for 45 cars.

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

Documents/Exhibits: Building Plans

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

Case: BOA-907831 **Address:** 75 G Street **Ward 7 Applicant:** Douglas Stefanov

Article(s): 10(10-1) 27P(27P-5) 68(68-29)

68(68-8: Front yard setback is insufficient, Rear yard setback is insufficient, Usable open space is insufficient, Height requirement is excessive)

Purpose: Confirm occupancy a 3 family dwelling & store and change to 4 unit multi family. Demolish single story merchant building attached to main house, move existing accessory stable/garage building to the back of the lot and build a new three unit building attached to the existing main house. Rework the interior of the existing house to share one common staircase. Building to be equipped with an automatic sprinkler systems

Discussion: At the applicant's request, the matter was deferred to the January 28, 2020 Hearing.

RE-DISCUSSIONS: 10:30a.m.

Case: BOA-957913 **Address:** 140-148 East Berkeley Street **Ward 3 Applicant:** Leo Motsis as Trustee of 140-148 East

Article(s): 10(10-1) 64(64-12)

Purpose: In connection with ISD Violation Number V228193, tenant seeks to change occupancy from garage for the repair of motor vehicles (and associated accessory uses) to warehousing and storage of food stuff and grocery items.

Discussion: At the applicant's request, the matter was deferred to the April 7, 2020 Hearing.

45 Minute Lunch Break

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-972963 **Address:** 58 Lubec Street **Ward 1 Applicant:** 58 Lubec Street Trust

Article(s): 25(25-5) 53(53-9: Lot area for the add'l units is insufficient, Floor area ratio is excessive, Height requirement is excessive (stories), Height requirement is excessive (ft), Usable open space is insufficient, Side yard setback is insufficient, Rear yard setback requirement is insufficient & Required front yard setback is insufficient) 27T-5 53(53-56)

Purpose: Renovate, Change occupancy from 4 to a 9 unit dwelling, erect addition with roof deck and reconstruct rear decks

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a four-unit to nine-unit dwelling and build addition and roof deck.

Board Members asked about unit types and use of the basement space.

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 Ruggiero moved for approval with BPDA design review and no building code relief and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-972965 **Address:** 48 Geneva Street **Ward 1 Applicant:** Nicola R. Dilbero

Article(s): 25(25-5) 27T-5 53(53-9): Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Usable open space insufficient, Side yard insufficient & Rear yard insufficient) 53(53-56)

Purpose: Erect a 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 requesting zoning relief required to erect a six-unit residential dwelling with parking for 4 cars.

Board Members asked about parking.

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 Ruggiero moved for approval with BPDA design review and Logue seconded and the Board voted unanimously to approve.

Case: BOA-961467 **Address:** 47-51 Webster Street **Ward 1 Applicant:** Fratt, LLC

Article(s):9(9-1)

Purpose: Restaurant outdoor seating for 22 with food and alcohol service.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to add 22 outdoor seats for dining.

Board Members asked about the width of the sidewalk and accessibility.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support, as are Councilors Edwards, Essaibi-George and Flaherty.

Documents/Exhibits: Building Plans

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

Case: BOA-970404 **Address:** 416 Beacon Street **Ward 5 Applicant:** Beta Nu House Corporation

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

Purpose: Interior and exterior renovations of a 4 story brick rowhouse. Proposed work includes repairs to exterior masonry, window replacement and energy efficiency upgrades, renovations to kitchen and bathrooms and reconfiguration of bedrooms with accessibility upgrades. Current use is R-2 Fraternity.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to renovate rowhouse used as a fraternity and add a second roof deck. The Board noted that a BWSC letter of compliance was on file.

Board Members asked about the number of bedrooms, capacity, social room, roof deck, agreements with neighbors and enforcement of use of deck rules.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Architectural Access Board, Dean of Fraternity/Sorority Life at MIT and three abutters are in support. Neighborhood Association of Back Bay, Susan Pringle, co-chair of Architectural Committee of NABB, and two abutters are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Fallon moved for dismissal without prejudice and Kindell seconded and the Board voted unanimously to dismiss without prejudice.

Case: BOA#1015422 **Address:** 411 Shawmut Avenue **Ward 9 Applicant:** Adam Grassi

Purpose: Add new roof deck w/spiral staircase, frame new skylight openings, replace roofing and renovated bathroom. Section: 9th 780 CMR 1011 Stairways. 1011.12.2 Roof access. Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1510.2. Section 780 CMR 1011 Stairways. 1011.3 Headroom. Spiral stairway complying with Section 1011.10 are permitted a 78 inch headroom clearance.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to vary the building code for a new roof deck to be accessed by a hatch.

Documents/Exhibits: Building Plans

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

Case: BOA-959027 **Address:** 27 Thornley Street **Ward 13 Applicant:** Ellington Jackson

Article(s): 65(65-9)

Purpose: Amendment to ALT373517 (No additional cost).Changes to fire protection, add new rear exterior stair to replace inside stair, Create storage areas in basement (not to be living space) ,change 2nd floor pantry to an open porch , create a 3 rd floor rear deck, change 1 st and 2nd floors to open concept kitchen with LVLs with 3 bedrooms and 2 baths.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a third floor rear deck. The applicant withdrew the concurrent request for building code relief.

Board Members asked about egress, the occupancy of the building and the size of the deck.

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 Ruggiero moved for approval with BPDA design review and Fortune seconded and the Board voted unanimously to approve.

Case: BOA#956275 **Address:** 27 Thornley Street **Ward 13 Applicant:** Ellington Jackson

Purpose: Amendment to ALT373517 (No additional cost).Changes to fire protection, add new rear exterior stair to replace inside stair, Create storage areas in basement (not to be living space) ,change 2nd floor pantry to an open porch , create a 3 rd floor rear deck, change 1 st and 2nd floors to open concept kitchen with LVLs with 3 bedrooms and 2 baths. Section: 8th 780CMR 1027 Exit Discharge 10.27.5.1 Location - min. fire separation distance of 10 feet from exterior stairway to adjacent lot line. 8th 780CMR Exit Discharge 10.27.6 Exit stairway shall be separated from interior of building as required by 1023.2 and openings shall be limited to those necessary for egress from normally occupied spaces

Discussion: The applicant request to withdraw the appeal for building code relief.

Votes: Board Member Fortune moved for denial and Ruggiero seconded and the Board voted unanimously to deny.

Case: BOA-948772 **Address:** 99 Brooks Street **Ward 22 Applicant:** Daniel Toscano
Article(s): 51(51-8) 51(51-9: Building height (# of stories) excessive & Side yard insufficient) 51(51-56)
Purpose: Seeking to renovate the existing structure and to Change the Occupancy from a Single Family Dwelling to a Two Family Dwelling. Construct new dormers. Expand living space into Basement and Attic.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from single-family to two-family dwelling.

Board Members asked about dormers, number of bedrooms, basement ceiling height, basement windows and access to utilities.

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

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval with no building code relief and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-875587 **Address:** 25 Bentley Street **Ward 22 Applicant:** Mikhail Deychman
Article(s): 51(51-8)
51(51-9: Front yard setback is insufficient, Rear yard setback is insufficient,
Floor area ratio is excessive, Three family dwelling unit use is a forbidden use)
Purpose: Demolition of existing building and built a structure for 3 family dwelling.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a three-family dwelling.

Board Members asked about parking and location of and access to mechanical equipment.

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

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval with BPDA design review and Logue seconded and the Board voted unanimously to approve.

Case: BOA-919043 **Address:** 88-94 Lincoln Street **Ward 22 Applicant:** Maverick Media, LLC
Article(s): 51(51-17 Height Excessive, Front Yard (51-52.1 Street Wall Continuity; 51-57.2 CEBA) 51(51-55)
Purpose: Erect a 14'x48', two sided, digital billboard on a monopole

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a monopole digital billboard with light-blocking technology.

Board Members asked about the location of the billboard, type of building on the property, size of the billboard, height of the pole and what will be advertised on the billboard.

Testimony: The Board then requested testimony from neighbors and elected officials. Councilor Flaherty, Suffolk County Sheriff Steve Thompkins, Local 391, North Brighton Allston Civic Group and multiple abutters and residents are in support. The Mayor's Office of Neighborhood Services, Councilors Ciommo and Essaibi-George, Brighton Allston Improvement Association, Allston Civic Association, Brighton Allston Community Coalition, AB Development Corporation and multiple abutters and residents are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Ruggiero moved for approval with BPDA design review, 55 feet maximum pole and relief to petitioner only and Fortune seconded. However, the motion failed to carry as Board Members Araujo, Fallon and Kindell voted in opposition and the Board entered a denial of the appeal.

RECOMMENDATIONS:

Case: BOA-575281 **Address:** 31 Appleton Street **Ward:** 5 **Applicant:** Richard Gold

Article(s): 64(64-9) 64(64-34)

Purpose: Rebuild fourth floor back dormer and add new exterior deck on back of building off fourth floor master bedroom.

Discussion/Vote: The applicant requested to withdraw his application for relief. Therefore, the Subcommittee voted to recommend dismissal without prejudice.

Documents/Exhibits: Building plans

Case: BOA-1004905 **Address:** 777 East Broadway **Ward:** 6 **Applicant:** Kyle Gambone

Article(s): 10(10-1) 68(68-33)

Purpose: Widen an existing curb cut by 5' to add 2 off-street parking.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend dismissal without prejudice.

Documents/Exhibits: Building plans

Case: BOA-1018358 **Address:** 170-174 West Broadway **Ward:** 6 **Applicant:** George Morancy

Article(s): 9(9-2) 68(68-7: Live entertainment use conditional & Amusement game machines use > 4 conditional)

Purpose: Change Legal Use and Occupancy of existing Restaurant to add Restaurant with Live Entertainment (Use Item 38).

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-976835 **Address:** 45 Delle Avenue **Ward:** 10 **Applicant:** Eben Kunz

Article(s): 59(59-37)

Purpose: Install 2 entry doors, add kitchen to complete requirements for 2-family.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-990576 **Address:** 8 Westcott Street **Ward:** 14 **Applicant:** Sean Desiree

Article(s): 10(10-1)

Purpose: 3 car parking.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-1006111 **Address:** 18 Spaulding Street **Ward:** 16 **Applicant:** Benediccate Dieujuste
Article(s): 65(65-9: Insufficient side yard setback & Excessive F.A.R.)
Purpose: Build shed dormer on side of building extend dormer on rear of building.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with no building code relief.

Documents/Exhibits: Building plans

Case: BOA-1008861 **Address:** 726 Hyde Park Avenue **Ward:** 18 **Applicant:** George Diaz
Article(s): 67(67-9: Side yard insufficient & Rear yard insufficient)
Purpose: Remove first floor rear deck. Construct new first and second floor rear deck.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-1005360 **Address:** 49 Metropolitan Avenue **Ward:** 18 **Applicant:** Oleh Kotsyuba
Article(s): 67(67-9: Front yard setback requirement is insufficient, Floor area ratio is excessive, Side yard setback requirement is insufficient & Height requirement is excessive)
Purpose: Rear and front additions, new dormers, interior renovations, new garage, new rear and front decks, new siding.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-1015938 **Address:** 2 Prospect Avenue **Ward:** 19 **Applicant:** Michael Griffin
Article(s): 67(67-9.1)
Purpose: Legalize the occupancy as a two family dwelling, and renovate third floor existing walk up attic, add dormer, 3/4 bath with bedroom, dismantle, front porch roof to remain demo and dispose of existing deck rebuilt as before.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-1000455 **Address:** 288 Washsett Street **Ward:** 19 **Applicant:** Charles Townsend
Article(s): 56(56-8)
Purpose: Small addition of 54.5 sf to side of kitchen; kitchen renovation and updates in same location. Related electrical, plumbing and mechanical work.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA- 1004365 **Address:** 37-39 Aldrich Street **Ward:** 20 **Applicant:** Adrian Worrell

Article(s): 67(67-9: Floor area ratio excessive & Building height (# of stories) excessive)

Purpose: Add shed dormer to the building - 37 feet long.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-1001566 **Address:** 90 Cass Street **Ward:** 20 **Applicant:** Maralene Zwarich for Cass Street Condo Trust"

Article(s): 9(9-1)

Purpose: Propose 2 off-street parking on existing two-family dwelling. Install 48 in height driveway retaining wall. Combined Lot filed under ALT981760.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA- 1012264 **Address:** 48 Sheffield Road **Ward:** 20 **Applicant:** Anna Kolodner

Article(s): 10(10-1) 67(67-9) 68(68-33)

Purpose: Propose (2) off-street parking.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-964030 **Address:** 88 Sycamore Street **Ward:** 19 **Applicant:** John LoRusso

Article(s): 67(67-9: Floor area ratio excessive, Side yard insufficient & Rear yard insufficient)

Purpose: Build 2.5 story addition to rear of existing two family home.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA design review.

Documents/Exhibits: Building plans

Case: BOA- 972357 **Address:** 6-8 Cheshire Street **Ward:** 19 **Applicant:** Comprehensive Building & Remodeling, LLC
Article(s): 55(55-9) 9(9-1)

Purpose: Finish Basement. Erect 2x4 walls on the perimeter, insulate, blueboard & plaster walls & ceiling, paint, carpet.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

STEPHANIE HAYNES
BOARD OF APPEAL
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TYRONE KINDELL, JR
NADINE FALLON
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 the December 17, 2019 Board of Appeal Hearings please go to:
https://www.cityofboston.gov/cable/video_library.asp