



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

9:30 am	Ward: 08	Hearing: 1
BOA723479	Address: E 49 Concord ST, Ward - 08	Applicant: Ghita Akkar

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

Article(s)	Description
Art. 64 Sec. 34	Restricted Roof Structur Regs
Building	Building Code Refusal:
Building	Building Code Refusal:

Description: Construct a new roof deck with hatch access. SELDC approval 17,351 SE. Updated architectural and structural floor plans. MSBC-10 SRC 1009.13.1 Roof Access. Where stairway is provided to an occupied roof for a 4 story building, access to said occupied roof must be through a penthouse. (note that there is no penthouse provided to access to access the roof deck which is above the 4 story building) 1021 Number of Exits and Continuity. 1021.1 All spaces within each story shall have the approved independent number of exits specified in table 1021.1. (Note that table 1021.1 states that two independent exits are required for spaces above the third story of an R-2 use group, and your proposed third unit with multiple stories is not in compliance with this section of the code.)

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Applicant states that the proposal is to update the building and provide sprinklers in the building. The only issue at the Board is the roof access: there is an existing roof hatch only for the top unit. Applicant is providing stairs up to the roof deck. On record the building is classified as a three story building not a four story, this building is three stories above the finish grade from East Concord Street. The Fire Department access would be from East Concord Street.

Motion was made by Board Member Pisani to Approve. The motion was seconded and the motion carried.

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



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Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

9:30 am	Ward: 09	Hearing: 1
BOA711115	Address: 44 Upton ST, Ward - 09	Applicant: Marc Lacasse

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

Article(s)	Description
Article 64 Section 9	Dimensional Regulations

Notes

Description: Construct Rear Decks per Plan at the 1st and 2nd Floor. Amend ALT63715.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Counsel stated that the two rear decks would be above the first floor, six feet in dimension and bracket supported.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors Linehan. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review. The motion was seconded and the motion carried.

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Hearings for Tuesday, July 25, 2017

Notice is hereby given that on **July 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 11	Hearing: 1
BOA707854	Address: 100 Jamaica ST, Ward - 11	Applicant: Chris Read

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

Article(s)	Description
8th 780CMR R311.7	Stairways
Article 55, Section 9	Dimensional Regulations

Description: Extending living space into the 3rd floor for unit 2. Build out Bathroom, washer, dryer area and living room.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO: No Building Code Relief Granted

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: The applicant stated that this is an existing two family with an existing third floor attic. The applicant seeks to expand into the 588 sf attic of which 400sf is useable. 340sf will be used as laundry/bathroom and family room and has a floor to ceiling height of 6'4".

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors O'Malley, Flaherty and Wu. Opposition: None.

Motion was made by Board Member Pisani to Approve with no building code relief. The motion was seconded and the motion carried.

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9:30 am	Ward: 11	Hearing: 2
BOA719027	Address: 114 - 120 Brookside Av, Ward - 11	Applicant: Jeffrey Drago

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

Article(s)	Description
Art. 55 Sec. 55-40	Off street parking insufficient
Art. 55, Section 19 * **	Use: Forbidden
Article 55 Section 20	Dimensional regs in LI
Article 55 Section 20	Dimensional regs in LI

Description: : New construction mixed use building per plans. 9 residential units, 11 parking spaces, 3 commercial spaces.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input checked="" type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Petar Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Counsel stated that the proposal is to demolish a one story outdated structure and erect a four and half story mixed use building. The project would include nine condominium residential units & three commercial spaces, with two affordable commercial spaces as detailed in a memorandum of understanding with the existing tenants. The lot size is 9,820sf and the proposed gross square footage is 16,640sf. The applicant stated the highest point is 42'7" from the top of the fourth floor, 11 parking spaces will be provided and there will be three-bedrooms with two baths, and two-bedrooms and two baths. The commercial spaces will be 965sf, 770sf & 650sf. A community room will be located on the top floor that brings the height to 53'1".

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services, Councilors O'Malley and Flaherty, Carpenter's Union and abutter. Opposition: Two abutters. Motion was made by Board Member Galvin to Approve with BPDA Design Review. The motion was seconded and the motion carried

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



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9:30 am	Ward: 13	Hearing: 1
BOA683224	Address: 113 Pleasant St, Ward - 13	Applicant: Carlos Pereira

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

Article(s)	Description
Art. 65 Sec. 9	Residential Dimensional Reg.s

Notes

Description: Demo existing rooftop deck to repair rubber membrane underneath. Rebuild rooftop larger than current according to plans submitted to city

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

SUMMARY: The case was postponed to August 29th, 2017 at 11:30 a.m.

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9:30 am	Ward: 14	Hearing: 1
BOA720513	Address: 10 Tucker ST, Ward - 14	Applicant: James Gribaudo

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

Article(s)	Description
Article 10, Section 1	Limitation of Area
Article 60, Section 40 *	Off-Street Parking Regs

Description: See ALT713072 for combine and subdivision of 2 lots. Erect a new Two (2) Family Dwelling on new 5,923sq. ft Lot proposed project is part of the DND Neighborhood Housing Initiative Program.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisaní	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: The Applicant stated two parcels are about 9000sf. The applicant proposes to combine the two parcels and deed about 3,300sf to the abutter for the side yard and on the other parcel erect a two family dwelling on the 5923sf lot under the DND Neighborhood Housing Initiative.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services, Councilor Campbell and the Department of Neighborhood Development. Opposition: None.

Motion was made by Board Member Galvin to Approve with BPDA Design Review. The motion was seconded and the motion carried.

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Hearings for Tuesday, July 25, 2017

Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

9:30 am	Ward: 16	Hearing: 1
BOA666622	Address: 1607 Dorchester AV, Ward - 16	Applicant: Robert Eddy

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: extension of non-conforming use & conditional use

Article(s)	Description
Art. 09 Sec. 01 **	Extension of Non Conforming Use
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art.65 Sec.08	Conditional
Notes	

Description: Install a canopy over pump island

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Peter Chin	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____

SUMMARY: The case was postponed to September 19th, 2017 at 11:30 a.m.

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



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Hearings for Tuesday, July 25, 2017

Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

9:30 am	Ward: 16	Hearing: 2
BOA679070	Address: 10 Lafield ST, Ward - 16 & 6 Lafield St	Applicant: Foster Bates

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

Article(s)	Description
Article 65, Section 41 **	Off-Street Parking & Loading Req.
Description:	: Construct 10'-0 easement driveway between two houses to propose four (4) off street parking. Cost reflected on U49652946. (Contract and fee upgrade required)

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BOARD MEMBERS:	<u>PRESENT:</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: The Applicant stated that 6 and 10 Lafield Street, the applicants are proposing to put a curb cut and a driveway between the two houses. Easements to allow both owners the use of the driveway have been registered with the Registry of Deeds. The parking will be in the rear yard for eight parking spaces four on each side.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor Baker and Flaherty. Opposition: None.

Motion was made by Board Member Erlich to Approve. The motion was seconded and the motion carried.

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Hearings for Tuesday, July 25, 2017

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9:30 am	Ward: 19	Hearing: 1
BOA700713	Address: 43 Goldsmith ST, Ward - 19	Applicant: Todd Buffum

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

Article(s)	Description
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations
Article 55, Section 9	Dimensional Regulations

Description: Extend Living Space into attic for Unit #3 in an existing Three family Dwelling. Construct Front Dormer and add new skylights

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: The Applicant stated that the proposal is finish attic space in a three unit building. The space would be used as a master suite. In response to the violations, the applicant stated that the current FAR of 1.29 will be increased to 1.52. The height requirement is not being exceeded as the required height is 35' and the proposal is for 33.95'. The required rear yard setback is 20'; the existing rear yard setback is 10'8"; and the dormer setback will be 13'.2". The dormer is mainly to get 80" clear head height for above the existing stair for access.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services, Councilors O'Malley and Flaherty, Jamaica Plain Neighborhood Council. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review. The motion was seconded and the motion carried.

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Hearings for Tuesday, July 25, 2017

Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

9:30 am	Ward: 19	Hearing: 2
BOA710535	Address: 16 Heathcote ST, Ward - 19	Applicant: Stuart Schrier

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

Article(s)	Description
Article 67, Section 9 * ***	Excessive Floor Area Ratio
Article 67, Section 9 * ****	Excessive Building Height-Stories
Article 67, Section 9 ***	Insufficient Side Yard
Article 67, Section 9 ****	Insufficient Rear Yard

Description: Vertical addition to extend living space to attic on existing single family residential dwelling. Construct front deck , rear deck and bay windows. Interior renovation.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO: BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani -Recused	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: : Counsel proposes to extend living space into the attic and to replace the current front porch with a farmer's porch to appear as more of a setback to match the building alignment. After the attic is finished the FAR will be .65 while the allowed is 0.5. The building height is two and a half stories and 35 feet, the proposal is 31'.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services, Councilor McCarthy and abutter. Opposition: None.

Motion was made by Board Member Galvin to Approve with BPDA Design Review. The motion was seconded and the motion carried. Board member Pisani recused himself.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

9:30 am	Ward: 19	Hearing: 3
BOA715581	Address: 44 Lochdale RD, Ward - 19	Applicant: Andrew Kara

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

Article(s)	Description
Article 67 Section 67-15	Dimensional Regulations
Article 67 Section 67-15	Dimensional Regulations

Notes

Description: A three story addition totaling 49,822 SF will be added to the existing self - storage building at 44 Lochdale RD, Roslindale MA. It is intended that the addition will be built as a separate building with shared circulation. The development will increase the commercial self -storage use and include the reconfiguration of the existing parking access from Mahler to Lochdale, the introduction of new and refurbished means of egress, the in-troduction of freight elevators and new and updated HVAC systems.
ZBA

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Petar Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Counsel stated that the applicant is seeking approval for a proposed three story 49,822sf addition to a self-storage facility. The new facade will enhance the aesthetics of the street. There will be 35 parking spaces and two interior loading docks. There are currently 350 storage units and depending on the layout the 300 units will be added.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services, Councilor McCarthy and the Carpenter's Union. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on **July 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 20	Hearing: 1
BOA704394	Address: 4281 Washington St, Ward - 20	Applicant: John Pulgini

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

Article(s)	Description
8th 780CMR Chapter 10	Means of Egress
8th 780CMR Chapter 10	Means of Egress
Article 67, Section 12	Dimensional Regulations
Article 67, Section 12	Dimensional Regulations
Article 67, Section 12	Dimensional Regulations
Article 67 Section 32	Off-Street Parking
Article 67 Section 11	Use Regulations

Description: Construct Rear Decks per Plan at the 1st and 2nd Floor. Amend ALT637151

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Counsel stated the furniture upholstery repair shop at 5,700sf. The proposal is for four story 23,500 sf residential building with four units per floor: 2 one-bedroom and a full bath at 600-763sf, and two two-bedroom units with two full baths at 950sf. Responding to the zoning violations: the required parking is 2 spaces per unit, the applicant is proposing a 1:1 of 12 spaces; the required height is 35' while the proposal is for 40'. This project was too small for Article 80 review.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors McCarthy and Flaherty. Opposition: None.

Motion was made by Board Member Galvin to Approve with BPDA Design Review. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on **July 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 21	Hearing: 1
BOA723406	Address: 95 Brookline AV, Ward - 21	Applicant: Paul Farrell

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

Article(s)	Description
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Art. 32 Sec. 32-4	Groundwater Conservation Overlay District, Applicability
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Description: Replace loading dock structure, same size, replace paving and drainage structures, repair existing canopy and roof drains with new lighting. Site is subject to Article 32. permit application is for the purpose of rejection to allow review of proposed groundwater recharge system by Zoning Board of Appeal.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

Hold Signature for Boston Water & Sewer Approval

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: The Applicant described replacing the existing dock and repaving the vehicular area. The applicant is providing one inch infiltration over the entire loading dock and paved area. Boston Water and Sewer is still reviewing the plans.

Motion was made by Board Member Pisani to Approve and to hold the decision for signature until the Boston Water and Sewer letter was received. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on **July 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 01	Hearing: 1
BOA570065	Address: 10 Everett ST, Ward - 01	Applicant: Roberto Di Marco

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

Article(s)	Description
Art. 53 Sec. 08*	Forbidden
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Article 53, Section 56*	Off-Street Loading Reg's
Article 53, Section 56	Off-Street Parking Reg's
Article 53, Sec. 54	Screening & Buffering Reqs
Notes	
Art. 53, Section 56 **	Off-Street Parking Insufficient
Notes	
Art. 53 Sec. 08*	Forbidden
Article 53Section 9	Dim Reg Applic in Res Sub Dist
Article 53Section 9	Dim Reg Applic in Res Sub Dist
Article 53Section 9	Dim Reg Applic in Res Sub Dist
Article 53Section 9	Dim Reg Applic in Res Sub Dist
Article 53Section 9	Dim Reg Applic in Res Sub Dist
Article 53Section 9	Dim Reg Applic in Res Sub Dist
Article 53Section 9	Dim Reg Applic in Res Sub Dist
Article 53, Section 56.5(a)	Off Street Pkg Maneuverability
Article 53, Section 56	Off-Street Parking Reg's
Article 53, Sec. 54	Screening & Buffering Reqs
Article 53, Section 56*	Off-Street Loading Reg's

Description: Revised 4/25/17: Construct a 19 unit four story structure with 21 parking spaces.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDJUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<u>✓</u>	_____	_____
Mark Fortune, Secretary	<u>✓</u>	_____	_____
Anthony Pisanf	<u>✓</u>	_____	_____
Mark Erlich	<u>✓</u>	_____	_____
Bruce Bickerstaff	<u>✓</u>	_____	_____
Peter Chin	<u>✓</u>	_____	_____
Craig Galvin	<u>✓</u>	_____	_____
Eugene Kelly	_____	<u>✓</u>	_____

SUMMARY: The case was postponed to August 15th, 2017 at 9:30 a.m.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on **July 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 01	Hearing: 2
BOA696619	Address: 303 Paris St, Ward - 01	Applicant: Daniel Glissman

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

Article(s)	Description
Article 86, Section 6	Use and Dimen Regulations
Description: Change occupancy to include Wireless Telecommunications Facility. Install nine (9) new wireless antennas and (6) RRU's concealed behind a screen wall enclosure on existing roof of the church rectory and painted to match the building. Install equipment cabinets, gas generator, and associated cables.	

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<u> ✓ </u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREJUDICE	<u> </u>	<u> </u>

PROVISO:

BPDA Design Review

Tentative Approval Depending On The Schema That Is Worked Out With BPDA & Board Will Hold Signature

Call Of The Chair

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<u> ✓ </u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u> ✓ </u>	<u> </u>	<u> </u>
Anthony Pisani	<u> ✓ </u>	<u> </u>	<u> </u>
Mark Erlich	<u> ✓ </u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u> ✓ </u>	<u> </u>	<u> </u>
Peter Chin	<u> ✓ </u>	<u> </u>	<u> </u>
Craig Galvin	<u> ✓ </u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u> ✓ </u>	<u> </u>

SUMMARY: Counsel stated that TMobil is proposing 9 antennae at the Sacred Heart Rectory which will be enclosed within a faux chimney setback a minimum of 10' from the roof on one and 17' on the other. Discussion centered on the integration of the design into the building.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor LaMattina. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review and will be held for signature based on review of the schema developed through design review. If necessary, resolution will occur through the Call of the Chair. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on **July 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 01	Hearing: 3
BOA699095	Address: 274 - 276 Sumner St, Ward - 01	Applicant: Jeffrey Drago

Seeking appeal for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: **variance & Extension of Non-Conforming Use**

Article(s)	Description
Art. 09 Sec. 01	Reconstruction/Extension of Nonconforming Bldg.
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53, Sec. 54	Screening & Buffering Reqs
Article 53, Section 52	Roof Structure Restrictions
Article 53 Section 56	Off street Parking
Notes	

Description: Renovate building including adding living area/ addition 24.8' x 28.4' three stories in height in the rear as well as ground level as per plans and 7 parking spaces in rear, renovations to include a full fire sprinkler and alarm system. Please see ALT 679203for clarification of records of comb bldgs. *(six units)

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Counsel stated that the applicant purchased the six unit building which was in disrepair and proposes a gut renovation to bring it to code and add a 28'x16.8 to the rear. On the first floor unit 1 & 2 three-bedroom & three bath will some additional space in the basement for bedroom & bath at 1937sf, on the second floor three-bath and two bath at 988sf, and on the floor a three-bed and two bath at 988sf in the basement there will be master bed and bath and study. The floor to ceiling height is 7' 6". Applicant is proposing seven parking spaces in the rear of the building access by existing easement through Sumner Place and Emmitt Place.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor LaMattina. Opposition: None.

Motion was made by Board Member Galvin to Approve with BPDA Design Review. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

10:30 am	Ward:01	Hearing:4
BOA719031	Address: 138 Falcon ST, Ward - 01	Applicant: Jeffrey Drago

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

Article(s)	Description
Art. 53, Section 9 ** Notes	Dimensional Regulations
Description: Off Street Parking for one car with curb cut.	

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<u> ✓ </u>	<u> </u>
DENIED	<u> </u>	<u> </u>
DENIED WITHOUT PREDUDICE	<u> </u>	<u> </u>

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<u> ✓ </u>	<u> </u>	<u> </u>
Mark Fortune, Secretary	<u> ✓ </u>	<u> </u>	<u> </u>
Anthony Pisani	<u> ✓ </u>	<u> </u>	<u> </u>
Mark Erlich	<u> ✓ </u>	<u> </u>	<u> </u>
Bruce Bickerstaff	<u> ✓ </u>	<u> </u>	<u> </u>
Peter Chin	<u> ✓ </u>	<u> </u>	<u> </u>
Craig Galvin	<u> ✓ </u>	<u> </u>	<u> </u>
Eugene Kelly	<u> </u>	<u> ✓ </u>	<u> </u>

SUMMARY: Counsel, on behalf of the applicant, is seeking to legalize an existing area in his back that has been used for off street parking for 1 vehicle. There is no legal curb cut there and the access to the parking is off Putnam Street.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilor LaMattina. Opposition: None.

Motion was made by Board Member Galvin to Approve. The motion was seconded and the motion carried

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

10:30 am	Ward: 01	Hearing: 5
BOA721541	Address: 114 Orleans St, Ward - 01	Applicant: Jeffrey Drago

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

Article(s)	Description
Notes	
Article 53 Section 8	Use Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 56.5.a	Parking maneuverability
Article 53 Section 56	Off street Parking
Article 53, Sec. 54	Screening & Buffering Reqs
Article 53, Section 56*	Off-Street Loading Reg's

Description: <P>Raze existing building and erect a five story residential building with 23 units and 25 indoor parking spaces (w 12 stackers.)</P>
<P>*Razing of structure is to be approved on a separate permit</P>

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Counsel stated that the applicant purchased the 7,500sf lot which had always been used as industrial automotive. The applicant proposes a residential use in keeping with the neighborhood. Through the community process the applicant reduced the building from six stories to five stories and the condominium unit count from 25 units to 23 units with 25 dedicated spaces. This 29,385sf gross square foot building will have a mix on one and two bedrooms: one-bedrooms ranging from 500sf-850sf and two bedrooms from 950sf-1100sf and three bedrooms at 1,000 square feet. The fifth floor has private decks on the side not the 2nd, 3rd or 4th. The BPDA recommended a accessible unit. The required FAR is 1 and the proposed is 3.2. Pulling in the building has reduced the massing on the sidewalk.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services, Councilor LaMattina and the Carpenter's Union. Opposition: None.

Motion was made by Board Member Pisani to Approve with BPDA Design Review. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

10:30 am	Ward: 02	Hearing: 1
BOA722618	Address: 401 Main ST, Ward - 02	Applicant: Derric Small

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

Article(s)	Description
Article 62, Section 8 ** *	Floor Area Ratio Excessive
Article 62, Section 8 **	Add'l Lot Area Insufficient
Article 62, Section 8	Dimensional regulations
Article 62, Section 7 * **	Use: Forbidden
Article 62, Section 8 ***	Usable Open Space Insufficient
Art. 10 Sec. 01 *	Limitation of Area of Accessory Uses
Notes	
Art. 62 Sec. 08	Dimensional Regulations

Description: Change the legal occupancy from a two family dwelling to a three family dwelling.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Counsel stated that the proposed change from a two-family dwelling to a three family dwelling would create a 850sf basement unit, with three parking spaces in the rear, the parking takes up more than 25% of the rear yard. The main entrance for the unit is on the side of the building where as the first two units the main entrance is at the front of the building. Counsel stated the FAR violation was cited in error as the required is 2.0 and the proposed is 1.9. The floor to ceiling height in the basement is 9'.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors La Mattina, Flaherty and Wu. Opposition: None.

Motion was made by Board Member Galvin. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on **July 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 03	Hearing: 1
BOA665387	Address: 252 Friend ST, Ward - 03	Applicant: Matthew Matarazzo

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

Article(s)	Description
Article 6 Section 4 Notes	Other cond. necc as protection
Article 6 Section 4 Notes	Other cond. necc as protection

Description: Remove Proviso granted to that petitioner only (BZC22452)

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____✓_____	_____

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

SUMMARY: This case was withdrawn.

Motion was made by Board Member Fortune to Deny without Prejudice. The motion was seconded and the motion carried

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Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on **July 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 03	Hearing: 2
BOA722001	Address: 252 Friend ST, Ward - 03	Applicant: Anthony Cardillo

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

Article(s)	Description
Art. 06 Sec. 04	Other Protectional Conditions
Description: : Restaurant with takeout. Remove proviso from BZC-22452 previous establishment to create takeout for new establishment. No work to be done.	

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: The Applicant requested that the proviso "to this petitioner only" be removed and granted to the new owner. The new restaurant is the Westender and the applicant has experience with take-out.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services.
Opposition: None.

Motion was made by Board Member Galvin to Approve. The motion was seconded and the motion carried.

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Martin J. Walsh
Mayor

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Hearings for Tuesday, July 25, 2017

Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

10:30 am	Ward: 04	Hearing: 1
BOA716126	Address: 441 Stuart ST, Ward - 04	Applicant: Emily Bozek

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

Article(s)	Description
Art. 48 Sec. 07	Stuart Street Dist. Use Regs.

Description: Change occupancy to include liquor store Alteration in and existing space. Construction work includes installtion of new flooring, lighting, painting, shelving and milwork .

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Counsel stated that this proposal is for the change of use from a general retail store which was once a dry cleaners to a high end grocery and package store. The store is about 1000sf and has been vacant for about five years. The applicant has been in the retail industry for about 15+ years and the proposed name is "Back Bay Wine & Spirits".

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors Linehan and Flaherty. Opposition: None.

Motion was made by Board Member Galvin to Approve. The motion was seconded and the motion carried.

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Hearings for Tuesday, July 25, 2017

Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

10:30 am	Ward: 04	Hearing: 2
BOA721110	Address: 10 Durham ST, Ward - 04	Applicant: Scott Mustard

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

Article(s)	Description
Article 16, Section 8	Roof Structure Restrictions
Article 32, Section 4.	GCOD, Applicability
Notes	

Description: Construct new forth story addition with front and rear decks for Unit #4. Interior renovation to third story.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO: Hold For Signature Until Boston Water & Sewer Review Plans

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Counsel stated this proposal is for a roof deck where the dimensions are 8'x19' rear deck and similar for the front deck which will be access by penthouse. plans were filed with Boston Water and Sewer however, the review is not completed. Representative from the Groundwater Trust requested that signature of signature of the decision be held until the plans are reviewed.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services, Councilor Jackson, the Saint Botolph Neighborhood Association and abutter. Opposition: None.

Motion was made by Board Member Galvin to Approve with BPDA Design Review and to hold the decision for signature until the Boston Water and Sewer letter was received. The motion was seconded and the motion carried

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

10:30 am	Ward: 06	Hearing: 1
BOA674105	Address: E 543 Third St, Ward - 06	Applicant: Timothy Johnson

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

Article(s)	Description
Art. 57 Sec. 09	Dimensional Regulations
Art. 57 Sec. 09	Dimensional Regulations
Art. 57 Sec. 09	Dimensional Regulations
Art. 57 Sec. 09	Dimensional Regulations
Art. 57 Sec. 09	Dimensional Regulations
Art. 59 Sec. 37	Off-Street Parking
Art. 57 Sec. 09	Dimensional Regulations
Article 57, Section 27	Application of Dimen Regs
Art. 57 Sec. 09	Dimensional Regulations
Article 57, Section 27	Application of Dimen Regs
Article 57, Section 22 **	Roof Structure Restrictions

Description: Erect new 3-story, 2-family dwelling over open parking w/roof deck as per plans submitted.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:
 BPDA Design Review-Attention To Garage Doors, Parking Restricted To Four & Head House
 Eliminated & A Hatch Be Installed

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Counsel stated that a new refusal letter was issued under Article 68 for consolidation of lots. Parking was originally "open" now it is concealed by garage doors. Applicant stated one proposed deck for the new building restricted to unit #2. The total number of units in the existing and proposed is four residential and one commercial. The units are two bedrooms, two-bath at 1000sf. Four parking spaces are proposed.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services. Opposition: Councilors Linehan and Flaherty.

Motion was made by Board Member Pisani to Approve with BPDA Design Review with specific attention to the garage doors; that parking is restricted to four spaces and that the head house be eliminated and replaced by a hatch. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

10:30 am	Ward: 06	Hearing: 2
BOA707989	Address: W 377 First St, Ward - 06	Applicant: Gregg Donovan

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

Article(s)	Description
Article 68, Section 8	Dim reg app in res sub dist

Description: ; Erect a 5 - story, Mixed Use Building. On the Ground Level will be a parking Garage with a commercial Space. On the Upper Floors will be Nine (9) Residential Units. There will be a Common Roof Deck for all tenants in building. This is a new application for a previously submitted application under ERT546147. Current plans have undergone significant redesign to eliminate prior height violation.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/> 182	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Counsel stated that this matter was previously denied by the Board largely on the objections to granting zoning relief under Article 68. South Boston zoning has been re-examined under IPOD. This lot is part of Don Clancy & Sons Demolition Co., in an area that was re-zoned to residential from manufacturing commercial. This is proposed for nine units with one 442 sf commercial unit. There will be 13 garage parking spaces. There will be a combination of one, two and three bedroom units. The roof decks are proposed at 500sf, 965sf & 1300sf accessed by elevator. FAR allowed 2.0 and the proposed is 3.0.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and 5 abutters. Opposition: Councilors Linehan and Flaherty.

Motion was made by Board Member Galvin to Approve with BPDA Design Review. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

10:30 am	Ward: 06	Hearing: 3
BOA722592	Address: E 502 Third St, Ward - 06	Applicant: Patrick Mahoney

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

Article(s)	Description
Art. 68 Sec 08	Dimensional Req.
Article 68, Section 33	Off-Street Parking/Loading Req's
Art. 68 Sec.08	Dimensional Req.

Notes

Description: Erect a new two family building with four spaces. ** Please transfer out of Attorney Mahoney's name prior to issuing building permit **

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisani	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

SUMMARY: The case was postponed to September 19th, 2017 at 11:30 a.m.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

10:30 am	Ward: 06	Hearing: 4
BOA725135	Address: E 539 - 541 Third St, Ward - 06	Applicant: Timothy Johnson

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

Article(s)	Description
Art. 68 Sec. 34	Appl. of Dim. Req.
Art. 68 Sec.08	Dimensional Req.
Art. 68 Sec.08	Dimensional Req.
Art. 68 Sec.08	Dimensional Req.
Art. 68 Sec. 34	Appl. of Dim. Req.

Description: This existing two-family dwelling will share its lot to another new dwelling, due to that, new zoning violations will be created (to be known as 543 E Third ST.) Refer to permit app'l No. ERT656827.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
	SUSTAINED/APPROVED	<input checked="" type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:
BPDA Design Review-Attention To Garage Doors , Parking Restricted To Four & Head House
Eliminated & A Hatch Be Installed

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: See Companion Minutes BOA-674105

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on **July 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

10:30 am	Ward: 07	Hearing: 1
BOA719849	Address: W 278 Fifth St, Ward - 07	Applicant: Patrick Mahoney

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

Article(s)	Description
Article 68, Section 8 ***	Insufficient Front Yard
Article 68, Section 29	Roof structure restrictions
Notes	

Description: : Change single family house to a 2-family. Make an addition to the side of the house as well as a new 3rd floor.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input checked="" type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review-Attention To Garage Doors

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Counsel stated that described the proposed change in use from a one to a two family, with a side yard and alteration to the top floor. Alteration permit to alter the existing home to conform to the dimensional requirements to Article 68. The existing building alignment is consistent with the rest of the street. Counsel stated that the structure that is being altered is the top floor, adding a deck accessible by unit two and accessed by hatch.

Testimony was requested in support and opposition. Support: None. Opposition: Mayor's Office of Neighborhood Services and Councilors Linehan and Flaherty.

Motion was made by Board Member Chin to Approve with BPDA Design Review with special attention paid to reducing the impact of the garage doors. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

10:30 am	Ward: 07	Hearing: 2
BOA720590	Address: 287 - 291 Old Colony Av, Ward - 07	Applicant: Patrick Mahoney

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

Article(s)	Description
Art 13 Sec. 04	Dwellings in Nonresidential district
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 15 Sec. 01	Floor Area Ratio excessive
Article 16 Section 1	Building Height Excessive
Article 16 Section 1	Building Height Excessive
Article 17 Section 1	Usable Open Space Insufficient
Article 18, Section 1	Front Yard Requirements
Article 18, Section 3	Traffic Visibility at Corner
Article 18, Section 1	Front Yard Requirements
Art. 23 Section 1 **	Off-Street Parking (Residential) Insufficient

Description: : Propose to build new 7 Unit condo building, consisting of 7 Residential units and 1 Retail commercial space and Parking under.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Counsel referred to revised drawings showing that the building has been reduced significantly and is now a four stories with five residential and one commercial unit. There will be three two-bedrooms - two are 1300sf, one is 1900sf and two one-bedrooms at 800sf. The front yard violation has been remedied by conformance with the existing alignment. This 2700sf triangle shape lot has a rear yard violation where 10' is allowed and the proposed is 0'. Five parking spaces are proposed. To improve the traffic visibility around the corner there will not be any plantings or buildings within two and a half feet and there will be glass on either side. The cars will pull in off Jenkins Street and exit onto Old Colony.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors Linehan and Flaherty. Opposition: None
 Motion was made by Board Member Pisani to Approve with BPDA Design Review. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

10:30 am	Ward: 07	Hearing: 3
BOA721162	Address: 40 Enterprise St, Ward - 07	Applicant: Donald Wiest

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

Article(s)	Description
Art. 25 Sec. 5	Flood Hazard Districts
Article 65 Section 15	Use Regulations
Article 65 Section 16	Dimensional Regulations
Article 65 Section 16	Dimensional Regulations
Art. 25 Sec. 5	Flood Hazard Districts
Art. 65 Sec. 15**	Use Regulations
Article 65, Section 16 **	Dimensional Regulations
Article 65, Section 16 **	Dimensional Regulations

Description: The Pipe - fitters union to demo an existing building and erect a 73,000 sf pipe fitters training office, a four story 65' tall Steel framed structure. The project also includes approximately 120 parking spaces.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Counsel stated that this is a Training facility for the Pipe Fitters Union which will be a 70,000sf four story building this facility will include offices and extensive training facility. The required height is 45' and the applicant is proposing 65'.

Testimony was requested in support and opposition. Support: Mayor's Office of Neighborhood Services and Councilors Baker, Wu and Flaherty. Opposition: None.

Motion was made by Board Member Galvin to Approve with BPDA Design Review. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on **July 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 01	Hearing: 6
BOA662222	Address: 211 Condor St, Ward - 01	Applicant: Joe Hassell

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

Article(s)	Description
Art. 53 Sec. 54	Screening/Buffering
Art. 53 Sec. 56	Off-Street Parking
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Art. 53 Sec. 09 *	Dimensional Regulations
Article 52 Section 8	Use Regulations
Notes	

Description: Build new 14 unit building with parking spaces.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO: BPDA Design Review

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: See companion minutes BOA-662224

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on **July 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 01	Hearing: 7
BOA662224	Address: 191 Condor St, Ward - 01	Applicant: Joe Hassell

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

Article(s)	Description
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 8	Use Regulations
Article 53 Section 9	Dimensional Regulations
Article 53, Sec. 54	Screening & Buffering Reqs
Article 53, Section 56	Off-Street Parking Reg's
Article 53, Section 57.3	Traffic Visibility Across Corners
Notes	

Description: Construct new 9 unit residential building with 11 parking spaces.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREJUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO: BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Counsel stated that the case was heard previously and was postponed because of community opposition which has since been resolved. The opposition was from the Carpenter's union which led to questions from the Board about the composition of the development team.

Motion was made by Board Member Galvin to Approve with BPDA Design Review. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

11:30 am	Ward: 01	Hearing: 8
BOA692071	Address: 265 Webster ST, Ward - 01	Applicant: Richard Lynds

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

Article(s)	Description
Article 53 Section 8	Use Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53, Section 56	Off-Street Parking Reg's
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations
Article 53 Section 9	Dimensional Regulations

Description: Change occupancy from a three family dwelling to a four unit dwelling. Renovate with erect vertical addition and extend living space in basement and upper addition with deck as per plan.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisani	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

SUMMARY: The case was postponed to September 19th, 2017 at 11:30 a.m.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on July 25, 2017 a public hearing will be held by the Zoning Board of Appeal of the City of Boston at City Hall (Room 801) upon the following appeals:

11:30 am	Ward: 05	Hearing: 1
BOA676202	Address: 73 Mount Vernon ST, Ward - 05	Applicant: Bruce Daniel

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

Article(s)	Description
Art. 13 Sec. 13-1	Dimensional Regulations
Art. 13 Sec. 13-1	Dimensional Regulations
Art. 13 Sec. 13-1	Dimensional Regulations
Notes	
8th 780CMR Chapter 7	Fire & Smoke Protection
8th 780CMR Chapter 30	ELEVATORS & CONVEYING SYSTEMS

Description: Build an addition to the third floor of the existing building to match exactly as the first and second floors. Renovate existing FAR areas of the building interior and create new living space. Looking for relief of a pre-existing condition (past work done without a permit) that is being considered a code violation. Add Juliette balconies to the rear of the building. Add a roof deck to the top of the building. (Other costs of construction are reflected on ALT626697).

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisanì	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

SUMMARY: The case was postponed to August 15th, 2017 at 11:30 a.m.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on **July 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 06	Hearing: 5
BOA668415	Address: 231 Gold St, Ward - 06	Applicant: Timothy Johnson

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

Article(s)	Description
Art. 14 Sec. 14-1 *	Lot size insufficient
Art. 14 Sec. 14-2	Additional Lot Area Required
Art. 14, Section 4 **	Lot Frontage Insufficient
Art. 15 Sec. 01	Floor Area Ratio excessive
Art. 17 Sec. 01	Usable open Space Insufficient
Art. 20 Sec. 01	Rear Yard Insufficient
Art. 23 Sec. 09	Design

Description: Erect new 4-story, 2-family dwelling w/garage and roof deck as per plans submitted.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<u>✓</u>	_____	_____
Mark Fortune, Secretary	<u>✓</u>	_____	_____
Anthony Pisani	<u>✓</u>	_____	_____
Mark Erlich	<u>✓</u>	_____	_____
Bruce Bickerstaff	<u>✓</u>	_____	_____
Peter Chin	<u>✓</u>	_____	_____
Craig Galvin	<u>✓</u>	_____	_____
Eugene Kelly	_____	<u>✓</u>	_____

SUMMARY: The case was postponed to September 19th, 2017 at 11:30 a.m.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on **July 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 10	Hearing: 1
BOA647490	Address: 95 Calumet ST, Ward - 10	Applicant: Cynthia Loesch

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

Article(s)	Description
Article 59, Section 7	Use Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 8	Dimensional Regulations
Article 59, Section 37	Off-Street Parking/Loading Reqs

Description: Change of occupancy from three (3) family dwelling to nine (9) unit residential dwelling. Extension of living space to basement. Construct new 3-story rear addition to existing 3-story building. Complete interior renovation with new sprinkler system.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisani	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

SUMMARY: The case was postponed to September 19th, 2017 at 11:30 a.m.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on **July 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 16	Hearing: 3
BOA585221	Address: 11 Lafield ST, Ward - 16	Applicant: Mai Phung

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

Article(s)	Description
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 65 Sec. 9	Residential Dimensional Reg s

Description: Proposed to renovate an existing basement and convert into additional living space for unit #1. And external rear stair case from second floor to ground level as new second mean of egress for unit # 2 & # 3 (as per plans) ref to alt558870

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREJUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisani	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

SUMMARY: Neither the applicant nor a representative appeared before the Board.

Motion was made by Board Member Fortune to Deny without Prejudice. The motion was seconded and the motion carried

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, July 25, 2017

Notice is hereby given that on **July 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 17	Hearing: 1
BOA664792	Address: 44H - 44 Mather ST, Ward - 17	Applicant: James Christopher

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

Article(s)	Description
Art. 65 Sec. 60-8	3 Family Detached Dwelling, Forbidden
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 41 **	Off-Street Parking & Loading Req.

Description: To change occupancy of existing single family to a 3 family. Square up building and change third floor from pitched roof to a flat roof for third floor to have same footprint as floors below. Add stairs up to new roof deck for 3rd floor unit only as per plans. Building will be fully sprinklered.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peter Chin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: The Applicant stated that proposal has changed and is now for a two family with living space in the basement and mansard roof, with a driveway to the rear that will accommodate two parking spaces. The required maximum height is 35' and the proposal is for 35'.2"; the required FAR is 0.5 while the proposed is 0.9. Applicant states that thy will be excavating the basement for a finish height of 8'.2".

Testimony was requested in support and opposition. Support: Councilor Campbell. Opposition: Mayor's Office of Neighborhood Services – no meeting with the Melville Park Neighborhood Association.

Motion was made by Board Member Galvin to Approve with BPDA Design Review. The motion was seconded and the motion carried.

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



Martin J. Walsh
Mayor

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Hearings for Tuesday, July 25, 2017

Notice is hereby given that on **July 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 21	Hearing: 2
BOA646449	Address: 599 Cambridge St, Ward - 21	Applicant: David Suny

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

Article(s)	Description
Art. 08 Sec. 04	Forbidden Use
Art. 09 Sec. 02	Nonconforming Use Change
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 56	Off street parking requirements
Article 51, Section 53	Screening & Buffering Req's

Notes

Description: Demolish existing (2) unit commercial medical and 2 unit residential structure. Erect (14) Residential Units Condominium Project. 4-1/2 story wood frame over steel framed (17) off-street parking

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	<input checked="" type="checkbox"/>	Engineers Report	<input type="checkbox"/>
Letter of Support	<input type="checkbox"/>	Letter of Opposition	<input type="checkbox"/>
Petition of Support	<input type="checkbox"/>	Petition of Opposition	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	Building Models	<input type="checkbox"/>
Tax Bills	<input type="checkbox"/>		
Other:	<input type="checkbox"/>		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	_____	_____
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	_____	_____
Anthony Pisani	<input checked="" type="checkbox"/>	_____	_____
Mark Erlich	<input checked="" type="checkbox"/>	_____	_____
Bruce Bickerstaff	<input checked="" type="checkbox"/>	_____	_____
Peter Chin	<input checked="" type="checkbox"/>	_____	_____
Craig Galvin	<input checked="" type="checkbox"/>	_____	_____
Eugene Kelly	_____	<input checked="" type="checkbox"/>	_____

SUMMARY: Neither the applicant nor a representative appeared before the Board.

Motion was made by Board Member Fortune to Deny without Prejudice. The motion was seconded and the motion carried

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



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Hearings for Tuesday, July 25, 2017

Notice is hereby given that on **July 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

12:00 pm	Ward: 06	Hearing: 6
BOA711997	Address: E 823 Broadway , Ward - 06	Applicant: George Balaconis

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

Article(s)	Description
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Description: The petitioner's seek a determination that the Inspectional Services Department erred in issuing the permit ALT675164. The Permit was issued as an allowed use.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	_____	Engineers Report	_____
Letter of Support	_____	Letter of Opposition	_____
Petition of Support	_____	Petition of Opposition	_____
Photographs	_____	Building Models	_____
Tax Bills	_____		
Other:	_____		

DECISION:	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	_____✓_____	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

BOARD MEMBERS:	PRESENT		RECUSE
	Yes:	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Peter Chin	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____

SUMMARY: Counsel represented the Interpretation cases for both #711997 and #715867 and explained that the concerns related to: 1. Violation of 7-4.11 or 100' rule for the Parks Commission review and approval of the project which was not cited but is in proximity to M Street Park. 2. Plans were inaccurate/insufficient, should have been refused for building height violation. Submitted plans show 38'8". The minimum height base on definition of height for a flat roof building is 40'6", but 42'9" is the contended height. Counsel for the property owner stated that: 1. Parks Department determined as there is no visible change to the building as viewed from the park there is no need for any further review. 2. the floor heights of the addition should be determined based off what was shown in the plans and not the original floor heights from the original building, using a 100year old adjacent building which is 45' high. The owner's building of 38'.8" was measured from the sidewalk is designed differently from the adjacent building.

Board member Pisani moved to Deny the applicant's request and that the Inspectional Services Department did not err in issuing the permit. The motion was seconded and the motion carried.

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Hearings for Tuesday, July 25, 2017

Notice is hereby given that on **July 25, 2017** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

12:00 pm:	Ward: 06	Hearing: 7
BOA715867	Address: E 823 Broadway , Ward - 06	Applicant: John Forbes Barber, Et A

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

Article(s)	Description
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Description: <P>Filing A Citizens Appeal</P>

<P><U></U> </P>

The petitioner's seek a determination that the Inspectional Services Department erred in issuing the permit ALT675164. The Permit was issued as an allowed use.

DOCUMENTS CONSIDERED AT THE HEARING:

Plans	_____	Engineers Report	_____
Letter of Support	_____	Letter of Opposition	_____
Petition of Support	_____	Petition of Opposition	_____
Photographs	_____	Building Models	_____
Tax Bills	_____		
Other:	_____		

DECISION:

	Yes	No
SUSTAINED/APPROVED	_____	_____
DENIED	<u> ✓ </u>	_____
DENIED WITHOUT PREDUDICE	_____	_____

PROVISO:

BOARD MEMBERS:

	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<u> ✓ </u>	_____	_____
Mark Fortune, Secretary	<u> ✓ </u>	_____	_____
Anthony Pisani	<u> ✓ </u>	_____	_____
Mark Erlich	<u> ✓ </u>	_____	_____
Bruce Bickerstaff	<u> ✓ </u>	_____	_____
Peter Chin	<u> ✓ </u>	_____	_____
Craig Galvin	<u> ✓ </u>	_____	_____
Eugene Kelly	_____	<u> ✓ </u>	_____

SUMMARY: See companion minutes BOA-711997

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