



City of Boston
Board of Appeal

Tuesday, February 26, 2019

BOARD OF APPEALS

Room 801

Hearing Minutes

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

APPROVAL OF HEARING MINUTES:

January 29, 2019 & February 5, 2019

GCOD 9:30a.m.

Case: BOA-917077 **Address:** 28 Fenway **Ward** 4 **Applicant:** Adam Grassi

Article(s): 32(32-4)

Purpose: Perform interior renovations; restore existing facade at front elevation; restore existing facade and modify several existing openings at rear elevation, to include, private parking at ground level. garage accessed from rear for owner. FP and FA per plans

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating seeking GCOD Applicability. BWSC letter on file.

Testimony: The Board then requested testimony from neighbors and elected officials.

Documents/Exhibits: Building Plans

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

Case: BOA-915772 **Address:** 130 West Newton Street **Ward** 4 **Applicant:** Catamount Builders

Article(s): 32 (32-4)

Purpose: Renovate 3 Unit Building per Plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, stating seeking GCOD Applicability. Pending BWSC letter.

Testimony: The Board then requested testimony from neighbors and elected officials.

Documents/Exhibits: Building Plans

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

HEARING: 9:30 a.m.

Case: BOA-896346 **Address:** 14-16 Aldie Street **Ward** 22 **Applicant:** Byungman Yoon

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

Purpose: Construct new third floor addition by removing existing roof to add mansard roof. Extend living space to basement for Unit 1 with excavation for new ceiling height. Renovation to existing two-family dwelling.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating renovation to a 2 family dwelling; extending living space into basement.

Board Members inquired about ceiling height. The applicant states 7' ceiling height in basement, separate access to utilities for other unit; will add 2-3 feet height in basement.

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

Documents/Exhibits: Building Plans

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

Case: BOA-911696 **Address:** 25-27 Leicester Street **Ward** 22 **Applicant:** Paulo Almeida

Article(s): 51(51-8) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-40-5)
51(51-53)

Purpose: Change occupancy from two family dwelling to four family dwelling. Extend existing first floor living space into the basement. Build new three story rear addition with two car garage. Provide five on grade parking spaces. Work as per plans submitted with this application.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating change occupancy from two family dwelling to four family and extending living space into basement.

Board Members inquired about FAR. The applicant stated .6 proposing .9 allowed 11 spaces proposed; 7 required. Board Members inquired about the breakdown of the units. The applicant stated 1 unit owner occupied; 13 bedrooms total across all units.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, and Councilor Ciommo are in support. BPDA opinion that the project is too big. BTD parking in driveway inconvenient; tandem parking does not work; applicant states parking equivalent to parallel rather than tandem parking

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso (BPDA for addition, screening, buffering and parking. Hold for Signature) and Pisani seconded and the Board voted unanimously to approve.

Case: BOA-917579 **Address:** 349-349A Baker Street **Ward** 20 **Applicant:** Patrick Mahoney, Esq
Article(s): 56(56-7) 56(56-8 56-8.3) 56(56-8) 56(56-8) 56(56-8) 56(56-8) 56(56-8)
56(56-40.12)

Purpose: Erect new two family with parking on first level on same lot as new three family (see ERT 777038), and lots combined on ALT777033 & ALT 777034

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating increase from 4 to 5 units; 2292 sf, to 3542 sf.

Board Members inquired about the breakdown of units. The applicant stated 4 bedrooms, 3 ½ bath units, 35 ft building height.

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

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with Proviso (BPDA continue to work with neighbors) and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-917588 **Address:** 345-345B Baker Street **Ward** 20 **Applicant:** Patrick Mahoney, Esq
Article(s): 56(56-7) 56(56-8 56-8.3) 56(56-8) 56(56-8) 56(56-8) 56(56-8) 56(56-8)
56(56-40.12)

Purpose: Erect new three family with parking on first level on same lot as new two family (see ERT 777003), and lots combined on ALT777033 & ALT 777034.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating increase from 4 to 5 units; 2292 sf, to 3542 sf.

Board Members inquired about the breakdown of units. The applicant stated 4 bedrooms, 3 ½ bath units, 35 ft building height.

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

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with Proviso (BPDA continue to work with neighbors) and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-908171 **Address:** 168 Dana Avenue **Ward** 18 **Applicant:** Brian Echavarria
Article(s): 69(69-8) 69(69-29)

Purpose: Change occupancy from 1 family to a 2 family. Rear porch addition as per plans.

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

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

Case: BOA-897974 **Address:** 602 Canterbury Street **Ward** 18 **Applicant:** Matt Miller

Article(s): 67(67-30) 67(67-32) 67(67-33.1)

Purpose: Construct a (9) unit townhouse design building which shall be one of two structures on one lot. This application has been filed in conjunction with ERT868686 for the construction of a detached commercial use structure (shell only for either a Café/retail -TBD) . E-Plan provided for courtesy purpose only; 2 sets will be submitted to Counter#2.

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

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

Case: BOA-908278 **Address:** 667 Beech Street **Ward** 18 **Applicant:** John Pulgini

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

Purpose: Erect a new two story 2 family dwelling on newly formed Lot A in conjunction with ALT 897484 and ERT897512.

Discussion: At the request of the applicant **this case has been deferred to 06/11/2019**

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

Case: BOA-900189 **Address:** 27 Leedsville Street **Ward** 15 **Applicant:** Tong Vu

Article(s): 65(65-9)

Purpose: New Construction of 3 Family Residential Property on Vacant Land.

Discussion: At the request of the applicant **this case has been deferred to 06/11/2019**

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

Case: BOA-914035 **Address:** 7 Parkway Street **Ward** 14 **Applicant:** Boston Homes Invest, LLC

Article(s): 10(10-1) 29(29-4) 60(60-9) 60(60-9) 60(60-9) 60(60-9)

Purpose: Construct new two family dwelling on a new subdivided lot created by subdividing 5 Parkway Street 5,702 square foot lot into two lots. New lot is for 7 Parkway Street which shall consist of 3,690 square feet and remaining shall be 2,012 square feet for 5 Parkway Street.

Discussion: At the request of the applicant **this case has been deferred to 05/21/2019**

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

Case: BOA-914030 **Address:** 5 Parkway Street **Ward** 14 **Applicant:** Boston Homes Invest, LLC

Article(s): 60(60-9) 60(60-9) 60(60-9) 60(60-9) 60(60-37)

Purpose: Subdivide existing 5 Parkway Street 5,702 square foot lot into two lots. 2,012 square foot lot for 5 Parkway Street (Lot 1) and 3,690 square foot for 7 Parkway Street (lot 2) for construction of a new two family dwelling. ERT904975 No work to be done for 5 Parkway Street.

Discussion: At the request of the applicant **this case has been deferred to 05/21/2019**

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

Case: BOA-893315 **Address:** 18-26 Bradshaw Street **Ward** 14 **Applicant:** Thomas Notto
Article(s): 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9)
65(65-41)

Purpose: Erect 5 new townhouses as per plans. Permit set to be submitted upon ZBA approval.

Discussion: At the request of the applicant **this case has been deferred to 05/07/2019**

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

Case: BOA-907324 **Address:** 1-7 Wilcutt Road **Ward** 14 **Applicant:** Derric Small
Article(s): 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41)
Purpose: We plan to build four - 3 story townhouses and combine two lots for parking. Existing building to be razed.

Discussion: At the request of the applicant **this case has been deferred to 06/11/2019**

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

Case: BOA-890821 **Address:** 1069-1071 Dorchester Avenue **Ward** 13 **Applicant:** Mai Phung
Article(s): 65(65-9) 65(65-9) 65(65-9) 65(65-41)
Purpose: Confirm occupancy as two-family. Change of occupancy to three-family. Proposed to demolish an existing roof to construct a third floor addition on existing footprint. Construct exterior deck and egress stairs.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating change occupancy from a 2 family to a 3 family; construct a third floor addition with exterior deck and egress stairs..

Board Members inquired ceiling height in basement. The applicant stated 7'9".

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

Documents/Exhibits: Building Plans

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

Case: BOA-821297 **Address:** 10 Midland Street **Ward** 13 **Applicant:** Vanko Studio Architects
Article(s): 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9)
Purpose: Vertical 2 story addition. Change occupancy from 2 to 3 Family.

Discussion: At the request of the applicant **this case has been deferred to 05/21/2019**

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

Case: BOA-832215 **Address:** 36 Spring Garden Street **Ward** 13 **Applicant:** James Christopher
Article(s): 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41)

Purpose: To construct a new rear attached garage, with a residential unit above, confirm occupancy as one family and change to a three family residential building.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to construct a new rear attached garage with residential units above, and 2 parking spaces, 3 required.

Board Members inquired FAR. The applicant FAR .5, 1.2 proposed; side yard 10', 3'8" proposed. Board Members inquired about the breakdown of units. Unit 1, #1580sf, #2 1204 sf and unit 3, 800sf

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

Documents/Exhibits: Building Plans

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

Case: BOA-821302 **Address:** 22 Edison Green **Ward** 13 **Applicant:** Peter Vanko
Article(s): 65(65-9) 65(65-9) 65(65-9) 65(65-9)
Purpose: Complete renovation of 3 family dwelling ,extend living space into the basement,3rd Floor Vertical Addition.

Discussion: At the request of the applicant **this case has been deferred to 05/21/2019**

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

Case: BOA-912313 **Address:** 30 Dunreath Street **Ward** 12 **Applicant:** Kayo Futami-Wycoff
Article(s): 50(50-29)
Purpose: Change occupancy from 2 family to 3 family. House is already functioning as a 3-family, paying 3-family taxes with city, and fully equipped with bathrooms, kitchen, and 2 egresses for all units. No work to be done. two family doc#374/1897- 2008.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating house was originally built in 1890, legalizing occupancy, no work to be done.

Board Members asked if home was being taxed as a 3 family. The applicant stated, yes.

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

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved **deny building code relief, but approved zoning code relief** and Erlich seconded and the Board voted unanimously to approve.

Case: BOA#912312 **Address:** 30 Dunreath Street **Ward** 12 **Applicant:** Kayo Futami-Wycoff
Purpose: Change occupancy from 2 family to 3 family. House is already functioning as a 3-family, paying 3-family taxes with city, and fully equipped with bathrooms, kitchen, and 2 egresses for all units. No work to be done. two family doc#374/1897- 2008.

SECTION: 9th Edition 780CMR 101 - 2009 IEBC Change of Occupancy code compliance with 2015 IBC/780 CMR is required.

SECTION: 9th Edition 780CMR Chapter 09- Table 903.2 Change in Use classification; Change in legal use from R-3 to an R-2 requires sprinklers system protection.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating house was originally built in 1890, legalizing occupancy, no work to be done.

Board Members asked if home was being taxed as a 3 family. The applicant stated, yes.

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

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved **deny building code relief, but approved zoning code relief** and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-763639 **Address:** 37 Winthrop Street **Ward** 12 **Applicant:** Refuge Temple Church
Article(s): 50(50-29) 50(50-43) 50(50-44.13)

Purpose: Legalize existing building on lot as a two-family dwelling and church which was approved under permit #06-3085 but expired under BZC27444. We are seeking to erect a 2-story Church in the rear of the same lot as the existing building under ERT600897 (7 Cleveland St). No work to be done.

Discussion: At the request of the applicant **this case has been deferred to 06/11/2019**

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

Case: BOA-763614 **Address:** 7 Cleveland Street **Ward** 12 **Applicant:** Refuge Temple Church
Article(s): 50(50-29: Side Yard & Rear Yard Insufficient) 50(50-43: Off-Street Parking insufficient; Off Street Parking Shall Not Be Located In Any Part Of A Front Yard)

Purpose: Erect a new Church with proposed nine (9) off-street parking on same lot as existing building under ALT600871 (37 Winthrop St).

Discussion: At the request of the applicant **this case has been deferred to 06/11/2019**

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

Case: BOA-905506 **Address:** 101 Heath Street **Ward** 10 **Applicant:** Patrick Mahoney, Esq
Article(s): 59(59-18) 59(59-37) 59(59-37) 59(59-38)

Purpose: Erect new 4 story building with 9 apartments on the upper 3 floors and retail, elevator lobby and 9 car parking garage on the first floor.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating 9 residential units; residential use forbidden, units for home ownership.

Board Members asked about parking. The applicant stated 9 spaces required, 9 car garage proposed.

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

Documents/Exhibits: Building Plans

Votes: Board Member Bickertaff moved to approve with BPDA and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-909744 **Address:** 11 Ruggles Street **Ward** 9 **Applicant:** GBM Porfolio Owner, LLC
Article(s): 50(50-8) 50(50-11) 50(50-43) 50(50-44)

Purpose: Erect new building on vacant lot to contain 6 residential dwelling units with accessory parking in the rear yard.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to erect a new building on vacant lot with 6 residential dwelling units and parking in the rear yard.

Board Members inquired about FAR. The applicant stated FAR 2.0; 2.7 proposed. Height 54'; 55' max (no violation). The basement is 2 bedroom unit, 1,000 sf, Floors 1-5, are 3 bedroom rental units.

The Board Members inquired about parking. The applicant stated unable to get easement to accommodate parking.

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

Documents/Exhibits: Building Plans

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

Case: BOA-885367 **Address:** 6 Lagrange Place **Ward** 8 **Applicant:** The Greenville Group
Article(s): 10(10-1) 50(50-28) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29)

Purpose: To raze existing structure and erect a three story building with eight residential units and eight parking spaces.

Discussion: At the request of the applicant **this case has been deferred to 06/11/2019**

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

Case: BOA-864815 **Address:** 2-14 Taber Street **Ward 8 Applicant:** Patrick Mahoney, Esq
Article(s): 50(50-11) 50(50-11) 50(50-11) 50(50-43) 50(50-43)
Purpose: Erect new 6-story mixed use building with retail and parking on the 1st Floor and 10 Two-Bedroom Apartments and 35 one-bedrooms in the upper stories.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to erect a 6 story mixed used building with retail and parking a total of 45 residential units. All units are affordable housing and are sold for home ownership.

Board Members asked about FAR. The applicant stated, height 69ft; 55 allowed. Board Members inquired about the breakdown of units. 1 bedroom 600sf and 2 bedrooms 900 sf. Board Members inquired about a roof deck. The applicant stated no roof deck proposed.

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

Documents/Exhibits: Building Plans

Votes: Board Member Bickertaff moved to approve with BPDA and Erlich seconded and the Board voted unanimously to approve.

HEARINGS: 10:30 a.m.

Case: BOA-821295 **Address:** 40 Harvest Street **Ward 7 Applicant:** Peter Vanko
Article(s): 65(65-9) 65(65-9) 65(65-9) 65(65-9)
Purpose: Change of occupancy from two-family to three-family dwelling. Reconstruct roof from gable to flat roof. Extend living space to basement and third floor. Construct new roof deck for Unit #3. Propose three (3) off-street parking

Discussion: At the request of the applicant **this case has been deferred to 05/21/2019**

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

Case: BOA-904721 **Address:** 21-35 West Second Street **Ward 6 Applicant:** Zero Athens, LLC
Article(s): 27S(27S-5) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-33)
Purpose: Erect a 6 story building with 55 residential units, 1 commercial core & shell space and 2 parking spaces on the ground level.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to erect a 6 story building on a 10, 000sf lot, with 55 residential units. Tenants are prohibited from obtaining Neighborhood Parking Permit.

Board Members asked about FAR. The applicant stated, 1.5; 4.8, height 35', 70' proposed, 4,900 sf of open space, 10,800 sf required. proposed. Board Members inquired about the breakdown of units. 20 (1) bedroom and 5 (3) bedroom units. Seven (7) affordable units out of 55, 4 (1) bedroom and 3 studios. Board Member inquired about a roof deck. The applicant stated one (1) roof deck proposed.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Flynn, Councilor Essabi-George, West Broadway Management Association, BPDA and Carpenters Union are in support. Councilor Flaherty opposed.

Documents/Exhibits: Building Plans

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

Case: BOA-900588 **Address:** 799 East Third Street **Ward** 6 **Applicant:** Russel Radcliffe

Article(s): 27S(27S-5) 68(68-33) 68(68-8) 68(68-8) 68(68-8) 68(68-8.3)

Purpose: Raze existing building. Erect new six (6) townhouse-style dwelling with propose garage parking on each dwelling.

Discussion: At the request of the applicant **this case has been deferred to 06/25/2019**

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

Case: BOA-866583 **Address:** 560 East Fifth Street **Ward** 6 **Applicant:** Marc LaCasse

Article(s): 27S(27S-5) 68(68-29) 68(68-33) 68(68-8)

Purpose: Change occupancy from 3 family to 4 family building w/4 car garage, first & third floor additions and side, rear and roof decks as per plans.

Discussion: At the request of the applicant **this case has been deferred to 06/25/2019**

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

Case: BOA-906535 **Address:** 261 Bolton Street **Ward** 6 **Applicant:** George Morancy

Article(s): 27S(27S-5) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 69(69-29)

Purpose: Erect new four-story two-family dwelling with two-car garage, rear deck, and roof deck.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail to erect new four-story two-family dwelling with two-car garage, rear deck, and roof deck. No request for building code relief; sprinkler system added to plan.

Board Members inquired about Far. The applicant stated 2.0; 3.0 proposed.

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

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved **deny building code relief, but approved zoning code relief** and Erlich seconded and the Board voted unanimously to approve.

Case: BOA#906536 **Address:** 261 Bolton Street **Ward** 6 **Applicant:** George Morancy

Purpose: Erect new four-story two-family dwelling with two-car garage, rear deck, and roof deck.

SECTION: 9th 780CMR 1028 - Exit Discharge-1028.5 Access to a public way. The exit

SECTION: 9th 780CMR 1006 – Number of Exits and Exit Access Doorway- 1006.2.1 Egress based on occupant load and common path of egress travel distance. Two exits or exit access doorways

required within the means of egress system shall comply with the provisions of Section 1006.2 for spaces, including mezzanines, and Section 1006.3 for stories. (Spiral stairways is not permitted means of egress)

Case: BOA-906535 **Address:** 261 Bolton Street **Ward 6 Applicant:** George Morancy

Article(s): 27S(27S-5) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 69(69-29)

Purpose: Erect new four-story two-family dwelling with two-car garage, rear deck, and roof deck.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail to erect new four-story two-family dwelling with two-car garage, rear deck, and roof deck. No request for building code relief; sprinkler system added to plan.

Board Members inquired about Far. The applicant stated 2.0; 3.0 proposed.

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

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved **deny building code relief, but approved zoning code relief** and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-915220 **Address:** 140 Clarendon Street **Ward 4 Applicant:** Watermark Donut Company, Inc

Article(s): 48(48-7)

Purpose: Change occupancy to include restaurant with take out. Interior fit out for Dunkin Donuts work to include interior partitions, ceilings floors, wall finishes, millwork, kitchen equipment, all associated MEP life safety including minor sprinkler and fire alarm system modifications, exterior signage.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail to relocating of Dunkin Donuts.

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

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved to approve with Proviso, (take-out language) and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-894695 **Address:** 158 West Canton Street **Ward 4 Applicant:** Joseph Holland

Article(s): 32(32-4) 64(64-9)

Purpose: Full-gut interior remodel of single family residence including select structural re-framing , Includes massing alterations at the rear of building for a new oriel window bay at the parlor floor level. Includes new exterior deck off the rear , . Includes replacement window on the front building. Includes installation of new windows and doors on the rear of the building . Includes excavation of the basement level to a lower elevation and installation of a new groundwater recharge system. Includes installation of a new fire-suppression sprinkler system.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to remodel bay window, proposing a balcony.

Board Members inquired about ceiling height. The applicant states 7' ceiling height in basement, separate access to utilities for other unit; will add 2-3 feet height in basement. Awaiting BWSC approval.

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

Documents/Exhibits: Building Plans

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

Case: BOA-906007 **Address:** 89-119 Canal Street **Ward** 3 **Applicant:** Amy Barrett

Article(s): 46(46-9)

Purpose: build out of new space for "Skin Spa New York" on the 1st floor work to include minor demo, treatment room for massages, kitchen area, two new ADA compliant restrooms, electrical room, storage room, reception area, waiting area, drywall, hard ceiling and open ceilings, new finishes, metal floors, MEP upgrades, install new handicapped ramp in reception.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating build out of new space for "Skin Spa New York" on the 1st floor work to include minor demo, treatment room for massages, kitchen area, two new ADA compliant restrooms, electrical room, storage room, reception area, waiting area, drywall, hard ceiling and open ceilings, new finishes, metal floors, MEP upgrades, install new handicapped ramp in reception. The applicant stated 2nd location for company.

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

Documents/Exhibits: Building Plans

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

Case: BOA-909608 **Address:** 1-13 Union Street **Ward** 3 **Applicant:** Jeff Barid

Article(s): 45(45-14)

Purpose: Change Occupancy of Restaurant to Restaurant with Live Entertainment and increase capacity from 311 persons to 325 persons.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating hoping to provide live entertainment, restaurant has been open for 1 year.

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

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval with Proviso (usual entertainment language) Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-911449 **Address:** 85 Cambridge Street **Ward 2** **Applicant:** Jerzy Glod

Article(s): 2A(2A-2-1)

Purpose: Replace 42ft of chain link fence in front of the house and 24ft of chain link fence on the left side of driveway with 6ft high red cedar fence. Replace 3ft wide chain link gate at the front entrance with 3ft wide red cedar gate. Install 14'-6 1/2 ft wide sliding gate for the driveway entrance.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to replace a 42ft chain link fence with a 6ft tall fence. The property is on a major artery

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

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval with Proviso (5 foot fence max) and Erlich seconded and the Board voted unanimously to approve.

Case: BOA-900548 **Address:** 65-67 Border Street **Ward 1** **Applicant:** 65-67 Border Street, LLC

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

Purpose: Construct a new Headhouse and Roof Deck exclusive to Units # 5 & # 6 as per plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to construct a new head house and roof Deck exclusive to Units # 5 & # 6 as per plans. Headhouse designed to be least impactful from street. Roof deck is 15' X 23' long

Board Members stated roof deck to be set back 7ft from building edge.

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

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval with Proviso (deck set back 7', reduce visual of head house) and Erlich seconded and the Board voted unanimously to approve.

Case: BOA- 889512 **Address:** 25 Porter Street **Ward 1** **Applicant:** London Street, LLC

Article(s): 53(53-12) 53(53-12) 53(53-12) 53(53-56) 53(53-57)

Purpose: Propose to combine parcels 0105916000 and 0105917000. Erect a new 5 story, Eight (8) Unit Residential Building. There will be 6 Parking spaces for Compact Vehicles located under Building.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating reducing to 6 units instead of 8 units. Units are for home ownership.

Board Members inquired about FAR. The applicant stated 2.6 proposed, 1.0 allowed. Board Members inquired about parking. The applicant stated 6 parking proposed, 8 required

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

Documents/Exhibits: Building Plans

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

Case: BOA-879022 **Address:** 247 Saratoga Street **Ward** 1 **Applicant:** Richard Beliveau

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

53(53-22) 53(53-52) 53(53-56)

Purpose: Raze existing building and erect a 4 unit residential dwelling with roof deck.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to erect 4 unit residential dwelling. No roof deck proposed,

Board Members inquired about FAR. The applicant stated 2.15; 1.0 allowed, height complaint in feet

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

Documents/Exhibits: Building Plans

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

Case: BOA-889515 **Address:** 226 Saratoga Street **Ward** 1 **Applicant:** Second Saratoga, LLC

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

Purpose: Confirm occupancy as two family and change occupancy from a two to a three family dwelling, renovate and erect a 3rd floor addition.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to change occupancy from a 2 family to a 3 family; units for sale.

Board Members inquired about the breakdown of units. The applicant stated unit 1 1300sf, unit 2, 690 sf and unit 3 800sf. FAR 1.39; 1.0 allowed; 1050sf open space, 900sf required. Board Members inquired about basement ceiling height. The applicant stated 7'6" to be used as family room.

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

Documents/Exhibits: Building Plans

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

Case: BOA-889514 **Address:** 343-345 Chelsea Street **Ward** 1 **Applicant:** 343-345 Chelsea Street, Realty Trust

Article(s): 53(53-12) 53(53-12) 53(53-12) 53(53-12) 53(53-56) 53(53-54)

Purpose: Raze existing building and erect a four (4) story building with retail at grade and nine (9) residential units on floors 2-4.

Discussion: At the request of the applicant **this case has been deferred to 06/25/2019**

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

Case: BOA-914596 **Address:** 47 Morris Street **Ward** 1 **Applicant:** Marc Savatsky

Article(s): 27G 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-56)
53(53-56.5.a)

Purpose: Demo existing structure and erect 3-story, 3-family residential structure with private roof-deck, rear-deck on level 2 and finished basement with two-parking spaces.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to erect 3 residential units with 2 parking spaces and roof deck for top unit with head house access.

Board Members inquired about FAR. FAR 1.0 allowed; 2.14 proposed.

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

Documents/Exhibits: Building Plans

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

RE-DISCUSSIONS: 11:30a.m.

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

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

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

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to erect 14 unit moderate income on 13,000sf vacant lot. Lot has been vacant for ten (10+ years); target for at or below 80% medium income,

Board Members inquired about the breakdown of units. The applicant stated 4 (1) bedroom, 675 sf, 4 studios, 600 sf. Height 37'5"; 35 ft allowed. FAR 1.18; 1.0 allowed Board Members inquired about parking. The applicant stated 8 parking, 14 required.

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

Documents/Exhibits: Building Plans

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

Case: BOA-835792 **Address:** 3-5 South Whitney Street **Ward 10** **Applicant:** Whitney South Nominee Trust

Article(s): 59(59-15) 59(59-16) 59(59-37)

Purpose: Demolish the existing structure. Erect a new 6-story building with nine (9) residential units and seven (7) parking spaces.

Discussion: At the request of the applicant **this case has been deferred to 06/25/2019**

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

Case: BOA-826857 **Address:** 92 Maple Street **Ward 12** **Applicant:** Abigail Properties, LLC
Article(s): 50(50-28) 50(50-29: Lot area for add'l units is insufficient, Floor area ratio excessive, Height is excessive, Height is excessive, Usable open space is insufficient, Front yard setback requirements is insufficient, Side yard setback requirements is insufficient & Rear yard setback requirements is insufficient) 50(50-43)

Purpose: To change occupancy from a two family dwelling to a six family dwelling. Also, to renovate the building, including extending the existing dormers and completing an addition.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to change occupancy from 3 family to a 5 family (change from 2 family to 6 family) complete renovation of interior and exterior. Total bedrooms will reduce from 13 to 11.

Board Members inquired about FAR. FAR 0.8 allowed; .85 proposed. Foot print not changing,

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

Documents/Exhibits: Building Plans

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

Case: BOA-765159 **Address:** 139 Walter Street , **Ward 20** **Applicant:** Nora Duclos

Article(s): 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-29.5)
69(69-29)

Purpose: Construct new 2-family town house dwelling per plans

Discussion: At the request of the applicant **this case has been deferred to 03/12/2019**

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

Case: BOA-874391, **Address:** 608-610 East Eighth Street **Ward:** 7 **Applicant:** J. Derenzo Properties, LLC

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

Purpose: Construct rear addition on existing two-family dwelling. Excavate basement for new living space for Unit 1. Construct new roof deck. Full interior renovations.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to create additional living space for bottom unit; roof deck for top unit only.

Board Members inquired about ceiling height in basement. The applicant stated 8'8" ceiling height.

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

Documents/Exhibits: Building Plans

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

Case: BOA-804240, **Address:** 686 East Fifth Street **Ward:** 6 **Applicant:** Douglas Stefanov

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

Purpose: Enlarge existing single-family with additional story and extended living space.

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

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

Case: BOA-863411 **Address:** 141 West Second Street **Ward:** 6 **Applicant:** David Arrowsmith

Article(s): 68(68-29: Proposed work exceeds aggregate 330sf/10% of roof area, Roof platform > 12" above main roof & Access) 68(68-8) 68(68-27S-5)

Purpose: Roof Top Private Decks Installation Per Plans. Roof Top Common Deck Installation Per Plans. Roof Top Penthouse and Stair Installation Per Plans.

Discussion: At the request of the applicant **this case has been deferred to 06/25/2019**

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

Case: BOA#863415 **Address:** 141 West Second Street **Ward:** 6 **Applicant:** David Arrowsmith

Purpose: Roof Top Private Decks Installation Per Plans. Roof Top Common Deck Installation Per Plans. Roof Top Penthouse and Stair Installation Per Plans. Section: 9th Edition 780 CMR CHPT 01. ch 1, section 101.4; Referenced codes; 521 CMR Accessibility to common area roof deck required.

Discussion: At the request of the applicant **this case has been deferred to 06/25/2019**

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

Case: BOA-835144 **Address:** 870 East Fifth Street , **Ward:** 6 **Applicant:** Anthony Virgilio

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

Purpose: Full gut interior renovation for existing three-family dwelling units. Extend living space to basement. Installation of new MEP/FA/FP.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating no changes to envelope of building, seek to legalize basement living space.

Board Members inquired about ceiling height in basement. The applicant stated 8'; utilities separate, kitchen and bath in basement.

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

Documents/Exhibits: Building Plans

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

Case: BOA-854658 **Address:** 200-202 Ipswich Street , **Ward 5 Applicant:** 1241 Boylston, LLC
Article(s): 32(32-9)

Purpose: Erect a 184 room hotel with a ground floor restaurant. Project will include approximately 105,000 square feet of building area and will be eight (8) stories with maximum height of ninety feet (90), there will be approximately 82 parking spaces in one below-grade level. Existing building to be removed by other permit.

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

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

Case: BOA-859195 **Address:** 79 White Street **Ward 1 Applicant:** First White, LLC
Article(s): 53(53-9: Excessive F.A.R., # of allowed stories exceeded (2.5 max), Insufficient open space per unit (350 sf/unit) & Insufficient rear yard setback) 53(53-52)

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

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating intended for condo ownership, duplex units with space in basement.

Board Members inquired about size of units. The applicant stated lots, 1,000 sf; not sited although 2, 0000sf required, stories, 2.5, 3 proposed. Two (2) parking spaces; no roof structure proposed

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

Documents/Exhibits: Building Plans

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

Case: BOA-859194 **Address:** 81 White Street **Ward** 1 **Applicant:** First White, LLC
Article(s): 53(53-52) 53(53-9: Excessive F.A.R. (.8), Insufficient open space per unit (350sf/unit req.) & # of allowed stories exceeded (2.5 max.)) 53(53-56)
Purpose: Confirm occupancy as single family and Change occupancy from a one to a two family dwelling, renovate and erect addition.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating intended for condo ownership, duplex units with space in basement.

Board Members inquired about size of units. The applicant stated lots, 1,000 sf; not sited although 2, 0000sf required, stories, 2.5, 3 proposed. Two (2) parking spaces; no roof structure proposed

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

Documents/Exhibits: Building Plans

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

Case: BOA-870470 **Address:** 2 Brigham Street **Ward** 1 **Applicant:** Daniel Jacobson
Article(s): 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-52)
Purpose: Erect 4th floor addition and deck for unit 3

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

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

Case: BOA-810158 **Address:** 25 Everett Street, **Ward** 1 **Applicant:** William Moriarty
Article(s): 10(10-1) 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9)
53(53-57.2) 53(53-56.5(a)) 53(53-56) 53(53-54)
Purpose: Demolish existing single family home at 25 Everett St and garage in rear at 3 Emmet Pl - Combine front lot with rear lot to create one lot and build a 4 story 8 residential unit building with 6 two bedroom units and 2 one bedroom units. *Single family to be razed on a separate permit.

Discussion: At the request of the applicant **this case has been deferred to 06/25/2019**

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

INTERPRETATION: 12:00Noon

Case: BOA-897118 **Address:** 115 Federal Street **Ward** 3 **Applicant:** 75-101 FED Owner, LLC
Purpose: The petitioner's seeks a determination that the Inspectional Services Department erred in issuing the permit FND870088. The permit was issued as an allowed use.

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

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

RECOMMENDATION/HEARINGS:

Case: BOA-911052, **Address:** 389 Maverick Street **Ward:** 1 **Applicant:** Yahya Noor
Article(s): 7(7-4)
Purpose: Remove proviso from previous owner and have it granted to new owner.

Case: BOA-908548, **Address:** 20 Polk Street **Ward:** 2 **Applicant:** Corie Hollien
Article(s): 62(62-25) 62(62-8: Excessive F.A.R., Insufficient side yard setback & Insufficient rear yard setback) **Purpose:** Confirm occupancy as one family. Add a 12' by 14' partial addition to the second and third floor, add dormer to third floor, and interior renovation of existing floors.

Case: BOA-876333, **Address:** 70 Winthrop Street **Ward:** 2 **Applicant:** Timothy Sheehan
Article(s): 62(62-25)
Purpose: This proposal is for the addition of a 225 sf. roof deck. The roof deck will be located on the upper portion of an existing mansard roof and will be accessed via. a new set of stairs and hatch built on a raised plinth. (SEE ATTACHMENT FOR PLANS). *Two family on record.

Case: BOA-911535, **Address:** 546 East Broadway **Ward:** 6 **Applicant:** Nicholas Landry
Article(s): 68(68-7)

Purpose: Discussion: At the request of the applicant **this case has been deferred to sub-committee on 04/25/2019**

Votes: Upon a Motion and second, the Board voted unanimously to approve the request. Change occupancy to include body art establishment. No work to be done on premises.

Case: BOA-909980, **Address:** 142 West Eighth Street **Ward:** 6 **Applicant:** Alexander Noren
Article(s): 27S(27S-5) 68(68-33) 68(68-8: Side yard insufficient & Rear yard insufficient)
Purpose: Change of occupancy from single-family to two-family dwelling. Excavating basement for extension of living space for Unit #1. Construct new rear deck with spiral stairway. Work to include full interior renovation, weather proofing the roof/paneling, and reframing. Cost reflected on SF859504.

Case: BOA-907807, **Address:** 660 East Seventh Street **Ward:** 6 **Applicant:** Douglas Stefanov
Article(s): 27S(27S-5) 68(68-8)
Purpose: Change Occupancy from three-family to two-family dwelling. Full interior renovation to include extending living space into finished basement for unit 1. Construct new partial third floor area addition, rear deck with exterior stairway and roof deck unit 2.

Case: BOA-892543, **Address:** 616-618 East Eighth Street **Ward:** 7 **Applicant:** Shayne Ferrara
Article(s): 68(68-29)
Purpose: Remove existing roof hatch, and install new head house.

Discussion: At the request of the applicant **this case has been deferred to sub-committee on 04/25/2019**

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

Case: BOA-913590, **Address:** 65 G Street **Ward:** 7 **Applicant:** Heather Carbone

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

Purpose: Construct new exterior rear deck with stairway. Full interior renovation to existing single-family dwelling to include remove some interior walls reframe, upgrade plumbing, electrical and mechanical, dry wall and plaster all floors, install new hardwood floors, paint entire unit, install hard siding, install HVAC, install all new doors and windows.

Case: BOA-734127, **Address:** 58 East Springfield Street **Ward:** 8 **Applicant:** Lindita Coku

Article(s): 64(64-9) 64(64-36)

Purpose: Parking in the rear of the property for 2 residential vehicles.

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

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

Case: BOA-848024, **Address:** 109-117A Blue Hill Avenue **Ward:** 12 **Applicant:** Domingo De La Paz

Article(s): 50(50-28)

Purpose: Change Occupancy to include Coffee Shop.

Discussion: At the request of the applicant **this case has been deferred to 04/09/2019**

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

Case: BOA-884185, **Address:** 2 Mills Street **Ward:** 12 **Applicant:** Jeffrey Worthy

Article(s): 50(50-29)

Purpose: Remove existing deck off of ground floor at door opening at rear, raise elevation of existing deck to first floor level.

Case: BOA-899705, **Address:** 54 Bateman Street **Ward:** 18 **Applicant:** Kira Gagarin

Article(s): 69(69-9)

Purpose: Extend living space to basement for Unit 1 to correct violation V386166.

Discussion: At the request of the applicant **this case has been deferred to 04/09/2019**

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

Case: BOA-902566, **Address:** 38 Guernsey Street **Ward:** 20 **Applicant:** Seth Michell

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

Purpose: Convert existing Attic storage space into Living space, including one bedroom, laundry room, and 3/4 bathroom, adding HVAC unit. Add small dormer over existing staircase to third floor.

Case: BOA-912638, **Address:** 253-261 North Harvard Street **Ward:** 22 **Applicant:** Paul Sager

Article(s): 51(51-8: Restaurant is forbidden use & Barber shop is forbidden use) 9(9-2)

Purpose: Change occupancy from 3 Stores to Restaurant and Barber Shop. Install aluminum storefront, 3 half baths, hardwood floors, clean exposed brick, rough for kitchen by others.

Case: BOA-893314, **Address:** 36 Lane Park **Ward:** 22 **Applicant:** Timothy Burke

Article(s): 51(51-9: Insufficient side yard setback, Insufficient rear yard setback & Excessive F.A.R. (basement included))

Purpose: Change occupancy from a single family to a 2 family. Proposed 2 story side addition to provide for the second unit and garage, as per plans. Permit set to be submitted upon ZBA approval.

BOARD FINAL ARBITER:

Case: BOA-824678, **Address:** 301-303 Corey Street **Ward** 20 **Applicant:** Michael Kelly

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:

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SUBSTITUTE MEMBERS:

TYRONE KINDELL

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

For a video recording of the November 27, 2018 Board of Appeal Hearings please go to: https://www.cityofboston.gov/cable/video_library.asp