



City of Boston
Board of Appeal

Tuesday, April 30, 2019

BOARD OF APPEALS

Room 801

HEARING MINUTES

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

APPROVAL OF HEARING MINUTES:

Upon a Motion and a second, the Board voted unanimously to approve the minutes from the April 9, 2019 Hearing.

EXTENSIONS: 9:30a.m.

Case: BOA-667111 **Address:** 151 Liverpool Street **Ward 1 Applicant:** City Point Liverpool, LLC

Upon a motion and a second the Board voted unanimously to approve a 1 year extension to the applicant.

BOARD FINAL ARBITER: 9:30a.m.

Case: BOA-764051 **Address:** 7 Jerusalem Place **Ward 3 Applicant:** Craig L. Buttner, AIA

Votes: Upon a Motion and second, the Board voted unanimously to dismiss without prejudice due to the Appellant's failure to appear.

Case: BOA-764049 **Address:** 5 Jerusalem Place **Ward 3 Applicant:** Craig L. Buttner, AIA

Votes: Upon a Motion and second, the Board voted unanimously to dismiss without prejudice due to the Appellant's failure to appear.

Case: BOA-837788 **Address:** 4623 Washington Street **Ward 20 Applicant:** John Lydon

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

GCOD 9:30a.m.

Case: BOA-931961 **Address:** 122 Commonwealth Avenue **Ward 5 Applicant:** Marc Lacasse
City Hall, upon the appeal of Marc Lacasse seeking with reference to the premises at 122 Commonwealth Avenue, Ward 05 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect:
GCOD

Article(s): 32(32-4)

Purpose: Change of occupancy from School to 3 residential units. Construct fourth floor addition and roof deck. Renovations per plans. Five off-street parking provided.

Addition is being performed to the front of an already existing fourth story @<10'.

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

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

Documents/Exhibits: Building Plans

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

HEARING: 9:30 a.m.

Case: BOA-911494 **Address:** 91A Baker Street **Ward** 20 **Applicant:** John Pulgini

Article(s): 56(56-8)

Purpose: To erect a single family dwelling containing 4 bedrooms and 2.5 baths.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a single-family dwelling containing 4 bedrooms and 2.5 bathrooms.

Board Members asked if the plans submitted reflected recent changes to the project, which responded to in the affirmative.

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

Documents/Exhibits: Building Plans

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

Case: BOA-927192 **Address:** 1 Rockwood Terrace **Ward** 19 **Applicant:** Marc LoPilato

Article(s): 55(55-9)

Purpose: Construct a new single family home with a 2 car garage on existing 9,008 sq ft Lot.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to construct a new single family home with a 2 car garage. Applicant stated commitment to no blasting to take place during site preparation.

Board Members asked if the lot is currently vacant and if there is an existing curb cut. Also asked about the existence of a ledge.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services is in support. City Councilors O'Malley, Essaibi-George, Flaherty, multiple abutters and a neighborhood association were recorded in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with BPDA design review and a plan with respect to drilling the ledge and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-935705 **Address:** 993-997 Hyde Park Avenue **Ward** 18 **Applicant:** 20 TEN HP Gas Inc.

Article(s): 69(69-8) 69(69-9: Lot Area, Usable Open Space, Rear Yard Insufficient; Floor Area Ratio, Building Height (# of Stories) Excessive) 69(69-29)

Purpose: Occupancy as a 4 family. Remodeling all 4 kitchens and bathrooms. Construct a new 2 story addition at the corner of the house, and construct new dormer at 3rd floor level. Expand living space to 3rd floor. Structural work in the basement. All work as per plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to confirm occupancy as a 4 unit dwelling, enclose porches, and enlarge dormers. The proponent represented that the building has been taxed as a 4 unit dwelling since at least 1985.

Board Members asked about the size of the units and if there was basement living space.

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

Documents/Exhibits: Building Plans

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

Case: BOA-928835 **Address:** 29-31 Mather Street **Ward 17 Applicant:** Luis Arjona

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

Purpose: To legalize already built up double dormer (House is by side), with a total net area of 80 s.f. (5'x16') to provide a legal headroom to existing stairs at landing and turning areas, at the attic level. Work already done. Please see Sf775919.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to legalize a double dormer that has already been built.

Board Members asked why the work was completed prior to requesting zoning relief.

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 Bickerstaff moved for approval and Kindell seconded and the Board voted unanimously to approve.

Case: BOA-931983 **Address:** 118-120 Granite Avenue **Ward 16 Applicant:** Daniel Perry

Article(s): 9(9-1)

Purpose: Roof deck.

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

Board Members asked which units will have use of the roof deck and how the roof deck will be accessed.

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 and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-923261 **Address:** 1674-1680 Dorchester Avenue **Ward 16 Applicant:** Hua Zhao Yu

Article(s): 65(65-8)

Purpose: Change of occupancy to include beauty salon. Massage room, facial room, storage & restroom.

Discussion: The Applicant failed to appear for the hearing.

Votes: Board Member Fortune moved to dismiss without prejudice and Galvin seconded and the Board voted unanimously to dismiss without prejudice.

Case: BOA-926161 **Address:** 1970 Dorchester Avenue **Ward 16 Applicant:** Joseph Feaster

Article(s): 65(65-9: Add'l Lot Area Insufficient, Floor Area Ratio Excessive,

Bldg Height Excessive (Stories), Bldg Height Excessive(Feet),

Front Yard Insufficient and Side Yard Insufficient), 65(65-41)

Purpose: Erect new 5 story building for 56 residential units with 2 retail spaces on grade. 5 parking spaces will be at the back of the building off of Beale Street. Common roof deck & headhouse on the roof as per plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a 5 story building with 56 residential unit and 2 retail spaces; to include 7 inclusionary development units and 49 market rate units.

Board Members asked if the lot is currently vacant, if retail tenants had already signed leases for the retail spaces and about the sizes and bedroom counts of the units.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilors Baker, Essaibi-George, and Flaherty, the carpenters union, Greater Ashmont Main Street and an abutter are in support.

Documents/Exhibits: Building Plans

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

Case: BOA-917818 **Address:** 19 Inwood Street **Ward 15 Applicant:** Jose Pina

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

Purpose: Build first floor rear addition as per plans and specifications.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a rear addition to add a bathroom to the dwelling. Single-story addition.

Board Members asked about the addition's size and location relative to the rear lot line.

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 Bickerstaff moved for approval and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-904945 **Address:** 1167 Dorchester Avenue **Ward 15 Applicant:** Trung Bui

Article(s): 9(9-2) 65(65-8)

Purpose: Change occupancy to include take-out coffee to existing pharmacy.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to include take-out for coffee to be served in existing pharmacy.

Board Members asked if food would be served.

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 Bickerstaff moved for approval and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-918718 **Address:** 93 Ellington Street **Ward 14 Applicant:** Ronan Ryan

Article(s): 60(60-9: Add'l Lot Area Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient and Side Yard Insufficient)

Purpose: Subdivide 93 Ellington with 6866 sf into two lots, consisting of 93 Ellington St with 2841 SF and 95 Ellington St (New lot) with 4025 SF. Part of an application for a new building - ERT829795.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to subdivide the parcel of land known as 93 Ellington Street in order to build a new three-family dwelling at 95 Ellington.

Board Members asked about the design of the new 3F dwelling, parking, basement living space and access to utilities.

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

Documents/Exhibits: Building Plans

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

Case: BOA-918720 **Address:** 95 Ellington Street **Ward 14 Applicant:** Ronan Ryan

Article(s): 60(60-9: Add'l Lot Area Insufficient, Front Yard Insufficient, Side Yard Insufficient, Usable Open Space Insufficient and Floor Area Ratio Excessive)

Purpose: Build new three family building on existing lot. Built on Subdivided lot see ALT857420.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to subdivide the parcel of land known as 93 Ellington Street in order to build a new three-family dwelling at 95 Ellington.

Board Members asked about the design of the new 3F dwelling, parking, basement living space and access to utilities.

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

Documents/Exhibits: Building Plans

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

Case: BOA-931967 **Address:** 101 Howard Avenue **Ward** 13 **Applicant:** Derric Small
Article(s): 50(50-29: Required lot width is insufficient, Lot frontage is insufficient, Lot size to erect a three family dwelling is insufficient, Lot area for the add'l units is insufficient, Floor area ratio is excessive, Usable open space is insufficient, Front yard setback requirement is insufficient and Side yard setback requirement is insufficient)
Purpose: New three-family construction on an empty lot with three on-site parking spaces in the rear.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to construct a new three-family dwelling on an approximately 3,100 square feet lot. Applicant also discussed the dimensional violations.

Board Members asked about the size and bedroom counts of the units.

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

Case: BOA-825727 **Address:** 1078-1082 Dorchester Avenue **Ward** 13 **Applicant:** Vargas Dasilveira
Article(s): 65(65-15: Restaurant with take out and Multifamily dwelling (conditional), 65(65-16: Floor Area ratio excessive, Usable Open Space insufficient and Rear Yard insufficient), 65(65-41)
Purpose: Raze the single story building and erect 3 story building on the same footprint the foundation to remain. 1st level restaurant with 36a take out(existing 36a) 2nd and 3rd floor 2 units each.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a three-story, 4 residential unit building. The Applicant discussed the dimensional violations in detail.

Board Members asked about open space and roof decks and if a tenant for the commercial space had yet to sign a lease.

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

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with BPDA design review and no conditional use for take-out and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-909724 **Address:** 105 West Springfield Street **Ward** 9 **Applicant:** Eben Kunz
Article(s): 64(64-9) 64(64-9.4)
Purpose: Construct exterior deck on rear of 1st floor.

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

Board Members asked about the current distance from existing house to the lot line.

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

Documents/Exhibits: Building Plans

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

HEARINGS: 10:30 a.m.

Case: BOA-906287 **Address:** 127 East Cottage Street **Ward 7 Applicant:** Epsilon Partners, LLC
Article(s): 65(65-8), 65(65-41), 65(65-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Bldg Height Excessive (Feet), Front Yard Insufficient, Side Yard Insufficient and Rear Yard Insufficient)
Purpose: To combine the following Parcel IDs 0703701000 0703700000 & 0703699000 to form a 12,547 SF lot & to subdivide into two new lots: Lot A to have 6,172 SF & Lot B to have 6,375 SF. Also, to raze structures on Lot B (127 E. Cottage) & erect a 4 story building with 11 units and 10 parking spaces. See ALT898250 for subdivision of lot.

Discussion: At the applicant's request the matter was deferred to the June 11, 2019 Hearing.

Case: BOA-906288 **Address:** 131 East Cottage Street **Ward 7 Applicant:** Epsilon Partners, LLC
Article(s): 65(65-9: Lot Width Insufficient, Lot Frontage Insufficient, Floor Area Ratio Excessive and Side Yard Insufficient)
Purpose: To combine the following Parcel IDs 0703701000 0703700000 & 0703699000 to form a 12,547 SF lot & to subdivide into two new lots: Lot A to have 6,172 SF & Lot B to have 6,375 SF. Lot A to have existing single-family dwelling to remain with removal of attached garage. See also ERT898249.

Discussion: At the applicant's request the matter was deferred to the June 11, 2019 Hearing.

Case: BOA-922047 **Address:** 613-619 East Broadway **Ward 6 Applicant:** Eat Real Food, LLC
Article(s): 27S(27S-5), 68(68-7)
Purpose: Change of occupancy from stores and nail and tanning salon to stores and restaurant.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to include a new restaurant and wine bar. No takeout use proposed.

Board Members asked if the Applicant has obtained a liquor license.

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

Documents/Exhibits: Building Plans

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

Case: BOA-882215 **Address:** 111 B Street **Ward 6 Applicant:** Mark Little
Article(s): 68(68-8) 68(68-29)
Purpose: Frame out new roof deck according to spec in plans

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to construct a new roof deck atop an 8 unit building; roof deck for the exclusive use of a single unit.

Board Members asked about the impact of the headhouse and the setback of the deck from the roof line.

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

Documents/Exhibits: Building Plans

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

Case: BOA-878714 **Address:** 72 Dresser Street **Ward 6 Applicant:** Daniel Toscano
Article(s): 27S(27S-5), 68(68-33), 68(68-8: Floor Area Ratio Excessive, Bldg Height Excessive (Feet), Front Yard Insufficient and Rear Yard Insufficient)
Purpose: Combine Parcel ID (0602887000, 0602886000, 0602885000, 0602884000, and 0602883000) into a new single lot to be 5,049 SF. Erect a new, five-story multi-family dwelling for eight (8) units with roof deck. Propose eight (8) off-street parking.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to combine lots and erect a new five-story dwelling with 8 units, roof deck and 8 off-street parking spaces. The Applicant also detailed the dimensional violation requirements and proposals.

Board Members asked about how the proposed building fits in with the streetscape.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and the Carpenters union are in support. Councilors Flynn, Flaherty and Essaibi-George and an abutter are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with BPDA design review and Fortune seconded and the Board voted to approve, with Bickerstaff in opposition.

Case: BOA-926367 **Address:** 94 Beacon Street **Ward 5 Applicant:** Timothy Burke
Article(s): 13(13-1)
Purpose: Amendment to ALT896570. Enlarge existing roof deck as shown on drawings, install new exterior stair to deck, construct screen wall at new deck on rear EI and raise roof level at rear wall to install new windows and skylight. Cost of work has been paid under ALT896570.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to enlarge existing roof deck, install a new exterior staircase, screen wall and new windows and skylight. The Applicant discussed the building height requirements and proposal in detail.

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

Documents/Exhibits: Building Plans

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

Case: BOA-897717 **Address:** 84-100 Peterborough Street **Ward 5 Applicant:** Brendin McCord
Article(s): 66(66-8), 66(66-8)

Purpose: Separate 84 & 86 Peterborough St. with a demizing wall, build out new sub shop in 84 Peterborough according to plans submitted.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to obtain a full certificate of occupancy for a sub shop that has been open and operating since June 2017.

Board Members asked if there are any violations preventing the issuance of a full certificate of occupancy.

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

Documents/Exhibits: Building Plans

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

Case: BOA-920465 **Address:** 19 Dartmouth Street **Ward 4 Applicant:** Catherine O'Byrne
Article(s): 9(9-2)

Purpose: Eliminate kitchen and install new bathroom at kitchen place , remove no structure wall ,close kitchen entry door and install new framing to new bathroom. Cost is reflected on SF821586. Change occupancy from a 3 family to a 2 family.

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

Board Members asked about placement of utility meters.

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

Documents/Exhibits: Building Plans

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

Case: BOA-919027 **Address:** 162 West Brookline Street **Ward 4 Applicant:** Alpine Advisory Services by John Moran

Article(s): 64(64-9.4)

Purpose: Amend ALT839482. Install 6'x20' cantilevered deck at rear of parlor level. Frame and railings to be steel with composite decking.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to construct a rear, parlor-level deck as part of a gut renovation project.

Board Members asked if the applicant had the approval of the South End Landmarks Commission.

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

Documents/Exhibits: Building Plans

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

Case: BOA-928027 **Address:** 258 West Newton Street **Ward 4 Applicant:** Prosper Realty Trust by Marc LaCasse

Article(s): 41(41-6)

Purpose: Amendment to ALT836090. Construct 4 cantilevered Juliet balconies at existing openings and new roof deck per plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to construct a roof deck for the use of the top floor only.

Board Members asked about the access to the roof deck and the size of the roof deck.

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

Documents/Exhibits: Building Plans

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

LUNCH BREAK 45 MINUTES:

Case: BOA-935353 **Address:** 64-70 Broad Street **Ward 3 Applicant:** Harbor One Bank

Article(s): 49A(49A-5)

Purpose: The project is to change the use and occupancy of the building from Restaurant, Office and Retail Use per document 2065/97 to Office, Retail and Bank Branch Office Use at this property.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to allow for bank use in the space previously occupied by a café.

Board Members asked if the current office and retail uses were staying the same and also asked about the size of the space.

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

Documents/Exhibits: Building Plans

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

Case: BOA-913511 **Address:** 213 Albany Street **Ward 3 Applicant:** Anthony Virgilio

Article(s): 64(64-35)

Purpose: To relocate existing digital billboard structure to north east corner of lot.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to relocate an existing digital billboard to allow for the construction of a residential building on the lot.

Board Members asked about the orientation and size of the billboard.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Flynn and the carpenters union are in support. An attorney representing abutters spoke in opposition.

Documents/Exhibits: Building Plans

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

Case: BOA-851400 **Address:** 217 Albany Street **Ward** 3 **Applicant:** Marc LaCasse

Article(s): 32(32-4) 64(64-16)

Purpose: Demolish existing structure and construct new 14 story, 250-unit residential building. The new building will be constructed on lot consisting of 36,070 square feet to be created by subdividing a portion of 300 Harrison Avenue and combining it with the existing lot at 217 Albany Street. The subdivision/lot combination application is ALT836020 (LOT 4).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to erect a new residential building. The applicant also discussed the dimensional regulations, community process and the intent of the Ink Block project of which the proposed building is a part. Applicant stated that the unit count has been reduced from 250 to 180.

Board Members asked about the breakdown and size of the units.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Flynn and the carpenters union are in support. An attorney representing abutters spoke in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with a signature hold for the GCOD relief and Bickerstaff seconded and the Board voted unanimously to approve. Board Member Galvin moved for approval with BPDA design review for the dimensional relief and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-903635 **Address:** 235 Leyden Street **Ward** 1 **Applicant:** Dayna Antenucci

Article(s): 53(53-9: Lot 2 insufficient lot size for subdivision (2,000sf req.), Lot 1 Insufficient lot size, Lot 2 Insufficient lot width and Lot 1 insufficient Side yard setback (7' Req.).

Purpose: Subdivide existing lot to create two separate lots (235 Leyden to have 3,275 s.f. and 237 Leyden to have 1,772 s.f) and erect a two family residential dwelling with parking (ERT889227).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to subdivide the existing lot to allow a two-family dwelling to be erected at 237 Leyden. Applicant discussed the dimensional violations in detail.

Board Members asked about the proposed 2 car parking garage and about the curb cut.

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 BPDA design review and Logue seconded and the Board voted unanimously to approve.

Case: BOA-903636 **Address:** 237 Leyden Street **Ward** 1 **Applicant:** Dayna Anenucci

Article(s): 53(53-9: Insufficient lot size for a 2 family (4,000sf req.), Insufficient lot width for a two family (40' req.), Insufficient lot width frontage (40' req.), Insufficient side yard setback (7' req.), Excessive f.a.r. (.8 max), Insufficient open space (750sf/unit req.), insufficient rear yard setback (21.65' req.) and # of allowed stories has been exceeded (2.5 stories max.)

Purpose: Subdivide existing lot to create two separate lots. 235 Leyden to have 3,275 s.f. and 237 Leyden to have 1,772 s.f. (ALT889226) and erect a two family residential dwelling with parking.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to subdivide the existing lot to allow a two-family dwelling to be erected at 237 Leyden. Applicant discussed the dimensional violations in detail.

Board Members asked about the proposed 2 car parking garage and about the curb cut.

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 BPDA design review and Logue seconded and the Board voted unanimously to approve.

Case: BOA-919610 **Address:** 120 Gove Street **Ward 1 Applicant:** Frankfort Gove, LLC

Article(s): 27T(27T-9), 53(53-9: Floor Area Ratio Excessive, Usable Open Space Insufficient, Front Yard Insufficient and Rear Yard Insufficient), 53(53-56: Off-Street Parking Insufficient and Off-Street Loading Insufficient)

Purpose: Combine parcels 0104015000 and 0104010000 to form a new Lot with 16,735 square feet. Change the Occupancy from a Church to Fourteen (14) Residential Units. Renovate the entire Building to create Dwelling Units. Building will be fully Sprinklered.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, in conjunction with BOA919609, requesting zoning relief required to combine 4 lots and subdivide into 2 lots to allow for the construction of 108 total units with 84 total parking spaces in conjunction with the proposal for 25-37 Frankfort Street. Applicant discussed the dimensional violations in detail.

Board Members asked if the units are for intended as rental units.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, BPDA, carpenters union and Gove Street Citizens Association are in support.

Documents/Exhibits: Building Plans

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

Case: BOA-919609 **Address:** 25-37 Frankfort Street **Ward 1 Applicant:** Frankfort Gove, LLC

Article(s): 27T(27T-9), 53(53-57), 53(53-9: Lot Area for Additional Dwelling Units Insufficient, Floor Area Ratio Excessive, Building Height Excessive, Building Height (# of Stories) Excessive, Usable Open Space Insufficient, Side Yard Insufficient and Rear Yard Insufficient), 53(53-56: Off-Street Parking Insufficient and Off-Street Loading Insufficient)

Purpose: Combine parcels 0103988002 and 0103988001 to form a new 32,390 square foot Lot. Erect a new 6 story Residential Building with 98 Dwelling Units. There will be a 71 space Parking Garage under Building. See also Alt906155.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, in conjunction with BOA903636, requesting zoning relief required to combine 4 lots and subdivide

into 2 lots to allow for the construction of 108 total units with 84 total parking spaces in conjunction with the proposal for 25-37 Frankfort Street. Applicant discussed the dimensional violations in detail.

Board Members asked if the units are for intended as rental units.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, BPDA, carpenters union and Gove Street Citizens Association are in support.

Documents/Exhibits: Building Plans

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

Case: BOA-881803 **Address:** 131 Condor Street **Ward 1** **Applicant:** Neighborhood of Affordable Housing, Inc

Article(s): 53(53-8), 53(53-56), 53(53-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Bldg Height Excessive (Feet), Front Yard Insufficient and Side Yard Insufficient)

Purpose: Combine parcel ID #'s 0103366000, 0103365000, 0103364000 and to subdivide the newly created lot into two separate lots. 131 Condor Street to have 3,937 square feet. Also, to erect a 4-story residential building with 7 units. See ERT871916.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, in conjunction with BOA881804, requesting zoning relief required to develop the above mixed use and mixed income project proposed by the Neighborhood of Affordable Housing. The lot size of the project is in excess of 26,000 square feet with greater than 49,000 square feet of mixed use space. Applicant discussed the dimensional violations and unit counts in detail.

Board Members asked how the applicant plans to maintain their proposal for artist preferences.

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

Documents/Exhibits: Building Plans

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

Case: BOA- 881804 **Address:** 141-151 Condor Street **Ward 1** **Applicant:** Neighborhood of Affordable Housing, Inc

Article(s): 53(53-56), 53(53-8: Workbar/Gallery is Forbidden Use, Artist Studio is Forbidden Use, Multi-Family Dwelling is Forbidden Use, Workshop is Forbidden Use and Community Studio is Forbidden Use), 53(53-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Bldg Height Excessive (Feet), Front Yard Insufficient, Side Yard Insufficient and Rear Yard Insufficient)

Purpose: Combine parcel ID #'s 0103366000, 0103365000, 0103364000 and to subdivide the newly created lot into two separate lots. 141-151 Condor Street to have 22,313 square feet. Also, to erect a 5-story, mixed-use building containing ground floor workbar/gallery, shared studio, and workshop, 17 artist studios, 33 residential units, and 35 parking spaces. See also ERT871934.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, in conjunction with BOA881803, requesting zoning relief required to develop the above mixed use and mixed income project proposed by the Neighborhood of Affordable Housing. The lot size of the project is in excess of 26,000 square feet with greater than 49,000 square feet of mixed use space. Applicant discussed the dimensional violations and unit counts in detail.

Board Members asked how the applicant plans to maintain their proposal for artist preferences.

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

Documents/Exhibits: Building Plans

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

Case: BOA-918232 **Address:** 197 Condor Street **Ward 1 Applicant:** 197-199 Condor, LLC
Article(s): 53(53-8), 53(53-56), 53(53-9: Floor area ratio is excessive, Height is excessive (stories), Height is excessive (ft), Front yard setback requirement is insufficient, Side yard setback requirement is insufficient and Rear yard setback requirement is insufficient)
Purpose: Seeking to raze the existing structure and erect a 4-story building with six residential units and six parking spaces. Also please see ALT908646 and ALT908643.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to construct a 4 story, 6 unit building on a currently vacant 3,193 square foot lot. Applicant discussed the violation in detail.

Board Members asked about windows on the left and right elevations.

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

Case: BOA-903541 **Address:** 307 Maverick Street **Ward 1 Applicant:** Cledis Vilorio
Article(s): 10(10-1), 53(53-9), 53(53-56.5a)
Purpose: Permit for three parking spaces.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to create parking in rear for 2 cars.

Board Members asked about the curb cut.

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 the provisos of parking for 2 cars only and a 12 feet curb cut maximum and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-936053 **Address:** 331 Sumner Street **Ward 1 Applicant:** 331 Sumner, LLC
Article(s): 9(9-1)
Purpose: Increase occupancy from 18 to 49.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to increase occupancy from 18 to 49 persons for a currently operating neighborhood bar.

Board Members asked where the space is coming from to accommodate the increased number of persons. The applicant was also asked if it is offering takeout.

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

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-920781, **Address:** 47 Cummins Highway **Ward:** 19 **Applicant:** Kathleen McKeown
Article(s): 67(67-9)

Purpose: Renovate basement to extend living area for unit one into basement.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to extend living space of one unit in a two-family dwelling into the basement.

Board Members asked about access to the basement, the basement ceiling height and access to utilities.

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

Documents/Exhibits: Building Plans

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

Case: BOA-853295, **Address:** 31 Dell Avenue **Ward:**18 **Applicant:** Elida Sanchez
Article(s): 09(9-1) 69(69-29.4)

Purpose: Install retaining walls and driveway on the front right of the house.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to construct a 17 feet wide by 25 feet deep driveway for parking for 2 car, with installation of a retaining wall.

Board Members asked about the location of the parking spaces.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor McCarthy are in opposition. No one spoke in support.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for denial and Logue seconded and the Board voted unanimously to deny.

Case: BOA-793903 **Address:** 24 Arcadia Park , **Ward** 15 **Applicant:** Patrick Mahoney
Article(s): 09(9-1) 65(65-9) 65(65-9) 65(65-9) 65(65-9)

Purpose: Build addition to the existing 3 family building. Consolidate lots per the plans. Combine parcel ID 1501557000 and Parcel ID 1501556000. Add off street parking for four cars

Discussion: At the applicant's request the matter was deferred to June 25, 2019 Hearing.

Case: BOA-878967 **Address:** 11 Adams Street **Ward** 15 **Applicant:** Domingos Martins

Article(s): 69(69-8) 69-(69-9) 69(69-29)

Purpose: Change of occupancy from single family to single family and an office space

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to a single-family and an office space as the first floor is currently being used as an office.

Board Members asked about signage relative to the office use.

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 a proviso to remove signs and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-889398 **Address:** 18A Rockville Park **Ward** 12 **Applicant:** K & K Development

Article(s): 50(50-28) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-43)

Purpose: Change occupancy from a three to a four family. Also to add dormers and extend rear staircase to the fourth floor

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to increase living space on the top floor with the addition of dormers. The applicant discussed the violations in detail.

Board Members asked about the ceiling height in the attic living space.

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

Documents/Exhibits: Building Plans

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

Case: BOA-891497 **Address:** 271 West Fifth Street **Ward** 7 **Applicant:** Anthony Virgilio

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

Purpose: Change of occupancy from one-family to two-family dwelling. Legalize living space to basement. Full interior renovation. Propose new exterior egress stairs. Work to include fire alarm and sprinklers as per plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, in conjunction with BOA891508, requesting zoning relief required to legalize use as a two-family dwelling. Applicant stated the building has been used as a two-family for decades and has two utility meters.

Board Members asked how the dwelling has been taxed in the past, the ceiling height in the basement and about access to the utilities.

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

Documents/Exhibits: Building Plans

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

Case: BOA#891508 **Address:** 271 West Fifth Street **Ward** 7 **Applicant:** Anthony Virgilio
Purpose: Change of occupancy from one-family to two-family dwelling. Legalize living space to basement. Full interior renovation. Propose new exterior egress stairs. Work to include fire alarm and sprinklers as per plans. SECTION: 9th 780 CMR 1028 Exit Discharge. Section 1028.5 Access to a public way. The exit discharge shall provide a direct and unobstructed access to a public way.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail, in conjunction with BOA891497, requesting zoning relief required to legalize use as a two-family dwelling. Applicant stated the building has been used as a two-family for decades and has two utility meters.

Board Members asked how the dwelling has been taxed in the past, the ceiling height in the basement and about access to the utilities.

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

Documents/Exhibits: Building Plans

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

HEARING/RECONSIDERATION: 12:00p.m.

Case: BOA-889104 **Address:** 306 K Street **Ward** 5 **Applicant:** Marc Lacasse
Article(s): 27S(27S-5)

Purpose: Full interior renovation of an existing five-unit residential building. Reconfigure interior layout. Add bedrooms. New finishes throughout. Install new hard-piped sprinkler system with monitored alarm. New window. Updated plumbing and electrical. Install new Hydro Air heat and air conditioning system.

Discussion: At the applicant's request the matter was deferred to May 21, 2019 Hearing.

RECOMMENDATIONS:

(The Zoning Advisory Subcommittee held hearings for the following cases April 25, 2019. Board Secretary Mark Fortune reported the Subcommittee's recommendations from these hearings to the Board.)

Case: BOA-853552, **Address:** 146-146A Bunker Hill Street **Ward:** 2 **Applicant:** Vahid Nickpour
Article(s): 62(62-29) 62(62-13) 62(62-14)

Purpose: Legalize occupancy as to reflect real estate bill. Change from a one family to a two family. Existing condition, no work to be done. Has been used as a two family for years.

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

Documents/Exhibits: Building plans

Case: BOA-903623, **Address:** 4 Melrose Street **Ward:** 5 **Applicant:** Timothy Burke

Article(s): 67(67-9)

Purpose: Construct new dormer on rear of house and roof deck on top of dormer. Install new bathrooms on fourth floor and in basement. Remove portion of wall at kitchen. Install new window and door at rear exterior wall on first floor. Install new mechanical, plumbing and electrical work.

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

Documents/Exhibits: Building plans

Case: BOA#903638, **Address:** 4 Melrose Street **Ward:** 5 **Applicant:** Timothy Burke

Purpose: Construct new dormer on rear of house and roof deck on top of dormer. Install new bathrooms on fourth floor and in basement. Remove portion of wall at kitchen. Install new window and door at rear exterior wall on first floor. Install new mechanical, plumbing and electrical work. Section 9th 780 CMR 1011 Stairways. 1011.12.2 Roof access. Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1510.2.

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

Documents/Exhibits: Building plans

Case: BOA-911535, **Address:** 546 East Broadway **Ward:** 6 **Applicant:** Nicolas Landry

Article(s): 68(68-7)

Purpose: Change occupancy to include body art establishment. No work to be done on premises.

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

Documents/Exhibits: Building plans

Case: BOA-803677, **Address:** 65 Silver Street **Ward:** 6 **Applicant:** Isaura Rosa

Article(s): 13(13-1)

Purpose: Extend living space to basement on existing single family dwelling.

The Applicant failed to appear and the Subcommittee voted to recommend Dismissal without Prejudice.

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.

At the request of the Applicant the matter was deferred to the June 20, 2019 Subcommittee Hearing.

Case: BOA-909589, **Address:** 143-153 Washington Street **Ward:** 14 **Applicant:** Murl's Kitchen, LLC

Article(s): 50(50-28)

Purpose: Change Occupancy from a Bakery to a Restaurant. (Murl's Kitchen.).

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

Documents/Exhibits: Building plans

Case: BOA-925117, **Address:** 64 Radcliffe Road **Ward:** 18 **Applicant:** John Andrews

Article(s): 68(68-8: Floor area ratio excessive & Front yard insufficient) 69(69-9: Lot width insufficient, Side yard insufficient & Rear yard insufficient) 69(69-9.3)

Purpose: A new second floor addition with 3 bedrooms added and a bathroom.

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

Documents/Exhibits: Building plans

Case: BOA-927697, **Address:** 12 Scribner Road **Ward:** 18 **Applicant:** Scott St. Coeur

Article(s): 69(69-9)

Purpose: Confirm occupancy as a single family and construct a second floor addition on to a single family Bungalow. The addition will be build on top of the existing structure. The addition is to have 3 bedrooms and 1 full bath.

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

Documents/Exhibits: Building plans

Case: BOA-917620, **Address:** 16 Hawthorne Street **Ward:** 19 **Applicant:** Daniel Murray

Article(s): 67(67-9)

Purpose: Build addition on side of house per plans, build deck behind house per plans.

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

Documents/Exhibits: Building plans

Case: BOA-909363, **Address:** 48 Murray Hill Road **Ward:** 19 **Applicant:** Halyard, Sheets and Rudder Inc

Article(s): 67(67-32: Off-street parking & loading req. The proposed parking spaces does not meet the minimum dimensions & Off-street parking & loading req. The driveway access does not meet the minimum width of 10')

Purpose: On existing parcel # 1903149000 with single family dwelling, install parking space driveway as per attached plans.

The Subcommittee voted to recommend Dismissal without Prejudice

Case: BOA-918630, **Address:** 1100 VFW Parkway **Ward:** 20 **Applicant:** Kory Brown

Article(s): 9(9-1)

Purpose: Use of land for parking as granted in Exclusive Easement Agreement on deed. Doc#42256 Book 59609 Page 4. To correct violation V429607.

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

Documents/Exhibits: Building plans

Case: BOA-923297, **Address:** 24 Bellamy Street **Ward:** 22 **Applicant:** Ron Bin Zeng and Jin Fan Huang, as Trustees of the J & F Trust u/d/t August 8, 2017

Article(s): 51(51-23) 53(53-8)

Purpose: Clarify the existing building as a two family use. No work to be done.

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

Documents/Exhibits: Building plans

Case: BOA-893086, **Address:** 71R Grampian Way **Ward:** 13 **Applicant:** John Pulgini

Article(s): 10(10-1) 65(65-9)

Purpose: Erect detached 1 car garage with storage above.

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

Documents/Exhibits: Building plans

STEPHANIE HAYNES
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KERRY LOGUE

For a video recording of the April 30, 2019 Board of Appeal Hearings please go to:
https://www.cityofboston.gov/cable/video_library.asp

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