



City of Boston
Board of Appeal

Tuesday, March 26, 2019

BOARD OF APPEALS

Room 801

HEARING MINUTES

Acting Board Chair Mark Erlich 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:

March 12, 2019 & Revised February 26, 2019

Upon a motion and second, the Board voted unanimously to approve the above minutes.

EXTENSIONS: 9:30a.m.

Case: BOA-642727 **Address:** 28-34 Langdon Street, **Ward 8 Applicant:** Eric Rainey (by Derric Small, Esq)

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

Case: BOA-630296 **Address:** 415-425A LaGrange Street, **Ward 20 Applicant:** Joseph Hanley, Esq)

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

Case: BOA-566677 **Address:** 296 North Beacon Street, **Ward 22 Applicant:** Michael Maurello

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

Case: BOA-524297 **Address:** 85 Linden Street, **Ward 21 Applicant:** Jackson Solmiak

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

Case: BOA-687529 **Address:** 254 Everett Street, **Ward 1 Applicant:** Richard Lynds, Esq

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

Case: BOA-687533 **Address:** 51 Breed Street, **Ward 1 Applicant:** Richard Lynds, Esq

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

Case: BOA-629257 **Address:** 13-15 Dudley Street **Ward 9 Applicant:** Christopher & Kaidi Grant

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

BOARD FINAL ARBITER: 9:30a.m.

Case: BOA-652699 **Address:** 20 Fuller Street **Ward 17 Applicant:** James O'Sullivan

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

Case: BOA-664763 **Address:** 8 Clifford Street **Ward 12 Applicant:** Joseph Feaster, Esq.

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

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

Discussion: At the request of the applicant **this case has been deferred to 04/30/2019**

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

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

Discussion: At the request of the applicant **this case has been deferred to 04/30/2019**

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

GCOD 9:30a.m.

Case: BOA-925854 **Address:** 5 Worcester Square **Ward 8 Applicant:** Rick Ames

Article(s): 32(32-9)

Purpose: Interior and exterior renovations. Converting a Single Family Dwelling to a Three (3) Family Dwelling. Reconfigure rooms to accommodate new layout, update electrical and mechanical install new sprinkler system in all new Units. Install new kitchens and bathrooms according to plans. Install new HVAC Systems, insulation, blue board, plaster and paint as per contract.

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

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

Documents/Exhibits: Building Plans

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

HEARING: 9:30 a.m.

Case: BOA-916151 **Address:** 14 Snow Street **Ward 22** **Applicant:** Mai Phung
Article(s): 51(51-9) 51(51-9) 51(51-9) 51(51-9)
Purpose: Proposed to erect a two Family on a vacant lot.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to construct a two (2) family on a 5,300sf lot.

Board Members asked about parking. The applicant stated 3 parking spaces will be provided in the rear.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Ciommo 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-904399 **Address:** 37-39 Royal Street **Ward 22** **Applicant:** Johanna Schneider, Esq
Article(s): 51(51-8) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-56)
Purpose: Demolish existing Single Family House. Combine Lots 50 and 51 into a new Parcel consisting of 6,866 sq. ft. Construct a new 4 story, Three(3)Unit Townhouse Building. As per plans.

Discussion: At the request of the applicant **this case has been deferred to 07/09/2019**

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

Case: BOA-915937 **Address:** 176R Faneuil Street **Ward 22** **Applicant:** Theresa Gallagher
Article(s): 51(51-51-57)
Purpose: Raze existing garage due to unsafe structure. To be replaced with new garage/shed on existing size and location with new concrete slab 18' X 18'.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to demolish and replace garage; will keep existing foot print.

Board Members inquired about the height of the garage. The applicant stated same as the existing one.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services. Councilor Flaherty and Councilor Ciommo 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-916289 **Address:** 11 Lorette Street **Ward** 20 **Applicant:** Martin J. Keogh

Article(s): 9(9-1) 56(56-8) 56(56-8) 56(56-8) 56(56-8) 56(56-8)

Purpose: Extend existing dormer on left/west side to match right /east side dormer; Re-build existing decks in existing deck footprint; Extend First floor living space to existing rear portion of basement level to create “Family Room” new stair access Resurface pavement- Adding 2 additional parking spaces.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating property pre-dates zoning code; 1 family district, existing 3 family.

Board Members inquired about the basement ceiling height. The applicant stated 8’, 6’10” in utility area. The Board Member inquired about parking. The applicant stated adding 4 parking spaces.

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

Documents/Exhibits: Building Plans

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

Case: BOA-905976 **Address:** 12-12A Wyvern Street **Ward** 19 **Applicant:** Stephen Tarantino

Article(s): 55(55-9)

Purpose: Adding 6’ dormer to current 3rd floor staircase.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating adding a new dormer, will not extend past existing footprint.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services. Councilor O’Malley and Councilor Flaherty 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-901787 **Address:** 89 Wachusett Street **Ward** 19 **Applicant:** Vernon Woodworth

Article(s): 10(10-1) 55(55-9) 55(55-40)

Purpose: Provide 6 parking spaces and driveway at existing three-family building.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating recently changed from 2f to a 3f; currently no off street parking, proposing 6 parking spaces.

Board Member told applicant he would need a curb cut.

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

Documents/Exhibits: Building Plans

Votes: Board Member Pisani moved for approval with Proviso (5 spaces only, BPDA and BTD opinion 6 spaces are too many for the area) and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-890364 **Address:** 74 Westchester Road **Ward** 19 **Applicant:** Lara Moulton

Article(s): 55(55-9) 55(55-9)

Purpose: Confirm Occupancy as a One family. Construct second floor addition on existing footprint. Propose new front porch with roof and rear balcony off master bedroom. Extend partial living space to basement with new garage space. Full interior renovation.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating will remain a one (1) family; increasing to 2 ½ stories.

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

Documents/Exhibits: Building Plans

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

Case: BOA-901824 **Address:** 23 Blake Street **Ward** 18 **Applicant:** Kandaraj Krishnakumar

Article(s): 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-30.6)

Purpose: New 2-Family House

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating vacant lot currently; proposing 2 family dwelling, height 34'8" max 35"

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

Documents/Exhibits: Building Plans

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

Case: BOA-922904 **Address:** 239 Norwell Street **Ward** 17 **Applicant:** Travis Lee
Article(s): 10(10-1) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41) 65(65-41) 65(65-41)
Purpose: Erect one 2 family building on a newly created tax parcel. Vacant parcels at 239, 241 and 243 Norwell Streets will be consolidated and then subdivided into 4 parcels, each parcel will accommodate one 2 family building and each will have 2 off street parking spaces. This project shall be known as 239 Norwell(Lot#4) among the proposed four 2 family buildings on 4 new lots. Attached two family on 1655 sf lot.

Discussion: At the request of the applicant **this case has been deferred to 07/09/2019**

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

Case: BOA-922907 **Address:** 241 Norwell Street **Ward** 17 **Applicant:** Travis Lee
Article(s): 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41) 65(65-41)
Purpose: Erect one 2 family building on a newly created tax parcel. Vacant parcels at 239, 241 and 243 Norwell Streets will be consolidated and then subdivided into 4 parcels, each parcel will accommodate one 2 family building and each will have 2 off street parking spaces. This project shall be known as 241 Norwell (Lot#3), among the proposed four 2 family buildings on 4 new lots.

Discussion: At the request of the applicant **this case has been deferred to 07/09/2019**

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

Case: BOA-922908 **Address:** 243 Norwell Street **Ward** 17 **Applicant:** Travis Lee
Article(s):65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41) 65(65-41)
Purpose: Erect one 2 family building on a newly created tax parcel. Vacant parcels at 239, 241 and 243 Norwell Streets will be consolidated and then subdivided into 4 parcels, each parcel will accommodate one 2 family building and each will have 2 off street parking spaces. This project shall be known as 243 Norwell (Lot #2) among the proposed four 2 family buildings on 4 new lots.

Discussion: At the request of the applicant **this case has been deferred to 07/09/2019**

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

Case: BOA-922911 **Address:** 245 Norwell Street **Ward** 17 **Applicant:** Travis Lee
Article(s): 10(10-1) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41) 65(65-41) 65(65-41)
Purpose: Erect one 2 family building on a newly created tax parcel. Vacant parcels at 239, 241 and 243 Norwell Streets will be consolidated and then subdivided into 4 parcels, each parcel will accommodate one 2 family building and each will have 2 off street parking spaces. This project shall be known as 245 Norwell St. (Lot 1), among the proposed four- 2 family buildings on 4 new lots

Discussion: At the request of the applicant **this case has been deferred to 0709/2019**

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

Case: BOA-914088 **Address:** 9 Mount Everett Street **Ward** 15 **Applicant:** Ednei Furtado
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: Change off occupancy from Two family to Three family and add rear dormer, renovation including electrical and plumbing work.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating dormer construction completed by prior owner; seeking to legalize 3 family; work to be done in kitchen.

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 with Proviso (BPDA) and Bickerstaff seconded and the Board voted unanimously to approve.

Case: BOA-877695 **Address:** 191 Geneva Avenue **Ward** 14 **Applicant:** Hiep Chu

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) 65(65-41)

Purpose: Raze existing Building. Combine 2 existing Lots into One 14,118 sq. ft. Lot. Erect a new, 5 story, 27 Unit Residential Building. There will be Accessory Parking located under Building.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to erect a 5 story, 27 unit building, first floor for parking, 4 affordable units; MFR proposed in 2F.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Campbell, Councilor Flaherty and abutter 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-923309 **Address:** 15 Maywood Street **Ward** 12 **Applicant:** Whiteacre Properties

Article(s): 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) 50(50-44)

Purpose: Seeking to combine parcels 1200975000, 1200974000, 1200973000 to create one new 4,855 sq. ft. Lot. Erect a new 4-story, Three (3) Family Dwelling with six parking spaces in Rear Yard.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating 4,855sf lot to be created; 3F proposed.

Board Members asked about the break-down of units. The applicant stated, unit 1, 1750sf, unit 2, 11,500sf, #3 1750sf. FAR .8 max; 1.5 proposed; Basement ceiling height is 9', access to parking on Maywood Terrace.

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

Documents/Exhibits: Building Plans

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

Case: BOA-923818 **Address:** 1 Maple Street **Ward** 12 **Applicant:** David Gerrie

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

Purpose: Change occupancy from a two to a three family. Please see U49874243 for parking spots as well.

Discussion: At the request of the applicant **this case has been deferred to 07/09/2019**

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

Case: BOA-923819 **Address:** 1 Maple Street **Ward** 12 **Applicant:** David Gerrie

Article(s): 50(50-43)

Purpose: Parking for 2 vehicles behind home.

Discussion: At the request of the applicant **this case has been deferred to 07/09/2019**

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

Case: BOA-823447 **Address:** 26-28 Chilcott Place **Ward** 11 **Applicant:** Thomas Notto

Article(s): 55(55-8) 55(55-9) 55(55-9) 55(55-9) 55(55-9)

Purpose: Change use from a two-family to a three-family. Vertical and rear additions and renovate , add 4 parking spaces, as per plans. Permit set to be submitted upon ZBA approval.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating 2F to 3F; 300 sf new addition and vertical addition.

Board Members asked about the break-down of units. The applicant stated, 3, 2 bedrooms with 2 bath units, and 4 parking spaces in rear.

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

Case: BOA-922614 **Address:** 16R Robeson Street **Ward** 11 **Applicant:** Rita Horsley

Article(s): 55(55-9) 55(55-9) 55(55-9) 55(55-40) 55(55-41.12)

Purpose: Erect a new single-family dwelling with roof deck above two car garage on existing 5,730 sq. ft. vacant lot. Propose two off-street parking access through 16 Robeson Street proposed driveway filed under U49909413.

Discussion: At the request of the applicant **this case has been deferred to 05/17/2019**

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

Case: BOA-865900 **Address:** 79 Jamaica Street **Ward** 11 **Applicant:** Derric Small
Article(s): 10(10-1) 55(55-9) 55(55-9) 55(55-9) 55(55-9) 55(55-9) 55(55-9) 55(55-40)
Purpose: Erect new Two-Family Dwelling. ZBA

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 two-family dwelling where a single-family currently exists, on a greater than 3,000 square foot lot. The proposal included parking for two cars. The applicant discussed the violations in detail.

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 is in support. Councilor O'Malley and multiple abutters are in opposition.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with provisos for no parking and BPDA design review and Pisani seconded and the Board voted unanimously to approve.

Case: BOA-859629 **Address:** 60-62 Lambert Avenue **Ward** 9 **Applicant:** Mai Phung
Article(s): 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29)50(50-43) 50(50-44)___
Purpose: Combine parcel 32000 with parcel 33000 to become one parcel of 2677sf and to construct a 2 family on said vacant lot (as per plans).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating 3F district; FAR.8 required; 2.7 proposed.

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 for approval with Proviso (BPDA) and Bickerstaff seconded and the Board voted unanimously to approve. ,

Case: BOA-874359 **Address:** 591 Albany Street **Ward** 8 **Applicant:** Liberty Compassion, Inc. By Vincent Giordano
Article(s): 64(64-15)
Purpose: Change of Occupancy from Warehouse to Medical Use Cannabis Establishment (Dispensary).

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating proposing a Medical Marijuana dispensary, no recreational, store is 2,500 sf.

Board Members inquired about staffing and hours of operation. The applicant stated 9-10 people staffing store at any one time, estimated approximate 200 customers daily. Hours, Mon-Sat 10:00am-8:00pm, Sunday 10:00-4:00pm, with 3 security officers per shift.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services, Councilor Flynn and 3abutters are in support. Abutters opposed.

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso (BPDA petitioner only, must seek further relief for recreational use) and Walsh-Logue seconded and the Board voted unanimously to approve.

HEARINGS: 10:30 a.m.

Case: BOA-896163 **Address:** 30 Preble Street **Ward 7** **Applicant:** Patrick Mahoney, Esq
Article(s): 27S(27S-5) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-33)
Purpose: Erect new three family dwelling building with four parking spaces and roof deck.

Discussion: At the request of the applicant **this case has been deferred to 0709/2019**

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

Case: BOA-906053 **Address:** 342-346 Dorchester Street **Ward 7** **Applicant:** Tim DeGuzman
Article(s): 68(68-8) 68(68-29)
Purpose: Build 12 x 12 roof deck

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating proposing a 12 x 12 roof deck with private access from existing exterior deck.

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

Case: BOA-894508 **Address:** 400-408 West Broadway **Ward 6** **Applicant:** Patrick Mahoney, Esq
Article(s): 27S(27S-5) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-33)
Purpose: Erect new five story building to contain retail space of first floor, and 36 unit residential dwelling units above, and 36 parking spaces with semi-automated parking system.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to erect a five story building with 35 parking spaces. FAR 1.5 required, 3.9 proposed, parking 42 required, 34 proposed, height 35 max, 54 proposed.

Board Members inquired about a roof deck. The applicant stated no.

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

Documents/Exhibits: Building Plans

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

Case: BOA-921683 **Address:** 34hf Beacon Street **Ward 5 Applicant:** Nilak Sharma

Article(s): 13(13-1) 13(13-1) 13(13-1)

Purpose: Unit 8S - 8th & 9th floor: Full renovation to include an extension of living space by extending new addition to existing penthouse on 9th floor, construct new roof deck, re-configure bathroom layouts, interior partition walls, new drywall and plaster where necessary, new millwork, cabinetry, doors and trim throughout, new electrical as needed and plumbing fixtures, fire sprinkler modification, flooring throughout, millwork per plans. (Also Refer to Short Form Permit #SF857146 Issued 07/27/2018 for Salvage and Demolition.

Discussion/Vote: The applicant requested to withdraw and the Board Members voted to dismiss without prejudice.

Case: BOA-915212 **Address:** 226-228 Newbury Street **Ward 5 Applicant:** Pranzini Inc.

Article(s): 8(8-7) 13(13-13-1)

Purpose: Build an addition, move kitchen to newly created space. Expand Dining to newly created space. No contractor on job at this time, the job is still out for bid. Restaurant fit out is on this permit. Construction work done by building owner on a separate issued alt.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating the restaurant has been in operation for 18 years. Applicant wants to expand operation and relocate kitchen and replace existing kitchen with new seating.

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

Documents/Exhibits: Building Plans

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

Case: BOA-862993 **Address:** 67-69 Church Street **Ward 5 Applicant:** TJRE Investments, LLC

Article(s): 63(63-6) 63(63-8) 63(63-8) 63(63-8) 63(63-8) 63(63-8)

Purpose: Change of use from a Restaurant to a Restaurant and 5 Residential Units. Adding 3 floors to existing 2 story building.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating change of use from a Restaurant to a Restaurant and 5 Residential Units. Adding 3 floors to existing 2 story building with four (4) 2 bedroom and one (1) 3 bedroom units. The units will be condos for sale.

Board Members inquired about FAR. The applicant stated 2.0, max 3.6 proposed; 3 stories max, 4 proposed. Board Members asked about roof deck. The applicant stated roof deck exclusive to top floor, access through hatch.

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

Documents/Exhibits: Building Plans

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

Case: BOA-904425 **Address:** 210-214 Newbury Street **Ward 5 Applicant:** Babson United Inc.

Article(s): 8(8-7) 8(8-7)

Purpose: Lululemon replacing existing retailer and adding a cafe on the second floor.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating replacing existing retailer and adding a café mostly for takeout; minimal seating available.

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

Documents/Exhibits: Building Plans

Votes: Board Member Bickerstaff for approval with Proviso (usual take out language) and Walsh-Logue seconded and the Board voted unanimously to approve

Case: BOA-193892 **Address:** 248 Newbury Street **Ward 5 Applicant:** 248 Newbury Street LLC, by Sidney Handler

Article(s): 8(8-7)

Purpose: Outdoor seating to be used with the proposed cafe under ALT909571.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating outdoor seating to be used with the proposed café; same number of outdoor seats as previous occupant.

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

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso (usual take out language; trash inside until shortly before pickup) and Bickerstaff seconded and the Board voted unanimously to approve

Case: BOA-193887 **Address:** 248 Newbury Street **Ward 5** **Applicant:** 248 Newbury Street LLC, by Sidney Handler

Article(s): 8(8-7)

Purpose: Change Occupancy from Retail, Offices, Commercial Space, 10 Lodgers, & Painting Studio w/accy Café to Retail, Offices, Commercial Space, 10 Lodgers & Café with seating and take out.. Work to include minor electrical and plumbing, paint and knee walls. No fire alarm or sprinkler work.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating outdoor seating to be used with the proposed café; same number of outdoor seats as previous occupant.

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

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso (usual take out language; trash inside until shortly before pickup) and Bickerstaff seconded and the Board voted unanimously to approve

Case: BOA-917199 **Address:** 97-115 Beverly Street **Ward 3** **Applicant:** A & B Burgers by John Gorman

Article(s): 49(49-9)

Purpose: Outdoor patio seating with 39 seats for A & B Burgers on the ground floor. cost of work is on alt 848047

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating restaurant currently operating; seeks to add outdoor seating.

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

Documents/Exhibits: Building Plans

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

Case: BOA-917632 **Address:** 184 Bremen Street **Ward 1** **Applicant:** Victor Florian

Article(s): 9(9-2)

Purpose: Change occupancy from convenience store to barber shop.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to change occupancy from convenience store to barber shop. Barber shop 900sf space with six stations.

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

Case: BOA-892077 **Address:** 181-183 Coleridge Street **Ward 1 Applicant: Theodore Touloukian for Ryan Acone**

Article(s): 53(53-8) 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-56) 53(53-56) 53(53-57.3)

Purpose: Combine lots (PID 0104312000 and 0104311000) into a single lot to be 19,000 SF. Erect a three-story mixed-use building with 19 residential units, 22 off-street parking spaces below grade, and "facility of public accommodation" as per Chapter 91 Massachusetts Public Waterfront Act.

Discussion: At the request of the applicant **this case has been deferred to 0709/2019**

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

Case: BOA-916333 **Address:** 218-220 Havre Street **Ward 1 Applicant: Michael Stuchins**

Article(s): 9(9-1) 27T(27T-9) 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-56)

Purpose: Seeking to change the occupancy from a 6 unit building to a 7 unit building and to renovate.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating to change the occupancy from a 6 unit building to a 7 unit building and to renovate. Building completely sprinkle red; units for rental

Board Members asked about parking. The applicant stated no.

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 and Logue seconded and the Board voted unanimously to approve

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-613478, **Address:** 820 William T Morrissey BLVD, **Ward:** 16, **Applicant:** Outfront Media, LLC
Article(s): 65(65-40) 11(11-7)

Purpose: Replace both sides/faces of existing 48' wide by 14' high billboard, one side currently Static and the other side Tri-Vision, with new digital signage cabinets. Replace existing steel structure in kind. Change occupancy to include billboard See L/F 0876/2004.

Discussion/Vote: The applicant failed to appear and following a brief the Board Members voted to dismiss without prejudice.

Case: BOA-861784 **Address:** 1345-1357 Blue Hill Avenue **Ward** 14 **Applicant:** Primo Market Corporation
Article(s): 60(60-16)

Purpose: Would like to add small take-out for coffee and sandwiches.

Discussion/Vote: The applicant requested to withdraw and the Board Members voted to dismiss without prejudice.

Case: BOA-922089 **Address:** 430-454 Blue Hill Avenue **Ward** 14 **Applicant:** Pure Oasis LLC
Article(s): 50(50-19)

Purpose: Retail Build out for cannabis dispensary, including electrical, and plumbing work.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating retail build out for cannabis dispensary. The product will be prepackaged off site.

Board Members asked about the total square footage. The applicant stated 2900+; 24 full time employees, 12-14 workers at any one time security checks , ID at the door on enter and exit. Fifty Three (53) cameras door internal security.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services Grove Hall Neighborhood Development, Project Right, Freedom House and Debrah Bulling are in opposition.

Documents/Exhibits: Building Plans

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

Case: BOA-851215 **Address:** 106 Forest Hills Street , **Ward** 11 **Applicant:** 106 Forest Hills, LLC
Article(s): 55(55-8) 55(55-9: Floor area ratio excessive, Bldg height excessive (feet) & Bldg height excessive (stories)) 55(55-40)

Purpose: Seeking to raze the existing building and erect a three-story building with nine residential units and ten parking spaces

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating seeking to erect a three story building with 8 units. FAR .6 max , .66 proposed, extensive community

Board Members asked about the building height. The applicant stated the building height will match existing structure. Board Members asked about parking spaces. The applicant stated 10 parking spaces proposed, community request reduction of 8 spaces.

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

Documents/Exhibits: Building Plans

Votes: Board Member Galvin moved for approval with Proviso (BPDA 8 parking spaces) and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-854009 **Address:** 15 Bancroft Street **Ward** 11 **Applicant:** Aethos LLC

Article(s): 9(9-1) 55(55-9: Floor area ratio excessive, bldg height excessive (feet), Bldg height excessive (stories), Side yard insufficient & Front yard insufficient) 55(55-8)

Purpose: Seeking to change the occupancy from a three-family residential dwelling to a four-family residential dwelling and renovate the building including erecting fourth floor and rear additions with new decks and egress stairs, adding two parking spaces in the basement and installing sprinklers in the building.

Discussion: At the request of the applicant **this case has been deferred to 07/30/2019**

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

Case: BOA-787634 **Address:** 500-502 East Broadway **Ward** 6 **Applicant:** James Christopher

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

Purpose: To raze existing single story building, and erect a new 3 story mixed use building to include a commercial space with 4 Residential Units

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating three story mixed use building with 4 residential units.

Board Members asked about square footage. The applicant stated 1310 sf lot floor; 1157 sf in basement.

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

Documents/Exhibits: Building Plans

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

Case: BOA-866128 **Address:** 11 Hudson Street **Ward** 3 **Applicant:** Lorraine Tse

Article(s): 11(11-6)

Purpose: Foxwoods - Replace existing box sign with a new channel letter sign. Same size.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating address is 12 Tyler Street. Sunshine Travel seeks to replace sign; new sign in same frame, sign is LED, sign already replaced.

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-858537 **Address:** 112 Moore Street **Ward 1 Applicant:** Santiago Lasprilla

Article(s): 53(53-9: Insufficient lot size, Excessive F.A.R. & Insufficient open space per unit) 53(53-56)

Purpose: Change occupancy from One family dwelling to Two family dwelling

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating change occupancy to 1 family to a 2 family, footprint of building will remain same.

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 and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-859149 **Address:** 251-253 Meridian Street **Ward 1 Applicant:** Benjamin Hildebrand

Article(s): 53(53-11: Cannabis establishment use - conditional & Accessory storage to main use in basement (1,000sf) - conditional

Purpose: BR, Inc. proposes to operate a Cannabis Establishment at 253 Meridian St, East Boston. Cannabis establishment to be co-terminus Medical Marijuana Dispensary with Recreational Retail Marijuana (Medical and Recreational, shared space). Alterations to the existing building to include typical interior and exterior upgrades for a retail establishment, as well as installation of access control measures and security systems.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail stating proposing to operate cannabis dispensary. The exit door is different door than enter, facility for medical recreation uses but no separation between the two.

Board Members asked about the hours of operation. The applicant stated Mon-Sat 9-7pm, Sunday, 11-6 pm, product stored in secure basement. Board Members inquired about security. The applicant stated 2-3 security officers; 12 full time employees; estimated 250-300 customers daily.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and abutters are in support. Councilor Edwards (personally appeared) and multiple abutters are in opposition.

Documents/Exhibits: Building Plans

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

Case: BOA-922475 **Address:** 69-71 Maverick Square **Ward 1 Applicant:** Julius Sokol

Article(s): 53(53-11)

Purpose: Change Occupancy from a Dry Cleaning Store w/accy Storage to 6 Apartments and a Registered Marijuana Dispensary.

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.

RECOMMENDATION/HEARINGS:

(The Zoning Advisory Subcommittee held hearings for the following cases March 21, 2019. Board Secretary Mark Fortune reported the Subcommittee's recommendations from these hearings to the Board.)

Case: BOA-890949, **Address:** 56 Faywood Avenue **Ward:** 1 **Applicant:** Luciano Robadel

Article(s): 53(53-9: Excessive F.A.R. (3,000sf max.), Insufficient side yard setback (10' min. setbacks req.) & # of allowed stories exceeded (2.5 stories max.)) 53(53-52)

Purpose: Construct second floor addition on existing first floor. Construct new deck.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. 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-912627, **Address:** 733-733A East Fifth Street **Ward:** 6 **Applicant:** John Barry

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

Purpose: Construct a new third story addition and rear addition with decks. Extend living space to basement to existing two-family dwelling.

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 defer this matter for a hearing before the full board on April 9, 2019.

Documents/Exhibits: Building plans

Case: BOA-916778, **Address:** 28 Emerson Street **Ward:** 6 **Applicant:** Victoria Scott

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

Purpose: Full interior renovation to existing single-family dwelling. Extend living space to basement. Remove and reconstruct new rear deck.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. 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-915265, **Address:** 8 Tupelo Street, **Ward:** 12 **Applicant:** Ransford Bawa

Article(s): 50(50-29)

Purpose: 1. Repair to the two existing porches. 2. Enclose the porches.

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-917006, **Address:** 49 Bakersfield Street **Ward:** 13 **Applicant:** William Bonnice

Article(s): 65(65-9: Floor area ratio excessive & Side yard insufficient)

Purpose: Enlarge existing dormer and add bathroom. Add deck on the rear 2nd floor roof.

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 defer this matter for a hearing before the full board on April 25, 2019.

Documents/Exhibits: Building plans

Case: BOA-912619, **Address:** 94 Sydney Street **Ward:** 13 **Applicant:** Laurent Sika

Article(s): 65(65-9)

Purpose: Confirm occupancy as a single family home. Basement Renovation. Build playroom, bathroom, workshop, laundry room in basement. Install wood studs where needed, drywall, insulate walls. Repair damaged stairs from 1st flr to basement. Repair damaged stairs at bulkhead door area. Repair existing concrete floor with new concrete slab on grade.

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: BOA912336, **Address:** 101-103 Rosseter Street **Ward:** 14 **Applicant:** Kenneth Battle

Article(s): 60(60-9)

Purpose: Add finished basement square footage to existing home square footage.

Discussion/Vote: The applicant failed to appear and following a brief discussion the Subcommittee members voted to recommend dismissal without prejudice.

Case: BOA-885091, **Address:** 121 Wellington Hill **Ward:** 14 **Applicant:** Jean Innocent

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

Purpose: Curb cut to create residential parking for two parking spaces in conjunction with public works permit.

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-914351, **Address:** 27 Delmont Street **Ward:** 16 **Applicant:** Ivan Hernandez

Article(s): 65(65-9: Floor area ratio excessive & Side yard insufficient)

Purpose: Construct new two story rear addition per plans. *Cost of work to be determined at this time 11/30/18.

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-921420, **Address:** 62 Fairmount Street **Ward:** 17 **Applicant:** Javier Perez

Article(s): 65(65-9: Floor area ratio excessive, Building height (# of stories) excessive & Side yard insufficient)

Purpose: Add dormers to roof.

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-910434, **Address:** 645 River Street **Ward:** 18 **Applicant:** Christian Louis

Article(s): 60(60-8)

Purpose: Change occupancy from office to George store in existence for longtime. No work to be done, existing condition.

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-919184, **Address:** 13 Woodglen Road **Ward:** 18 **Applicant:** Robert Burk

Article(s): 69(69-9)

Purpose: Dormer rear section of roof to add bath and create better head height in already existing bedrooms. Install new insulation.

Discussion/Vote: The applicant failed to appear and following a brief discussion the Subcommittee members voted to recommend dismissal without prejudice.

Case: BOA-838428, **Address:** 94 Louder's Lane **Ward:** 19 **Applicant:** Richard Stazinski

Article(s): 55(55-9)

Purpose: Construct new deck per plans. Extend existing porch roof to the right side 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-909830, **Address:** 132-134 Greaton Road **Ward:** 20 **Applicant:** Mary Walsh

Article(s): 56(56-8: Floor area ratio excessive, Bldg height excessive (stories), Rear yard insufficient & Side yard insufficient) 9(9-1)

Purpose: Construct new dormer addition to extend living space into the attic for a bedroom and bathroom to existing two-family dwelling.

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-912810, **Address:** 281 Vermont Street **Ward:** 20 **Applicant:** Patrick Browning

Article(s): 56(56-8: Front yard setback requirement is insufficient & Side yard requirement is insufficient)

Purpose: Addition of second floor, not going outside existing footprint.

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-906414, **Address:** 89 Antwerp Street **Ward:** 22 **Applicant:** Peter Chen

Article(s): 51(51-9)

Purpose: Missing existing finished basement floor plan. Please see issued permit ALT650494.

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-911973, **Address:** 22 Embassy Road **Ward:** 22 **Applicant:** Benjamin Marshall
Article(s): 51(51-9: Floor area ratio excessive, Front yard insufficient, Side yard insufficient & Rear yard insufficient) **Purpose:** Extension of Living Space on 2nd Floor. Bedroom in Front, Bathroom in Back (all on 2nd floor), and moving some windows around at front mudroom.

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-921788, **Address:** 12-14 Falkland Street **Ward:** 22 **Applicant:** Eric Rochon
Article(s): 51(51-9: Floor area ratio excessive, Side yard insufficient & Rear yard insufficient)
Purpose: Removal of existing deck and porch. Propose new 20'x20' rear addition with roof deck and new porches.

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-915928, **Address:** 74-76 Hobson Street **Ward:** 22 **Applicant:** Donal Carroll
Article(s): 51(51-9: Floor area ratio excessive, Bldg height excessive (stories) & Rear yard insufficient)
Purpose: Construct dormer with bathroom and laundry on third floor and add deck to the rear of the first floor.

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-903630, **Address:** 56 Presentation Road **Ward:** 22 **Applicant:** Timothy Burke
Article(s): 51(51-9)
Purpose: Extend living space into basement for a bedroom and 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

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

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR (Absent)
MARK FORTUNE-SECRETARY
BRUCE BICKERSTAFF
MARK ERLICH (Acting Chair)
ANTHONY PISANI
CRAIG GALVIN

SUBSTITUTE MEMBERS:

TYRONE KINDELL, JR
Kelly Walsh Logue

**For a video recording of the March 26, 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