



City of Boston  
Board of Appeal

**RECEIVED**

*By City Clerk at 4:07 pm, Mar 16, 2022*

**REVISED**

*4:07 pm, Mar 16, 2022*

Tuesday, March 22, 2022

BOARD OF APPEAL

City Hall Room 801

HEARING AGENDA

REVISED AGENDA

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON MARCH 22, 2022 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS MARCH 22, 2022 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

**PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:**

**THE MARCH 22, 2022 HEARING WILL BE HELD VIRTUALLY VIA VIDEO TELECONFERENCE AND TELEPHONE VIA THE ZOOM WEBINAR EVENT PLATFORM.**

**Interested persons can participate in the hearing REMOTELY by going to <https://bit.ly/ZBAhearings>. You may also participate by phone by calling into the Zoom Webinar at (301) 715-8592 and entering the Webinar ID: 996 0844 0932 followed by # when prompted.**

**If you wish to offer testimony on an appeal, please click <https://bit.ly/March22Comment> to sign up. Please provide your name, address, the address and/or BOA number of the appeal on which you wish to speak, and if you wish to speak in support of or opposition to the project.**

**For individuals who need translation assistance, please notify the Board at least 48 HOURS in advance either by signing up at <https://bit.ly/March22Comment>, calling 617-635-4775, or emailing [zba.ambassador@boston.gov](mailto:zba.ambassador@boston.gov).**

**The ZBA Ambassador will be available within the Zoom Webinar Event from 8:30 AM to 9:30 AM to answer questions about ZBA procedures and offer**



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instructions on how to participate in the hearing via Zoom. Questions and/or concerns can also be emailed to the ZBA Ambassador at [zba.ambassador@boston.gov](mailto:zba.ambassador@boston.gov).

If you wish to offer comment within the meeting platform, please use the “Raise Hand” function that should appear on the bottom of your screen, if connected by computer or device, or dial \*9, if connected by phone. On a computer or device, you will receive a request to unmute yourself from the event host. You must select yes before you can speak. On a phone, you will hear a prompt that the event host is asking you to unmute yourself. You must press \*6 to unmute yourself before you can speak. Commenters will be asked to state their name, address and comment. Comments will be limited as time requires.

**IF YOU WISH TO OFFER TESTIMONY ON AN APPEAL, PLEASE LOG IN TO THE HEARING NO LATER THAN 8:30AM TO ENSURE YOUR CONNECTION IS PROPERLY FUNCTIONING.**

The hearing can also be viewed via live-stream on the City’s website at <https://www.boston.gov/departments/broadband-and-cable/watch-boston-city-tv>. Closed captioning is available.

Interested persons who are unable to participate in the hearing remotely may make an appointment to appear in person at City Hall in the BPDA Board Room. Please notify the Board at least **48 HOURS** in advance either by calling 617-635-4775 or emailing [isdboardofappeal@boston.gov](mailto:isdboardofappeal@boston.gov) for accommodations to be made.

**MEMBERS OF THE COMMUNITY ARE STRONGLY ENCOURAGED TO HELP FACILITATE THE VIRTUAL HEARING PROCESS BY EMAILING LETTERS IN SUPPORT OF OR OPPOSITION TO AN APPEAL TO [ZBAPublicInput@boston.gov](mailto:ZBAPublicInput@boston.gov) IN LIEU OF OFFERING TESTIMONY ONLINE OR FROM BPDA BOARD ROOM. IT IS STRONGLY ENCOURAGED THAT WRITTEN COMMENTS BE SUBMITTED TO THE BOARD AT LEAST 48 HOURS PRIOR TO THE HEARING. WHEN DOING SO, PLEASE INCLUDE IN THE SUBJECT LINE THE BOA NUMBER, THE ADDRESS OF THE PROPOSED PROJECT AND THE DATE OF THE HEARING.**



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## **APPROVAL OF THE HEARING MINUTES: 9:30AM**

**MARCH 8, 2022**

## **EXTENSIONS: 9:30AM**

**Case: BOA-659702 Address: 86-88 North Washington Street Ward 3 Applicant: Dennis Quilty, Esq**

**Case: BOA-927849 Address: 48-62 Brookline Avenue Ward 5 Applicant: Dennis Quilty, Esq**

**Case: BOA-909744 Address: 11 Ruggles Street Ward 9 Applicant: Marc LaCasse, Esq**

## **RE-DISCUSSION: 9:30AM**

**Case: BOA- 1258629 Address: 39 Hancock Street Ward 15 Applicant: Mandrell Company, LLC, Willie Mandresll**

**Article(s):** Art. 65 Sec. 42^Conformity with Existing Building-Street modal calculation not provided to verify compliance Alignment Article 65, Section 9 Lot Width Insufficient Article 65, Section 9 Lot Frontage Insufficient Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient  
**Purpose:** Combine lot ID1502668000 (2,881 sqft) and lot ID1502666000 (2,304sqft) to create one new lot totaling 5,185 sqft to be known as 39 Hancock Street and erect a new (originally 4 family > reduced to 3 family) residential structure with 5 off street parking spaces.

## **HEARINGS: 9:30AM**

**Case: BOA-1295354 Address: 6 Yarmouth Street Ward 4 Applicant: 6 Yarmouth Street Realty Trust**

**Article(s):** Article 64, Section 9.4Town House/Row House Extension

**Purpose:** Remove existing fire escape and replace with rear porches and exterior fire stair. remove existing ground level deck and build new patio and fencing

**Case: BOA-1289700 Address: 559R East Fifth Street Ward 6 Applicant: William Mohan**

**Article(s):** Art 68 Sec 29 Roof Structure Restrictions-Access Article 68, Section 8 Insufficient rear yard setback  
Art. 68 Sec.08 Insufficient side yard setback

**Purpose:** Structure is a 3 story, 3 condo building. Owner of Condo #3 will construct a porch, measuring 6'x8' to both Condo #3 and Condo #2. Upon completion, owner of Condo #2 will reimburse owner of condo #3 for half the total cost.

**Case: BOA- 1294998 Address: 71-75 West Broadway Ward 6 Applicant: George Morancy**

**Article(s):** Article 68, Section 7 Use Regulations Art. 68 Sec. 33 Off Street parking Req.

**Purpose:** Change legal occupancy of existing unoccupied commercial unit to Bank. Building occupancy to be changed from 8 residential units and 1 commercial unit to 8 residential units and Bank.

**Case: BOA-1290040 Address: 8 Glade Avenue Ward 11 Applicant: Keith Hinzman**

**Article(s):** Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg. - Existing building in on an undersized lot Existing FAR is excessiver and new addition will further the non-compliance. Article 55, Section 9 Floor Area Ratio Excessive Article 55, Section 9 Bldg Height Excessive (Feet) Article 55, Section 9 Bldg Height Excessive (Stories) Article 55, Section 9 Rear Yard Insufficient

**Purpose:** Build Foundation and Master Bedroom with deck on first, second and third floor.



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**Case: BOA-868870 Address: 810 Canterbury Street Ward 18 Applicant: Christopher Davey**

**Article(s):** Article 67, Section 8 Use: Forbidden-Two family detached dwelling unit is a forbidden use Article 67, Section 9 Minimum lot width requirement is insufficient Article 67, Section 9 Minimum lot frontage requirement is insufficient Article 67, Section 9 Minimum usable open space requirement per unit is insufficient Article 67, Section 9 Minimum front yard setback requirement is insufficient Article 67, Section 9 Side yard requirement is insufficient

**Purpose:** Planning to erect a 2 family home on 6,208sf lot identified as lot #2 on stamped land survey

**Case: BOA-868875 Address: 812 Canterbury Street Ward 18 Applicant: Christopher Davey**

**Article(s):** Article 67, Section 9 Minimum lot width requirement is insufficient Article 67, Section 9 Minimum lot frontage requirement is insufficient

**Purpose:** Sub dividing 812 Canterbury St into two lots. Lot 1 will have 7,318 sf, Lot 2 will have 6,028 sf. The house at 812 will stay, and a new house will be built at 810. Refer to ERT835395 # 810 Canterbury Existing structure at #812 is to remain.

**Case: BOA-1212750 Address: 750 Hyde Park Avenue Ward 18 Applicant: Jimmy McNeil**

**Article(s):** Article 67, Section 8 Use Regulations-Conditional Article 67, Section 9 Insufficient side yard setback Article 67, Section 9 Insufficient rear yard setback Article 9. Section 1 Extension of Nonconforming-Dimensional (side yard) Article 9, Section 2 Change in Non Conforming Use

**Purpose:** Raise roof 10 feet install underground sewage demo interior, plan to convert to car wash. \*Change of occupancy from a repair shop and tow lot to a carwash per plans provided.

**Case: BOA- 1283031 Address: 12 Everett Street Ward 19 Applicant: Michael Earls**

**Article(s):** Article 55, Section 9 Lot Frontage Insufficient

**Purpose:** Erect a 3 unit building.

**Case: BOA- 1273426 Address: 1472 Centre Street Ward 20 Applicant: Jay Hajj**

**Article(s):** Art. 09 Sec. 01 Extension of Non Conforming Use Article 67, Section 8.2 Use Regs: Basement Units-Forbidden Article 67, Section 8 Use: Forbidden-4F in 2F Zone Article 67, Section 9 Lot Area Insufficient Article 67, Section 9 Floor Area Ratio Excessive Article 67, Section 9 Usable Open Space Insufficient Article 67, Section 32 Off Street Parking-2 add'l req'd with design size & maneuvering areas.

**Purpose:** Proposed new dwelling unit in Basement. Change use from a three family to a four family and partial renovations, as per plans.

**Case: BOA-1250289 Address: 116-126 Harvard Avenue Ward 21 Applicant: Eric Lawrence**

**Article(s):** Article 51, Section 16 Use Regulations - Location, Forbidden. Buffer zone conflict, proposed within 2,640 feet of another cannabis establishment. Article 51, Section 16 Use Regulations – Cannabis Establishment (Recreational) Use: Conditional.

**Purpose:** Change of occupancy from an existing retail space into Cannabis Dispensary with recreational use. (as per plans).

**HEARINGS:10:30AM**

**Case: BOA-1252505 Address: 166-168 Salem Street Ward 3 Applicant: Joseph Scarfo**

**Article(s):** Article 54, Section 10 Floor Area Ratio Excessive Article 54, Section 21 Off Street Parking & Loading Req- Off Street Parking Insufficient

**Purpose:** Change of Occupancy from an 8 Unit Residential and 1 Store building to a 9 Unit Residential dwelling. Extend living space into Basement. Construct new Rear Decks.

**Case: BOA-1285023 Address: 148 Worcester Street Ward 4 Applicant: David McGrath**

**Article(s):** Art. 56 Sec. 64 34 Restricted roof structure district-Access via head house Art. 56 Sec. 64 34 Restricted roof structure district-% of roof coverings exceeded (excessive height)

**Purpose:** Install a new roof deck.



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**Case: BOA-1270458 Address: 525 East Broadway Ward 6 Applicant: Albanian Orthodox, LLC**

**Article(s):** Article 68, Section 8 Add'l Lot Area Insufficient Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 33 Off Street Parking & Loading Req-Location. Off street parking facilities required by this Section 68 33 shall be provided on the same Lot as the main use to which they are accessory. Article 68, Section 29 Roof Structure Restrictions

**Purpose:** Change occupancy from two family to 3 family; renovate interior; add 11' x 7.5' 2 story infill of 165 SF; add roof deck on roof of 1st floor rear addition accessible from 2d floor unit; create 4 parking spaces in rear yard.

**Case: BOA-1239778 Address: 50 Clapp Street Ward 7 Applicant: NS AJO, Holdings, Inc**

**Article(s):** Article 65 Section 15 Use Regulations-Cannabis Establishment is a Conditional use in a CC Sub district.

**Purpose:** The Applicant, NS AJO Holdings, Inc., is proposing to expand the existing Medical Marijuana Treatment Center to incorporate adult use sales. Accordingly, the Applicant is seeking to amend the occupancy to include a Cannabis Establishment. No other changes to the plans and/or premises.

**Case: BOA-1270494 Address: 460 East Seventh Street Ward 7 Applicant: Gerald Adler**

**Article(s):** Art 68 Sec 29 Roof Structure Restrictions-Access via spiral stair

**Purpose:** Build roof deck on building. Extend existing spiral staircase to access new roof deck in rear of building.

**Case: BOA-1296104 Address: 135 William T Morrissey BLVD Ward 13 Applicant: BCP Beat Property LLC**

**Article(s):** Article 65, Section 15 Use: Forbidden-Accessory keeping of laboratory animals

**Purpose:** Change of occupancy to include accessory keeping of laboratory animals.

**Case: BOA-1295864 Address: 6R Ericsson Street Ward 16 Applicant: CPC Ericsson Street LLC**

**Article(s):** Art. 25 Sec. 5 Flood Hazard Districts-Proposed building is in a AE Flood Zoning Article 65, Section 18 Use: Waterfront Service Dist.-MFR, General Office and Accessory Parking are Conditional In a

WS Sub district Article 65, Section 19 Proposed FAR is excessive Article 65, Section 19 Proposed building height in feet is excessive Article 65, Section 19 Max. Residential % of GFA is excessive Article 65, Section 41 Off Street Parking & Loading Req-Proposed off street parking is insufficient Article 65, Section 19 Proposed Front yard is insufficient Article 65, Section 19 Proposed side yard is insufficient

**Purpose:** See ALT1208993. Erect a new mixed-use 4-and 5 story structure at 6R Ericsson on "Lot 1". Structure contains a parking podium with two building volumes above-one containing 3 floors of offices, and the other 4 stories of multi-family dwelling units. A landscaped deck occupies a portion of level 2.

**Case: BOA-1295771 Address: 8R Ericsson Street Ward 16 Applicant: CPC Ericsson Street LLC**

**Article(s):** Art. 25 Sec. 5 Flood Hazard Districts-Proposed building is in a VE Flood Zone Article 65, Section 19 Proposed Building height in feet is excessive.

**Purpose:** See ALT1208993. Erect a new 1-story boat storage and maintenance building with address 8R Ericsson, and new marina on "Lot 3". The marina consists of both land and water side improvements-Piers, ramps, boat slips, as well as accessory office, lounge and restroom spaces.

**Case: BOA-1295867 Address: 18R Ericsson Street Ward 16 Applicant: CPC Ericsson Street LLC**

**Article(s):** Art. 25 Sec. 5 Flood Hazard Districts-Proposed building is in a AE Flood Zone.

Article 65, Section 18 Use: Waterfront Service Dist.-MFR and Retail are both conditional uses in a WS Sub district Article 65, Section 19 18r and 20r combined on same lot exceed both Max. Residential % of GFA and Max Residential Lot Coverage. Article 65, Section 19 Proposed Floor Area Ratio is excessive Article 65, Section 19 Proposed Building Height in feet is excessive Article 65, Section 41 Off Street Parking & Loading Req-Proposed off street parking is insufficient Article 65, Section 19 Proposed front yard is insufficient Article 65, Section 42.13 Two or More Dwellings on Same Lot

**Purpose:** See ALT1208993. Erect a new 5-story structure at 18R Ericsson on a portion of "Lot 2". 18R Ericsson is a new mixed-use 5-story structure with lobby and local service retail on the ground level, and multifamily dwelling units on the upper levels. "Lot 2" also contains a structure (AKA 20R Ericsson).



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**Case: BOA-1295870 Address: 20R Ericsson Street Ward 16 Applicant: CPC Ericsson Street LLC**

Article(s): Art. 25 Sec. 5 Flood Hazard Districts-Property is in an VE Flood Zone. Article 65, Section 18 Use: Waterfront Service Dist.-MFR is Conditional in a WS Sub district Article 65, Section 19 Floor Area Ratio is excessive Article 65, Section 19 Proposed building height is excessive Article 65, Section 41 Off Street Parking & Loading Req-Proposed off street parking is insufficient .Article 65, Section 1918r and 20r combined on same lot exceed both Max. Residential % of GFA and Max Residential Lot Coverage. Article 65, Section 42.13 Two or More Dwellings on Same Lot  
Purpose: See ALT 1208993. Erect a new 5-story structure at 20R Ericsson on a portion of "Lot 2". 20R Ericsson is a new mixed-use 5-story structure with lobby and parking on the ground levels, and multifamily dwelling units on the upper levels. "Lot 2" also contains a structure (AKA 18R Ericsson).

**Case: BOA- 1295793 Address: 32-32C Taylor Street Ward 16 Applicant: Taylor St Development LLC**

Article(s): Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Side Yard Insufficient Article 65, Section 32 NDOD Review Required  
Art. 65 Sec. 41 Off street parking requirements-65 41 5a; Proposed parking is tandem which limits maneuverability.  
Art. 65 Sec. 08 Forbidden-MFR is a forbidden use in a 2F 5000 Sub district  
Purpose: Demolish existing structure and erect a 4 unit dwelling "townhouse design" building and provide parking for 8 vehicles via existing curb cut.

**RECOMMENDATIONS: 11:30 AM**

**Case: BOA- 1241879 Address: 615 East Third Street Ward: 6 Applicant: Mohammed Amer**

Article(s): Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient  
Purpose: Existing 2 family building. new egress stairs at the rear of the building.

**Case: BOA-1289454 Address: 4 Cherokee Street Ward: 10 Applicant: John Pulgini**

Article(s): Art. 59, Section 37 Off-Street Parking Insufficient - Off street parking requirement is insufficient Art. 59, Section 8 Floor area ratio is excessive Art. 59, Section 8 Height is excessive Art. 59, Section 8 Front yard setback is insufficient Art. 59, Section 8 Side yard setback is insufficient Art. 59, Section 8 Rear yard setback is insufficient  
Purpose : Proposed renovation and dormer addition to change the use from a single family house to a two family, as per plans.

**Case: BOA- 1277696 Address: 41 Cornwall Street Ward: 11 Applicant: Franciso Skelton**

Article(s): Article 55, Section 9 Floor Area Ratio Excessive Article 55, Section 9 Front Yard Insufficient Article 55, Section 9 Side Yard Insufficient Article 55, Section 9 Rear Yard Insufficient  
Purpose : Construct new roof dormers to extend living space to attic to existing two family dwelling.

**Case: BOA-1281499 Address: 6 Port Norfolk Street Ward: 16 Applicant: Alexander Bender**

Article(s): Art. 65 Sec. 9 Insufficient side yard setback Art. 65 Sec. 9 # of allowed stories exceeded  
Purpose: Gut interior of home, reinforce existing structure, raise the second floor to meet code and add dormers. First floor of home will get new layout.

**Case: BOA-1277213 Address: 43 Pierce Street Ward: 18 Applicant: Jollene Collins**

Article(s): Article 69, Section 9 Floor Area Ratio Excessive Article 69, Section 9 Bldg Height Excessive (Stories) Article 69, Section 9 Side Yard Insufficient Article 69, Section 9 Rear Yard Insufficient Article 69, Section 9 Usable Open Space Insufficient  
Purpose: Change of occupancy from 1 family to 2 family with new addition.

**Case: BOA-1290443 Address: 20 Orchard Street Ward: 19 Applicant: Joshua LaPan**

Article(s): Art. 55 Sec. 09 Insufficient side yard setback  
Purpose: Build Dormer to create new Master Bathroom.



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**Case: BOA- 1277380 Address: 11 Danville Street Ward: 20 Applicant: Joseph & Audrey Steffano**  
**Article(s):** Article 56, Section 8 Floor Area Ratio Excessive Article 56, Section 8 Side Yard Insufficient  
**Purpose:** Construct a one story addition to the rear of an existing single family detached dwelling. The addition includes a finished basement and a family room on first floor.

**Case: BOA-1280083 Address: 15 Gertrude Road Ward: 20 Applicant: Adam Detour & Maria Finkelmeier**  
**Article(s):** Art. 09 Sec. 01 Extension of Non Conforming Use - <25% conditional Article 56, Section 8 Excessive f.a.r.  
**Purpose:** Renovation and Addition to Unit 2 in an existing two family condominium building. Scope includes a slightly revised layout on the second floor and the addition of a shed dormer on attic floor to the right side of the house to contain a master suite. No change to building footprint or height.

**Case: BOA-1283696 Address: 1230 Soldiers Field Road Ward: 22 Applicant: Amplify Fitness, LLC**  
**Article(s):** Article 51, Section 16 Use Regulations - Fitness center is a Conditional use in a CC 1 Sub district  
**Purpose:** To build a fitness center. Consist of showers and rest rooms, locker rooms, office space, exercise area. Plans by off the grid architects attached to application.

**Case: BOA-1194620 Address: 33 Bartlett Street Ward: 2 Applicant: Timothy Sheehan**  
**Articles:** Art. 62 Sec. 25 Roof Structure Restrictions Article 62, Section 8 Side Yard Insufficient  
**Purpose :** This is the renovation of an existing third floor attic. The renovated space will consist of a master bedroom along with bath and guest bedroom. The existing gable roof will be enlarged with the addition of shed and gable dormers.

### **RE-DISCUSSIONS: 11:30 AM**

**Case: BOA-1065886 Address: 57 Webster Street Ward 1 Applicant: Katherine Glaropoulos**  
**Article(s):** Article 53 Section 8 Use: Multifamily Dwelling: Forbidden Article 53 Section 9 Lot Area Insufficient Article 53 Section 9 Floor Area Ratio Excessive Article 53 Section 9 Building Height Excessive Article 53 Section 9 Building Height ( # of Stories ) Excessive Article 53 Section 9 Usable Open Space Insufficient Article 53 Section 9 Side Yard Insufficient Article 53 Section 9 Rear Yard Insufficient Article 53, Section 56 Off Street Parking & Loading Req - Off Street Parking Insufficient Article 27T Section 9 East Boston IPOD Applicability Article 53, Section 52 Roof Structure Restrictions - Roof Structure Restrictions Article 25 Section 5 Flood Plain Regulations  
**Purpose:** Change Occupancy from a Two Family Dwelling to a Four Family Dwelling. Construct a new 4 story Rear Yard addition with exterior Decks. Also, construct a 5th Floor penthouse with Roof Deck. Remodel entire Building. Installation of a new Sprinkler system

**Case: BOA-1256992 Address: 221 East Eagle Street Ward 1 Applicant: Jose Carlos Medeiros**  
**Article(s):** Art. 53 Sec. 08 Forbidden - Multi family dwelling (6) units use is a forbidden use Art. 53 Sec. 09 Lot area for the add'l dwelling units is insufficient Art. 53 Sec. 09 Floor Area Ratio Excessive Art. 53 Sec. 09 Usable open space requirements is insufficient Art. 53 Sec. 09 Height requirements is excessive (3stories max. allowed) Art. 53 Sec. 09 Front yard setback requirements is insufficient Art. 53 Sec. 09 Side yard setback requirements is insufficient Art. 53 Sec. 09 Rear yard setback requirements is insufficient Art. 53 Sec. 09 Dimensional Regulations Art. 53 Sec. 09 Height requirements is excessive (35 ft high max. allowed) Article 27T 5 East Boston IPOD Applicability - E BOSTON IPOD APPLICABILITY Art. 53 Sec. 56 Off Street Parking - Off street parking requirements is insufficient  
**Purpose :** Erect a multi family dwelling of six units with six parking spaces.

**Case: BOA- 1224197 Address: 73 Stanwood Street Ward 14 Applicant: Elizabeth Fernandez**  
**Article(s):** Art. 50, Section 28 Use: Conditional - 4F in 3F Zone Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Bldg Height Excessive (Stories) Article 50, Section 29 Bldg Height Excessive (Feet) Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Front Yard Insufficient Article 50, Section 29 Side Yard Insufficient Art. 50, Section 43 Off Street Parking Insufficient  
**Purpose :** Change of occupancy from 2 family with Daycare to 4 family dwelling. Scope to include renovation of existing dwelling, adding a 4th story to the building, added front decks and roof deck with parking in the rear.



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**Case: BOA-1243750 Address: 4 Ashmont Park Ward 16 Applicant: Darren Swain**

**Article(s):** Art.65 Sec. 8 Use: Forbidden - MFR in 3F-D Zone Article 65, Sec 65-41 Off-Street Loading Req. - 4 Provided. Attn to safe-accessible path to building. Article 65, Section 42.2 Conformity w Ex Bldg Alignment Article 65, Section 9 Add'l Lot Area Insufficient Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Usable Open Space Insufficient Article 65, Section 9 Bldg Height Excessive (Feet) Article 65, Section 9 Side Yard Insufficient

**Purpose :** Erect a new 4 story building with 4 units, front & rear decks, and 4 parking spots at rear. Easement proposed for driveway and one additional parking space, also see ERT1248813. Existing dwelling to be demolished under a separate permit.

**Case: BOA- 1260586 Address: 6 Ashmont Park Ward 16 Applicant: Darren Swain**

**Article(s):** Art.65 Sec. 8 Use: Forbidden - MFR in 3F Article 65, Section 9 Add'l Lot Area Insufficient Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Bldg Height Excessive (Feet) Article 65, Section 9 Usable Open Space Insufficient Article 65, Section 9 Side Yard Insufficient - 10ft for driveway req'd Article 65, Section 42.2 Conformity w Ex Bldg Alignment 3ft provided Art. 65 Sec. 65 41.5 Parking Size & Maneuverability Attn to safe accessible path to building.

**Purpose :** Erect new 4 story building with 4 units, front & rear decks, and 5 parking spaces at rear of building. Easement proposed for driveway, also see ERT1207709. Existing dwelling to be demolished under a separate permit.

**Case: BOA-1285392 Address: 98 Cresthill Road Ward 22 Applicant: Dina Browne**

**Article(s):** Article 51, Section 9 Lot Width Insufficient Article 51, Section 9 Bldg Height Excessive (Stories) Article 51, Section 9 Lot Area Insufficient

**Purpose :** Construct New Single Family Home On Vacant Lot at 98 Cresthill Rd. Requires Zoning Relief

**INTERPRETATION: 12:00PM**

**Case: BOA-1286861 Address: 1514R Columbia Road Ward 7 Applicant: Francis Burke**

**Purpose:** The Petitioner's seeks a determination that the Inspectional Services Department erred in issuing the permit U491272862. The permit was issued as on allowed use.

**RE-DISCUSSIONS:12:30 PM**

**Case: BOA-1266730 Address: 4-18 Cheney Street Ward 12 Applicant: Jamaica Plain Neighborhood Development Corp.**

**Article(s):** Art. 50, Section 20 Maximum floor area ratio: 1 Proposed: 1.63 Art. 50, Section 19 Use: Conditional - 9 Ancillary parking spaces for 20 28 Cheney St Art. 50, Section 20 Maximum building height: 45' Proposed: 55' Art. 50, Section 40.1 Street Wall continuity Art. 50, Section 43 Off Street Parking Insufficient - Parking spaces required: 59 Proposed: 28 9 ancillary = 19 spaces

**Purpose :** Erect a 58539 sf, 4 story, 59 residential unit building with a 28 parking space (9 dedicated to 20 28 Cheney Street) garage in basement. Part of a Large Project Review along with 20 28 Cheney Street (ERT1254457) and 3 Schuyler Street (ERT1254454).

**Case: BOA-1266732 Address: 20-28 Cheney Street Ward 12 Applicant: Jamaica Plain Neighborhood Development Corp**

**Article(s):** Art. 50, Section 28 Use: Conditional - 9 Ancillary parking spaces Art. 50, Section 28 Use: Forbidden - Multifamily Art. 50 Sec. 44.2 Existing Bldg Alignment - modal calculation not provided to verify compliance Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Front Yard Insufficient - Min. required: 20' Proposed: 12.8' at Cheney St and 7.5' at Harwell St. Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Rear Yard Insufficient

**Purpose :** Erect a 10,738 sf, 3 story, 9 residential unit building with 9 parking spaces in the garage on the adjacent 4 18 Cheney Street . Part of a Large Project Review along with 4 18 Cheney Street (ERT1254459) and 3 Schuyler Street (ERT1254454).





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**Case: BOA-1266736 Address: 3 Schuyler Street Ward 12 Applicant: Jamaica Plain Neighborhood Development Corp**

**Article(s):** Art. 50, Section 28 Use: Forbidden - Multifamily use Article 50, Section 44.2 Conformity Ex Bldg Alignment - modal not provided to verify compliance Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Front Yard Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Rear Yard Insufficient

**Purpose :** Combine vacant 4,029 sf parcel #1202441000 with vacant 2,074 sf parcel #1202442000 totaling 6,103sqft to Erect a 5656 sf, 3 story, 6 residential unit building with 6 parking spaces on the lot. Part of a Large Project Review along with 4 18 Cheney Street (ERT1254459) and 20 28 Cheney Street (ERT1254457).

**Case: BOA- 1268903 Address: 18-20 Parkman Street Ward 16 Applicant: Mark Little**

**Articles:** Art. 65 Sec. 08 Forbidden - Multi family residential dwelling use is a forbidden use Art. 65 Sec. 9 Floor area ratio is excessive Art. 65 Sec. 9 Height requirement is excessive (stories) Art. 65, Sec.42.2 Conformity w Ex Bldg Alignment - Conformity with existing front alignment of the block

**Purpose:** Demo of existing structure. Construction of 9 new residential dwelling units with 17 off street parking spaces.

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

**BOARD MEMBERS:**

CHRISTINE ARAUJO- CHAIR  
MARK FORTUNE-SECRETARY  
MARK ERLICH  
SHERRY DONG  
JOSEPH RUGGIERO  
ERIC ROBINSON

**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](https://www.municode.com/library/ma/boston/codes/redevelopment_authority)**