



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 27, 2018

Notice is hereby given that on **February 27, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 11	Hearing: 1
BOA756999	Address: 71 - 73 Brookley RD, Ward - 11	Applicant: Anthony Ross

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

Article(s)	Description
Article 55, Section 9 **	Floor Area Ratio Excessive
Article 55, Section 9 *** *	Side Yard Insufficient

Description: Subdivide existing lot of 8886 square feet to two separate lots Lot 1 - 4,422 square feet with existing three amily to remain and Lot 2 - to be vacant 4,464 square feet. See U49726581.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani m	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin 2	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	_____	✓ _____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

At the request of the Board, the Applicant is proposing to subdivide the existing 3 family double lot. The applicant seeks to legalize the 3 family and subdivide lots 13 and 12 per the 1926 plans. The applicant is proposing to sell the 3 family and build on the other lot at some point.

The Board the requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's Office of Neighborhood services and Jamaica Plain Council are in support.

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



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9:30 am	Ward: 11	Hearing: 2
BOA796764	Address: 137 Amory St, Ward - 11	Applicant: Sharone Small

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

Article(s)	Description
Art. 55 Sec. 09	Dimension Regulations.
Art. 55 Sec. 09 *	Dimensional Regulations.
Art. 55 Sec. 09 *	Dimensional Regulations.
Art. 55 Sec. 09 *	Dimensional Regulations.
Art. 55 Sec. 09 *	Dimensional Regulations.
Art. 55 Sec. 09 *	Dimensional Regulations.
Art.80 Sec. 80B-2	Appl. of Large Projects Review
Art. 29, Section 4 **	Greenbelt Protection Overlay District
Notes	

Description: The construction of a new residential building on a parcel to be subdivided (see ALT788395). This new structure shall be detached MFR, four stories in height from street grade. The bottom story will be Type 1A construction, with four stories of Type VA construction over it. The building will have 62 units. ZBA.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

 BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓	_____	_____
Mark Fortune, Secretary	✓	_____	_____
Anthony Pisani	✓	_____	_____
Mark Erlich	✓	_____	_____
Bruce Bickerstaff	✓	_____	_____
Marie St. Fleur	✓	_____	_____
Craig Galvin	✓	_____	_____
Eugene Kelly	_____	✓	_____
Kerry Walsh Logue	_____	✓	_____
Tyrone Kindell, Jr	_____	✓	_____

SUMMARY: At the request of the Board, the Applicant described the proposed project which is a 62 Unit multifamily residential structure in a manufacturing zoning district. The Board then requested and received testimony in support from elected officials and their representatives.

A motion for approval with BPDA Design review was offered and seconded, and the Board voted unanimously to approve with provisos.

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



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11:30 am	Ward: 12	Hearing: 1
BOA617813	Address: 173 Humboldt AV, Ward - 12	Applicant: John Samaan

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

Article(s)	Description
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Art. 50, Section 28 **	Use: Conditional
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Description: Increase lodging from 10 to 20 persons, no work to be done, changing beds from one bed to two per room (previous drawings submitted to indicate building systems)

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	_____	✓ _____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

Deferred 5/22/2018

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



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Hearings for Tuesday, February 27, 2018

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9:30 am	Ward: 13	Hearing: 1
BOA757560	Address: 27 - 31 Woodford St, Ward - 13	Applicant: Peter Vanko

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

Article(s)	Description
Article 50, Section 29 **	Add'l Lot Area Insufficient
Article 50, Section 29 ***	Front Yard Insufficient
Article 50, Section 29 *** *	Side Yard Insufficient
Article 50, Section 29 ****	Rear Yard Insufficient
Article 50, Section 29 ** **	Bldg Height Excessive (Feet)
Article 50, Section 29 ** ***	Usable Open Space Insufficient
Article 50, Section 29 **	Floor Area Ratio Excessive

Description: Erect a new (3) unit townhouse building with parking beneath.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	_____	✓ _____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

Deferred 4/24/2018

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



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Hearings for Tuesday, February 27, 2018

Notice is hereby given that on **February 27, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 13	Hearing: 2
BOA787985	Address: 12 Carson St, Ward - 13	Applicant: Dennis Quilty

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

Article(s)	Description
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Art. 10 Sec. 01 *	Limitation of Area of Accessory Uses
Article 65, Section 9	Dimensional Regulations
Notes	
780 CMR 8th Edition	101.4.7 Reference Codes, 521 CMR AAB

Description: Demolish existing single family building to erect a new three-family residential dwelling with two-off street parking. ZBA.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	_____	✓ _____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

Deferred 4/24/2018

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



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Hearings for Tuesday, February 27, 2018

Notice is hereby given that on **February 27, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 13	Hearing: 3
BOA787986	Address: 12 Carson St, Ward - 13	Applicant: Dennis Quilty

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

Article(s)	Description
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Art. 10 Sec. 01 *	Limitation of Area of Accessory Uses
Article 65, Section 9	Dimensional Regulations
Notes	
780 CMR 8th Edition	101.4.7 Reference Codes, 521 CMR AAB

Description: Demolish existing single family building to erect a new three family residential dwelling with two off street parking. ZBA. Section 780 CMR 8th Edition 101.4.7 Reference Codes, 521 CMR AA.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	_____	✓ _____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:
Deferred 4/24/18

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Hearings for Tuesday, February 27, 2018

Notice is hereby given that on **February 27, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 13	Hearing: 4
BOA793541	Address: 21 Peverell ST, Ward - 13	Applicant: Matthew St Peter

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

Article(s)	Description
Article 65, Section 9	Dimensional Regulations
Art. 80 Sec. 80E-2	Small Proj. Review
Art. 65 Sec. 9	Residential Dimensional Reg.s
Art. 66 Sec. 09	Dimensional Regulations
Art. 65 Sec. 9	Residential Dimensional Reg.s

Description: Add a new roof deck and spiral stair as per plans. Permit set to be submitted upon ZBA approval.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	_____	✓ _____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY: At the request of the Board, the applicant described their proposal to install a small roof deck on an existing 3 family residential dwelled accessed by an exterior spiral stair and exclusive to the owners of Unit # 1.

The Board Chair then requested testimony in support and opposition. Representatives of the Mayor's Office and Councilor Baker spoke in support.

A board member moved to approve the proposal, the motion was seconded and the members voted unanimously to approve.

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



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Hearings for Tuesday, February 27, 2018

Notice is hereby given that on **February 27, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 14	Hearing: 1
BOA683450	Address: 15 Woolson ST, Ward - 14	Applicant: Cecil Hansel

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

Article(s)	Description
Art. 60 Sec. 40	Off street parking insufficient
Article 60, Section 8 * **	Use: Forbidden

Description: Change occupancy from a three family to a four family and renovate and install sprinkler. Legalize existing condition

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BPDA Design Review

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	_____	✓ _____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

At the request of the Board, the applicant described their proposal renovate and change the legal occupancy of an existing 3 family to a 4 family and install sprinklers. The applicant stated that the purpose of the proposal was to legalize and existing condition.

The Chair then requested testimony and recieved testimony in support of the project.

A member then moved to approve with BPDA Design Review, the motion was seconded and the Board voted unanimously to approve with provisos.

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



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Hearings for Tuesday, February 27, 2018

Notice is hereby given that on **February 27, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 15	Hearing: 1
BOA786872	Address: 53 Orchardfield ST, Ward - 15	Applicant: Kim Nguyen

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

Article(s)	Description
Art. 50, Section 29 **	Dimensional Regulations
Art. 65 Sec. 9	Residential Dimensional Reg.s

Description: To enclose existing rear porch on second floor for a room and incorporate the attic area - some electrical, plumbing, windows, sheetrock wall, new bathroom.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓	_____	_____
Mark Fortune, Secretary	✓	_____	_____
Anthony Pisani	✓	_____	_____
Mark Erlich	✓	_____	_____
Bruce Bickerstaff	✓	_____	_____
Marie St. Fleur	✓	_____	_____
Craig Galvin	✓	_____	_____
Eugene Kelly	_____	✓	_____
Kerry Walsh Logue	_____	✓	_____
Tyrone Kindell, Jr	_____	✓	_____

SUMMARY: At the request of the Board, the applicant described their proposal to enclose an existing rear porch on the second floor of their residential dwelling to add much needed additional living space.

The Chair then requested testimony in support and opposition from the public. The Mayor's Office spoke in favor of the proposal.

A board member moved to approve, the motion was seconded and the Board voted unanimously to approve with no provisos.

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Hearings for Tuesday, February 27, 2018

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11:30 am	Ward: 16	Hearing: 1
BOA786629	Address: 40 Westmoreland St, Ward - 16	Applicant: Tom Noto

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

Article(s)	Description
Article 65, Section 8	Use Regulations
Article 65, Section 9 * **	Lot Frontage Insufficient
Article 65, Section 9 **	Floor Area Ratio Excessive
Article 65, Section 9 ***	Front Yard Insufficient
Article 65, Section 9 ****	Rear Yard Insufficient
Article 65, Section 9 * * *	Bldg Height Excessive (Stories)

Description: Combine vacant lots PID 1603448000 (1026 sf), PID 1603415000 (5046 sf) and PID 1603416000 with 40 Westmoreland Street for a total of 15,823 sf. Erect a new 12 unit residential building with parking at ground level as per plans. Permit set to be submitted upon ZBA approval. Existing house to be razed under separate permit.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BRA

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	_____	✓ _____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

At the request of the Board, the Applicant is consolidating 3 lots. The Applicant was proposing to erect a new 12 unit residential building but revised the plans down to 9 units because of on going community process. There will be 3 story building on Minot Street and 2 story building on Westmorland. Both buildings will be 2 bedroom units of various sizes with 18 parking spaces.

The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayors office of Neighborhood Services in support.

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



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9:30 am	Ward: 19	Hearing: 1
BOA777449	Address: 606 - 610 Centre ST, Ward - 19	Applicant: Kevin Cloutier

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

Article(s)	Description
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Art. 69 Sec.11	Forbidden
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Description: Amend the occupancy from 1 x Retail, 1 x Laundry and 1 x Doggie Day Care with Accessory Retail Services to 1 x Doggie Day Care, 1 x Nail Salon, 1 x Laundry and 1 x Doggie Day Care with Accessory Retail Services. New doggie day care space requires no work and will function solely as a play space for the dogs. All dog washing and retail services will remain in the existing doggie day care space. Work to be done under SF721679. ZBA.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	_____	✓ _____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY: At the request of the Chair, the applicant described the proposal for a doggy day care business and to increase the play area for clients. The applicant noted that the incorrect zoning provision for the Hyde Park Neighborhood had been cited, but the Board found the provision to be the same in substance to the correct applicable Jamaica Plain provision.

The Chair then requested testimony in favor and support. The Mayor's office representative, Councilor O'Malley and Flaherty's representatives spoke in favor.

A Board moved to approved, there was a second and the Board voted unanimously to approve.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 27, 2018

Notice is hereby given that on **February 27, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 19	Hearing: 2
BOA792532	Address: 23 - 25 Chestnut Sq, Ward - 19	Applicant: Wim Dekok

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

Article(s)	Description
Article 55, Section 8	Use Regulations
Article 55, Section 40	Off-Street Parking & Loading Req
Article 10, Section 1	Limitation of Area

Description: Creating 1 Parking Space on the Premises. This was a condition by the neighborhood when a new two family was approved and built. The request seeks relief on the zoning dimensional requirements, parking location and use regulations. A curb cut has been approved on the condition of change of use of premises. Half of the Parking area, is located on 19-21 Chestnut Square and this relief has been granted by the Board of appeal October 4, 2016, BOA606476.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Marie St. Fleur	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____
Kerry Walsh Logue	_____	_____✓_____	_____
Tyrone Kindell, Jr	_____	_____✓_____	_____

SUMMARY:

The applicant failed to appear at the hearing and the appeal was dismissed without prejudice.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 27, 2018

Notice is hereby given that on **February 27, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 20	Hearing: 1
BOA773840	Address: 25 Alaric ST, Ward - 20	Applicant: Jack Rojas

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

Article(s)	Description
Art. 56, Section 8 ** Notes	Dimensional Regulations
Description: demo half of existing roof and install shed dormer	

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Marie St. Fleur	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____
Kerry Walsh Logue	_____	_____✓_____	_____
Tyrone Kindell, Jr	_____	_____✓_____	_____

SUMMARY: The applicant failed to appear at the hearing and the appeal was dismissed without prejudice.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 27, 2018

Notice is hereby given that on **February 27, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 20	Hearing: 2
BOA773964	Address: 145 Corey ST, Ward - 20	Applicant: Kevin Dowd

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

Article(s)	Description
Article 56, Section 7	Use Regulations
Article 56, Section 7	Use Regulations
Description: Chicken Coop on existing 4'x6' shed.	

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	_____	✓ _____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

Deferred 6/12/2018

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 27, 2018

Notice is hereby given that on **February 27, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 20	Hearing: 3
BOA777937	Address: 62 Durnell AV, Ward - 20	Applicant: Charles Donovan

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

Article(s)	Description
Article 67, Section 9 * ***	Floor Area Ratio Excessive
Article 67, Section 9 ***	Side Yard Insufficient

Description: Adding dormer to provide code compliant access to existing bonus room. Adding LVL beams to first floor to open rooms, posting down to basement to carry load. Adding shed dormer over basement door, renovating front and rear porches and roof deck, replacing all windows in house to meet egress. Openings, replace roof shingles, replace siding, Remodel Kitchen, Baths, Electrical, Plumbing, HVAC, Insulation. Price of work to reflected on sf737692.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	_____	✓ _____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY: At the request of the Board the applicant summarized their proposal as set forth in the above description of the work.

The Board then requested and received testimony in support of the proposal.

A motion for approval was seconded and the Board voted unanimously to approve without provisos.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 27, 2018

Notice is hereby given that on **February 27, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 20	Hearing: 4
BOA780523	Address: 28 Brier RD, Ward - 20	Applicant: Ivan Hernandez

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

Article(s)	Description
Article 56, Section 8 **	Floor Area Ratio Excessive
Article 56, Section 8 *** *	Front Yard Insufficient
Article 56, Section 8 *** *	Side Yard Insufficient

Description: Construct new second floor addition on existing footprint of existing single family dwelling.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

Aggressive BRA design review. Context does not currently fit with neighborhood owner needs to work with BRA to fit neighborhood

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary 2nd	✓ _____	_____	_____
Anthony Pisani m	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	_____	✓ _____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

At the request of the Board, the Applicant is proposing a second story addition to her existing single family cape style home. The project will consist of raising cable style roof and adding 3 bedrooms and a laundry room.

The Board then requested testimony in opposition and in support of neighbors and elected officials and their representatives. Jack Duggan, Mayor's Office of Neighborhood, Councilor Flagher and Councilor O'Malley are in support. Two letters opposing project and one abutter John Fitzgerald. Mr. Fitzgerald noted that the project was not in character with the neighborhood.

Board member Pisani moved to approve and the motion was seconded by Board Member Pisani.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 27, 2018

Notice is hereby given that on **February 27, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

11:30 am	Ward: 20	Hearing: 5
BOA784868	Address: 10 Newburg ST, Ward - 20	Applicant: Michael Forde

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

Article(s)	Description
Art. 69 Sec. 09	Dimensional Reg.
Art. 69 Sec. 09	Dimensional Reg.
Art. 69 Sec. 09	Dimensional Reg.

Description: Addition and alteration to an existing 2 Family dwelling. Add 1 dormer and extend existing dormer. Demolish rear porch and build addition with full foundation to the rear of building. Extend living space of basement for first floor unit. ZBA.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BPDA Design Review. No building code relief.

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	_____	✓ _____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY: At the request of the Chair, the applicant described their proposed addition and renovations to an existing two family residence by adding a dormer and extending an existing dormer, demolishing a rear porch and building an addition with new foundation in the rear of the building and extending living space into the basement.

The Chair then requested and received testimony in support from the elected officials and their representatives.
 Upon a motion, which was seconded, the Board voted unanimously to approve with the above provisos.

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 27, 2018

Notice is hereby given that on **February 27, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 21	Hearing: 1
BOA777271	Address: 606 Cambridge ST, Ward - 21	Applicant: Nicholas Bouritsas

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

Article(s)	Description
Article 51 Section 9	Dimensional Regulations
Article 51, Section 56	Off-Street Parking & Loading Req
Art. 10 Sec. 01	Limitation of parking areas

Description: Open a new drive way for 2 car parking as per plan. (filed as e plan now paper).

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	_____	✓ _____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

Deferred 4/10/2018

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 27, 2018

Notice is hereby given that on **February 27, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 22	Hearing: 1
BOA772648	Address: 46 Hichborn St, Ward - 22	Applicant: Daniel Toscano

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

Article(s)	Description
Article 51, Section 19 **	Use: Forbidden
Article 51, Section 19 **	Use: Forbidden
Article 51, Section 20 **	Dimensional Regulations
Article 51, Section 20 **	Dimensional Regulations
Article 51, Section 56	Off-Street Parking & Loading Req
Article 51, Section 56	Off-Street Parking & Loading Req
Article 51, Section 20 **	Dimensional Regulations

Description: Seeking to combine three existing lot; parcel ID 2201893000, parcel ID 2201894000 and parcel ID 2201895000 into one parcel of 15,253 square feet. Also, to demolish the three existing structures and erect a 5-story residential building with 46 units and 50 parking spaces. (Alt750917-Alt750919-Alt750929).

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich	✓ _____	_____	_____
Bruce Bickerstaff	✓ _____	_____	_____
Marie St. Fleur	✓ _____	_____	_____
Craig Galvin	✓ _____	_____	_____
Eugene Kelly	_____	✓ _____	_____
Kerry Walsh Logue	_____	✓ _____	_____
Tyrone Kindell, Jr	_____	✓ _____	_____

SUMMARY:

Deferred 5/8/2018

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



Martin J. Walsh
Mayor

BOSTON INSPECTION SERVICES DEPARTMENT

Board Of Appeals

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

Hearings for Tuesday, February 27, 2018

Notice is hereby given that on **February 27, 2018** a public hearing will be held by the Zoning Board of Appeal of the City of Boston at **City Hall (Room 801)** upon the following appeals:

9:30 am	Ward: 22	Hearing: 2
BOA794741	Address: 88 - 94 Lincoln St, Ward - 22	Applicant: Derric Small

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

Article(s)	Description
Article 11, Section 7	Electronic Signs
Article 51, Section 55 **	Sign Regulations
Article 51, Section 17	Dimensional Regulations

Description: Erect a monopole and 14'x48, double sided, electronic Billboard.

DOCUMENTS CONSIDERED AT THE HEARING:

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

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

PROVISO:

BOARD MEMBERS:	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	_____✓_____	_____	_____
Mark Fortune, Secretary	_____✓_____	_____	_____
Anthony Pisani	_____✓_____	_____	_____
Mark Erlich	_____✓_____	_____	_____
Bruce Bickerstaff	_____✓_____	_____	_____
Marie St. Fleur	_____✓_____	_____	_____
Craig Galvin	_____✓_____	_____	_____
Eugene Kelly	_____	_____✓_____	_____
Kerry Walsh Logue	_____	_____✓_____	_____
Tyrone Kindell, Jr	_____	_____✓_____	_____

SUMMARY:

Withdrawn

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