



City of Boston
Board of Appeal

HEARING MINUTES

Tuesday, August 27, 2019

BOARD OF APPEALS

Room 801

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

EXTENSIONS: 9:30a.m.

Case: BOA-719823 **Address:** 29 A Street **Ward 6 Applicant:** George Morancy, Esq

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

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

Case: BOA-658980 **Address:** 10 McBride Street **Ward 19 Applicant:** John Moran

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

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

Case: BOA-754380 **Address:** 55-57 Brimmer Street **Ward 5 Applicant:** John Pulgini

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

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

Case: BOA-7547388 **Address:** 63-69 Brimmer Street **Ward 5 Applicant:** John Pulgini

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

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

GCOD: 9:30a.m.

Case: BOA-975065 **Address:** 7 Beaver Place **Ward 5 Applicant:** Stephen Payne

Article(s): 32(32-4)

Purpose: To correct an "unsafe" violation, V439035: Remove the front facade of the building and structural elements (primarily floor joists, and rafters) that bear on it. nominal paid on ALT 8024843.

*Clarification: Pursuant to the issuance of SF936731 to make structure safe, applicant is seeking to reconstruct building back to its original dimensional foot print, F.A.R. and Legal Use of record as a single family dwelling per plans submitted to correct conditions as cited on V443120.

Discussion: At the applicant's request the matter was deferred to the October 8, 2019 Hearing.

Case: BOA-971103 **Address:** 85-99 Berkeley Street **Ward 5 Applicant:** 95 Berkeley Street Owner LLC

Article(s): 32(32-9)

Purpose: Exterior facade restoration and roof replacement to amend ALT918760.

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

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

Documents/Exhibits: Building Plans

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

Case: BOA-970461 **Address:** 1271 Boylston Street **Ward 5 Applicant:** Fenway Enterprises 1271 Boylston Street LLC

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

Purpose: Expand the number of hotel rooms at The Verb Hotel by adding ten (10) modular structures at the rear of the property. The modular structures will look like mobile home trailers but will be permanently affixed to the ground and utilities. Includes associated site work and utility work.

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

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

Documents/Exhibits: Building Plans

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

Case: BOA-968359 **Address:** 285 Marlborough Street **Ward 5 Applicant:** David Pratt

Article(s): 32(32-4)

Purpose: Interior renovation per plans and specifications. Work includes modifications to the following: structural components, interior partitions, electrical, plumbing, HVAC, insulation, new elevator, interior finishes, new appliances.

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

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

Documents/Exhibits: Building Plans

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

Case: BOA-639278 **Address:** 352-374 Massachusetts Avenue **Ward 4 Applicant:** Mehran Atoufi

Article(s): 32(32-4)

Purpose: Adding Out door seating for a coffee shop located 374 Mass Ave, the out door seating measure 12 ft by 30 ft. 16 persons, currently the out door have a partial dirt floor and gravel, and replace with special pavement allowing water percolation.

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

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

Documents/Exhibits: Building Plans

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

Case: BOA-975018 **Address:** 120 West Newton Street **Ward 4 Applicant:** Ted Steckel

Article(s): 32(32-4)

Purpose: This is an amendment to ALT897258. The work is listed under the original plans. This amendment is to remove the existing concrete slab in the basement, excavate down and pour a new slab 4 inches lower than the existing slab.

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

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

Documents/Exhibits: Building Plans

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

HEARING: 9:30 a.m.

Case: BOA-970100 **Address:** 138 Harvard Avenue **Ward 21 Applicant:** Catherine O'Neil
Article(s): 51(51-16)

Purpose: Change Occupancy from Storage, Wireless Communications to Music / Art Studio, Wireless Communications. Interior renovations to include fire alarm, sprinkler, electrical, plumbing.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to a music studio.

Board Members asked about soundproofing, the number of studios, and grates and signage.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors Ciommo and Essaibi-George are in support, as is the Carpenters Union.

Documents/Exhibits: Building Plans

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

Case: BOA-970269 **Address:** 360 Corey Street **Ward 20 Applicant:** James Christopher
Article(s): 56(56-8: Lot frontage insufficient, Floor area ratio excessive, Usable open space insufficient, Front yard insufficient, Rear yard insufficient & Side yard insufficient) 56(56-40.12)

Purpose: To construct on new single family home as per attached plans, sister project to ERT939418: two dwellings on one lot.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to construct a single-family dwelling, creating 2 dwellings on one lot.

Board Members asked about the violations, parking and potential blasting.

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

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for denial and Fortune seconded and the Board voted unanimously to deny.

Case: BOA-970271 **Address:** 1 Marlin Road **Ward 20 Applicant:** James Christopher
Article(s): 56(56-8: Floor area ratio excessive, Usable open space insufficient, Front yard insufficient, Rear yard insufficient & Side yard insufficient) 56(56-40.12)

Purpose: To construct 2 new single family residential buildings on one lot. As per Attached plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to construct a single-family dwelling, creating 2 dwellings on one lot.

Board Members asked about the violations, parking and potential blasting.

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

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for denial and Fortune seconded and the Board voted unanimously to deny.

Case: BOA-970592 **Address:** 9-11 Seaverns Avenue **Ward 19 Applicant:** Seaverns Brown Realty Trust

Article(s): 9(9-1) 55(55-8) 55(55-9): Floor area ratio excessive, Side yard insufficient & Usable open space insufficient) 55(55-40) 80(80-80E)

Purpose: The existing 6-family apartment building at 5 Brown Terrace is to be combined with other existing attached 6-family buildings 9 Seaverns Ave., 11 Seaverns Ave., and 7 Brown Terrace, to become one building addressed as 9-11 Seaverns Ave. of 33 apartments. Change occupancy to include 9 additional units in the basement. Renovate the existing unfinished basement of the existing twenty-four unit brick-clad apartment building for nine new units in the existing basement (including 2 Group 2A). Minor modifications to the rear exterior for light, egress, & lift. The renovated basement will be fully sprinklered.

Discussion: At the applicant's request the matter was deferred to the October 29, 2019 Hearing.

Case: BOA- 948879 **Address:** 179 Ruskindale Road **Ward 18 Applicant:** Ledum Nordee

Article(s): 69(69-9): Lot size to erect new dwelling is insufficient, Lot area for add'l unit is insufficient, Floor area ratio is excessive, Height is excessive, Usable open space is insufficient, Rear yard setback requirement is insufficient & Required front yard setback is insufficient) 69(69-29)

Purpose: New construction of a two-story, 2-Family dwelling on a current vacant property in Hyde Park, MA.

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

Board Members asked about unit sizes and bedroom counts.

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

Documents/Exhibits: Building Plans

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

Case: BOA-672916 **Address:** 645A-645 Walk Hill Street **Ward 18 Applicant:** Justin E. Mott

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

Purpose: Extend living space of first floor into the basement, per attached drawings. No new work.

Discussion: At the applicant's request the matter was deferred to the November 12, 2019 Hearing.

Case: BOA- 941094 **Address:** 70 Auckland Street **Ward 15 Applicant:** Niem Nguyen

Article(s): 65(65-8) 65(65-9): Bldg height excessive (stories), Bldg height excessive (feet), Floor area ratio excessive & Side yard insufficient)

Purpose: Change use from a two-family to a three-family. Proposed dormers, additional living space in basement for unit1 and renovate 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 requesting zoning relief required to change occupancy from two-family to three-family dwelling and add rear porches.

Board Members asked about the size of the units and if the property is in a flood zone.

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

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review with attention to water filtration and to maximize the removal of asphalt and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-901534 **Address:** 416-422 Geneva Avenue **Ward 15 Applicant:** Cesar Bautista
Article(s): 6(6-4)
Purpose: To remove proviso 36A.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to remove a “this petitioner only” proviso.

Board Members asked about the name of the restaurant, take-out experience of the applicant and if there are grates on the building.

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

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review and take-out restrictions and Kindell seconded and the Board voted unanimously to approve.

Case: BOA- 975148 **Address:** 18-26 Bradshaw Street **Ward 14 Applicant:** Thomas Notto
Article(s): 60(60-41) 60(60-8) 60(60-9: Lot area for additional dwelling unit(s). Lot width, Lot frontage, Usable open space, Front yard, Side yard & Rear yard insufficient)
Purpose: Erect 5 new townhouses with parking below. Permit set to be submitted upon ZBA approval

Discussion: At the applicant’s request the matter was deferred to the November 12, 2019 Hearing.

Case: BOA-936768 **Address:** 60-62 Fowler Street **Ward 14 Applicant:** Dung and Andy Nguyen
Article(s): 60(60-9: Insufficient additional dwelling area per unit & Insufficient open space per unit) 60(60-40)

Purpose: Change occupancy from 2 family to 3 family existing condition no work to be done.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy.

Board Members asked which unit needs to be legalized.

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

Documents/Exhibits: Building Plans

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

Case: BOA-947520 **Address:** 121 Brookside Avenue **Ward 11 Applicant:** Scott Johnson
Article(s): 55(55-19) 55(55-20: Floor area is excessive, Height is excessive & Rear yard setback requirement is insufficient) 55(55-40: Off-street parking insufficient & Off-street loading insufficient)
Purpose: Consolidate Parcels 112217000 + 1102218000 for combined 8,679 sq/ft parcel. Erect a mixed use 23 unit building with 2 live/work spaces and 21 residential condominiums. Project requires zoning relief.

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 mixed use building with 23 condos for home ownership with 2 affordable live/work units.

Board Members asked about unit sizes, bedroom counts and use of the roof deck.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor’s Office of Neighborhood Services and Councilor O’Malley are in support, as is the Carpenters Union. An attorney for an abutter is in opposition.

Documents/Exhibits: Building Plans

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

Case: BOA-602238 **Address:** 223 Northampton Street **Ward 9 Applicant:** Gullwing Realty LLC (by John Gorman)

Article(s): 50(50-29: Required height is excessive (stories), Floor area ratio is excessive, Height requirement is excessive (ft), Required front yard setback is insufficient, Lot size to erect up to 4 units is insufficient & Lot area for the add'l dwelling units is insufficient) 50(50-43)

Purpose: Subdivide existing lot at 527 Mass Ave (ALT564177) PID 0900912000 into two lots. Erect a new 4 story 5 residential unit building with rear, and front decks. As per plans.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to subdivide and build a new 5 unit residential building.

Board Members asked about parking accommodations.

Testimony: The Board then requested testimony from neighbors and elected officials. The Carpenters Union is in support. Mayor's Office of Neighborhood Services and Councilor Janey are in opposition, as are multiple abutters.

Documents/Exhibits: Building Plans

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

Case: BOA-602240 **Address:** 527 Massachusetts Avenue **Ward 9 Applicant:** Gullwing Realty LLC (by John Gorman)

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

Purpose: Subdivide existing lot into two lots. As per plans. Also see 223 Northampton St ERT564374.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to subdivide and build a new 5 unit residential building.

Board Members asked about parking accommodations.

Testimony: The Board then requested testimony from neighbors and elected officials. The Carpenters Union is in support. Mayor's Office of Neighborhood Services and Councilor Janey are in opposition, as are multiple abutters.

Documents/Exhibits: Building Plans

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

Case: BOA-948370 **Address:** 768-772 Tremont Street **Ward 9 Applicant:** George Morancy

Article(s): 64(64-9: Usable open space insufficient, Floor area ratio excessive & Rear yard insufficient) 64(64-36) 32(32-32-4)

Purpose: 768-772 Tremont Street: Add two story vertical addition to existing building and change occupancy from dental offices, two apartments, restaurant #37 and #36A to dental offices, six apartments, restaurant #37 and #36A; interior renovations and install new elevator.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a two-story addition and change occupancy.

Board Members asked about unit sizes and bedroom counts.

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

Documents/Exhibits: Building Plans

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

Case: BOA-936221 **Address:** 37 West Newton Street **Ward 9 Applicant:** Greg Kanarian

Article(s): 64(64-9) 64(64-9.4) 64(64-34)

Purpose: New roof deck on rear ell. Replace existing window with door to new rear deck.

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

Board Members asked about how the deck is supported.

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

Documents/Exhibits: Building Plans

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

Case: BOA-939964 **Address:** 77 Worcester Street **Ward 9 Applicant:** Bryan Jafry

Article(s): 64(64-34)

Purpose: Build new roof head house and 10x19 ft deck as per plans attached.

Discussion: At the applicant's request the matter was deferred to the October 8, 2019 Hearing.

HEARINGS: 10:30 a.m.

Case: BOA-971595 **Address:** 9 Atlantic Street **Ward 7 Applicant:** Alpine Advisory Services
Article(s): 68(68-8: Floor area ratio is excessive & Usable open space is insufficient) 68(68-33) 27S(27S-5)

Purpose: Change of occupancy from one dwelling to two dwelling units, expansion into basement per plans filed herewith. Construction plans to be filed after zoning relief.

Discussion: At the applicant's request the matter was deferred to the November 12, 2019 Hearing.

Case: BOA-957388 **Address:** 167-167A I Street **Ward 7 Applicant:** Cathy Hanley

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

Purpose: Confirm occupancy as a single family with barber shop. Change occupancy to three-family dwelling with renovations including new rear egress decks. Partial cost filed under short form. [Plans Submitted].

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to a three-family dwelling with rear decks.

Board Members asked about the decks and how the property has been taxed.

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

Documents/Exhibits: Building Plans

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

Case: BOA-955258 **Address:** 383 K Street **Ward 7 Applicant:** Brendan McLaughlin

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

Purpose: Remove existing apex roof. Build new mansard roof. No Change in height. No change in Floor Area Ratio Current third floor has 2 bedrooms and 1 bathroom. Re-frame floors with TJI floor joists. Pour a new 4" concrete slab in basement, Basement to be used for storage and Mechanicals New Sprinkler.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to replace apex roof with mansard roof.

Board Members asked about the current legal occupancy and the intended use of the new space.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors Flynn and Essaibi-George are in support, as is a direct abutter. Councilor Flaherty is in opposition.

Documents/Exhibits: Building Plans

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

Case: BOA-945050 **Address:** 17 Mercer Street **Ward 7 Applicant:** David Broderick

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

Purpose: Confirm occupancy as a 3 family. Do all new Electrical. plumbing, HVAC, insulation, replace windows of this existing 3 family. House has already being Gutted under other Demo Permit. Erect new three story deck per new plans submitted on 4/3/2019.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to confirm occupancy as a three-family dwelling and build three-story deck.

Board Members asked about the rear yard setback, size of units and access to utilities.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors Flynn, Essaibi-George and Flaherty are in opposition, as is an abutter. No individuals were recorded in support.

Documents/Exhibits: Building Plans

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

Case: BOA-896890 **Address:** 142-144 Old Colony Avenue **Ward 7 Applicant:** Patrick Mahoney, Esq
Article(s): 8(8-7) 15(15-1) 16(16-1: Building height excessive (stories) & Building height excessive (ft)) 17(17-1) 18(18-1) 19(19-1) 20(20-1) 23(23-1) 23(23-9) 24(24-1) 25

Purpose: Demolish existing building on separate permit and erect new 6 story, mixed use building (commercial space & 20 Residential units) w/elevator, 17-parking spaces and front, rear and roof decks as per plans submitted.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a six-story mixed use building with 19 residential units.

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

Documents/Exhibits: Building Plans

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

Case: BOA-959284 **Address:** 505 East Broadway **Ward 6 Applicant:** Kwesi Acquah for 505 East Broadway LLC

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

Purpose: Change of Occupancy from Single-Family to Three-Family Dwelling. Propose third story addition with dormer, rear deck, roof deck, and exterior egress stairway. Full renovation to include new MEP/FA/FP.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from single-family to three-family and build third-story addition with roof deck and rear deck.

Board Members asked about the roof deck and access to it.

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

Documents/Exhibits: Building Plans

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

Case: BOA-962539 **Address:** 559 East Fifth Street **Ward 6 Applicant:** John Hurd

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

Purpose: Building 1: Full gut renovation to existing three-family dwelling. Extend living space to basement. Construct new rear exterior stairway and new roof deck. File in conjunction with ALT950637.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to renovate 2 existing dwellings; extend living space into the basement and build a roof deck for building 1 and extend living space to the basement for building 2..

Board Members asked about if two buildings currently exist on the lot, basement living space, basement ceiling height and access to utilities.

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

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review with attention to access to the utilities and no building code relief and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-962542 **Address:** 559R East Fifth Street **Ward 6 Applicant:** John Hurd

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

Purpose: Building 2: Full gut renovation to existing three-family dwelling. Extend living space to basement. See plan filed in ALT928199.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to renovate 2 existing dwellings; extend living space into the basement and build a roof deck for building 1 and extend living space to the basement for building 2..

Board Members asked about if two buildings currently exist on the lot, basement living space, basement ceiling height and access to utilities.

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

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review with attention to access to the utilities and no building code relief and Fortune seconded and the Board voted unanimously to approve.

Case: BOA-913646 **Address:** 472 East Fourth Street **Ward 6 Applicant:** Alpine Advisory Services
Article(s): 27S(27S-5) 68(68-33) 68(68-7.2) 68(68-8: Excessive f.a.r. (no alteration permits on record to extend living space into the basement area) & Insufficient usable open space per unit)

Purpose: Confirm legal occupancy as 3 dwelling units and change occupancy from 3 to 6. Rehabilitation of 6 units with new kitchens and bathroom and reconfigured space, and reconstruction of existing headhouse and existing roof deck, all as shown of plans filed herewith, NO Record of Legal Occupancy.

Discussion: At the applicant's request the matter was deferred to the November 12, 2019 Hearing.

Case: BOA#913653 **Address:** 472 East Fourth Street **Ward 6 Applicant:** Alpine Advisory Services

Purpose: Confirm legal occupancy as 3 dwelling units and change occupancy from 3 to 6. Rehabilitation of 6 units with new kitchens and bathroom and reconfigured space, and reconstruction of existing headhouse and existing roof deck, all as shown of plans filed herewith, NO Record of Legal Occupancy.

*Updated drawings provided 4/25/19. Section 9th Edition 780 CMR CHPT 10 Chapter 10. Section 1031 Emergency escape window required within the basement bedroom located below grade.

Discussion: At the applicant's request the matter was deferred to the November 12, 2019 Hearing.

Case: BOA-956428 **Address:** 677 R East Second **Ward 6 Applicant:** John Barry

Article(s): 27S(27S-5) 68(68-8: Side yard insufficient & Rear yard insufficient)

Purpose: Extend living space in basement. Extend existing 1st floor rear porch to 2nd floor. Add roof deck. Create two bi-level units.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to extend living space into the basement, extend porches and add a roof deck.

Board Members asked about the basement living space, if there are two buildings on the same lot, basement ceiling height and the roof deck.

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

Documents/Exhibits: Building Plans

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

Case: BOA-975133 **Address:** 411 East Third Street **Ward 6 Applicant:** George Morancy
Article(s): 27S(27S-5) 68(68-33: Off-street parking insufficient & Design: 50% of the required car space shall be no less than 8-1/2 feet in width and 20 feet in length) 68(68-8: Floor area ratio excessive, Bldg height excessive (feet), Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient)
Purpose: Combining two parcels (0602960010 and 0602959010) into a single lot to be 4,447 SF. Erect a multi-family (6 unit) residential dwelling with proposed (6) off-street parking. Raze existing single-family dwelling on separate permit.

Discussion: At the applicant's request the matter was deferred to the November 19, 2019 Hearing.

Case: BOA-937269 **Address:** 425 East Third Street **Ward 6 Applicant:** Douglas Stefanov
Article(s): 27S(27S-5) 68(68-8: Floor area ratio is excessive, Height requirement is excessive, Usable open space requirement is insufficient, Front yard setback requirement is insufficient, Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient) 68(68-33: Off street parking requirement is insufficient & Off street parking design (access drive & maneuverability))
Purpose: Erect a three family building with en-closed mechanical parking as per plans.

Discussion: At the applicant's request the matter was deferred to the November 19, 2019 Hearing.

Case: BOA-967128 **Address:** 526 East Third Street **Ward 6 Applicant:** Anthony Donnelly
Article(s): 68(68-7)
Purpose: 2 Ancillary off-street parking for residents/owners at 5 Emmet St and 530 East 3rd Street.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to add 2 off-street parking spaces.

Board Members asked about lot configuration and the width of the curb cut.

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

Documents/Exhibits: Building Plans

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

Case: BOA-947466 **Address:** 4 Ringgold Street **Ward 3 Applicant:** Patrick Manoney
Article(s): 64(64-34)
Purpose: Renovate top floor of house with roof deck.

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

Board Members asked if the building is historic.

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

Documents/Exhibits: Building Plans

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

Case: BOA#947468 **Address:** 4 Ringgold Street **Ward 3 Applicant:** Patrick Mahoney
Purpose: Renovate top floor of house with roof deck. Section: Building Code Refusal MSB-CH10-SEC 1011.12 Stairway to roof. In buildings four or more stories, access to an occupied roof shall be provided through a penthouse.

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

Board Members asked if the building is historic.

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

Documents/Exhibits: Building Plans

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

Case: BOA-974123 **Address:** 60-70 Temple Place **Ward 3 Applicant:** George Morancy
Article(s): 11(11-7) 38(38-20B: Sign area excessive, Signs attached at right angles to a building & Use billboards forbidden)
Purpose: Install to Washington Street façade of existing commercial building new perpendicular blade-style digital billboard measuring 25 inches in width, with each sign face measuring 25 feet by 12 feet.

Discussion: At the applicant's request the matter was deferred to the November 19, 2019 Hearing.

Case: BOA-963979 **Address:** 35-37 Elm Street **Ward 2 Applicant:** George Morancy
Article(s): 62(62-62-25) 62(62-8) 62(62-29)
Purpose: Please see issued ALT882981 (m.j) Install addition to rear of 35 /deck on second and third floor - revised plans for 37 Elm Street with new parking configuration; new roof deck on 37 Elm Street.

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

Board Members asked if open space was shared between the 2 properties.

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

Documents/Exhibits: Building Plans

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

Case: BOA-965645 **Address:** 49 Monument Avenue **Ward 2 Applicant:** Timothy Sheehan
Article(s): 62(62-8)
Purpose: Extend Living Space into Basement. The house will remain a Three Family residence. New Basement windows will be added at the rear of the Basement for additional light and air and egress / access. The ZBA / variances will be required for a building permit.

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

Board Members asked about the size of the first floor unit.

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

Case: BOA-962795 **Address:** 33 Winthrop Street **Ward 2 Applicant:** Joe Imparato
Article(s): 62(62-25) 62(62-8)
Purpose: Construction of roof deck.

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

Board Members asked about access to the deck.

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

Case: BOA-942611 **Address:** 193-195 Chelsea Street **Ward 1 Applicant:** Jordan Lofaro
Article(s): 53(53-8)

Purpose: Change occupancy from 3 tenants and store to Lodging House. This is a 3-story building, outfitted for safety. Every unit is equipped with fire escape, ceiling sprinklers, and interconnected fire alarm. All the locks are electronic deadbolt, and there are internet-connected security cameras at each entrance.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy to a lodging house.

Board Members asked about occupancy and an existing dormer.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilors Edwards and Essaibi-George 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-937653 **Address:** 166-168 Falcon Street **Ward 1 Applicant:** Hossein Bayat

Article(s): 9(9-1) 53(53-9: Side yard insufficient, Rear yard insufficient & F.A.R. excessive)

Purpose: Build 3 new rear decks, remodel all bathrooms, kitchens, electrical and plumbing up grade for all three floors, insulate walls blue board all walls and ceilings as needed, repair some of the hard wood floors, install new kitchen cabinets and all new bathroom fixtures on all three floors, new sprinkler system.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build 3 rear decks.

Board Members asked about a dormer and current legal occupancy.

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

Documents/Exhibits: Building Plans

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

Case: BOA-934882 **Address:** 347 Maverick Square **Ward 1 Applicant:** EEP I, LLC

Article(s): 27T(27T-5) 53(53-8) 53(53-9: Excessive F.A.R. (1.0 max.), Excessive height (35' max.), Excessive # of stories (3 stories max.), Insufficient rear yard set back (30' req.), Insufficient open space (300sf/unit req.), Insufficient side yard setback (2.5' min) & Insufficient additional lot area (1000sf/unit req.)) 53(53-54) 53(53-56: Insufficient # of parking spaces (16 spaces req.) & Design/size) 53(53-57: (3) traffic visibility across corner, (5) special provisions for corner lots & Conformity with existing building alignment)

Purpose: Erect new building for 9 new residential units.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a 9 unit residential building.

Board Members asked if the roof decks are exclusive and about the violations.

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

Documents/Exhibits: Building Plans

Votes: Board Member Erlich moved for approval with BPDA design review for minimizing the visual aspect of the head house and to make head house more contextual and Galvin seconded and the Board voted unanimously to approve.

Case: BOA-956769 **Address:** 854 Saratoga Street **Ward 1 Applicant:** Nestor Limas

Article(s): 25(25-5) 53(53-8) 53(53-9) 53(53-56)

Purpose: Change of use from 2 family to 3 family.

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

Board Members asked about the base flood elevation. It was noted that BPDA recommended denial because of the flood zone.

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

Documents/Exhibits: Building Plans

Votes: Board Member Bickerstaff moved for denial and Kindell seconded and the Board voted unanimously to deny.

45 Minute Lunch Break

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-905438 **Address:** 64 Nelson Street **Ward** 17 **Applicant:** Steven A. Connelly, Trustee
Article(s): 65(65-39) 65(65-9: Lot size to erect the two family is insufficient, Floor area ratio is excessive & Front yard setback requirement is insufficient)

Purpose: Erect two-family residence on vacant lot to include basement and two separate driveway parking spaces per plans submitted.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a two-family dwelling.

Board Members asked about unit sizes and bedroom counts.

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

Documents/Exhibits: Building Plans

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

Case: BOA-893315 **Address:** 18-26 Bradshaw Street **Ward** 14 **Applicant:** Thomas Notto
Article(s): 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41)
Purpose: Erect 5 new townhouses as per plans. Permit set to be submitted upon ZBA approval.

Discussion: The applicant appeared before the Board and requested to withdraw the proposal.

Votes: Upon a motion for dismissal without prejudice and a second, the Board voted unanimously to dismiss without prejudice.

Case: BOA-885367 **Address:** 6 Lagrange Place **Ward** 8 **Applicant:** The Greenville Group
Article(s): 10(10-1) 50(50-28) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29)
Purpose: To raze existing structure and erect a three story building with eight residential units and eight parking spaces.

Discussion: At the applicant's request the matter was deferred to the December 3, 2019 Hearing.

Case: BOA-927639 **Address:** 100 Mount pleasant Avenue **Ward** 8 **Applicant:** Phillip Hresko
Article(s): 50(50-28) 50(50-29: Lot area for the add'l dwelling is insufficient, Floor area ratio is excessive, Height is excessive, Side yard requirement is insufficient, Rear yard requirement is insufficient & Usable open space is insufficient) 50(50-43)
Purpose: Change of occupancy from a 2 family to 4 apartments. Add rear addition and making 4 apartments within existing building and new addition.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to change occupancy from a two-family to four-family dwelling and build a rear addition.

Board Members asked about unit sizes.

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

Documents/Exhibits: Building Plans

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

Case: BOA-931560 **Address:** 149 Salem Street **Ward 3 Applicant:** Mira Giangregorio
City Hall, upon the appeal of Mira Giangregorio seeking with reference to the premises at 149 Salem St, Ward 03 for the **Article(s):** 54(54-13: Floor area ratio excessive, Building height excessive, Usable open space insufficient & Rear yard insufficient) 54(54-18) 54(54-21)

Purpose: Erect a new 6 story Mixed-Use Building. There will be a Commercial space on the Ground Floor, and Nine (9) Residential Units above. There will be a Roof Deck for the exclusive Use of the top Floor Unit (Unit # 9) only. Existing Building to be razed under separate permit. Permit plans to be submitted upon ZBA approval.

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a new six-story mixed use building with 9 residential units and a roof deck.

Board Members asked if the roof deck is exclusive, about unit sizes and bedrooms counts and if the building will have an elevator.

Testimony: The Board then requested testimony from neighbors and elected officials. Mayor's Office of Neighborhood Services and Councilor Edwards are in support. An attorney for a direct abutter and another direct abutter are in opposition.

Documents/Exhibits: Building Plans

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

Case: BOA-900588 **Address:** 799 East Third Street **Ward 6 Applicant:** Russel Radcliffe
Article(s): 27S(27S-5) 68(68-33) 68(68-8) 68(68-8) 68(68-8) 68(68-8.3)

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

Discussion: At the request of the Board, the applicant presented plans and described the proposed project in detail requesting zoning relief required to build a 4 unit townhouse, reduced from 6 units.

Board Members asked about parking configuration and if the units are accessible.

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

Documents/Exhibits: Building Plans

Votes: Board Member Bickerstaff moved for approval with BPDA design review and a 10 year restriction on roof decks and Kindell seconded and the Board voted unanimously to approve.

INTERPRETATION/CALL OF THE CHAIR: 12:00Noon.

Case: BOA-865552 **Address:** 200-202 Ipswich Street , **Ward 5 Applicant:** Boylston Street LLC

Purpose: The petitioner's seek a determination that the Inspectional Services Department erred in issuing the refusal letter in connection with application number ERT788949.

Discussion: The applicant submitted to the Board a written request to withdraw the request for interpretation with prejudice.

Votes: Upon a motion for denial and a second, the Board voted unanimously to deny.

RECOMMENDATIONS:

Case: BOA-851179 **Address:** 79 School Street **Ward: 2 Applicant:** David McDonald
Article(s): 62(62-25)

Purpose: Cut open roof and install a 28 foot dormer and add in bathroom. (approved ALT34211) tom white originally reviewed and issued. *BOA Decision expired.

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. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-948820 **Address:** 31 Milford Street **Ward:** 3 **Applicant:** Derek Gann

Article(s): 64(64-9)

Purpose: Comprehensive renovation of the Rear Yard at 31 Milford Street. Work to include : demolition of existing rear fence, site work including excavation, trench and concrete work, framing of new deck, pergola and rear fencing, masonry work.

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

Documents/Exhibits: Building plans

Case: BOA-967989 **Address:** 753 East Broadway **Ward:** 6 **Applicant:** Klaudjon Totoni

Article(s): 68(68-7)

Purpose: Change occupancy to include Take-out and Delivery to an existing restaurant. No work to be done.

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

Documents/Exhibits: Building plans

Case: BOA-950489 **Address:** 43 Elmont Street **Ward:** 14 **Applicant:** David McDonald

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

Purpose: Build new dormer in existing attic space for additional head room.

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. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-963269 **Address:** 39 Carruth Street **Ward:** 16 **Applicant:** Paul Eldrenkamp

Article(s): 65(65-9: Side yard insufficient & Rear yard insufficient)

Purpose: Extending existing deck adding canopy (interior renovations - kitchen/bathroom/pantry) - Change occupancy from two family dwelling to a single 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. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-954988 **Address:** 551 Park Street **Ward:** 17 **Applicant:** Condanse Weeks-Best

Article(s): 65(65-41) 65(65-9: Floor area ratio excessive & Side yard insufficient)

Purpose: Convert a single family to 2 Family Residence. 2 car parking , Add a kitchen, front rear and side porch additions with 2 stairs cases and 2 egresses on the second floor. Repairs/Replace some sheetrock, plaster and paint. Repair/replace some floor areas, 2 bathrooms, plumbing and electrical for both floors.>> (New drawing plot plan and design to follow w/new contractor, Owner has 2nd set of old drawings ky).

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. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA design review.

Documents/Exhibits: Building plans

Case: BOA-964002 **Address:** 121 Warren Avenue **Ward:** 18 **Applicant:** Neely O'Donnell

Article(s): 69(69-9)

Purpose: Extension of living space into attic finishing attic space to game room with 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. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-955490 **Address:** 35 Albano Street **Ward:** 18 **Applicant:** Darren Evanchuk

Article(s): 67(67-9: Floor area ratio excessive & Bldg height excessive (stories))

Purpose: Finish existing unfinished attic on the third 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. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-941149 **Address:** 60 Taunton Avenue **Ward:** 18 **Applicant:** Ivan Hernandez

Article(s): 69(69-8) 69(69-9: Floor area ratio excessive, Bldg height excessive (stories), Usable open space insufficient & Front yard insufficient)

Purpose: Change of occupancy from 1 dwelling units to 2 dwelling units. Construct right side addition to existing dwelling per plans. Nominal fee requested.

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. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-950137 **Address:** 9 Rockwood Street **Ward:** 19 **Applicant:** Timothy Burke

Article(s): 55(55-9)

Purpose: Install skylights and finish attic space for home occupation art studio space (404 sf ft).

Remove/Repair walls on rear single story room. Walls are completely rotted. Install new roofing over room and roof over patio. (see SHORT FORM sf901426) for additional FOR ALL INTERIOR WORK IN KITCHEN AND BATHS. new LVL over door and interior opening as shown on plan, Build roof over rear patio.

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. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-947317 **Address:** 37 Alleyne Street **Ward:** 20 **Applicant:** Lisa Sarkis

Article(s): 10(10-1)

Purpose: Filing this application is within conjunction with curb cut application for residential parking for 2 vehicles.

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. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-947492 **Address:** 9 Wilna Court **Ward:** 20 **Applicant:** Edward Lee

Article(s): 56(56-8: Floor area ratio excessive, Front yard insufficient & Rear yard insufficient)

Purpose: Build per drawing a new sun room on the back right of the house and new deck in the back of the house.

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. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA design review.

Documents/Exhibits: Building plans

Case: BOA-955187 **Address:** 92 Redlands Road **Ward:** 20 **Applicant:** Tamara Ochoa-Arvelo
Article(s): 56(56-8: Floor area ratio excessive, Bldg height excessive (stories) & Side yard insufficient)
Purpose: Renovation of an unfinished attic space to include 3 new bedrooms and one 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. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with BPDA design review.

Documents/Exhibits: Building plans

Case: BOA-967741 **Address:** 145 Westmoor Road **Ward:** 20 **Applicant:** Top Prop Construction, Inc
Article(s): 56(56-8)
Purpose: Make a full bathroom. family room and mechanical room at the basement per drawing specifications.

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. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Documents/Exhibits: Building plans

Case: BOA-931274 **Address:** 220 Chelsea Street **Ward:** 1 **Applicant:** Jordan Lofaro
Article(s): 53(53-9)
Purpose: 2 Story 2 unit stand-alone house. Extending first floor living space into basement as 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. Following a brief discussion regarding deficiencies in the submitted plans, the Subcommittee voted to recommend deferral to the September 19, 2019 Subcommittee hearing.

Documents/Exhibits: Building plans

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR
MARK FORTUNE-SECRETARY
BRUCE BICKERSTAFF
MARK ERLICH
CRAIG GALVIN

SUBSTITUTE MEMBERS:

TYRONE KINDELL

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

For a video recording of the August 27, 2019 Board of Appeal Hearings please go to: https://www.cityofboston.gov/cable/video_library.asp