



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 13, 2018

Notice is hereby given that on **February 13, 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:

10:30 am	Ward: 15	Hearing: 1
BOA779371	Address: 191 - 195 Bowdoin St, Ward - 15	Applicant: Shaun Briere

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.65 Sec.15**	Use Regulations
Art.65 Sec.15**	Use Regulations
Article 65 Section 16	Dimensional Regulations
Article 65 Section 16	Dimensional Regulations
Article 65 Section 16	Dimensional Regulations
Article 65 Section 16	Dimensional Regulations
Article 65 Section 16	Dimensional Regulations
Article 65, Section 41 **	Off-Street Parking & Loading Req
Article 65, Section 41 **	Off-Street Parking & Loading Req

Description: Construct new 41 apartment building with ground floor retail. To be known as 191-195 Bowdoin St.

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:	PRESENT		RECUSE
	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 proposal to develop two vacant lots as a mixed use project with 41, one, two and three bedroom affordable units, approx. 6000 sq feet of ground floor retail, 900 SF of meeting space, 3500 Sq Ft open plaza, 46 off street parking spaces. The proposed FAR is 1.4 with 1.0 allowed. Height 46 feet proposed- 40 feet allowed. 5 one bedroom units 675 SF, 23 two bedroom units at 875 SF, and 13 three bedroom 1100 sf units. Project is 100% affordable, 60% AMI or lower.

Mayor's Office, Councillors Baker, Flaherty, Campbell, Essaibi-George and Pressley, DND, Carpenter's union, Dorchester Bay EDC, Food Co-op, Greater Bowdoin Geneva NA, severall abutters in favor. Some abutter opposition due to parking and traffic concerns.

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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10:30 am	Ward: 15	Hearing: 2
BOA786209	Address: 395 - 409 Columbia Rd, Ward - 15	Applicant: Donald Wiest

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
Art. 66 Sec. 08**	Use Conditional:
Art. 66 Sec. 09	Dimensional Regulations
Art. 66 Sec. 09	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 41 **	Off-Street Parking & Loading Req

Description: Demolition of existing Chapman Waterproofing structures and new construction of a 43,000 sf+/- Charter school with the associated site work and improvements.

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DENIED	<input type="checkbox"/>	<input type="checkbox"/>
DENIED WITHOUT PREDUDICE	<input type="checkbox"/>	<input type="checkbox"/>

PROVISO:

BPDA Design Review

BOARD MEMBERS:

	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Fortune, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Pisani	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Erlich	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bruce Bickerstaff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marie St. Fleur	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Craig Galvin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eugene Kelly	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kerry Walsh Logue	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tyrone Kindell, Jr	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: At the Board's request, Applicant described the proposed 43,000 sf new school building w/ parking and outdoor space in rear at the site at the intersection of Columbia Rd/Quincy Street. FAR proposed .8 - .4 allowed, Height proposed 42 ft - 35 ft allowed. Project will not have a loading dock. 43 spaces on site for 60 staff, 275 students and space for 9 busses proposed.

Mayor's office, Councillors, Baker, Flaherty, Essaibi-George and Rep. Nick Collins, Carpenter's Union, Greater Bowdoin Geneva NA and parents spoke in favor.

No opposition at the hearing.

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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Notice is hereby given that on **February 13, 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:

10:30 am	Ward: 16	Hearing: 1
BOA784513	Address: 1 Elm St, Ward - 16	Applicant: Patrick Mahoney

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. 65 Sec. 08	Forbidden
Article 65, Section 42.13	Two or More Dwellings on Same Lot
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations

Description: Erect a new 6 unit residential building as per plans. 1 of 2 buildings to be erected on lot with shared driveway see ERT. Also see ALT701594 for combining lots.

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 applicant's request, the Board deferred the matter to 4/10/18.

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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10:30 am	Ward: 16	Hearing: 2
BOA784528	Address: 3 Elm St, Ward - 16	Applicant: Patrick Mahoney

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.65 Sec. 8	Use: Forbidden
Article 65, Section 42.13	Two or More Dwellings on Same Lot
Article 65, Section 9	Dimensional Regulations
Article 65, Section 9	Dimensional Regulations

Description: Erect new 6 unit residential building as per plans. 1 to 2 buildings to be erected on same lot. See ERT701594 and related ALT to combine lots.

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 applicant's request, the Board deferred the matter to 4/10/18.

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11:30 am	Ward: 16	Hearing: 3
BOA669523	Address: 16 Nixon ST, Ward - 16	Applicant: Andy Duong

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.65 Sec. 8	Use: Forbidden
Article 65, Section 41 **	Off-Street Parking & Loading Req

Description: Change of Occupancy from Guest House since (1946) and Confirm as a 3 family dwelling - Existing condition. Request Occupancy Committee. No work to be done.

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 PREDJUDICE	_____	_____

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 stated that no changes are proposed to the building. The proposal is to legalize as three family. The first and second floor would be 3 bedroom 2 baths and the 3rd floor would be a three bedroom, one bath unit. No parking is requested. The property has been taxed as a three family. The applicant acknowledged that the conversion work was done without permits.

The Mayor's Office, Representatives from Councilors Campbell and Essaibi-George, the Melville Park NA and abutters spoke in opposition.

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10:30 am	Ward: 17	Hearing: 1
BOA770599	Address: 85 Maryknoll ST, Ward - 17	Applicant: Vernon Woodworth

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 60, Section 9	Dimensional Regulations
Article 60, Section 9	Dimensional Regulations
Article 60, Section 9	Dimensional Regulations
Notes	

Description: : Proposed renovations and addition to existing single-family building, requiring zoning relief. Nominal fee requested pending ZBA hearing.

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 addition and renovations to an existing single family dwelling increasing from 3,500 to 4400 sf, by extending both horizontally for a 2nd garage bay and enlarging the living area and master bedroom by raising the roofline and creating a family room on the 3rd floor.

The Mayor's office and Councilor Campbell's office spoke in support.

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10:30 am	Ward: 17	Hearing: 2
BOA779503	Address: 1156 - 1160 Washington ST, Ward - 1	Applicant: Michael Smith

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 21	Use Regulations
Description: Change occupancy from 3 units, sub shop and real estate office to 3 units, sub shop and barber shop.	

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	<u> ✓ </u>	<u> </u>
	DENIED	<u> </u>	<u> </u>
	DENIED WITHOUT PREDUDICE	<u> </u>	<u> </u>

PROVISO:

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

SUMMARY: At the request of the Board, the applicant described the proposed project in detail as change in legal use and occupancy to include a sub shop and barber shop.

The Mayor's office and Councilor Baker's office spoke in favor and there was no opposition voiced at the hearing.

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Hearings for Tuesday, February 13, 2018

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10:30 am	Ward: 19	Hearing: 1
BOA672940	Address: 63 Sedgwick ST, Ward - 19	Applicant: Jeffrey Drago

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

Article(s)	Description
Notes	
Art. 55 Sec. 09 *	Dimensional Regulations.
Art. 55 Sec. 09 *	Dimensional Regulations.
Art. 55 Sec. 38	Screen'g & Buffer'g
Art. 55 Sec. 55-40	Off street parking insufficient
Art. 55 Sec. 55-9	Additional lot area insufficient
521CMR Requirements	Accessibility Noncompliance
Art. 55 Sec. 09	Dimension Regulations.
Art. 55 Sec. 09	Dimension Regulations.
Art. 55 Sec. 09	Dimension Regulations.
Article 55, Section 8	Use Regulations
Notes	
Art. 55 Sec. 38	Screen'g & Buffer'g
Art. 55 Sec. 55-40	Off street parking insufficient

Description: This project is seeking to combine lots and the occupancy of the 3 family at #63 with the 3 family occupancy at #65 to total 6 units and then to erect a rear addition and to add dormers and fully renovate the existing structure. Building to be fully sprinklered. *NDOD Overlay.

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

BOARD MEMBERS:

	<u>PRESENT</u>		<u>RECUSE</u>
	Yes	No	
Christine Araujo, Chair	✓ _____	_____	_____
Mark Fortune, Secretary 2nd	✓ _____	_____	_____
Anthony Pisani	✓ _____	_____	_____
Mark Erlich m	✓ _____	_____	_____
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 seeking to combine 2 lots that have 2 existing attached 3 family dwelling. The applicant is proposing to make a six unit building and erect a rear addition dormers on either side of the third floor adding six parking spaces the lot size is 7,580sf, Height will remain the same at 34', units 5 and 6 are at 550sf and 564 sf. The rest are at low 800sf range. They are all 2 bed, 2 bath. Required parking is 7.5, applicant is proposing 6. The common driveways will be registered at the registry of deeds .

The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's Office of Neighborhood Services, Councilor O'Malley, are in Support. Abutters are in Opposition

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10:30 am	Ward: 19	Hearing: 2
BOA685524	Address: 48 Green ST, Ward - 19	Applicant: Dave Finn

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. 55 Sec. 09 *	Dimensional Regulations.
Art.55 Sec.40	Off-St.Parking/Loading Req'mnt
Art.55 Sec.40	Off-St.Parking/Loading Req'mnt
Description: Add 5 parking spaces behind 48-50 Green St Jamaica Plain #48 2 spaces, #50 3 spaces see U4949594502 for #50 Green access from Green St current driveway.	

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.

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10:30 am	Ward: 19	Hearing: 3
BOA685526	Address: 50 Green ST, Ward - 19	Applicant: Dave Finn

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. 55 Sec. 09 *	Dimensional Regulations.
Art.55 Sec.40	Off-St.Parking/Loading Req'mnt
Art.55 Sec.40	Off-St.Parking/Loading Req'mnt

Description: : Provide off street parking spaces for tenants behind 48 and 50 Green St Jamaica Plain (#48 2 spaces #50 3 spaces) see U49432595 for #48 Green.

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: The applicant failed to appear at the hearing.

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 13, 2018

Notice is hereby given that on **February 13, 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:

10:30 am	Ward: 19	Hearing: 4
BOA768065	Address: 5 Belmore TE, Ward - 19	Applicant: Christopher Rotti

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. 55 Sec. 09 *	Dimensional Regulations.

Description: Partially remove exterior walls to enlarge kitchen. Construct deck.

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 the proposed partial renovation to the second floor consisting of a narrow exterior deck in the back and installation of a small bay window on the second floor kitchen, roughly 40 SF. A legal 3 family, the applicant uses the property as 2 family.

The Mayor's office and Councilors O'Malley, Flaherty and Essaibi George spoke in favor.

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

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Hearings for Tuesday, February 13, 2018

Notice is hereby given that on **February 13, 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:

10:30 am	Ward: 19	Hearing: 5
BOA773296	Address: 41 Aldworth ST, Ward - 19	Applicant: Roselmo Pessote

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. 55, Section 9 **	Dimensional Regulations
Art. 55, Section 9 **	Dimensional Regulations
Art. 55, Section 9 **	Dimensional Regulations

Description: Renovation of existing 3rd. floor addition of 2 dormers, build new stair case from second to third floor, replace door to existing deck with a larger door, update electrical and forced hot water heater baseboards to radiators. as per plans from next phase studios.

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 Board's request, the applicant described the proposed addition of a dormer to an existing two family on the left side to extend living space to the 3rd floor adding 153 sq ft in headroom.

The Mayor's office and Councilors O'Malley, Flaherty and Essaibi-George spoke in favor.

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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 13, 2018

Notice is hereby given that on **February 13, 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:

10:30 am	Ward: 22	Hearing: 1
BOA749878	Address: 76 Easton ST, Ward - 22	Applicant: Daniel Glissman

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

Article(s)	Description
Art. 09 Sec. 02	Nonconforming Use Change
Art. 51 Sec. 08	Use Regulations
Notes	

Description: Change of occupancy to include Wireless Telecommunications Facility. All work will be done pursuant to the plans provided herein. The Applicant proposes to construct a new Wireless Telecommunications Facility on the roof of the existing building.

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 to reduce visibility of antennae. The Board requested Hold to for signature to review any proposed changes by BPDA.

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 proposal for 3 faux chimneys, with 3 antennae on each for a total of 9 that are nine feet in height. Based on the community process, the applicant agreed to remove two faux chimneys and push all the antennae into the center penthouse and to reduce 6 antennae. The material for the faux chimney enclosure is fiberglass. The faux chimney is full brick.

Member Pisani moved to DWOP with no second. Member Erlich then moved to approve with BPDA which was seconded and approved.

The Mayor's office, Council Ciommo and Alston Civic Association spoke in favor.

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 13, 2018

Notice is hereby given that on **February 13, 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:

10:30 am	Ward: 22	Hearing: 2
BOA779361	Address: 43 Royal ST, Ward - 22	Applicant: C/O Joseph Hanley, Esq

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 8	Use Regulations
Article 51, Section 9 * ***	Floor Area Ratio Excessive
Article 51, Section 56 * **	Off-Street Loading Insufficient
Notes	
Article 51 Section 8	Use Regulations
Article 51, Section 56 **	Off-Street Parking Insufficient
Article 51, Section 9 * ***	Floor Area Ratio Excessive
Notes	
8th 780CMR IEBC 912.2	Fire Protection Systems
8th 780CMR 903 MA Amendment	Automatic Sprinkler Systems
Note:	

Description: Change occupancy from two-family to three-family dwelling (leagalize existing third unit on 3rd floor).
No work to be done.

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 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 has owned the property since 2006. Applicant is seeking to change the occupancy to a third residential unit. It's less than 600sf, no change to the building. The addition will put them over the allowable FAR of .6 by 176sf the property has a 2 car garage with 2 tandem parking spots. The additional unit will be 5.25 they are off by .25

The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayor's office of Neighborhood Services, Councilor Ciommo and Allston Civic Association are in Support.

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 13, 2018

Notice is hereby given that on **February 13, 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:

10:30 am	Ward: 22	Hearing: 3
BOA779362	Address: 43 Royal ST, Ward - 22	Applicant: C/O Joseph Hanley, Esq

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 51 Section 8	Use Regulations
Article 51, Section 9 * ***	Floor Area Ratio Excessive
Article 51, Section 56 * **	Off-Street Loading Insufficient
Notes	
Article 51 Section 8	Use Regulations
Article 51, Section 56 **	Off-Street Parking Insufficient
Article 51, Section 9 * ***	Floor Area Ratio Excessive
Notes	
8th 780CMR IEBC 912.2	Fire Protection Systems
8th 780CMR 903 MA Amendment	Automatic Sprinkler Systems
Note:	

Description: Change occupancy from two-family dwelling (Legalize existing third unit on 3rd floor). No work to be done. 8th 780CMR 903 MA Automatic Sprinkler Systems Automatic sprinkler systems in new buildings and structures shall be provided in locations described in table 903.2. 8th 780CMR IEBC 912.2 Fire Protection Systems Where a change in occupancy classification occurs that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the International Building Code, such system shall be provided throughout the area where the change of occupancy occurs.

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 2nd	_____✓_____	_____	_____
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. There has been living space with 2 means of egress not changing the use under the Building Code. The property was assessed as a 2 family with 3 meters no workk required to ma this code compliant 3rd unit.

Project Denied

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 13, 2018

Notice is hereby given that on **February 13, 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:

10:30 am	Ward: 22	Hearing: 4
BOA780279	Address: 132 - 134 Holton ST, Ward - 22	Applicant: Marc Lacasse

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. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Art. 51 Sec. 09	Dimensional Regulations
Article 51, Section 56 **	Off-Street Parking Insufficient
Article 51, Section 56	Off-Street Parking & Loading Req

Description: Change occupancy from a 2 family to a 3 family.

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 Screening and buffering the basement height be no less than 7'-6"

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 to convert existing 2 family dwelling to three family unit by extending the living space into the basement and adding a shed dormer on the right hand side of the property when you are facing it. The 3 units will consist of a duplex unit which will be the ground floor in the basement with four bedrooms each of the units will be condo ownership. The 2nd and 3rd floor will be occupied by two bedrooms. FAR allowed is .8. Proposed is .91. Parking allowed 5, proposed 4. due to the neighborhood process applicant can make a commitment to provide a 7'6" ceiling height in the basement. This project will have sprinklers.

The Board then requested testimony in opposition and in support from neighbors and elected officials and their representatives. Mayors office of Neighborhood Services, Councilor Ciommo and Allston Civic Association are in support. Abutters Oppose.

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 13, 2018

Notice is hereby given that on **February 13, 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:

10:30 am	Ward: 22	Hearing: 5
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:

Deferred until 2/27/2018

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