



City of Boston
Board of Appeal

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By City Clerk at 12:18 pm, Jan 12, 2022

Tuesday, January 18, 2022

BOARD OF APPEAL

City Hall Room 801

Hearing Agenda

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON JANUARY 18, 2022 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS JANUARY 18, 2022 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE JANUARY 18, 2022 HEARING WILL BE HELD VIRTUALLY VIA VIDEO TELECONFERENCE AND TELEPHONE VIA THE WEBEX EVENT PLATFORM.

Interested persons can participate in the hearing REMOTELY by going to <https://bit.ly/January18Hearing> or by calling 1-617-315-0704 and entering access code 2348 607 9268. You do not need a password for this hearing, but if the system asks you for one, please call our main office at 617-635-4775.

If you wish to offer testimony on an appeal, please click <https://bit.ly/January18Comment> to sign up. Please provide your name, address, the address and/or BOA number of the appeal on which you wish to speak, and if you wish to speak in support of or opposition to the project.

For individuals who need translation assistance, please notify the Board at least 48 HOURS in advance either by signing up at <https://bit.ly/January18Comment>, calling 617-635-4775 or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the WebEx Event from 8:30 AM to 9:30 AM to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via WebEx. Questions and/or concerns can also be emailed to the ZBA Ambassador at zba.ambassador@boston.gov.



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If you wish to offer comment within the meeting platform, please use the “raise hand” function, if connected by video, or dial *3, if connected by phone. The requester will be administratively unmuted and asked to state their name, address and comment. Comments will be limited as time requires.

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

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

Interested persons who are unable to participate in the hearing remotely may make an appointment to appear in person at City Hall in the BPDA Board Room. Please notify the Board at least **48 HOURS** in advance either by calling 617-635-4775 or emailing isdboardofappeal@boston.gov for accommodations to be made. Individuals appearing at City Hall without an appointment will not be permitted to enter.

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



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APPROVAL OF THE HEARING MINUTES: 9:30AM

JANUARY 11, 2022

EXTENSIONS: 9:30AM

Case: BZC-32903 Address: 188 High Street Ward 3 Applicant: Fred Mannix

Case: BOA-441251 Address: 508 East Broadway Ward 6 Applicant: Zachary Pinnick

Case: BOA-972965 Address: 48 Geneva Street Ward 1 Applicant: Richard Lynds, Esq

Case: BOA-972963 Address: 58 Lubec Street Ward 1 Applicant: Richard Lynds, Esq

Case: BOA-927639 Address: 100 Mount Pleasant Avenue Ward 8 Applicant: Philip Hresko, AIA/ASLA

HEARINGS: 9:30AM

Case: BOA-1231011 Address: 5 Garden Court Street Ward 3 Applicant: 5 Garden Court Street, LLC

Article(s): Article 54, Section 10 Floor Area Ratio Excessive

Purpose: Amend ALT1156509. Excavate basement to extend the living space for unit 1 to the garden level. The unit count will stay at 4. The garden level will become part of unit 1 living space.

Case: BOA-1259182 Address: 654-660 East Broadway Ward 6 Applicant: John Pulgini

Article(s): Article 68, Section 33 Off Street Parking & Loading Req-Parking spaces required Article 68, Section 7 Restaurant use: Conditional Article 68, Section 7 Office use: forbidden Article 68, Section 8 Add'l Lot Area Insufficient Article 68, Section 8 Floor Area Ratio Excessive Article 68, Section 8 Bldg Height Excessive (Feet) Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 8 Side Yard Insufficient

Purpose: Demolition of three existing structures (Short Forms to be filed separately) to Erect a 4 story building with restaurant on the 1st floor, shared office space on the 2nd floor and 8 residential units on the 3rd and 4th floor. Combine lot ID 0603242000 (1,416sqft) with lot ID 0603241000 (1,395 sqft) with lot ID 0603240000 (1,967sqft) and lot ID 0603243000 (3,564 sqft) totaling: 8,868 sqft Elimination of the two existing passageways.

Case: BOA-1252013 Address: 744-748 Dudley Street Ward 7 Applicant: Katia Figuereo Feliz

Article(s): Art. 06 Sec. 04 Other Protectional Conditions

Purpose: Remove proviso for takeout as it is switching owners

Case: BOA-1207621 Address: 265 Amory Street Ward 11 Applicant: Lee Goodman

Article(s): Article 29 Section 4 GPOD Applicability Article 55 Section 20 Floor Area Ratio Excessive Article 55 section 40 Off Street Parking & Loading Req-Off Street Parking Insufficient Article 55 Section 20 Building Height Excessive Article 55 section 40 Off Street Parking & Loading Req-Off Street Loading Insufficient Article 55 Section 19 Use Regs in Local Industrial-Multi Family Dwelling Use: Forbidden Article 55 Section 20 Usable Open Space Insufficient Article 55 Section 20 Rear Yard Insufficient

Purpose: Erect new 4 story Multi Family dwelling containing 9 residential units and 9 parking spaces on newly created Lot B with 10,888 SF. See subdivision: ALT1186555 & new building: ERT1190876.



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Case: BOA-1208609 Address: 267 Amory Street Ward 11 Applicant: Lee Goodman

Article(s): Article 55 Section 20 Floor Area Ratio Excessive Article 55, Section 40 Off Street Parking & Loading Req-Off Street Parking Insufficient Article 29 Section 4 GPOD Applicability Article 55 Section 20 Building Height Excessive Article 55, Section 40 Off Street Parking & Loading Req-Off Street Loading Insufficient Article 55 Section 20 Rear Yard Insufficient

Purpose: Erect new 16,018 SF headquarters for Youth Enrichment Services a Boston Social Service group (Community Center) in a newly created vacant Lot A of 10,288 SF. Three story building to contain office and classrooms as well as a first floor ski shop (Retail Store). See subdivision: ALT1186555 & new building: ERT1190883.

Case: BOA- 1120693 Address: 218 Hancock Street Ward 13 Applicant: Joao Teixeira

Article(s): Art. 10 Sec. 01 Limitation of parking areas-parking located on the front yard Article 65, Section 9 Usable Open Space Insufficient Article 65, Section 41 Off Street Parking & Loading Req-Location more than 10' width while located on the front yard.

Purpose: Propose (1) off street parking and curb cut.

Case: BOA-1252950 Address: 22 High Street Ward 15 Applicant: Volnay Capital, LLC

Article(s): Art. 65 Sec. 02 Conformity with Existing Building Alignment-Street modal calculation not provided to verify compliance Art. 65 Sec. 08 Forbidden-Multifamily use Art. 55 Sec. 65 41 Off Street parking insufficient-Min. required: 15x1.5=22.5 spaces. Proposed: 15 Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Bldg Height Excessive (Feet)

Purpose: Seeking to raze the existing structure and erect a new residential building with 15 units and 15 parking spaces.

Case: BOA-1259202 Address: 555-561 Metropolitan Avenue Ward 18 Applicant: John Pulgini

Article(s): Art. 69 Sec. 11 Forbidden-Residential USE on the first story Art. 69 Sec. 12 Excessive height Art. 69 Sec. 12 Front yard setback requirements Article 69 Section 29 Off Street Parking & Loading Req-Insufficient parking Article 69 Section 29 Off Street Parking & Loading Req-Insufficient loading areas Article 69 Section 29 Off Street Parking & Loading Req-(e) Design (50% of spaces are req. to be at a min. 8.5'x20' lengths)

Purpose: Erect 3 story, 21 dwelling unit building with 21 off street parking spots. Subdivide existing parcel into 2 parcels on ALT1241864.

Case: BOA-1190442 Address: 757 Centre Street Ward 19 Applicant: David Krumsiek

Article(s): Article 55, Section 16 Use Regulations-Restaurant with take out use: Conditional

Purpose: Change of Occupancy to correct Restaurant use from application ALT1068678 to Restaurant with take out. Also to install walk up window.

Case: BOA-1190754 Address: 757 Centre Street Ward 19 Applicant: David Krumsiek

Purpose: Change of Occupancy to correct Restaurant use from application ALT1068678 to Restaurant with take out. Also to install walk up window.

Violation Violation Description Violation Comments 248 CMR 10.10 Plumbing Fixtures This application is proposing to eliminate the existing Plumbing fixtures open to the public for workers use only.

Case: BOA- 1237073 Address: 3850 Washington Street Ward 19 Applicant: Thomas Falcucchi

Article(s): Art. 09 Sec. 02 Nonconforming Use Change-Reduction in the number of previously proposed insufficient parking spaces <25%(conditional)

Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg.-Extension of Accessory use (enclosed) garage into rear yard (above grade) >25% Forbidden Art. 33 Sec. 16 Air Right OS Applicability-Further extension of a nonconforming use dwelling into the rear yard; BOSCONCOM and transit corridor requirements (inclusive)

Purpose: Change the occupancy from 6 residential units and 6 parking spaces to 6 residential units and 5 covered parking spaces. See previously approved and built project under ERT796445.



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Case: BOA-1256886 Address: 96 Sheridan Street Ward 19 Applicant: Paul Yu

Article(s): Art. 55 Sec. 55 40^ Off street parking insufficient-Required: 1 space Article 55, Section 12 Floor Area Ratio Excessive Article 55, Section 9 Usable Open Space Insufficient Art. 55 Sec. 55 9 Additional lot area insufficient
Purpose: Change occupancy of existing two family building (with three dwelling units) to three family building with new fire sprinkler and fire alarm work.

Case: BOA- 1257933 Address: 235 Baker Street Ward 20 Applicant: Catholic Memorial

Article(s): Art. 56, Section 38 Sign Regulations-Use: Freestanding Signs: Conditional
Purpose: Installation of 1 Pylon sign for Catholic Memorial 108" OAH x 26" Approved by BPDA. Installed by the licensed professional Timothy Reid CS 086926.

HEARINGS:11:00AM

Case: BOA- 1245760 Address: 7 Putnam Street Ward 1 Applicant: Joshua Acevedo

Article(s): Art. 53 Sec. 08 Forbidden-Three family is a Forbidden use in a 2F 2000 sub district Article 53, Section 9 Lot Area Insufficient Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Front Yard Insufficient Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient Article 53, Section 9 Floor Area Ratio Excessive Art. 53 Sec. 56^ Off street parking insufficient-
Purpose: Add a third dwelling unit on top of the existing two family structure; thus creating a three family building within the existing building footprint. I am also seeking to renovate the existing two floors, rebuild the exterior rear deck, and install sprinkler systems throughout the building.

Case: BOA- 1254663 Address: 22 Prospect Street Ward 2 Applicant: Robert Gatnik

Article(s): Article 62, Section 8 Rear Yard Insufficient Article 62, Section 8 Bldg Height Excessive (Feet)
Article 62, Section 8 Floor Area Ratio Excessive Article 62, Section 25 Roof Structure Restrictions
Purpose: Confirm Occupancy as three family dwelling. Renovate existing three family dwelling. Propose new first and second floor decks, roof deck. Extend living space to basement. New siding, roof, and windows. New interior finishes. New MEP and automatic sprinkler system.

Case: BOA-1245153 Address: 19-23 Hudson Street Ward 3 Applicant: Biao Boston, LLC

Article(s):Art. 06 Sec. 04Other Protectional Conditions-To remove Proviso #1: "Take out use granted to this petitioner only."
Purpose: To remove Proviso #1 from BZC 29829 dated 06/23/2009 "Take out use granted to this petitioner only...". Change of Occupancy to 1 Restaurant with 37/36A ,12 apts and 1 Boba Tea (36A). Interior fit out for a drink establishment, installation of equipment as shown on plans. Construction new non bearing wall, as per plan.

Case: BOA-1258631 Address: 1027-1029 Tremont Street Ward 9 Applicant: Bharat Mirchandani

Article(s): Article 32, Section 4. GCOD, Applicability Article 50, Section 11 Floor Area Ratio Excessive
Article 50, Section 11 Usable Open Space Insufficient Article 50, Section 11 Rear Yard Insufficient Article 50, Section 43 Off Street Parking & Loading Req-Off Street Parking Insufficient
Purpose: To change the occupancy from two residential units and a store to three residential units and a restaurant with take out and bar. Also, to erect a fourth story addition with a roof deck.

Case: BOA-1261313 Address: 154 Terrace Street Ward 10 Applicant: Pickle-Ditson Phase II Limited Partnership

Article(s):Art. 59, Section 19 Maximum floor area ratio allowed: 2 Proposed: 5.82 Art. 59, Section 19
Maximum building height allowed: 40' Proposed: 81'-10" Art. 59, Section 19 Minimum rear yard required: 15'
Proposed: 0.5' Art. 59, Section 37 Off-Street Parking Insufficient-Parking spaces required: 66 Proposed: 24 Article 59, Section 18 Use Regulations Multifamily use: forbidden
Purpose: Erect a 66 unit residential building per plans by combining parcel ID1000360000 (5,404 sqft) and parcel ID1000361000 (5,536 sqft) totaling 10,940 sqft.



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Case: BOA-1207594 Address: 3484 Washington Street Ward 11 Applicant: Lee Goodman

Article(s): Article 55 Section 19 Use Regs in Local Industrial-16 unit and Market uses: Forbidden Article 55 Section 20 FAR Max. allowed: 1.0 proposed exceeded. Article 55 Section 20 Building height: Max. allowed: 35' Proposed: 59' Article 55 Section 20 Open space insufficient. Required: 50 * 16 = 800 sqft Article 54, Section 21 Off Street Parking & Loading Req-Existing: 18 Public 7 staff 2 Residential Proposed: 12 Public 4 staff 23 Residential Required for this building only: Restaurant use (as existing) 18+7. Market use: 10 spaces. Residential: 24 (Proposed new building within the same lot has not been included in these requirements) Article 55, Section 41 55.41.2 Traffic visibility across corner Article 55, Section 41 55.41.13 Two buildings on one Lot

Purpose: Restoration of 4,500 SF Doyle's Cafe Change of Occupancy to include New 5,000 SF market and 16 new condominiums addition (4 stories) above the market 22 parking spaces by City Lift. Combine 3 parcels to create a single 25,291 sqft site: lot ID 1102853000 (4,631 sqft) + lot ID 1102854000 (8,115 sqft) + lot IDs 1102834000 1102833000 1102833001 1102832000 (12,545 sqft)

Case: BOA-1207600 Address: 60 Williams Street Ward 11 Applicant: Lee Goodman

Article(s): Article 55 Sect 40 Off Street Parking & Loading Req-Required 9 (7*1.25) Proposed: 5 Article 55, Section 8 Multifamily dwelling use: Forbidden. Article 55, Section 40.5d Parking space sizes Article 55, Section 41.1 Conformity Ex Bldg Alignment-Street Modal not provided Article 55, Section 41 Application of Dimensional Req-55.41.13 Two buildings on same lot Article 55, Section 9 Floor Area Ratio Excessive. Article 55, Section 9 Bldg Height Excessive (Feet) Article 55, Section 9 Bldg Height Excessive (Stories) Article 55, Section 9 Usable Open Space Insufficient Article 55, Section 9 Rear Yard Insufficient Article 55, Section 9 Side Yard Insufficient

Purpose: 4 story, 7 unit condominium building. Combine 3 parcels to create a single 25,291 sqft site: lot ID 1102853000 (4,631 sqft) + lot ID 1102854000 (8,115 sqft) + lot IDs 1102834000 1102833000 1102833001 1102832000 (12,545 sqft) In conjunction with ALT1138950

Case: BOA- 1207609 Address: 69 Williams Street Ward 11 Applicant: Lee Goodman

Article(s): Article 55, Section 19 Use Regs in Local Industrial Multi-family dwelling use: Forbidden Article 55, Section 20 FAR exceeded. Max. allowed: 1.0 Article 55 Section 20 Open space insufficient. Required: 300sqft Article 55 Section 20 Rear yard required: 20' Provided: 6 Article 55 section 40 Off-Street Parking & Loading Req Parking spaces required: 8 Provided: 6

Purpose: Construct new 3 story multi family building with 6 units and 6 parking spaces (1 handicap accessible). Combine lots: lot ID: 1102795000 (6,572 sqft) and lot ID 1102823010 (3,920 sqft) totaling 10,490 sqft

Case: BOA-1189307 Address: 3 Half Moon Street Ward 13 Applicant: Francois Toka

Article(s) Art. 50, Section 28 Use: Conditional - 4 units in 3F zone Art. 50, Section 43 Off-Street Parking Insufficient - 1 add'l spot required Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Usable Open Space Insufficient

Purpose: Convert an existing basement into a 4th unit on an existing 3-family structure. A new NFPA-13R fire sprinkler system will be Installed as part of the work.

Case: BOA-1249711 Address: 191-195 Bowdoin Street Ward 15 Applicant: Marcos Beleche

Article(s): Article 65, Section 15 Use: Conditional

Purpose: Dorchester Food Co op proposes a T.I. of 6000 SF commercial interior renovation at 195 Bowdoin St. Landlord is VietAID. Local Convenience Subdistrict allows "Local Retail Business" for our grocery store. Conditional Use approval required for ~300 SF cafe/seating space w/in the store to offer takeout

RE-DISCUSSIONS: 12:30PM

Case: BOA-1159048 Address: 377 Maverick Street Ward 1 Applicant: 377 Maverick, LLC

Article(s): Art. 27G E Boston IPOD Art. 53 Sec. 09 Floor Area Ratio Excessive Art. 53 Sec. 09 Side yard insufficient Art. 53, Section 9 Rear yard. Required: 40' Proposed: 22.36' Art. 53 Sec. 52 Roof Structure Restrictions - Roof deck proposed > 330sqft Art. 32 Sec. 32 4Groundwater Conservation Overlay District, Applicability

Purpose: Renovate the existing structure, extend living space into basement, and erect a rear addition with rear and roof decks.



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Case: BOA-1222307 Address: 70 Shawshen Road Ward 1 Applicant: Trichilo Development, LLC

Article(s): Article 27T 5 East Boston IPOD Applicability Article 53 Section 8 Use Regulations - Multi Family Dwelling Use : Forbidden Article 53, Section 56 Off Street Parking & Loading Req - Off Street Parking Insufficient Article 53, Section 9 Lot Width Insufficient Article 53, Section 9 Lot Frontage Insufficient Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Front Yard Insufficient Article 53, Section 9 Side Yard Insufficient

Purpose: Erect a 5 unit dwelling and 6 parking spaces.

Case: BOA-1065886 Address: 57 Webster Street Ward 1 Applicant: Katherine Glaropoulos

Article(s): Article 53 Section 8 Use:Multifamily Dwelling:Forbidden Article 53 Section 9 Lot Area Insufficient Article 53 Section 9 Floor Area Ratio Excessive Article 53 Section 9 Building Height Excessive Article 53 Section 9 Building Height (# of Stories) Excessive Article 53 Section 9 Usable Open Space Insufficient Article 53 Section 9 Side Yard Insufficient Article 53 Section 9 Rear Yard Insufficient Article 53, Section 56 Off Street Parking & Loading Req - Off Street Parking Insufficient Article 27T Section 9 East Boston IPOD Applicability Article 53, Section 52 Roof Structure Restrictions - Roof Structure Restrictions Article 25 Section 5 Flood Plain Regulations

Purpose: Change Occupancy from a Two Family Dwelling to a Four Family Dwelling. Construct a new 4 story Rear Yard addition with exterior Decks. Also, construct a 5th Floor penthouse with Roof Deck. Remodel entire Building. Installation of a new Sprinkler system.

Case: BOA-11228936 Address: 7-11 Curtis Street Ward 1 Applicant: SawJnG, LLC

Article(s): Article 53, Section 9 Rear Yard Insufficient Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Front Yard Insufficient Article 53, Section 9 Bldg Height Excessive (Feet) Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 57.3 Traffic Visibility Across Corners Article 53, Section 56 Off Street Parking & Loading Req - Off Street Parking Insufficient Article 53 Section 8 Use Regulations - Multi Family Dwelling Use : Forbidden Article 27T 5 East Boston IPOD Applicability

Purpose : Erect a new residential building with 23 units and 17 parking spaces in a newly created lot containing 8,725 SF filed under ALT1227543. Raze building under SF1217082. See also ERT1207320.

Case: BOA-1228949 Address: 670-672 Saratoga Street Ward 1 Applicant: SawJnG, LLC

Article(s):Article 53, Section 9 Rear Yard Insufficient Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Front Yard Insufficient Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Lot Area Insufficient Article 53, Section 56 Off Street Parking & Loading Req - Off Street Parking Insufficient Article 27T 5 East Boston IPOD Applicability Article 53 Section 8 Use Regulations - Multi Family Dwelling Use : Forbidden

Purpose: Erect a new residential building with 6 units in a newly created lot containing 3,652 SF filed under ALT1227543. See also ERT1207314.

Case: BOA- 1246029 Address: 43 Stillman Street Ward 3 Applicant: Joseph V. Scarfo

Article(s): Article 32, Section 4 GCOD, Applicability

Purpose: Combine two lots (Parcel ID 0302528000 and 0302529005) into a newly created single lot to be 1405 SF. Erect new two family dwelling with ground level garage parking and 4 stories of living space above. Top unit to have roof deck. Building to be sprinkled.

Case: BOA-1101370 Address: 16 Baker Court Ward 7 Applicant: Willow Baker, LLC

Article(s): Article 65, Section 41 Off Street Parking & Loading Req - Off Street Parking Insufficient Article 65, Section 16 Floor Area Ratio Excessive Article 65, Section 16 Building Height Excessive Article 65, Section 16 Usable Open Space Insufficient Article 65, Section 16 Rear Yard Insufficient Article 65, Section 15 Use Regulations - Multi Family Dwelling Use : Conditional

Purpose : Erect 4 story multi family building with six (6) residential units, no parking, private roof decks and (6) bike racks (1 in each unit). The existing building to be razed on separate permit.



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Case: BOA-1170542 Address: 9 Downer Court Ward 15 Applicant: Joseph Feaster

Article(s): Art. 65 Sec. 08 Forbidden - MFR is a Forbidden Use in a three family subdistrict Art. 65 Sec. 9 # of allowed stories has been exceeded- 2.5 stories max Art. 65 Sec. 9 Allowed Height exceeded -35' max. Art. 65 Sec. 9 Excessive F.A.R. -.5 max. Art. 65 Sec. 9 Insufficient front yard setback -15' req. Art. 65 Sec. 9 Insufficient side yard setback -10' min. req. Art. 65 Sec. 9 Insufficient rear yard setback -30' req. Art. 65 Sec.39 Screening & Buffering Req - None proposed Art. 65 Sec.41 Off-Street Parking & Loading Req - Design/space size min req.

Purpose: Construction of new (4) story, 9 unit apartments with on grade garage parking.

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

BOARD MEMBERS:

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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