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Minutes

**BBRS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Microsoft Teams-Meeting**  
**April 18, 2023**

Meeting Called to order by the Chairman Michael McDowell, at 9:30 a.m. followed by Roll call:

**Board Members Present:**

David Riquinha  
Michael McDowell, Chairman  
Kent Vinson

**Guests Present:**

See sign-in sheet for each case:

- Case Number:** 23-0026 (\*rescheduled to a later date)  
**Appellant:** Ranen S. Schechner, Esq. (Owner-James Costanza & Janice Ma)  
**Property Address:** 25 Ellerton Street, Revere, MA. 02151  
**Summary of Case:** Appellants sought relief from 780 CMR R322.1.5, R322.1.11, and R322.2.2 (8<sup>th</sup> edition), with respect to an existing building.
- Case Number:** 23-0028  
**Appellant:** Tara Gregory (Owner-38 Hichborn Street, LLC)  
**Property Address:** 38 Hichborn Street, Boston, MA. 02135  
**Summary of Case:** Appellants sought relief from 780 CMR Section 705.8, with respect to new construction.

Kent Vinson made a **MOTION** that was **SECONDED** by David Riquinha, to **GRANT** a variance from **780 CMR Section 705.8**. The Motion was approved by unanimous vote.

- Case Number:** 23-0029 (\*rescheduled to a later date)  
**Appellant:** Michael Kennefick (Owner-Kathleen Nascimento)  
**Property Address:** 110 North Walker Street, Taunton, MA. 02780  
**Summary of Case:** Appellants sought relief from MSBC Section R114.2, with respect to an existing building.



4. **Case Number:** 23-0030  
**Appellant:** James Benjamin  
**Property Address:** 95 Lothrop Street, Taunton, MA. 02780  
**Summary of Case:** Appellants sought relief from 780 CMR 51.00, R102.6.4, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kent Vinson, to **DENY** granting a variances from **780 CMR 51.00, R102.6.4**, due to a lack of a Code requirement to change the existing emergency escape and rescue opening window to a doorway with a door, on condition that any repairs needed to make the stairs safe and Code-compliant be in a timely manner and that any permits required be obtained by Appellant. The Motion was approved by unanimous vote.

The meeting adjourned at 1:00 p.m.