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Minutes

BBRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
June 20, 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
Kristen McDonough

Guests Present:

See sign-in sheet for each case:

- Case Number:** 23-0045
Appellant: Donna Chaves
Property Address: 63 Cove Street, Swansea, MA. 02777
Summary of Case: Appellants sought relief from 780 CMR 51.00, R104.10.1, R105.3.1.1, R107.1.4, R110.3.3, R110.3.6.1, R301.1, R301.2.4, R322.1, R322.1.1, R322.1.10, R322.1.11, R322.1.5, and R322.1.6, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **ALLOW** Variances from **780 CMR 51.00, R104.10.1, R105.3.1.1, R107.1.4, R110.3.3, R110.3.6.1, R301.1, R301.2.4, R322.1, R322.1.1, R322.1.10, R322.1.11, R322.1.5, and R322.1.6**. The Motion was approved by unanimous vote.

- Case Number:** 23-0046
Appellant: Jeanette Maillet
Property Address: 43 Putting Green Circle, South Yarmouth, MA. 02665
Summary of Case: Appellants sought relief from 780 CMR 51.00, AJ501.1, with respect to an existing building.

Kristen McDonough made a **MOTION** that was **SECONDED** by Michael McDowell, to **OVERTURN** the Local Inspector's determination about the application of **780 CMR 51.00, AJ501.1** and to **ALLOW** Appellant to use the existing headroom for the stairway and the existing stairs as allowed by **780 CMR 51.00, AJ501.8.2**. The Motion was a TWO to ONE vote, David Riquinha was **OPPOSED**.



3. **Case Number:** 23-0047
Appellant: Mark Yanowitz (Owner-Nicole Huang and Aaron Ye)
Property Address: 125 Merrimac Street, Methuen, MA. 01844
Summary of Case: Appellants sought relief from 780 CMR, 2015 IBC, Section 903, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **DENY** a variance from **780 CMR, 2015 IBC Section 903**. The Motion was approved by unanimous vote.

4. **Case Number:** 23-0048
Appellant: Michael White (Owner-DLP Hospitality LLC. Clarion Hotel)
Property Address: 1080 Riverdale Road, West Springfield, MA. 01089
Summary of Case: Appellants sought relief from 780 Section 310.3, 780 CMR 114.1, with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to **CONTINUE** the appeal for sixty (60) days. The motion was approved by unanimous vote.

5. **Case Number:** 23-0016
Appellant: Chris Alphen, Esq. (Owner-David DiBona & Theresa Wilson)
Property Address: 15 Jewett Street, Quincy, MA. 02169
Summary of Case: Appellants filed a "Failure to Act", with respect to an existing building.

David Riquinha made a **MOTION** that was **SECONDED** by Kristen McDonough, to Take the case **UNDER ADVISEMENT**. The motion was approved by unanimous vote.

The meeting adjourned at 2:30 p.m.