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Minutes

**BRS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Microsoft Teams-Meeting**  
**August 5, 2021**

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

**Board Members Present:**

Michael McDowell  
Steven Frederickson, Chairman  
Kristen McDonough

Guests Present:

See sign-in sheet for each case:

- Case Number:** 21-0066  
**Appellant:** Mark Waldron (Owner-Brian Focarino & Brian Shea)  
**Property Address:** 13 Upton Street, Roxbury, MA. 02118  
**Summary of Case:** Appellants sought relief from 780 CMR 1011.12.2, with respect to an existing building.

Kristen McDonough made a **MOTION** that was **SECONDED** by Michael McDowell, to **GRANT** a variance to **780 CMR 1011.12.2**, to allow the proposed roof hatch in lieu of a full head house, on condition that the smoke detection alarm in the dwelling unit is audible from the roof deck while the roof hatch is closed.

- Case Number:** 21-0067  
**Appellant:** Stoilka Sabena (Owner-Gustavo Batista)  
**Property Address:** 216 Oak Lane, West Tisbury, MA. 02575  
**Summary of Case:** Appellants sought relief from 780 CMR 51.00, R311.7.5.1, with respect to new construction.

Michael McDowell made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** variances to **780 CMR 51.00, R311.7.5.1** for the exterior staircase, but to **DENY** granting a variance from **780 CMR 51.00, R311.7.5.1** for the interior staircase.



3. **Case Number:** 21-0069  
**Appellant:** Paul Moan (Owner-RREF II Lessor IV)  
**Property Address:** 642 Beacon Street, Boston, MA. 02215  
**Summary of Case:** Appellants sought relief from 780 CMR 706.1,1, 706.8, and 706.11, with respect to an existing building.

Michael McDowell made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** variances from 780 CMR 706.1.1, 706.8, and 706.11.

4. **Case Number:** 21-0070  
**Appellant:** Paul Moan (Owner-RREF II Lessor III)  
**Property Address:** 650 Beacon Street, Boston, MA. 02215  
**Summary of Case:** Appellants sought relief from 780 CMR Section 706.1.1, 706.8 and 706.11 with respect to an existing building.

Michael McDowell made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** variances to 780 CMR 706.1.1., 706.8, and 706.11.

5. **Case Number:** 21-0071  
**Appellant:** Joseph Igoe (Owner-Winn Companies)  
**Property Address:** 31 Elm Street, Springfield, MA. 01103  
**Summary of Case:** Appellants sought relief from 780 CMR 34.00, 1012.5.1, 780 CMR 504.4, 780 CMR 34.00, 1012.4.1, 780 CMR 1023.4, 1022.1, 1023.5, 780 CMR 34.00, 1012.4.1, 1205.1, 780 CMR 1011.5.2, 1011.6, 780 CMR 34.00, 1012.4.1, 780 CMR 1011.11, 1014.2, 1014.4, 1014.6, 780 CMR 34.00, 1012.4.1, 1203.10, 1205.11, 780 CMR 1015.3, 1015.4, with respect to an existing building.

Michael McDowell made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** variances 780 CMR 34.00, 1012.5.1, 780 CMR 504.4, 780 CMR 34.00, 1012.4.1, 780 CMR 1023.4, 1022.1, 1023.5, 780 CMR 34.00, 1012.4.1, 1205.1, 780 CMR 1011.5.2, 1011.6, 780 CMR 34.00, 1012.4.1, 780 CMR 1011.11, 1014.2, 1014.4, 1014.6, 780 CMR 34.00, 1012.4.1, 1203.10, 1205.11, 780 CMR 1015.3, 1015.4.

6. **Case Number:** 21-0074  
**Appellant:** James Scalise, PE. (Owner-Holly Morse)  
**Property Address:** 5 Hillside Avenue, Great Barrington, MA. 02130-1482  
**Summary of Case:** Appellants sought relief from 780 CMR, IECC C505 and R406.4, with respect to an existing building.

Michael McDowell made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** variances from 780 CMR, IECC C505 and R406.4.

The meeting adjourned at 2:00 p.m.