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Minutes

**BBS Building Code Appeals Board (BCAB)**  
**Meeting Location: Virtual Microsoft Teams-Meeting**  
**November 6, 2025**

Meeting Called to order by the Chairman Michael McDowell, at 9:00 a.m. followed by Roll call:

**Board Members Present:**

Jacob Nunnemacher  
Jeffrey Clemons, Chairman  
Sy Nguyen

**Guests Present:**

See sign-in sheet for each case:

- Case Number:** 25-0125  
**Appellant:** Joel Luis (Owner-Andre Melo)  
**Property Address:** 677 Cambridge Street, Cambridge, MA. 02139  
**Summary of Case:** Appellant is seeking relief from 780 CMR, MSBC Table 705.8, with respect to an existing building.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Sy Nguyen, to **UPHOLD** the Building Official's ruling and to **DENY** the variance to **780 CMR, MSBC Table 705.8**. The Board does not have enough information to make a decision on this as presented. The Motion was approved by unanimous vote.

- Case Number:** 25-0126  
**Appellant:** Radek Navrati (Owner-Alan Brendan)  
**Property Address:** 8 Farmall Way, Tewksbury, MA. 01876  
**Summary of Case:** Appellant sought relief from 780 CMR R905.2.8.3, with respect to an existing building.

Sy Nguyen made a **MOTION** that was **SECONDED** by Jacob Nunnemacher, to **UPHOLD** The Building Official's ruling and to **DENY** the variance to **780 CMR R905.2.8.3**. The Motion was approved by unanimous vote.



3. **Case Number:** 25-0128  
**Appellant:** Christopher Barry (Owner-Morrison)  
**Property Address:** 96 Chandler Street, Boston, MA. 02116  
**Summary of Case:** Appellant sought relief from 780 CMR 9th Edition Section 1011.12.2, with respect to an existing building.

Sy Nguyen made a **MOTION** that was **SECONDED** by Jeffrey Clemons, to **GRANT** The variance to **780 CMR 9th Edition Section 1011.12.2**. The Motion was approved by A TWO to ONE vote, Jacob Nunnemacher was opposed.

4. **Case Number:** 25-0132  
**Appellant:** Mark White  
**Property Address:** 82 West Housatonic Street, Pittsfield, MA. 01201  
**Summary of Case:** Appellant sought relief from 780 CMR 51.00 Section R107.2.7, R322 & R408.7, with respect to new construction.

Jacob Nunnemacher made a **MOTION** that was **SECONDED** by Sy Nguyen, to **UPHOLD** The Building Officials decision to **DENY** the permit application because it came in past the concurrency period as in **780 CMR 51.00 Section R107.2.7, R322 & R408.7**. The Motion was approved by unanimous vote.

The meeting adjourned at 1:45 p.m.