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Minutes

BBRS Building Code Appeals Board (BCAB)
Meeting Location: Virtual Microsoft Teams-Meeting
May 21, 2024

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

Board Members Present:

Jeffrey Clemons
Michael McDowell, Chairman
Kristen McDonough

Guests Present:

See sign-in sheet for each case:

- Case Number:** 24-0035
Appellant: Shalamar Brow-Scott
Property Address: 63 Weir Road, Yarmouth Port, MA. 02675
Summary of Case: Appellants sought relief from 780 CMR R305.2, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance to **780 CMR R305.2** for the ceiling height in the bathroom. The Motion was approved by unanimous vote.

- Case Number:** 24-0036
Appellant: Howard S. Goldman, Esq. (Owner-Aberdeen Condo. Trust)
Property Address: 354 North Main Street, Andover, MA. 01810
Summary of Case: Appellants sought relief from 780 CMR 102.8, 102.8.1, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** A variance to **780 CMR 102.8 and 102.8.1 until December 15, 2024**. The Motion was approved by unanimous vote.



3. **Case Number:** 24-0037
Appellant: Robert Carasitti (Owner-City of Somerville)
Property Address: 81 Highland Avenue, Somerville, MA. 02145
Summary of Case: Appellants sought relief from 780 CMR, 2015 IBC 1015.3, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, that the installed guard meets the intent of the code, **780 CMR, 2015 IBC 1015.3** and to **OVERTURN** the Building Official's determination. The Motion was approved by unanimous vote.

4. **Case Number:** 24-0039
Appellant: Donald Contois (Owner-Burns Realty & Investments)
Property Address: 281-283 Franklin Street, Boston, MA. 02210
Summary of Case: Appellants sought relief from 780 CMR 1006.3.1, 504.4, IEBC 1012.4.1 and 1012.5.1, with respect to an existing building.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, based on testimony to **GRANT** a variance to **IEBC 1012.5.1, 780 CMR** for the building height to allow the additional story. (Motion #1). Jeffrey Clemons made a **MOTION** that was **SECONDED** by Michael McDowell, based on testimony and the fact that the City is not opposed, to **GRANT** a variance to **IEBC Section 1012.4.1 & 780 CMR 1006.3.1** for the number of exits. (Motion #2). The Motion was approved by a 2 to 1 vote, Kristen McDonough was opposed.

5. **Case Number:** 24-0045
Appellant: Lee Cavallo
Property Address: 85 Maple Street, Sherborn, MA. 01770
Summary of Case: Appellants sought relief from the Stretch Energy Code, 225 CMR 22.00 Appendix RC 1011, with respect to new construction.

Jeffrey Clemons made a **MOTION** that was **SECONDED** by Kristen McDonough, to **GRANT** a variance and to **NOT REQUIRE** the applicant to comply with **225 CMR, RC 1011**. The Motion was approved by unanimous vote.

The meeting adjourned at 2:00 p.m.