



City of Boston
Board of Appeal

THURSDAY, September 21, 2017

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BOARD OF APPEAL
BOSTON, MA

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5 p.m.

Case: BOA-730899, **Address:** 362 Sumner Street **Ward:** 1, **Applicant:** Chrysostomos Makridis
Article(s): 53(53-56: Off Street Parking- Insufficient Parking, 53(53-9: Dimensional Regulations - Insufficient additional lot area per unit; Excessive F.A.R.; Insufficient side yard.
Purpose: Confirm occupancy as a single family and change occupancy to two family. Add pitched roof with dormers to existing structure.

Case: BOA-717699, **Address:** 182 West Eighth Street **Ward:** 13, **Applicant:** Douglas Stefanov
Article(s): 68(68-08: Rear Yard is Insufficient & Side Yard is Insufficient)
Purpose: Remove deck and add new egress for second floor unit and patio.

Case: BOA-733748, **Address:** 40 Creighton Street **Ward:** 10, **Applicant:** Charles Snekvik
Article(s): 10(10-1: Limitation of Area - Limitation of Area of Accessory Uses, 55(55-40: Off-Street Parking / Loading Reqs. - Location of Off - Street Parking in a Front Yard.
Purpose: Off-Street Parking for 1 Car.

Case: BOA-726332, **Address:** 4-6 Auckland Street **Ward:** 13, **Applicant:** Kim Dung Nguyen
Article(s): 10(10-1: Limitation of Area of Accessory Uses, 66(66-09: Dimensional Regulations - Usable Open Space Insufficient.
Purpose: Curb cut to access parking for 2 parking spaces for residential parking.

Case: BOA-731287, **Address:** 10 Belton Street **Ward:** 16, **Applicant:** John Doherty
Article(s): 65(65-9: Residential Dimensional Regulations - Floor Area Ratio is excessive; side Yard setback is insufficient.
Purpose: Build addition to be handicapped accessible at rear of home.

Case: BOA-731113, **Address:** 11 Ellis Street **Ward:** 18, **Applicant:** Luciano Cirino
Article(s): 69(69-9: Dimensional Reg - Height is excessive (2 1/2 stories max allowed. The proposed 3rd story is not allowed); Floor area ratio is excessive; Side yard setback requirement is insufficient; Rear Yard setback requirement is insufficient;
Purpose: Erect a third level by adding two dormers, one on each side. Expanded footprint and roof line, amend ALT643448 to conform to BPDA Design Review.

Case: BOA-700976, **Address:** 41 Myopia Road **Ward:** 18, **Applicant:** Michael Allen
Article(s): 69(69-9: Dimensional Reg - The additional floor creates an excessive F.A.R.; Insufficient Front Yard Setback; Insufficient Rear Yard Setback; Insufficient Side Yard Setback.
Purpose: All of the home on Myopia Road have a 2nd floor. This project is to allow my home to conform with the other home on the street. The additional space will allow my elderly parents to live with me so that I can manage their care and reduce their stress.

Case: BOA-702333, **Address:** 207 Savannah Avenue **Ward:** 18, **Applicant:** Rocky Huynh
Article(s): 09(09-1: Extension of Non-Conforming Use - Extension of non conforming use is conditional.
Purpose: Extend living space to basement on existing two-family residential dwelling. Construct new exterior egress stairway. Interior renovation to include half bath, washer and dryer and replace the kitchen for second floor. Other cost reflected on SF683481, SF674796, SF673541.

Case: BOA-736617, **Address:** 68 Louder's Lane **Ward:** 19, **Applicant:** Phil Wallace
Article(s): 55(55-9: Dimensional Regulations - Side Yard Insufficient.
Purpose: Add Master bath on top of existing 1st floor sun porch and replace plumbing fixtures and wall tile in existing main bath. Basement not finished.

Case: BOA-730816, **Address:** 82 Cummins Highway **Ward:** 19, **Applicant:** Elba Rojas
Article(s): 10(10-2: ACCESSORY USE: Restriction in Residential District - Relief is required from the Board of Appeals as follows: In a residential district, there shall not be any use accessory to a main dwelling which involves: (c) The use of any show window, display or advertising open to view from outside the lot for the purpose of attracting customers or clients, other than professional announcement signs; or (d) The conduct of a business office open to the public.
Purpose: Would like to convert / add home office in two existing rooms of the existing one family and add a sign of the company on my front lawn. Plans to be submitted. Office will be for mortgage company.

Case: BOA-729723, **Address:** 23-25 Chestnut Square **Ward:** 19 , **Applicant:** Wim Dekok
Article(s): 10(10-1: Limitation of Area - Limitation of Area of Accessory Uses. 55(55-40: Off-Street Parking/Loading Reqs - Off-Street Parking Design / Maneuverability. 55(55-8: Use Regulations - Use : Ancillary Parking : Conditional.
Purpose: Off street parking for 1 car to be used by 19 - 21 Chestnut Square.

Case: BOA-736605, **Address:** 36 Maxfield Street **Ward:** 20, **Applicant:** Cameron Trenor
Article(s): 56(56-8: Residential Sun District: The new roof covering the porch triggers a violation for Front Yard Setback.
Purpose: Reconstruction of porch.

Case: BOA-735990, **Address:** 275-277 Summit Avenue **Ward:** 21, **Applicant:** Mendy Gould
Article(s): 51(51-09: Dimensional Regulations - Insufficient rear yard setback.
Purpose: Remove and replace existing rear porch to one that is somewhat a little larger - see plans filed.

RE-DISCUSSION: 5 p.m.

Case: BOA728276-, **Address:** 22 Albion Place **Ward:** 2, **Applicant:** Christian Poyant
Article(s): 10(10-1: Limitation of parking areas) 62(62- 62.29: Off Street parking requirements - Design size, Maneuverability, buffer) 62(62-08: Dimensional Regulations - Reduction in usable open space)
Purpose: Install curb cut to rear patio of condo unit and provide for 2 compact parking spaces on the property.

Case: BOA-721551, **Address:** 20 Chapin Avenue **Ward:** 20 , **Applicant:** Tom Timko
Article(s): Left Side Yard Insufficient ; Floor area ratio is excessive; Rear Yard Insufficient)
Purpose: : Confirm as an existing 1 family dwelling. The owners of 20 Chapin Avenue are proposing to renovate Kitchen, plus add a Family Room and an additional Bedroom to accommodate the needs of their growing family. The proposed new work is all on the first floor, and has been kept low in scale in order to minimize the impact on the existing property and the neighborhood.

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR
MARK FORTUNE-SECRETARY
ANTHONY PISANI

For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to https://www.municode.com/library/ma/boston/codes/redevelopment_authority