



City of Boston  
Board of Appeal

THURSDAY, September 20, 2018

BOARD OF APPEAL

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**ZONING ADVISORY SUBCOMMITTEE**

**HEARINGS: 5 p.m.**

**Case:** BOA-844728, **Address:** 9 Ludlow Street **Ward:** 2 , **Applicant:** Mark Little  
**Article(s):** 62(62-25) 62(62-62-8) 62(62-8)

**Purpose:** Build new roof deck as per plans. Headhouse is existing. New deck to be 15ftx12ft approx with a walkway. Composite decking and PVC handrails One GFCI power outlet.

**Case:** BOA-861252, **Address:** 886 East Second Street **Ward:** 6 , **Applicant:** Timothy Bianchi  
**Article(s):** 27S(27S-5) 68(68-29) 68(68-8: Side yard insufficient & Rear yard insufficient)

**Purpose:** Propose first floor addition for new pantry and reconstruct deck. Propose second floor rear addition, and third floor addition with roof deck. Full interior renovation to existing single-family dwelling.

**Case:** BOA-838550, **Address:** 156 O Street **Ward:** 6 , **Applicant:** Douglas Stefanov  
**Article(s):** 68(68-29)

**Purpose:** Construct new private roof deck for Unit 2 with access through spiral stairs from existing rear decks from second floor to roof deck.

**Case:** BOA-833304, **Address:** 209-215 Boston Street **Ward:** 7 , **Applicant:** Paul Federico

**Article(s):** 9(9-1) 65(65-9: Front yard setback is insufficient, Floor area ratio is excessive & Front yard Clapp Street side is insufficient)

**Purpose:** Proposed side and vertical addition to expand existing garage as per plans.

**Case:** BOA-859171, **Address:** 1246-1250 Massachusetts Avenue **Ward:** 7 , **Applicant:** Travis Lee  
**Article(s):** 9(9-1) 65(65-16)

**Purpose:** Dorchester Brewing Company would like to add a partial second story to the existing 24,000sf one-story building located at 1250 Mass Ave. The addition will include approximately 4,500sf of outdoor roof deck space and about 2,500sf of space in an outdoor structure. The addition will allow for more assembly space for Dorchester Brewing Company visitors to enjoy food and beer. This is a nominal fee application seeking a hearing at the ZBA.

**Case:** BOA-850237, **Address:** 215 Tudor Street **Ward:** 7 , **Applicant:** Sean O'Rourke  
**Article(s):** 68(68-7)

**Purpose:** Change occupancy from storage to funeral home storage (storage of funeral equipment and refrigeration of human remains).

**Case:** BOA-849581, **Address:** 161 Blue Hill Avenue **Ward:** 12 , **Applicant:** Amilcar Gonzalez  
**Article(s):** 6(6-4)

**Purpose:** Remove proviso BZC 13878 from previous owner and grant proviso for takeout new owner.

**Case:** BOA-845799, **Address:** 138 Cushing Avenue **Ward:** 13 , **Applicant:** Barton Dahlstrom

**Article(s):** 65(65-9: Floor area ratio excessive, Building height (# of stories) excessive & Rear yard insufficient)

**Purpose:** Renovate third floor of existing single family house. Enlarge dormer, Vertical addition and new roof deck as per plans. Permit set to be submitted upon ZBA approval.

**Case:** BOA-852769, **Address:** 14 Spring Garden Street **Ward:** 13 , **Applicant:** John Roche AIA

**Article(s):** 65(65-41) 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Usable open space insufficient, Side yard insufficient & Rear yard insufficient)

**Purpose:** Change of Occupancy from a Single Family Dwelling to a Two Family Dwelling. Construct a new Rear addition onto existing Home.

**Case:** BOA-850876, **Address:** 147 Elmer Road **Ward:** 16 , **Applicant:** William Anderson

**Article(s):** 65(65-9: Excessive F.A.R., Insufficient front yard setback & Insufficient side yard setback)

**Purpose:** Erect a 1 story addition to front of house and a 2 story addition to rear of dwelling as per plans.

**Case:** BOA-840223, **Address:** 33 Glide Street **Ward:** 16 , **Applicant:** Joseph McEachern

**Article(s):** 65(65-9: Excessive F.A.R. & Insufficient side yard setback)

**Purpose:** Proposed 2 story rear addition as per plans. Permit set to be submitted upon ZBA approval.

**Case:** BOA-848647, **Address:** 82 Glencliff Road **Ward:** 18 , **Applicant:** Michael Smith

**Article(s):** 67(67-32)

**Purpose:** Off street for 2 residential vehicle.

**Case:** BOA-836842, **Address:** 36 Oakcrest Road **Ward:** 18 , **Applicant:** Jonathan Viciere

**Article(s):** 69(69-29)

**Purpose:** Changing garage door to 36 inch door, finishing flooring with laminate, sheet-rocking existing CMU walls for smooth finish. Garage will be converted to living space.

**Case:** BOA-761099, **Address:** 96 Rosewood Street **Ward:** 18 , **Applicant:** Kadijatu Jalloh  
**Article(s):** 10(10-1) 60(60-4: Location: off-street parking shall not be located in any part of a front yard & Design: The minimum size of the car is insufficient each car space shall be located entirely on the lot)  
**Purpose:** Propose two (2) off-street parking and driveway with retaining wall.

**Case:** BOA-842882, **Address:** 368 Centre Street **Ward:** 19 , **Applicant:** Rachel Mayo  
**Article(s):** 55(55-11)  
**Purpose:** We would like to change the current Occupancy from Jewelry Boutique to Take Out/Restaurant Use.

**Case:** BOA-852368, **Address:** 34 Gretter Road **Ward:** 20 , **Applicant:** Janet Dougherty  
**Article(s):** 56(56-8: Floor area ratio excessive & Side yard insufficient)  
**Purpose:** One story family room and kitchen extension including plumbing and electrical.

**Case:** BOA-849486, **Address:** 2 Summer Street **Ward:** 20 , **Applicant:** Robert Loftus  
**Article(s):** 56(56-40) 56(56-8)  
**Purpose:** 16'x24' prebuilt shed.

**Case:** BOA-863367, **Address:** 128 Brighton Avenue **Ward:** 21 , **Applicant:** Susan Cheng  
**Article(s):** 651(51-56)  
**Purpose:** Change occupancy from existing retail store to restaurant.

**RE-DISCUSSION 5 p.m.**

**Case:** BOA-795073, **Address:** 47 Maple Street **Ward:** 18 , **Applicant:** Sean Smith  
**Article(s):** 69(69-9)  
**Purpose:** Extend living space to basement and renovations to attic.

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](https://www.municode.com/library/ma/boston/codes/redevelopment_authority)**