



City of Boston
Board of Appeal

Tuesday, January 29, 2019

BOARD OF APPEALS

Room 801

The board will hold a hearing on January 29, 2019 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

December 11, 2018 & December 18, 2018

Extension: 9:30a.m.

Case: BOA-677280 **Address:** 40 Trinity Place **Ward** 4 **Applicant:** Joseph Sheridan

Case: BOA-677282 **Address:** 426 Stuart Street **Ward** 4 **Applicant:** Joseph Sheridan

Case: BOA-451574 **Address:** 332 Talbot Avenue **Ward** 17 **Applicant:** Derric Small

Case: BZC-29846 **Address:** 1954 Commonwealth Avenue **Ward** 21 **Applicant:** Paul Alan Rufo

Case: BOA-642117 **Address:** 301-303 Border Street **Ward** 1 **Applicant:** City Realty Group, LLC

Case: BOA-465908 **Address:** 184-190 South Street **Ward** 3 **Applicant:** 186 Realty Trust (Roger L Berman)

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BOSTON, MA

GCOD 9:30a.m.

Case: BOA-908076 **Address:** 1120-1130 Boylston Street **Ward** 4 **Applicant:** MBH Associates Limited Partnership
Article(s): 32(32-4)

Purpose: Renovate existing egress stairs at basement and sub-basement levels. Add one interconnecting convenience stair between the two levels with related structural work. Build common corridor walls. Base building core and shell work in basement and sub-basement levels in preparation for tenant fit-up (by others) including new HVAC units, electric service brought to space, rough plumbing for bathrooms, and reconfigured sprinkler to accommodate new layout. See attached architectural, structural, mechanical, electrical, and fire protection documents.

HEARING: 9:30 a.m.

Case: BOA-896852 **Address:** 17-19 Myrick Street **Ward** 22 **Applicant:** Derric Small
Article(s): 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9)

Purpose: Erect two new townhouses with garage and roof deck on Lot 2: 1,472 SF on a subdivided parcel at 55 Easton Street. Demolish existing one story garage. File in conjunction with ALT787787.

Case: BOA#896851 **Address:** 17-19 Myrick Street **Ward** 22 **Applicant:** Derric Small

Purpose: Erect two new townhouses with garage and roof deck on Lot 2: 1,472 SF on a subdivided parcel at 55 Easton Street. Demolish existing one story garage. File in conjunction with ALT787787.

SECTION: 8th 780CMR R311.1 Means of Egress All dwelling shall be provided with two means of egress as provided in this section.

Case: BOA-896850 **Address:** 55 Easton Street **Ward** 22 **Applicant:** Niles Sutphin

Article(s): 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9)

Purpose: Subdivide property into two separate parcels Lot 1: 2,669 SF (55 Easton St) and Lot 2: 1,472 SF (17 Myrick Street). Demolish rear decks and garage; Construct new exit stairway at rear of building from first floor down to grade. Existing building to remain three-family dwelling. File in conjunction with ERT786744.

Case: BOA-893314 **Address:** 36 Lane Park **Ward** 22 **Applicant:** Timothy Burke

Article(s): 51(51-9) 51(51-9) 51(51-9)

Purpose: Change occupancy from a single family to a 2 family. Proposed 2 story side addition to provide for the second unit and garage, as per plans. Permit set to be submitted upon ZBA approval.

Case: BOA-897046 **Address:** 478 Western Avenue **Ward** 22 **Applicant:** Peter Scolaro

Article(s): 51(51-17) 51(51-53) 51(51-56)

Purpose: Change Occupancy to a Daycare Center; add bathrooms and sinks to classrooms; reconfigure non-structural walls to add daycare classrooms; upgrade electrical service; add sprinkler to 100 % of building; upgrade fire alarm system to 100 % of building; add 3 exterior windows; add play area in current parking lot; add kitchen; expand use to lower level adding to FAR.

Case: BOA-871963 **Address:** 19-21 Monastery Road **Ward** 21 **Applicant:** Shang Yang

Article(s): 51(51-9) 51(51-9) 51(51-9) 51(51-56)

Purpose: The house is a 2 family home since the 1980's, however it is listed as a single family in the system. Change to an existing 2 family dwelling - No Work to be done.

Case: BOA-901357 **Address:** 77C Warren Street **Ward** 21 **Applicant:** Brighton Marine Health Center, Inc. the OWNER "BMHC"

Article(s): 51(51-40) 51(51-56)

Purpose: Change occupancy to 25 residential units for United States Veterans . Interior Renovation of existing Steel/Masonry Building #9. Work will include a "New" 4 Stop Elevator, Interior Walls, Windows, and updates to all MEP.

Case: BOA-892932 **Address:** 44 North Beacon Street **Ward** 21 **Applicant:** Scott Kirkwood

Article(s): 51(51-16) 51(51-17) 51(51-17) 51(51-56)

Purpose: Demolish an existing 1-story commercial building and erect a new 5-story, mixed-use building with 30 residential apartments, 1 ground floor commercial space and at grade parking.

Case: BOA-899611 **Address:** 10-12 Heathcote Street **Ward** 19 **Applicant:** Joseph Vozzella

Article(s): 55(55-9) 55(55-9)

Purpose: On an existing vacant parcel containing a total of 9306 square feet (parcel 1904119000 – 4121 square feet combined with a 5185 square foot portion of parcel 1904123000) ERECT a two family dwelling and detached garage. This application will require relief from the Zoning Board of Appeals for lot width and lot frontage.

Case: BOA-892884 **Address:** 30 Arlington Street **Ward** 18 **Applicant:** Lewis Crespo

Article(s): 69(69-8) 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-9)

69(69-27) 69(69-29)

Purpose: Build a 3 Family Dwelling. PZ ALT881154

Case: BOA-892893 **Address:** 32 Arlington Street **Ward** 18 **Applicant:** Lewis Crespo

Article(s): 69(69-9) 69(69-9) 69(69-9) 69(69-29.4)

Purpose: Combining Parcel #1804460000 with Parcel #1804476020 to become 1 parcel. Then subdivide into Lot A to be known as 32 Arlington Street with 6,037 Square Feet and Lot B to be know as 30 Arlington Street with 5,729 Square Feet. See ERT872771.

Case: BOA-874269 **Address:** 80-88 Welles Avenue **Ward** 16 **Applicant:** Joseph Feaster

Article(s): 10(10-1) 65(65-15) 65(65-15) 65(65-16) 65(65-16) 65(65-39) 65(65-39) 65(65-41) 65(65-41)

Purpose: Demolish an old single story building and putting up a new three story building for hairdresser, convenience store, real estate office on first floor, 9 residential units above. Existing structure to be demolished on a separate permit.

Case: BOA-900973 **Address:** 485 Ashmont Street **Ward** 16 **Applicant:** Timothy Johnson

Article(s): 65(65-8) 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41) 65(65-42)

Purpose: Demolish existing Structure. Erect a new 4 story, Eight (8) Unit Residential Building on an existing 10,463 sq ft Lot. Each Dwelling Unit will have access to individual Open Decks. There will be Off-Street Parking for 17 Vehicles located in Rear Yard.

Case: BOA-803841 **Address:** 400-412 Neponset Avenue **Ward** 16 **Applicant:** Andy Trong

Article(s): 06(6-4)

Purpose: Remove for proviso for this petitioner only. Change from Riddick's House of Pizza to Neponset Cafe.

Case: BOA- 888981 **Address:** 114 Milton Street **Ward** 16 **Applicant:** James Christopher

Article(s): 09(9-1) 65(65-9) 65(65-9) 65(65-9)

Purpose: Subdivision of existing lot at 114 Milton street into two lots as per attached plans.

Case: BOA-900724 **Address:** 90 Topliff Street **Ward** 15 **Applicant:** Katie Phan

Article(s): 9(9-1) 65(65-41) 65(65-41)

Purpose: Off-Street Parking for 2 Vehicles. Widen existing Curb Cut. Pave Back Yard.

Case: BOA-878967 **Address:** 11 Adams Street **Ward** 15 **Applicant:** Domingos Martins

Article(s): 69(69-8) 69-(69-9) 69(69-29)

Purpose: Change of occupancy from single family to single family and an office space

Case: BOA-868026 **Address:** 7 Helen Street **Ward** 14 **Applicant:** Angella Theirse

Article(s): 60(60-8) 60(60-40)

Purpose: Add a curb cut for off-street parking for 4 residential vehicles.

Case: BOA-818184 **Address:** 7 Parkway Street **Ward** 14 **Applicant:** Dre McCray

Article(s): 29(29-4) 60(60-9) 60(60-9) 60(60-9) 60(60-9) 60(60-38)

Purpose: Building a two family dwelling. (one of the two dwellings on one lot).

Case: BOA-831447 **Address:** 4-6 Page Street **Ward** 14 **Applicant:** Dave Anderson

Article(s): 60(60-9) 60(60-9) 60(60-9) 60(60-9) 60(60-9) 60(60-9) 60(60-41)

Purpose: Erect new three family per the plans with three off street parking spots.

Case: BOA-828050 **Address:** 2 Page Terrace **Ward** 14 **Applicant:** Dave Anderson

Article(s): 60(60-9) 60(60-9) 60(60-9) 60(60-9) 60(60-40(4))

Purpose: Erect new three family per the plans with three off street parking spots.

Case: BOA-888276 **Address:** 1050-1058 Dorchester Avenue **Ward** 13 **Applicant:** Jennifer Nguyen

Article(s): 9(9-1)

Purpose: To expand existing Restaurant / Deli into existing retail space to increase the size of the existing Restaurant & remove partial wall between the 2 spaces as per plans. Install LVL beam to support roof, frame new restroom, frame walls in basement to make food prep area. Contractor to change application into their name prior to any Permit being issued.

Case: BOA-852459 **Address:** 5 Spring Garden Street **Ward** 13 **Applicant:** Josh Bloomberg
Article(s): 09(9-1) 65(65-9)

Purpose: Legalize previously enclosed rear porches (by prior owner) in units 1 and 2.

Case: BOA-889398 **Address:** 18A Rockville Park **Ward** 12 **Applicant:** K & K Development

Article(s): 50(50-28) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-43)

Purpose: Change occupancy from a three to a four family. Also to add dormers and extend rear staircase to the fourth floor

Case: BOA-904465 **Address:** 6 Gannett Street **Ward** 12 **Applicant:** Derric Small

Article(s): 10(10-1) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-43)

Purpose: Erect a two-family dwelling on a vacant lot. Propose (1) off-street parking.

Case: BOA-892911 **Address:** 27 Dudley Street **Ward** 9 **Applicant:** Patrick Mahoney, Esq

Article(s): 50(50-28) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-41)

50(50-43) 50(50-44)

Purpose: Create gabled addition with ground level parking. Add living space within existing building. Create exterior decks. Change occupancy from 2 family to 8 residential units.

Case: BOA-904095 **Address:** 1423-1425 Tremont Street **Ward** 9 **Applicant:** John Pulgini

Article(s): 13(13-4) 59(59-16) 59(59-16) 59(59-16) 59(59-16) 59(59-37) 59(59-38)

Purpose: Erecting a four story retail/residential structure. The structure to house a retail space on the ground floor with 3 storied above housing 9 two bedroom residential units.

Case: BOA-839661 **Address:** 100-114 Hampden Street **Ward** 8 **Applicant:** Kemble/Hampden, LLC

City Hall, upon the appeal of Kemble/Hampden, LLC seeking with reference to the premises at 100-114 Hampden

Article(s): 50(50-32) 50(50-43)

Purpose: Erect a four story and one half story commercial structure containing 39,589 s.f. to be used as a Cannabis Establishment as defined by Text Amendment 479 to the Boston Zoning Code.

HEARINGS: 10:30 a.m.

Case: BOA-891497 **Address:** 271 West Fifth Street **Ward** 7 **Applicant:** Anthony Virgilio

Article(s): 27S(27S-5) 68(68-8) 68(68-8) 68(68-33)

Purpose: Change of occupancy from one-family to two-family dwelling. Legalize living space to basement. Full interior renovation. Propose new exterior egress stairs. Work to include fire alarm and sprinklers as per plans.

Case: BOA#891508 **Address:** 271 West Fifth Street **Ward** 7 **Applicant:** Anthony Virgilio

Purpose: Change of occupancy from one-family to two-family dwelling. Legalize living space to basement. Full interior renovation. Propose new exterior egress stairs. Work to include fire alarm and sprinklers as per plans. SECTION: 9th 780 CMR 1028 Exit Discharge. Section 1028.5 Access to a public way. The exit discharge shall provide a direct and unobstructed access to a public way.

Case: BOA-878971 **Address:** 60 Humphreys Street **Ward** 7 **Applicant:** Antonio Barbosa

Article(s): 65(65-9) 65(65-9) 65(65-41)

Purpose: Change occupancy from a 2 family to a 3 family and add Extended first floor living space into the basement.

Case: BOA-833835 **Address:** 6 General William H Devine Way **Ward** 7 **Applicant:** Patrick Mahoney, Esq

Article(s): 13(13-1) 13(13-1) 13(13-1) 13(13-1) 13(13-1) 13(13-1) 13(13-1) 13(13-1) 13(13-1) 23(23-1)

Purpose: Renovate existing 1 story garage and erect 4 stories over to create 5 story, 4-unit residential building w/roof deck and 4 car garage as per plans submitted.

Case: BOA-784986 **Address:** 534R Dorchester Avenue **Ward** 7 **Applicant:** Mark Little

Article(s): 27S(27S-5) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8)

68(68-8) 68(68-8) 68(68-33) 68(68-33) 68(68-34)

Purpose: Erect new 7 unit residential building with 11 garaged parking spaces per plans. This is one of two buildings on the same lot.

Case: BOA-897316 **Address:** 534-538 Dorchester Avenue **Ward** 7 **Applicant:** Mark Little

Article(s): 12(12-1) 13(13-4) 14(14-1) 14(14-6) 15(15-1) 17(17-1) 20(20-1)

Purpose: Existing building on lot. Second phase of an existing condominium building at this address. See associated application numbered ERT766330 for the second building. No work to be done to existing building under this application. This is one of the two buildings on the same lot.

Case: BOA-895333 **Address:** 33-35 Covington Street **Ward** 7 **Applicant:** Antony Virgilio

Article(s): 27S(27S-5)

Purpose: Renovate all floors new plumbing, electrical, sprinklers, and fire alarm of an existing three-family dwelling.

Case: BOA-901341 **Address:** 314-330 West Second Street **Ward** 6 **Applicant:** Niles Sutphin

Article(s): 27S(27S-5) 68(68-8) 68(68-8) 68(68-33)

Purpose: Change Occupancy from Retail and Laundromat to nine (9) Residential Units. Demolish existing partitions and related systems: Erect new partitions to create residential units and provide new systems per plans

Case: BOA-896834 **Address:** 246 Athens Street **Ward** 6 **Applicant:** George Morancy

Article(s): 27S(27S-5) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-33)

Purpose: Erect new 2 family home with parking on the ground floor.

Case: BOA-889939 **Address:** 310-320 Cambridge Street **Ward 5 Applicant:** Christopher Miller
Article(s): 08(8-7)
Purpose: Change Occupancy from Restaurant to Restaurant, Gym/fitness studio build-out at #316 Cambridge Street 2nd floor. Existing fire protection system to remain, NO WORK.

Case: BOA-865001 **Address:** 28 Commonwealth Avenue **Ward 5 Applicant:** Adam Gilmore
Article(s): 16(16-1)
Purpose: The proposed project includes the construction of a new roof deck with a new stair and hatch from the existing fifth floor.

Case: BOA-885641 **Address:** 78 Mount Vernon Street **Ward 5 Applicant:** Christine Hayward
Article(s): 13(13-1)
Purpose: Construct new fourth floor dormer addition. Propose rear bay window and associated stair work. Partial cost under SF827438 and SF854700.

Case: BOA-899754 **Address:** 260 Newbury Street **Ward 5 Applicant:** Maison Newbury LLC
Article(s): 08(8-3) 08(8-3) 32(32-4)
Purpose: Change occupancy to mercantile/retail use at the ground and first floors with R-1 Transient Use Dwelling 17 Units on the floors above. The proposal includes new MEPFP systems, sprinkler and installation of groundwater mitigation system, an elevator, floors, walls, ceilings, doors, windows, bathrooms, kitchens and insulation. The proposed project also includes the construction of a new penthouse addition/roof deck and rear addition with roof deck. In addition, a new recessed entry terrace is proposed on Newbury Street.

Case: BOA-881511 **Address:** 8 Rutland Square **Ward 4 Applicant:** Eben Kunz
Article(s): 64(64-9.4)
Purpose: Construct 1 rear deck off parlor level and a roof deck with hatch access.

Case: BOA#881510 **Address:** 8 Rutland Square **Ward 4 Applicant:** Eben Kunz
Purpose: Construct 1 rear deck off parlor level and a roof deck with hatch access.
SECTION: 9th Edition 780 CMR CHPT 10 Ch.10 Section 1011.2 Roof Access; Roof hatch proposed per plan.

Case: BOA-888128 **Address:** 22R Parker Street **Ward 2 Applicant:** Wolfgang Apel
Article(s): 10(10-1) 62(62-8) 62(62-8) 62(62-8) 62(62-8) 62(62-8) 62(62-30-12)
Purpose: 22 Parker Street presently consists of a 3 story, 2 family wood framed structure within a 3F-2000 zone, with an existing, detached brick carriage house to the rear of the 2 family structure. The proposal submitted herewith seeks to demolish the existing carriage house and to build a freestanding, single-family structure in substantial conformity with the footprint of the existing carriage house, thereby increasing the total dwellings on the subject parcel to 3 families. Proper declared value of construction needs to be added and fees paid JMK.

Case: BOA-872545 **Address:** 208 Bremen Street **Ward 1 Applicant:** John Duran
Article(s): 53(53-9) 53(53-9) 53(53-52)
Purpose: Build addition on third floor as per plans.

Case: BOA- 874954 **Address:** 303-305 Bennington Street **Ward 1 Applicant:** Stephen Stoico
Article(s): 53(53-12) 53(53-12) 53(53-12) 53(53-12) 53(53-56)
Purpose: Seeking to demolish the existing building and to erect a four-story, mixed-use building with five residential units and one retail space. The building will include a fire staircase and full sprinkler system.

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-853295, **Address:** 31 Dell Avenue **Ward:18 Applicant:** Elida Sanchez
Article(s): 09(9-1) 69(69-29.4)
Purpose: Install retaining walls and driveway on the front right of the house.

Case: BOA-903904, **Address:** 231-233 West Street **Ward: 18 Applicant:** Joseph Duca
Article(s): 09(9-1) 69(69-9)
Purpose: Adding shed dormers on the attic, making additional room.

Case: BOA-897247 **Address:** 296 Neponset Avenue **Ward 16 Applicant:** James Distefano
Article(s): 65(65-9) 65(65-9) 65(65-9) 65(65-9)
Purpose: Remove porches, build new addition.

Case: BOA-897256, **Address:** 296 Neponset Avenue **Ward: 16 Applicant:** Du Ly
Article(s): 65(65-9) 65(65-41)
Purpose: Propose two (2) off-street parking.

Case: BOA-793903 **Address:** 24 Arcadi Park , **Ward 15 Applicant:** Patrick Mahoney
Article(s): 09(9-1) 65(65-9) 65(65-9) 65(65-9) 65(65-9)
Purpose: Build addition to the existing 3 family building. Consolidate lots per the plans. Combine parcel ID 1501557000 and Parcel ID 1501556000. Add off street parking for four cars

Case: BOA-890234, **Address:** 24 Montrose Street **Ward:12 Applicant:** Gladys Triplett
Article(s): 50(50-29:Side Yard Insufficient & Rear Yard Insufficient)
Purpose: Build rear porches with stairs. Cost reflected on SF843638.

Case: BOA-837872 **Address:** 167 West Eighth Street **Ward 7 Applicant:** Kristina Filozova
Article(s): 10(10-1) 68(68-33)
Purpose: Accessory parking spaces for 2 cars.

Case: BOA-866356, **Address:** 806 East Third Street **Ward:** 6 **Applicant:** Adam Dizdari
Article(s): 27S(27S-5) 68(68-8: Usable open space insufficient & Side yard insufficient)
Purpose: Change of occupancy to a two-family dwelling. Full interior renovation of two-family dwelling. Extend living space to basement. Add second means of egress by extending exterior rear porch with new roof. Propose (2) off-street parking

Case: BOA-854658 **Address:** 200-202 Ipswich Street , **Ward 5 Applicant:** 1241 Boylston, LLC
Article(s): 32(32-9)
Purpose: Erect a 184 room hotel with a ground floor restaurant. Project will include approximately 105,000 square feet of building area and will be eight (8) stories with maximum height of ninety feet (90), there will be approximately 82 parking spaces in one below-grade level. Existing building to be removed by other permit.

Case: BOA-845481 **Address:** 64-66 Salem Street **Ward 3 Applicant:** Frank Scire
Article(s): 54(54-12)
Purpose: Change of occupancy from Retail #36A to Retail #36A with liquor Store.

RECOMMENDATION/HEARINGS:

Case: BOA-901253, **Address:** 78 Washington Street **Ward:** 2 **Applicant:** Keith Hinzman
Article(s): 62(62-25)
Purpose: Approximately 244 SF dormer addition to top unit of existing 2-family. Two gable dormers left and right with a shed dormer in between.

Case: BOA-876476, **Address:** 21 South Russell Street **Ward:** 3 **Applicant:** Brian Lafauce
Article(s): 64(64-9) 64(64-9.4)
Purpose: Amendment to ALT763093. Replace existing rear structure with a proposed 7x14 ft deck.

Case: BOA-873789, **Address:** 18 Yarmouth Street **Ward:** 4 **Applicant:** Eben Kunz
Article(s): 64(64-9)
Purpose: Construct 2 decks off rear wall and related doors.

Case: BOA-890026, **Address:** 753 East Broadway **Ward:** 6 **Applicant:** Klaudjon Totoni
Article(s): 68(68-7)
Purpose: Change occupancy to include take-out restaurant from existing restaurant (Bagel Shop). No work to be done.

Case: BOA-902821, **Address:** 33-39 South Huntington Avenue **Ward:** 10 **Applicant:** Patrick Foley
Article(s): 59(59-7: Restaurant Forbidden & Take out restaurant forbidden)
Purpose: Construct a Dunkin Donuts restaurant in existing space all work to be done according to drawings submitted.

Case: BOA-896860, **Address:** 206-208 Harold Street **Ward:** 12 **Applicant:** Abdullah Mahmud
Article(s): 50(50-28)
Purpose: Add retail to core shell space in building.

Case: BOA-898589, **Address:** 14 Tuttle Street **Ward:** 13 **Applicant:** Ky Tran
Article(s): 65(65-9: Floor Area Ratio Excessive; Front Yard Insufficient & Rear Yard Insufficient)
Purpose: Enclose front porch.

Case: BOA-858186, **Address:** 109 Glenway Street **Ward:** 14 **Applicant:** Dynell Andrews
Article(s): 60(60-9)
Purpose: Remove closet and open space to basement built wall to separate common area from extended living from first floor.

Case: BOA-896200, **Address:** 39 Crockett Avenue **Ward:**16 **Applicant:** Stephen Mullin
Article(s): 65(65-9: Floor Area Ratio Excessive; Building Height(#of Stories)Excessive; Front yard insufficient & Side Yard Insufficient)
Purpose: 2-1/2 story addition at rear and side of house.

Case: BOA-804148, **Address:** 12 Lonsdale Street **Ward:** 16 **Applicant:** Barrinton Anderson
Article(s): 65(65-9)
Purpose: Extend first floor apartment number one living space into the basement for new bedroom.

Case: BOA-894291, **Address:** 62 Fairmount Street **Ward:** 17 **Applicant:** Javier Perez
Article(s): 65(65-9:FloorAreaRatio Excessive; Building Height(#of Stories)Excessive; & Side Yard Insufficient)
Purpose: Adding dormers to existing Roof to create a new 3rd Floor. Extend living space onto 3rd Floor.

Case: BOA-616440, **Address:** 31 Weld Hill Street **Ward:** 19 **Applicant:** Eben Kunz
Article(s): 55(55-9)
Purpose: Partial renovation of Unit 2 and add 2 dormers.

Case: BOA-886336, **Address:** 177 Beech Street **Ward:** 20 **Applicant:** Daniel Gavin
Article(s): 67(67-9)
Purpose: Adding addition that would extend home to meet current sun room footprint.

Case: BOA-868628, **Address:** 111 Belle Avenue **Ward:** 20 **Applicant:** Bruce Holmes
Article(s): 56(56-8)
Purpose: Demolish enclosed porch and rebuild attached addition to existing footprint. Propose 10 by 16 foot deck with a roof, landing and stairs to the back door and shed roof over the existing basement stairs.

Case: BOA-872945, **Address:** 55 Dwinell Street **Ward:** 20 **Applicant:** John Barry

Article(s): 56(56-8)

Purpose: Construct a new second story side addition on existing first floor footprint. Construct new front and rear porch with roof. Extend living space. As per the attached plans

Case: BOA-865897, **Address:** 11 Swan Street **Ward:** 20 **Applicant:** Samir Kobeissi

Article(s): 56(56-8)

Purpose: Construct new rear addition to existing single family dwelling.

Case: BOA-861576 **Address:** 413 West Fourth Street **Ward:** 7 **Applicant:** Sara Mills

Article(s): 68(68-33) 68(68-8)

Purpose: Change of occupancy from single-family dwelling to two-family dwelling. Legalize existing two-family dwelling.

Case: BOA#861575, **Address:** 413 West Fourth Street **Ward:** 7 **Applicant:** Sara Mills

Purpose: Change of occupancy from single family dwelling to two family dwelling. Legalize existing two-family dwelling. Section 9th 780 CMR R311 Means of Egress. R311.1 Means of Egress (MA Amendment). Dwelling units shall be provided with a primary and secondary means of egress in accordance with this section. 9th 780 CMR R311 Means of Egress. R311.7.6 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:

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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