



City of Boston
Board of Appeal

Tuesday, July 30 2019

BOARD OF APPEALS

Room 801

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

APPROVAL OF HEARING MINUTES:

June 25, 2019 & July 9, 2019

EXTENSIONS: 9:30a.m.

Case: BOA-588063 **Address:** 23 Brooks Street **Ward 1 Applicant:** Richard Lynds, Esq

BOARD FINAL ARBITER: 9:30a.m.

Case: BZC-33158 **Address:** 319-327 Chelsea Street **Ward 1 Applicant:** Richard Lynds, Esq

GCOD: 9:30a.m.

Case: BOA-959599 **Address:** 252-262 Harrison Avenue **Ward 3 Applicant:** David Leger

Article(s): 32(32-9)

Purpose: Removal and replacement of existing interior concrete floor slab and beneath slab piping; Plumbing and Electrical. *Helical pile work, phase 1, phase 2 left out of the work descriptions for new tenant fit outs. (ARTICLE32 compliance needed).

Case: BOA-964173 **Address:** 11HF Claremont Park **Ward 4 Applicant:** Peter Georgantas

Article(s): 32(32-4)

Purpose: Change Occupancy from 4 units to 3 Units. Interior renovation as per plans prepared by Embarc Design. Install new fire suppression system. Install new groundwater recharge system in compliance with Article 32. No exterior work as part of this permit.

BUILDING CODE: 9:30 a.m.

Case: BOA#963075 **Address:** 9 Mount Everett **Ward 15 Applicant:** Ednei Furtado

Purpose: Change off occupancy from Two family to Three family and add rear dormer ,renovation including electrical and plumbing work.

Section: IEBC Section 912 Change of occupancy classification

903.2.8 Group R.

An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area

HEARING: 9:30 a.m.

Case: BOA-948984 **Address:** 501-507 Western Avenue **Ward 22 Applicant:** Elizabeth Ross

Article(s): 51(51-16)

Purpose: Ancillary parking lot to support adjacent state owned property.

Case: BOA-951273 **Address:** 19 Iona Street **Ward 20 Applicant:** Catherine Wall

Article(s): 67(67-8) 67(67-32)

67(67-9: Lot area for the add'l dwelling unit is insufficient, Height requirement is excessive (2 1/2 stories max. allowed) & Side yard setback requirement is insufficient)

Purpose: Confirm occupancy as 2 family and change to 3 family.

Case: BOA-954709 **Address:** 361 Belgrade Avenue **Ward 20 Applicant:** John Gorman

Article(s): 29(29-4) (67(67-32)

67(67-12: Floor area ratio is excessive, Height is excessive & Front yard setback requirement is insufficient)

67(67-33: Front modal building alignment & Off street parking design (access drive and maneuverability)

Purpose: Erect new Roxbury Prep High School per plans. Demolish existing auto dealership and garage under separate permit. Some of the accessory off street parking are located in vacant lot of 371 Belgrade Ave (the lots are under the same ownership) Request nominal fee application.

Case: BOA-954714 **Address:** 371 Belgrade Avenue **Ward 20 Applicant:** John Gorman

Article(s): 10(10-1) 29(29-4) 67(67-30)

Purpose: On vacant Parcel 5 that is 7,048sf Parcel ID 2001593005, with deed restriction to allow only parking, create 20 off street accessory parking on said lot to exclusive use of proposed new school at 361 Belgrade Ave (ERT931128).

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Case: BOA-952056 **Address:** 69 Cummins Highway **Ward** 19 **Applicant:** Antonio Ruscito
Article(s):67(67-11) 67(67-32)
67(67-12: Floor Area Ratio, excessive & Height excessive)
Purpose: Erect a 3 story 14 unit residential building on a 1 story parking area with 16 parking spaces.

Case: BOA-917714 **Address:** 18 Meadowbank Avenue **Ward** 18 **Applicant:** Valbert Logan
Article(s):60(60-9)
Purpose: Construct new two-story rear addition with new rear deck, front porch and bay windows on existing two-family dwelling.

Case: BOA-959256 **Address:** 71 Stanton Street **Ward** 17 **Applicant:** Alex Edwards
Article(s): 65(65-9: Lot Area Insufficient, Add'l Lot Area Insufficient, Lot Width Insufficient, Lot Frontage Insufficient, Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Usable Open Space Insufficient, Bldg Height Excessive (Feet), Front Yard Insufficient & Side Yard Insufficient)
Purpose: New construction of three-family on vacant lot.

Case: BOA-919277 **Address:** 1192 Morton Street **Ward** 17 **Applicant:** Mya Lam
Article(s): 65(65-8) 65(65-9.2)
65(65-9: Bldg Height Excessive (Stories), Rear Yard Insufficient, Floor Area Ratio Excessive, Front Yard Insufficient & Usable Open Space Insufficient)
Purpose: Change occupancy from single-family to two-family dwelling. Construct side addition to existing building. Full interior renovation. Propose two (2) off-street parking.

Case: BOA-959349 **Address:** 2005 Dorchester Avenue **Ward** 17 **Applicant:** Francine Tymes
Article(s): 65(65-41)
65(65-9: Floor Area Ratio Excessive, Front Yard Insufficient, Side Yard Insufficient & Rear Yard Insufficient
Purpose: Construct two-story rear addition to existing single-family dwelling. Propose roof deck on top of sunroom. Raze garage.

Case: BOA-950664 **Address:** 27 Colonial Avenue **Ward** 17 **Applicant:** Miguel Valdez
Article(s):65(65-9)
Purpose: Frame and sheet rock walls and ceiling in basement electrically wire up basement Install plumbing for bathroom install laminated flooring in basement paint walls, ceiling and trims in basement.

Case: BOA-880056 **Address:** 249-251 Minot Street **Ward** 16 **Applicant:** Timothy Johnson
Article(s): 65(65-8)
65(65-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Bldg Height Excessive (Feet), Front Yard Insufficient & Side Yard Insufficient)
Purpose: Demolish existing building and erect new 3 story, 9 unit residential building w/side & roof decks and 14 parking spaces in garage.

Case: BOA-963960 **Address:** 500 Talbot Avenue **Ward** 16 **Applicant:** James Baker
Article(s): 65(65-8)
65(65-9: Lot area for the add'l dwelling units is insufficient, Floor area ratio is excessive, Height requirement is excessive(3 stories max. allowed), Height requirement is excessive (35ft max. allowed), Usable open space requirement is insufficient, Front yard setback requirement is insufficient (Talbot Ave Side), Front yard setback requirement is insufficient (Argyle Street Side) & Side yard setback requirement is insufficient)
65(65-41: Off street parking requirement is insufficient & Off street loading requirement is insufficient)
Purpose: Construct a new 5 story 49,500 GSF residential building. The building consist of 40 residential units, with 2 & retail spaces on the ground level. The project will include 23 parking spaces.

Case: BOA-936610 **Address:** 85-87 Willowwood Street **Ward** 14 **Applicant:** Brodrick Egodogbare
Article(s): 60(60-9)
Purpose: Amending Ert 682959.

Case: BOA-940605 **Address:** 21 Queen Street **Ward** 16 **Applicant:** neighborhood House Carter School Foundation
Article(s): 10(10-1) 65(65-8) 65(65-39)
65(65-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Bldg Height Excessive (Feet) & Front Yard Insufficient)
65(65-41: Off Street Parking & Loading Req & Off Street Parking & Loading Req)
Purpose: Project includes: 21,000 sf addition for 12 new classrooms, a 1-story gymnasium, and support spaces; limited renovations in existing building to provide toilets and mechanical rework for addition; and site work to reconfigure the traffic low and increase on-site parking capacity by 15 cars.

Case: BOA-942569 **Address:** 18 Midland Street **Ward** 13 **Applicant:** James Christopher
Article(s): 66(66-9) 65(65-9: Height is excessive (ft), Required side yard setback is insufficient, Rear yard setback requirement is insufficient & Height is excessive (stories)
Purpose: Confirm occupancy as a 1 family and change to a 2 family. Construct a new 3rd story and rear addition as per the attached plans, and change occupancy from a single family to a two family residential building.

Case: BOA-942573 **Address:** 330 Savin Hill Avenue **Ward** 13 **Applicant:** James Christopher
Article(s): 65(65-8)
65(65-9: Lot Area for Additional Dwelling Units Insufficient, Floor Area Ratio Excessive, Building Height Excessive, Building Height (# of Stories)Excessive & Side Yard Insufficient)
Purpose: Construct a new 3 story Three Unit Townhouse style Building as per attached plans. Off-Street Parking will be located under each Dwelling. Each Unit will have a Head house to access a Roof Deck.

Case: BOA-948546 **Address:** 101 Harrishof Street **Ward** 12 **Applicant:** Lennox Alfred
Article(s): 50(50-29) 50(50-43)
Purpose: Off street parking for 3 residential vehicles in rear yard.

HEARINGS: 10:30 a.m.

Case: BOA-928395 **Address:** 177 West Eighth Street **Ward** 7 **Applicant:** Douglas Stefanov
Article(s): 27S(27S-5) 68(68-34.2)
Purpose: Erect new Multi-Family Dwelling (three-units) with roof deck and four parking spaces. Project consist of a common entry, accessed by a common stair, residential elevator, and exterior egress stair .

Case: BOA-945644 **Address:** 540 East Seventh Street **Ward** 7 **Applicant:** Patrick Mahoney
Article(s): 27S(27S-5)
Purpose: Change Occupancy from three-family dwelling to a two-family dwelling. Full interior renovation. Construct new rear exterior stairway on existing deck.

Case: BOA-947817 **Address:** 402 East Eighth Street **Ward** 7 **Applicant:** Cindy Larson
Article(s):27S(27S-5)
Purpose: Add 3rd floor to existing 2 family, to create a 3rd unit with roof deck. Add 2 parking spaces for the new unit. Existing building footprint will not change. No work at first level. Re-work front porch to accommodate new stair. Change occupancy from 2, to 3 family.

Case: BOA-932856 **Address:** 561 East Sixth Street **Ward** 7 **Applicant:** Carl Walker
Article(s): 27S(27S-5) 68(68-8)
Purpose: Full interior renovation to existing three-family dwelling. Work include renovate three kitchens and bathrooms; install new heating systems: replace all windows and some doors; and replace some sheetrock, refinish floors and paint. Add exterior staircase to existing deck.

Case: BOA-954606 **Address:** 212 Dorchester Street **Ward** 7 **Applicant:** George Morancy
Article(s): 27S(27S-5)
Purpose: Confirm as a 1 family and convert to a 3 unit building with 3 off street parking spots.

Case: BOA-933435 **Address:** 92-94 West Eighth Street **Ward** 6 **Applicant:** George Morancy
Article(s): 25(25-5) 27S(27S-5) 68(68-33) 68(68-8) 68(68-8) 68(68-8)
Purpose: Erect new four family residential building. Zoning relief required. please see ALT924510 for combining lots.

Case: BOA-935830 **Address:** 162 O Street **Ward** 6 **Applicant:** Kevin Horan
Article(s): 68(68-29) 27S(27S-5) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8)
Purpose: Full interior renovation to existing three-family dwelling. Construct new rear addition with exterior stairway. Rebuild and relocate head house and roof deck.

Case: BOA-938192 **Address:** 62-64 Baxter Street **Ward** 6 **Applicant:** George Morancy
Article(s): 27S(27S-5) 68(68-33) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8)
Purpose: Combine two lots (parcel 0600761000 and 0600761000) to a newly created lot of 2,751 total SF to be known as 62-64 Baxter Street. Raze existing two-family structure on separate permit. Erect new 4-unit multi-family residential dwelling with roof decks and rear decks. Propose 4 parking spaces.

Case: BOA-945030 **Address:** 65 I Street **Ward** 6 **Applicant:** Anthony Virgilio
Article(s): 27S(27S-5)
Purpose: Construct three-story rear addition to existing three-family dwelling. Renovate all units.

Case: BOA-948357 **Address:** 303 Silver Street **Ward** 6 **Applicant:** George Morancy
Article(s): 27S(27S-5) 68(68-34.1)
Purpose: Erect a new two-family dwelling as per plans. Existing building to be razed under a separate permit.

Case: BOA-947274 **Address:** 301-305 West Broadway **Ward** 6 **Applicant:** Patrick Mahoney
Article(s): 9(9-2) 68(68-7)
Purpose: Change of Occupancy from Office to Physical Fitness Personal Training.

Case: BOA-946950 **Address:** 438 West Fourth Street **Ward** 6 **Applicant:** John Barry
Article(s): 27S(27S-5)
Purpose: Confirm occupancy as 3 family. Renovate existing 3-family dwelling (1-bed/1-bath, 2-bed/1-bath, 2-bed/1-bath) to (2-bed/2-bath, 2-bed/2-bath, 2-bed/2-bath). This will add 1-bedroom to the first-floor unit and 1-bathroom to each unit. Existing egress and unit counts will not change. All work will be interior to the building.

Case: BOA-937963 **Address:** 12-14 Commonwealth Avenue **Ward** 5 **Applicant:** Akelius Real Estate Management, LLC
Article(s): 8(8-7) 17(17-1) 23(23-1) 32(32-9)
Purpose: Change Occupancy from 58 Residential Units to 63 Residential Units. Renovate Building interior on all Floors and Basement. Renovations to include : demolition of existing interior walls, new drywall partitions, new Kitchens and Bathrooms, all new Architectural finishes, new Handicap Lift, upgrading the Building infrastructure (plumbing, electrical, mechanical and fire protection systems), upgrading of all Public areas in Building and all new Elevator upgrades.

Case: BOA-946259 **Address:** 30 Cumberland Street **Ward** 4 **Applicant:** Demetrios Dasco
Article(s): 16(16-8) 32(32-32-4) 41(41-5) 41(41-6) 41(41-18)
Purpose: Change occupancy from 3 family to a single family. Build new two story addition above existing footprint. Build new attached concrete carport. Build new bay window. Replace window and doors. Renovate interior with new finishes, HVAC, plumbing, electrical, fire protection systems. Work as per plans.

Case: BOA-946101 **Address:** 24-26 Falcon Street **Ward 1 Applicant:** Ella Goren
Article(s): 53(53-8) 53(53-54) 53(53-56)
53(53-9: Excessive F.A.R & Max allowed # of habitable stories has been exceeded)
Purpose: To change occupancy from a two-family to a four-family. Also to renovate the building.

Case: BOA-885365 **Address:** 28 Geneva Street **Ward 1 Applicant:** Joel Deluca
Article(s): 53(53-9: Lot area for the add'l units is insufficient, Floor area ratio is excessive, Height is excessive (3 stories max. allowed), Height is excessive (3 stories max. allowed), Height is excessive (40 ft max. allowed), Usable open space is insufficient, Front yard setback requirement is insufficient & Rear yard setback requirements is insufficient) 53(53-56: Off street parking is insufficient & Off Street Loading Insufficient)
Purpose: Raze the existing structures and erect a five story building with twenty-seven residential units and nineteen parking spaces. Combining Parcel ID 0104084000 and Parcel ID 0104083000 to create one 8,240 square foot lot filed under ALT874929.

Case: BOA-917864 **Address:** 109 Liverpool Street **Ward 1 Applicant:** Estate of Vincent Caponigro
Article(s): 27G East Boston IPOD 25(25-5) 53(53-8) 53(53-56)
53(53-9: Multi family dwelling unit use is a forbidden use, Side yard setback requirement is insufficient, Rear yard setback is insufficient, Usable open space is insufficient, Floor area ratio is excessive, Height requirement is excessive (ft), Height requirement is excessive (stories), Front yard setback is insufficient (5ft minimum or modal) & Lot area for the add'l unit is insufficient)
Purpose: Erect a fourth (4th) story addition with roof and rear decks and change occupancy from a social club with two (2) residential units to four (4) residential units as per plans.

Case: BOA-944276 **Address:** 98 Prescott Street **Ward 1 Applicant:** 50 Lebanon Street Realty Trust
Article(s): 27T(27T-9) 53(53-8) 53(53-56)
53(53-9: Lot Area for Additional Dwelling Units Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient & Rear Yard Insufficient)
Purpose: Demolish the existing Single story Commercial Building. Construct a new 3 story, 9 Unit, Residential Building. Building will be fully Sprinklered. We are seeking a Nominal Filing Fee application to obtain the necessary Zoning Code relief and review.

Case: BOA-923906 **Address:** 238 Saratoga Street **Ward 1 Applicant:** Ella Goren
Article(s): 53(53-8) 53(53-8) 53(53-8) 53(53-8) 53(53-9) 53(53-9) 53(53-56)
Purpose: Change of Occupancy from a Three (3) Family Dwelling to a Four (4) Family Dwelling. Install a new Basement Apartment. Complete renovations to entire Building. Installation of a new Sprinkler system.

Case: BOA-947223 **Address:** 63 Marion Street **Ward 1 Applicant:** Richard Jeffery
Article(s): 27T(27T-5) 53(53-9) 53(53-9) 53(53-52)
Purpose: Change occupancy from a 3 family into a 2 family, then extend living space into the basement level and add a new roof deck to be accessed by hatch per the submitted plans. Modified via a new set of plans on 1/11/19. MODIFIED again 4.26.19.

Case: BOA-907414 **Address:** 2-10 Maverick Square **Ward 1 Applicant:** Two Ten Maverick Square, LLC
Article(s): 53(53-11) 53(53-12) 53(53-12) 53(53-12) 53(53-12) 53(53-56) 53(53-56)
Purpose: Erect a six (6) story mixed use building with commercial spaces on the first two levels and twenty-five (25) dwelling units above. Ground floor to include a lobby space, retail space and restaurant lobby space.

Case: BOA-937977 **Address:** 69 Lubec Street **Ward 1 Applicant:** Epsilon Partners, LLC
Article(s): 25(25-5) 27T(27T-9) 53(53-56) 53(53-56.5(a))
53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9)
Purpose: Seeking to erect a 5-story building with 8 residential units and 8 parking spaces.

Case: BOA-932852 **Address:** 375 Bremen Street **Ward 1 Applicant:** Excel Academy Charter School
Article(s): 53(53-36) 53(53-37: Height excessive; rear yard insufficient) 53(53-56: Off street loading insufficient)
53(53-56: Off street parking insufficient) 27T(27T-9)
Purpose: New building construction of school 19,511 square feet and 3 stories high.

45 Minute Lunch Break

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-892908 **Address:** 80 Minot Street **Ward 16 Applicant:** Patrick Mahoney
Article(s): 10(10-1) 65(65-41)
65(65-9: Insufficient Front yard setback (NEW DORMER), Insufficient Side yard right and left side setbacks (NEW DORMERS), Excessive F.A.R, Insufficient lot size, Insufficient lot width & Insufficient open space)
Purpose: Subdivide lot (Parcel ID: 1604114000) into two lots: Lot 1 (5,933 SF) and Lot 2 (2,979 SF). Existing two-family dwelling remains under Lot 2: 80 Minot Street. Separate dwelling filed under ERT856339 for 82 Minot Street ZBA 4.23.19 REVISED PLANS SUBMITTED show a Full gut rehab and enlargement of dormers per submitted plans.

Case: BOA-892915 **Address:** 82 Minot Street **Ward 16 Applicant:** Patrick Mahoney
Article(s): 10(10-1) 65(65-41) 65(65-41.4)
65(65-9: Excessive f.a.r., # of allowed stories exceeded (2.5 max.) & Insufficient front yard setback- (Corner lot)
Purpose: Erect new dwelling with three off-street parking on newly created Lot 1: 5,933 SF(?). Filed in conjunction with ALT856334 for subdivision. 4-23-19 Revision Erect new two family with four parking spaces per plans submitted.

Case: BOA-878988 **Address:** 822 Canterbury Street **Ward** 18 **Applicant:** Edwin Solano
Article(s): 67(67-8: 2 Family is a forbidden use & Basement units are forbidden for this location) 67(67-9: Insufficient usable open space, Insufficient rear yard setback & Excessive F.A.R.) 67(67-32)
Purpose: Add new basement unit and change occupancy from single family to two family per submitted plans.

Case: BOA-926064 **Address:** 200 Savin Hill Avenue **Ward** 13 **Applicant:** Nick Le
Article(s): 65(65-8) 65(65-9: Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive & Bldg height excessive (stories)) 65(65-9.2) 65(65-32)
Purpose: Erect building for a Two Family dwelling - see ALT865936 to subdivide one lot into two lots.

Case: BOA-926056 **Address:** 202 Savin Hill Avenue **Ward** 13 **Applicant:** Nick Le
Article(s): 9(9-1)
Purpose: Subdivide this existing parcel from one into two parcels; existing building is at #202 Savin Hill Avenue; at 200 Savin Hill Avenue it will have new building - please see ERT865923 to erect two family dwelling.

Case: BOA-854009 **Address:** 15 Bancroft Street **Ward** 11 **Applicant:** Aethos LLC
Article(s): 9(9-1) 55(55-9: Floor area ratio excessive, bldg height excessive (feet), Bldg height excessive (stories), Side yard insufficient & Front yard insufficient) 55(55-8)
Purpose: Seeking to change the occupancy from a three-family residential dwelling to a four-family residential dwelling and renovate the building including erecting fourth floor and rear additions with new decks and egress stairs, adding two parking spaces in the basement and installing sprinklers in the building.

Case: BOA-824773 **Address:** 19-23 C lapp Street **Ward** 7 **Applicant:** Timothy Johnson
Article(s): 65(65-8) 65(65-9: Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Front yard insufficient, Side yard insufficient & Rear yard insufficient) 65(65-41)
Purpose: Erect new 5 story, 12 unit building w/20 car garage and front, side and roof decks as per plans submitted.

Case: BOA-929259 **Address:** 73-75 Maverick Square **Ward** 1 **Applicant:** Nestor Limas
Article(s): 27T (27-5) 53(53-56)
53(53-12: Insufficient rear yard setback, Excessive f.a.r., Excessive height & Insufficient open space/unit)
Purpose: Change Occupancy from 2 Units to 6 Units. Adding 4 Residential Units to upper floors: 2 Bedroom, including new roof. Enclosing 1st floor commercial space. Conventional wood construction, interior open floor layouts including: Kitchens, Bathrooms, Closets & Laundry areas. Upgrade and bring to date {Within scope of work} MEP, FP, Sprinkler.
*Clarification: Change occupancy from a 2 family and store to a 6 family and store, then construct two additional stories to existing two story structure (4 story total).

Case: BOA-#929262 **Address:** 73-75 Maverick Square **Ward** 1 **Applicant:** OZ DBA
Purpose: Change Occupancy from 2 Units to 6 Units. Adding 4 Residential Units at 3rd floor: 2 Bedroom, including new roof. Enclosing 1st floor commercial space. Conventional wood construction, interior open floor layouts including: Kitchens, Bathrooms, Closets & Laundry areas. Upgrade and bring to date {Within scope of work} MEP, FP, Sprinkler.
*Clarification: Change occupancy from a 2 family and store to a 6 family and store, then construct two additional stories to existing two story structure (4 story total).
SECTION: 9th Edition 780 CMR CHPT 07- Section 705.8; Openings in Exterior Wall < 3' from lot line.
9th Edition 780 CMR CHPT 10 - Section 1006.3.2; Stories with one exit.

RECOMMENDATION/HEARINGS:

Case: BOA-962845 **Address:** 38 Green Street **Ward:** 2 **Applicant:** Keith Hinzman
Article(s): 62(62-62-25) 62(62-8)
Purpose: New dormers at 3rd floor facing street and back yard, existing 1.5 story rear ell made full 2.0 stories, with the new uncovered outside deck on top with walk out access from the existing 3rd floor. Anticipated violations: 62-25 roof structure restrictions. All work to be within existing footprint.

Case: BOA-942121 **Address:** 335A-335 E Street **Ward:** 6 **Applicant:** Timothy Johnson
Article(s): 68(68-8: Front yard insufficient, Side yard insufficient & Rear yard insufficient)
Purpose: Construct new rear deck & reconfigure exterior stairs as per plans submitted. Building is owner occupied single family.

Case: BOA-936456 **Address:** 258-262 Dudley Street **Ward:** 8 **Applicant:** Juan M. Vasquez
Article(s): 6(6-4)
Purpose: Remove proviso "take-out use granted to this petitioner only" under application BOA569878.

Case: BOA-939687 **Address:** 21 Edna Road **Ward:** 16 **Applicant:** Paul MacDonald
Article(s): 65(65-9)
Purpose: Add addition to existing single family per the plans.

Case: BOA-953013 **Address:** 184 Milton Street **Ward:** 16 **Applicant:** Brian McDermott
Article(s): 65(65-9)
Purpose: Add 2 shed dormers to existing structure. New framing and finishes.

Case: BOA-951806 **Address:** 83 Centre Street **Ward:** 17 **Applicant:** Lindsay Gittens
Article(s): 65(65-9: Floor area ratio is excessive, Height requirement is excessive (stories), Height requirement is excessive (ft), Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient)
Purpose: Gut renovating existing structure plus finishing basement and adding a third level of living space. It will remain a 2-family.

Case: BOA-950630 **Address:** 82 Cummins Highway **Ward:** 19 **Applicant:** Jenny Guirado
Article(s): 67(67-31) 67(67-8)
Purpose: Change of Occupancy from single-family to a single family with a professional office. Construct new handicap accessible ramp. Legalize existing office space and existing free-standing sign.

Case: BOA-934366 **Address:** 16 Cerdan Avenue **Ward:** 20 **Applicant:** Paul Sullivan
Article(s): 56(56-8: Floor area ratio excessive & Bldg height excessive (stories))
Purpose: Finish bathroom that was roughed in when house was built a few years ago and finish 3rd floor space that was framed and prepped when house was built.

Case: BOA-940480 **Address:** 8 Cypress Street **Ward:** 20 **Applicant:** Jonathan McKinney
Article(s): 56(56-8)
Purpose: Finishing attic; Installing an additional bathroom.

Case: BOA-941174 **Address:** 7 Bryant Road **Ward:** 20 **Applicant:** Rita Nieves
Article(s): 56(56-8)
Purpose: This project will be about renovating the front entrance to the house by constructing a small roof that will overhang above the front door of the house to serve as an "awning". And will expand towards the front of the house the interior space at both sides of the front door by 3 feet.

Case: BOA-952207 **Address:** 6 Cedarcrest Lane **Ward:** 20 **Applicant:** Keith Wilson
Article(s): 56(56-8)
Purpose: Addition making the master bedroom larger and adding a master bath and new siding.

Case: BOA-955542 **Address:** 194 Bellevue Street **Ward:** 20 **Applicant:** Brian Kean
Article(s): 56(56-8: Floor area ratio excessive & Side yard insufficient)
Purpose: Enclosing rear porch to expand kitchen - approximately 28 square feet. Adding small deck to accommodate relocated rear entry door.

Case: BOA-938508 **Address:** 101 Westmoor Road **Ward:** 20 **Applicant:** Scott Rushton
Article(s): 56(56-8)
Purpose: Renovation of existing single family home, this interior renovation of kitchen, 2.5 bathrooms, and rebuild of side room with new poured foundations and new insulation. Exterior work - roof, replacement windows and siding as well.

Case: BOA-954795 **Address:** 6 Temple Terrace **Ward:** 20 **Applicant:** William Kelly
Article(s): 56(56-8: Front yard insufficient & Side yard insufficient)
Purpose: Erect 2nd floor verticle addition.

Case: BOA-955275 **Address:** 32 Woodard Road **Ward:** 20 **Applicant:** Iva Hernandez
Article(s): 56(56-8)
Purpose: Construct new single story addition to rear of existing dwelling per plans.

Case: BOA-921523 **Address:** 353 Baker Street **Ward:** 20 **Applicant:** O'Brian Stadhard
Article(s): 56(56-7)
Purpose: Change of occupancy from single family to 2 family and build deck in order to create second mean of egress per drawing.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:

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TYRONE KINDELL, JR

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