

*****CANCELED*****

THE ZONING BOARD OF APPEAL SUBCOMMITTEE HEARING SCHEDULED FOR **MARCH 19, 2020** HAS BEEN CANCELED DUE TO THE ONGOING PUBLIC HEALTH EMERGENCY.

NO DETERMINATION HAS YET BEEN MADE WITH RESPECT TO THE APRIL SUBCOMMITTEE HEARING.

****BE ADVISED****

THE MARCH 19, 2020 HEARING OF THE SUBCOMMITTEE HAS BEEN DEFERRED TO **MAY 14, 2020** AT 5:00 PM AT 1010 MASSACHUSETTS AVE., 5TH FLOOR, BOSTON, MA 02118.

APPLICANTS WHO CANNOT APPEAR ON THE DEFERRAL DATE CAN CONTACT THE BOARD OF APPEAL AND REQUEST A DIFFERENT HEARING DATE WHICH MAY REQUIRE ADDITIONAL NOTICE.

WHEN THE BOARD OF APPEAL RESUMES HEARINGS, MEMBERS OF THE COMMUNITY ARE STRONGLY ENCOURAGED TO SUBMIT LETTERS IN SUPPORT OF OR OPPOSITION TO AN APPEAL IN LIEU OF APPEARING IN PERSON. THIS WILL HELP PROMOTE SOCIAL DISTANCING.

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City of Boston
Board of Appeal

THURSDAY, March 19, 2020 BOARD OF APPEAL

1010 MASS.
AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE
CANCELED

HEARINGS: 5:00 p.m.

Case: BOA-1029344 **Address:** 56 Green Street **Ward:** 2 **Applicant:** Isamu Kanda
Article(s): 62(62-25) 62(62-8: Floor area ratio excessive & Rear yard insufficient)
Purpose: Add rear dormer, rebuild existing 2nd floor deck, interior renovation, add full sprinkler system.

Case: BOA-1029342 **Address:** 16 Hill Street **Ward:** 2 **Applicant:** Isamu Kanda
Article(s): 19(19-1) 20(20-1) 43(43-9.4)
Purpose: Touching exterior roofline to enlarge front + rear dormers. Interior remodel of 1st fl kitchen/living & 3rd fl master bedroom suite. Structural header above 1st fl to widen existing openings. Structural header at 3rd floor to remove existing chimney below 3rd fl.

Case: BOA-1034626 **Address:** 37 Dwight Street **Ward:** 3 **Applicant:** Highline Development
Article(s): 64(64-9.4)
Purpose: Construct a roof deck with roof hatch access. Construct rear deck. Both with exclusive use to Unit.

Case: BOA#1034625 **Address:** 37 Dwight Street **Ward:** 3 **Applicant:** Highline Development
Purpose: Construct a roof deck with roof hatch access. Construct rear deck. Both with exclusive use to Unit #2. Section 9th 780 CMR 1011 Stairways. 1011.3 Headroom. Stairways shall have a headroom clearance of not less than 80 inches.

Case: BOA1048227 **Address:** 444 West Fourth **Ward:** 6 **Applicant:** Ian Feeney
Article(s): 18(18-1)
Purpose: Frame shed dormer on front of house.

Case: BOA-1050562 **Address:** 13 Mills Street **Ward:** 12 **Applicant:** Jimmy McNeil
Article(s): 9(9-1) 50(50-29: Side yard setback is insufficient & Rear yard setback is insufficient)
Purpose: Install deck on top of roof and deck on top of garage. Install 1 sliding door.

Case: BOA-1043218 **Address:** 58 Rockne Avenue **Ward:** 16 **Applicant:** Matthew Murphy
Article(s): 19(19-1) 20(20-20-8)
Purpose: Construct 1 story bathroom addition. ZBA required.

Case: BOA-1036733 **Address:** 37 Melville Avenue **Ward:** 17 **Applicant:** Timothy Sheehan
Article(s): 9(9-1)
Purpose: New Addition to kitchen one story high Remodel three bathrooms two kitchens two stair cases and new entrance to third floor apartment And new decks back and side.

Case: BOA-1043432 **Address:** 28 Roslin Street **Ward:** 17 **Applicant:** Laurie Fisher
Article(s): 19(19-1)
Purpose: Use of premises for 2 parking spaces.

Case: BOA-1046572 **Address:** 11-13 Halifax Street **Ward:** 19 **Applicant:** Ashley Rao
Article(s): 55(55-9: Floor area ratio is excessive & Height is excessive (2 1/2 stories max, allowed))
Purpose: Interior and exterior renovation of attic with dormers and new exterior windows.

Case: BOA-1027608 **Address:** 20-22 Bradfield Avenue **Ward:** 20 **Applicant:** Eric Falcon
Article(s): 10(10-1) 67(67-32: Off-street parking location & Off-street parking design)
Purpose: Adding a 2 Car parking space in Front Yard. Removing existing landscaping.

Case: BOA-1029197 **Address:** 96 Chesbrough Road **Ward:** 20 **Applicant:** Ivan Hernandez
Article(s): 56(56-8: Front yard insufficient & Rear yard insufficient)
Purpose: Construct new mudroom, front porch and second story addition to existing single-family dwelling.

Case: BOA-1027233 **Address:** 38 Linnet Street **Ward:** 20 **Applicant:** Andrew marsh & Gina Marsh
Article(s): 56(56-8)
Purpose: Attic conversion to master bedroom and bath. All new electrical, plumbing, insulation, board and plaster, hardwoods, tile. We will remove all construction debris with a dumpster in owners driveway.

Case: BOA-1029202 **Address:** 150 Sanborn Avenue **Ward:** 20 **Applicant:** Ivan Hernandez
Article(s): 56(56-8: Floor area ratio excessive, Front yard insufficient & Side yard insufficient)
Purpose: Demo existing right side mudroom and reconstruct larger as per plans. Construct new rear deck per plans. Renovate basement, first and second floors per plan.

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Case: BOA-1023357 **Address:** 14 Thurlow Street **Ward:** 20 **Applicant:** Christopher and Nicole Farnsworth
Article(s): 56(56-8: Floor area ratio excessive, Front yard insufficient & Side yard insufficient)
Purpose: Add new second story and new attic to existing 1.5 story house on existing house footprint; reconfigure interior per plans; no change to existing footprint or setbacks, no change in existing single family occupancy.

BOARD MEMBERS:

MARK ERLICH-ACTING CHAIR
JOSEPH RUGGIERO-ACTING SECRETARY
TYRONE KINDELL, JR

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