



City of Boston
Board of Appeal

THURSDAY, June 22, 2017

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BOARD OF APPEAL
BOSTON, MA

1010 MASS.
AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5 p.m.

Case: BOA-707972, **Address:** 816 Saratoga Street **Ward:** 1 , **Applicant:** Cornelis Holtjer
Article(s): 53(53-9; Dimensional Regulations, Floor area ratio is excessive (basement & attic areas are new occupied areas)
Purpose: 2 new bathrooms, new window in roof.

Case: BOA-704507, **Address:** 67 Rutherford Avenue **Ward:** 2 , **Applicant:** Kevin Joyce, Esq
Article(s): 62(62-8; Insufficient side and yard setback)
Purpose: Second & Third floors bedroom addition. Applicant says the address is '67 Old Rutherford Avenue' but does not appear in S.A.M. mapping as a primary address or secondary address just 67 Rutherford Avenue.

Case: BOA-707886, **Address:** 1 H Street Place **Ward:** 6 , **Applicant:** Sean Harrington
Article(s): 68(68-8; Floor area ratio is excessive)
Purpose: Extend living space to existing single family residential.

Case: BOA-676056, **Address:** 11 Sagamore Street **Ward:** 13 , **Applicant:** James Christopher
Article(s): 68(68-8; Floor area ratio is excessive)
Purpose: Extend living space to existing single family residential.

Case: BOA-701274, **Address:** 21 Port Norfolk Street **Ward:** 16 , **Applicant:** Paul Nally
Article(s): 9(9-1; Extension of non conforming use) 65(65-9; Exceeded allowed F.A.R., Insufficient rear yard setback and Insufficient side yard setback)
Purpose: Proposed dormer addition and replace previous deck and egress as per plans. Construction set to be submitted upon ZBA approval.

Case: BOA-712506, **Address:** 68 Cliftdale Street **Ward:** 18 , **Applicant:** Peter Hussey
Article(s): 67(67-9; Insufficient Lot Area, Floor area ratio is excessive., Calculations given on drawings are incorrect.
Purpose: Extend living space to basement in an existing single family dwelling. Work to include new insulation, interior door at (non-structural) framing, new drywall, new flooring. Replacement windows at existing locations, new exterior, door at existing locations, new interior door at existing location. New lighting and electrical. Please see revised set of plans.

Case: BOA-693753, **Address:** 71-73 Green Street **Ward:** 19 , **Applicant:** Lon Sheritt
Article(s): 10(10-1; Limitation of Area of Accessory) 55(55-40; Off-Street Parking/Loading Reqs) 55(55-9; Open Space Insufficient)
Purpose: Add two (tandem) parking spaces on right side of lot (See Diagram).

Case: BOA-694865, **Address:** 4337-4341 Washington Street **Ward:** 20 , **Applicant:** Arisleyda Veras
Article(s): 67(67-8; Barber or Beauty shop forbidden)
Purpose: Change occupancy from Travel Agency to beauty shop (barber shop). Second beauty shop in building.

Case: BOA-705369, **Address:** 43 Manthorne Road **Ward:** 20 , **Applicant:** Peter Brennan
Article(s): 56(56-8; Side Yard Insufficient)
Purpose: Renovation and addition to include renovated 1/2 bath , expanded kitchen with expanded bedroom above, and a new sitting room.

Case: BOA-682914, **Address:** 311-315 Belgrade Avenue **Ward:** 20 , **Applicant:** Rachael Nelson
Article(s): 67(67-11; Dog Day Care Forbidden)
Purpose: Add Doggy Day Care" use group.

Case: BOA-711310, **Address:** 27 Caspar Street **Ward:** 20 , **Applicant:** Lino Viola
Article(s): 56(56-8; Residential Subdistrict; Dimensional; Right side yard setback requirement is insufficient to build a second story)
Purpose: Remove existing second floor. Build new second floor with full height walls (existing walls are only half height) and a new roof. Addition will have 3 bedrooms, one full bathroom and new laundry room. Change heating system from forced hot water to HVAC system.

RE-DISCUSSION: 5 p.m.

Case: BOA-683295, **Address:** 17 Brookfield Street **Ward:** 20 , **Applicant:** Ivan Hernandez
Article(s): 67(67-9; Dim reg applic in res sub dist: Floor Area Ratio Excessive)
Purpose: Finish remodel of existing basement space to create finished living space, as opposed to finished storage. Basement space to include creation of game room and library. ** This amendment to BZC 33560 .

Case: BOA-665759, **Address:** 145-145A East Berkeley Street **Ward:** 3, **Applicant:** Shan Chan
Article(s): 9(9-1) 64(64-19)
Purpose: Addition first floor on back for restaurant kitchen.

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