



City of Boston  
Board of Appeal

THURSDAY, January 18, 2018 BOARD OF APPEAL

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BOSTON, MA

**ZONING ADVISORY SUBCOMMITTEE**

**HEARINGS: 5 p.m.**

**Case:** BOA-759358, **Address:** 8 Wyman Street **Ward:** 10, **Applicant:** Mai Phung  
**Article(s):** 55(55-9: Lot size for add'l dwelling unit is insufficient, Floor area ratio is excessive & Usable open space is insufficient)  
**Purpose:** Confirm occupancy as single family and change to two family dwelling.

**Case:** BOA-772476, **Address:** 9 Sayward Street **Ward:** 15, **Applicant:** Carl Richard  
**Article(s):** 65(65-9: Lot area insufficient, Usable open space insufficient & Side yard insufficient)  
**Purpose:** Confirm occupancy as 1 family, change to a two family and renovate first and second floor, add 2nd floor deck and spiral stair.

**Case:** BOA-771278, **Address:** 2 Elm Lawn **Ward:** 16, **Applicant:** Byron Walker  
**Article(s):** 65(65-41: Maneuverability - Tandem parking does not allow proper maneuvering & Off street parking requirements)  
**Purpose:** Parking spaces for two vehicles.

**Case:** BOA-773193, **Address:** 114 Milton Street **Ward:** 16, **Applicant:** Michael Dorsey  
**Article(s):** 9(9-9-1) 65(65-42)  
**Purpose:** We are going to remove and replace 19 square of wood siding with new vinyl siding. We are also going to construct a Farmers porch that will connect the existing front and side porch on the Milton St and granite St side. The existing porches will be removed and the Farmers porch will be constructed.

**Case:** BOA-776295, **Address:** 61 Nelson Street **Ward:** 17, **Applicant:** Joyce Coleman  
**Article(s):** 65(65-9: Insufficient front yard setback (15' req.) & Excessive F.A.R.)  
**Purpose:** Combine lots 61 Nelson 4,513 sf with vacant adjoining lot 3487 sf for a total of 8000sf, then, Change Occupancy from a One Family to a Two Family dwelling and construct addition on side of existing building per plans.

**Case:** BOA-776309, **Address:** 130 Central Avenue **Ward:** 18, **Applicant:** Yves Dechesne  
**Article(s):** 69(69-8)  
**Purpose:** Convert a one family dwelling into a two family dwelling, existing condition no work to be done on this application.

**Case:** BOA-764735, **Address:** 19 Pinewood Street **Ward:** 18, **Applicant:** Ronald Rene  
**Article(s):** 69(69-9)  
**Purpose:** Add new Dormer in rear.

**Case:** BOA-766613, **Address:** 109 Beech Street **Ward:** 20, **Applicant:** Erin Wise  
**Article(s):** 66(66-9: Excessive F.A.R., Excessive number of stories & Insufficient side yard setback)  
**Purpose:** Change hip to gable roof to match opposite side and extend portion of 2nd floor walls to create a 3rd floor dormer at rear of house. Finish attic floor to create a bedroom and bathroom.

**Case:** BOA-773964, **Address:** 145 Corey Street **Ward:** 20, **Applicant:** Kevin Dowd  
**Article(s):** 56(56-7)  
**Purpose:** Chicken Coop on existing 4'x6' shed.

**Case:** BOA-772651, **Address:** 70 Dwinell Street **Ward:** 20, **Applicant:** Anthony Adam  
**Article(s):** 56(56-8: Floor area ratio excessive & Number of stories excessive)  
**Purpose:** Add two dormers to existing house to add floor space to third floor.

**Case:** BOA-783043, **Address:** 32 Morrell Street **Ward:** 20, **Applicant:** Mingy Yuan  
**Article(s):** 56(56-40) 56(56-8)  
**Purpose:** Place storage shed in rear of house 12.3'x32.2' and basement entryway in rear over bulkhead both are existing.

**Case:** BOA-783047, **Address:** 32 Morrell Street **Ward:** 20, **Applicant:** Mingy Yuan  
**Article(s):** 10(10-1) 56(56-39)  
**Purpose:** Residential parking for one vehicle on left side of house.

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)**