



City of Boston
Board of Appeal

Tuesday, January 30, 2018

BOARD OF APPEALS

Room 801

The board will hold a hearing on January 30, 2018 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

December 12, 2018 & December 19, 2018

EXTENSION: 9:30a.m.

Case: BOA-266860, **Address:** 20 Vale Street, **Ward 11 Applicant:** Alexander Siopy

Case: BZC-32997, **Address:** 15 Mallard Avenue, **Ward 17 Applicant:** Muammar Hermanstyne

Case: BZC-32998, **Address:** 14 New England Avenue, **Ward 17 Applicant:** Muammar Hermanstyne

Case: BZC-32999, **Address:** 18-20 New England Avenue, **Ward 17 Applicant:** Muammar Hermanstyne

Case: BZC-33000, **Address:** 17 Mallard Avenue, **Ward 17 Applicant:** Muammar Hermanstyne

BOARD FINAL ARBITER: 9:30a.m.

Case: BOA-733788, **Address:** 819 East Fifth Street, **Ward 6 Applicant:** Christopher Haley

Case: BOA-249324, **Address:** 340 West Second Street, **Ward 6 Applicant:** George Morancy, Esq

Case: BOA-543908, **Address:** 100 A Street, **Ward 6 Applicant:** George Morancy, Esq

HEARINGS: 9:30 a.m.

Case: BOA-759639, **Address:** 1650 Soldiers Field Road, **Ward 22 Applicant:** FCA Realty LLC

Article(s): 51(51-16: Indoor sale of new and used motor vehicles is a conditional use, Sales of motor vehicles parts, accessories and supplies is a conditional use, Repair of motor vehicles is a forbidden use, Parking lot for vehicles awaiting sale is conditional & Outdoor sale of new and used motor vehicles is a conditional use) 29(29-4)

Purpose: Erect a new one story building to include indoor and outdoor sale of new and used motor vehicles, automotive parts, accessories and supplies (with or without installation) along with a fit out of the space for the same).

Case: BOA-774472, **Address:** 63 Colonial Avenue, **Ward 17 Applicant:** Codman Square Neighborhood Development Corporation

Article(s): 10(10-1) 65(65-9: Lot area insufficient, Floor area ratio excessive, Front yard (EBA 65-42.2) insufficient, Side yard insufficient & Rear yard insufficient)

Purpose: Erect new single family residential semi-attached dwelling with one off-street parking in Lot H (2,715SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

Case: BOA-774470, **Address:** 68 Colonial Avenue, **Ward 17 Applicant:** Codman Square Neighborhood Development Corporation

Article(s): 10(10-1) 65(65-9: Lot area insufficient, Lot frontage insufficient, Lot width insufficient, Floor area ratio excessive, Front yard (EBA 65-42.2) insufficient & Side yard insufficient)

Purpose: Erect new single family residential dwelling with one off-street parking in Lot J (2,310SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

Case: BOA-774468, **Address:** 70 Colonial Avenue, **Ward 17 Applicant:** Codman Square Neighborhood Development Corporation

Article(s): 10(10-1) 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive & Front yard (EBA 65-42.2) insufficient Side)

Purpose: Erect new single family residential semi-attached dwelling with one off-street parking in Lot k (2,310 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

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Case: BOA-767333, **Address:** 28 Mallard Avenue, **Ward 17 Applicant:** Codman Square Neighborhood Development Corporation

Article(s): 10(10-1) 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive & Front yard (CEBA 65-42.2) insufficient)

Purpose: Erect new single family residential semi-attached dwelling with one off-street parking in Lot A (2,432SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

Case: BOA-767337, **Address:** 32 Mallard Avenue, **Ward 17 Applicant:** Codman Square Neighborhood Development Corporation

Article(s): 10(10-1) 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive & Front yard (CEBA 65-42.2) insufficient)

Purpose: Erect new single family residential semi-attached dwelling with one off-street parking in Lot C (2,429 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

Case: BOA-767336, **Address:** 30 Mallard Avenue, **Ward 17 Applicant:** Codman Square Neighborhood Development Corporation

Article(s): 10(10-1) 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive & Front yard (CEBA 65-42.2) insufficient)

Purpose: Erect new single family residential semi-attached dwelling with one off-street parking in Lot b (2,390 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

Case: BOA-767339, **Address:** 34 Mallard Avenue, **Ward 17 Applicant:** Codman Square Neighborhood Development Corporation

Article(s): 10(10-1) 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive & Front yard (CEBA 65-42.2) insufficient)

Purpose: Erect new single family residential semi-attached dwelling with one off-street parking in Lot D (2,390 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

Case: BOA-774473, **Address:** 36 Mallard Avenue **Ward 17 Applicant:** Codman Square Neighborhood Development Corporation

Article(s): 65(65-9: Lot area insufficient, Floor area ratio excessive & Front yard (EBA 65-42.2) insufficient)

Purpose: Erect new single family residential semi-attached dwelling with one off-street parking in Lot E (3661 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

Case: BOA-774467, **Address:** 30 New England Avenue, **Ward 17 Applicant:** Codman Square Neighborhood Development Corporation

Article(s): 10(10-1) 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Front yard (65-42.2 EBA) insufficient & Dimensional Regulations)

Purpose: Erect new single family residential semi-attached dwelling with one off-street parking in Lot F (2,670 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

Case: BOA-774462, **Address:** 42 New England Avenue, **Ward 17 Applicant:** Codman Square Neighborhood Development Corporation

Article(s): 65(65-9: Lot area insufficient, Floor area ratio excessive & Front yard (EBA 65-42.2) insufficient)

Purpose: Erect new single family residential semi-attached dwelling with one off-street parking in Lot H (2,715SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

Case: BOA-774460, **Address:** 60 New England Avenue, **Ward 17 Applicant:** Codman Square Neighborhood Development Corporation
Article(s): 10(10-1) 65(65-9: Lot area insufficient, Floor area ratio, Front yard (EBA 65-42.2) insufficient & Rear yard insufficient)
Purpose: Erect new single family residential semi-attached dwelling with one off-street parking in Lot L (2,290 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

Case: BOA-774458, **Address:** 70 New England Avenue, **Ward 17 Applicant:** Codman Square Neighborhood Development Corporation
Article(s): 10(10-1) 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive & Front yard (EBA 65-42.2) insufficient)
Purpose: Erect new single family residential semi-attached dwelling with one off-street parking in Lot M (1,992 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

Case: BOA-774455, **Address:** 80 New England Avenue, **Ward 17 Applicant:** Codman Square Neighborhood Development Corporation
Article(s): 10(10-1) 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive & Front yard (EBA 65-42.2) insufficient)
Purpose: Erect new single family residential semi-attached dwelling with one off-street parking in Lot N (2,223 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

Case: BOA-774454, **Address:** 90 New England Avenue, **Ward 17 Applicant:** Codman Square Neighborhood Development Corporation
Article(s): 10(10-1) 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Front yard (EBA 65-42.2) insufficient & Rear yard insufficient)
Purpose: Erect new single family residential semi-attached dwelling with one off-street parking in Lot O (1,951 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

Case: BOA-774447, **Address:** 129 Southern Avenue, **Ward 17 Applicant:** Codman Square Neighborhood Development Corporation
Article(s): 10(10-1) 65(65-9: Lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Front yard (EBA 65-42.2) insufficient, Side yard insufficient & Rear yard insufficient)
Purpose: Erect new single family residential dwelling with one off-street parking in Lot Q (2,310 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

Case: BOA-774452, **Address:** 131 Southern Avenue, **Ward 17 Applicant:** Codman Square Neighborhood Development Corporation
Article(s): 10(10-1) 65(65-9: Lot area insufficient, Floor area ratio excessive, Front yard (EBA 65-42.2) insufficient & Rear yard insufficient)
Purpose: Erect new single family residential semi-attached dwelling with one off-street parking in Lot P (2,662 SF Lot Area). 1 of 16 applications >> ERT739742, ERT739743, ERT739736, ERT739735, ERT739734, ERT739754, ERT739731, ERT739730, ERT739741, ERT739739, ERT739738, ERT739728, ERT739726, ERT739725, ERT739723, ERT739722. Combining and Subdividing Lot Reference: ALT739823, ALT739824, ALT739825, ALT745624, ALT739829, ALT739828.

Case: BOA-786629, **Address:** 40 Westmoreland Street, **Ward 16 Applicant:** Codman Square Neighborhood Development Corporation
Article(s): 65(65-8) 65(65-9: Lot frontage insufficient, Floor area ratio excessive, Front yard insufficient, Rear yard insufficient & Building height excessive (Stories))
Purpose: Combine vacant lots PID 1603448000 (1026 sf), PID 1603415000 (5046 sf) and PID 1603416000 with 40 Westmoreland Street for a total of 15,823 sf. Erect a new 12 unit residential building with parking at ground level as per plans. Permit set to be submitted upon ZBA approval. Existing house to be razed under separate permit.

Case: BOA-783625, **Address:** 200-208 Adams Street, **Ward 15 Applicant:** Mai Phung
Article(s): 65(65-15)
Purpose: Proposed to change of occupancy from a convenience store to barber shop (as per plans).

Case: BOA-653417, **Address:** 258-262 Washington Street, **Ward 14 Applicant:** Peter Caro
Article(s): 65(65-15: Use Regulations & Conditional Use)
Purpose: Change occupancy from branch station/garage to offices, community center and accessory cultural spaces and seating area.

Case: BOA-712439, **Address:** 82 Kemble Street, **Ward 8 Applicant:** Kemble Street, LLC
Article(s): 50(50-32)
Purpose: Create Helicopter Landing (Helipad) on existing parking lot.

Case: BOA-720018, **Address:** 182 Norfolk Avenue, **Ward 8 Applicant:** Timothy Johnson
Article(s): 50(50-43) 50(50-29: Lot area insufficient, Lot area for each additional dwelling insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Open space insufficient, Side yard insufficient & Rear yard insufficient)
Purpose: Demolish existing 1 story garage and erect 3 story, 3 family dwelling w/rear & roof decks as per plans submitted.

HEARINGS: 10:30 a.m.

Case: BOA-786539, **Address:** 283 Old Colony Avenue, **Ward 7 Applicant:** Stuart Mullally
Article(s): 13(13-4) 14(14-14-1) 14(14-14-2) 14(14-14-3) 14(14-4) 15(15-1) 16(16-1) 17(17-1) 18(18-1) 19(19-1) 20(20-1) 23(23-23-1)
Purpose: Build new 4 story mixed use building consisting of 3 residential units and a restaurant-cafe as per plans submitted - remove existing one story commercial building.

Case: BOA-757965, **Address:** 712 East Sixth Street, **Ward 6 Applicant:** Matthew O'Hara
Article(s): 27S(27S-5)
Purpose: Interior/Exterior renovation of an existing 3 unit building. Work will also include building a 3 story addition and relocating 3 decks.

Case: BOA-766148, **Address:** 333 West Third Street, **Ward 6 Applicant:** Andrew Schena
Article(s): 27S(27S-5)
Purpose: Raze existing structure. Erect new two family dwelling units, FP, FA with three (3) off-street parking in first floor garage.

Case: BOA-759845, **Address:** 167 Newbury Street, **Ward 5 Applicant:** Chris Talanian
Article(s): 8(8-3)
Purpose: Change existing Use from retail, one residential and salon on ground floor to retail, one retail, one residence and restaurant #37 on ground floor. No work to be done (Shell space only) under this application. Tenant fit out to be done under separate permit after change in use is approved. Building to be occupied for one restaurant, one retail space and one residence after this application is approved.

Case: BOA-784891, **Address:** 338 Meridian Street, **Ward 1 Applicant:** 42 Puritan Road, LLC
Article(s): 53(53-12) 53(53-56) 53(53-8)
Purpose: Interior renovations extending living area into basement for new unit and change occupancy from a 3 to a 4 unit residential dwelling as per plans.

Case: BOA-785812, **Address:** 86 Princeton Street, **Ward 1 Applicant:** Salvatore Latina
Article(s): 53(53-9: Lot area insufficient, Excessive F.A.R. (.8 max/1500sf), Insufficient rear yard setback (17.5' min req.), # of allowed stories has been exceeded (2.5 max.), Insufficient side yard setback (5' req.) & Off-Street parking reg's) 53(53-54) 53(53-8)
Purpose: Erect a three (3) family dwelling as per plans attached plans. ZBA.

Case: BOA-775979, **Address:** 191-201 Sumner Street, **Ward 1 Applicant:** Michele Modica
Article(s): 53(53-8) 53(53-56)
Purpose: Change of Occupancy from 2 Apts & Commercial to 2 Apts & New Restaurant (Mexicali Sushi Bar).

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-767754, **Address:** 26 Bardwell Street, **Ward 19 Applicant:** Michel Soltani
Article(s): 55(55-9)
Purpose: Construct a new rear addition to existing three- family residential dwelling. Construct dormers and exterior deck with egress stairs. Propose three (3) off-street parking.

Case: BOA-753496, **Address:** 37-39 Thetford Avenue, **Ward 17 Applicant:** Rui Rodrigues
Article(s): 65(65-9)
Purpose: Extend living space from 2nd floor to basement.

Case: BOA#753495, **Address:** 37-39 Thetford Avenue, **Ward 17 Applicant:** Rui Rodrigues
Purpose: Extend living space from 2nd floor to the basement. Chapter 3 Definition of a Dwelling Unit: A unit must be completely independent, note that the extension of the second floor to the basement does not make the unit independent, since the stair connecting the second floor to the basement is a common stair it serves both units.

Case: BOA-553022-, **Address:** 25 William T Morrissey Blvd, **Ward 13 Applicant:** Clear Channel
Article(s): 65(65-40) 11(11-7)
Purpose: Replace existing 2 sided 14 x 48 static billboard with 2 sided 14 x 48 digital billboard.

Case: BOA-554620, **Address:** 77R William T Morrissey Blvd, **Ward 13 Applicant:** Clear Channel
Article(s): 9(9-1) 11(11-7)
Purpose: Replace existing 2 sided 14 x 48 static billboard with 2 sided 14 x 48 digital billboard.

Case: BOA-746997, **Address:** 1002-1004 Tremont Street, **Ward 9 Applicant:** Sheryl Furari
Article(s): 9(9-1) 50(50-26: Insufficient remaining lot width, Insufficient remaining lot are for existing structure (4000sf req.), Insufficient addition lot area per dwelling unit remaining, Insufficient lot frontage width, Excessive F.A.R., Insufficient open space (200sf/Unit req.) & Insufficient side yard setback (10' min)
Purpose: Tremont Street Development LLC owns both 1008-1012 Tremont Street, Mission Hill 02120 Parcel ID#0902006000 and 1002-1006 Tremont Street, Mission Hill 02120. Parcel ID# 0902008000. Owner is proposing to combine and subdivide the two lots described above. Currently 1008-1012 Tremont Street, Mission Hill 02120. Parcel ID# 0902008000 has 2340 Square Feet of land. Owner is proposing, as shown on plan labeled "Subdivision Plan", to take 1554 Square Feet of land from 1002-1006 Tremont Street, Mission Hill 02120. Parcel ID#0902008000 and grant it to 1008-1012 Tremont Street, Mission Hill 02120 Parcel ID# 0902006000. The proposed new Square Footage of 1002-1006 Tremont Street, Mission Hill 02120. Parcel ID#0902008000 will be 786 Square Feet. The proposed new Square Footage of 1008-1012 Tremont Street, Mission Hill 02120 Parcel ID#0902006000 will be 3951 Square Feet. Please note 1002-1008 Tremont Street, Mission Hill 02120 Parcel ID#0902008000 has an existing structure on it that takes approximately 786 square feet of land. 1008-1012 Tremont Street, Mission Hill 02120 Parcel ID#0902006000 is open filed with an existing ERT permit.

INTERPRETATION: 12:00p.m.

Case: BOA-789872, **Address:** 144-146 Maverick Street **Ward 1 Applicant:** Linear Retail Boston #19, LLC and Linear Retail Boston #21, LLC
City Hall, upon the appeal of Linear Retail Boston #19, LLC and Linear Retail Boston #21, LLC seeking with reference to the premises at 144-146 Maverick St, Ward 01 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Interpretation Purpose: The petitioner's seeks that Landmarks Commission erred in its determination to impose a 2 year moratorium under Article 85 with respect to those properties.

RECOMMENDATIONS:

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.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR
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KERRY WALSH LOGUE

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