



City of Boston  
Board of Appeal

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THURSDAY, February 15, 2018 BOARD OF APPEAL 2018 FEB -8 P 4:15 1010 MASS.  
AVE, 5th FLOOR  
BOSTON, MA

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**ZONING ADVISORY SUBCOMMITTEE**

**HEARINGS: 5 p.m.**

**Case:** BOA-780322, **Address:** 55 McBride Street **Ward:** 11, **Applicant:** Mark Collins  
**Article(s):** 55(55-9)  
**Purpose:** Construct side addition to add two bedrooms, one bath, kitchen and garage.

**Case:** BOA-787555, **Address:** 1300-1304 Hyde Park Avenue **Ward:** 18, **Applicant:** Toward Independent Learning and Living, Inc  
**Article(s):** 69(69-11: Caterer's establishment is conditional use & Restaurant with take-out is conditional use)  
**Purpose:** Change of Occupancy from Restaurant to Caterer's Establishment and Restaurant with take-out.

**Case:** BOA-770524, **Address:** 253 Huntington Avenue **Ward:** 18, **Applicant:** Carmen D. Cabreja  
**Article(s):** 9(9-1) 69(69-9)  
**Purpose:** Construct two shed dormers per attached drawings.

**Case:** BOA-774270, **Address:** 11 Prince Street **Ward:** 19, **Applicant:** Lee Silverstone  
**Article(s):** 55(55-9: Floor area ratio excessive, Building height (# of stories) excessive & Rear yard insufficient (addition cannot be closer than 8' to an Accessory building)  
**Purpose:** Renovate existing Kitchen and existing Attic space. Construct new Dormers in Attic and expand Living Space to 3rd Floor.

**Case:** BOA-773840, **Address:** 25 Alaric Street **Ward:** 20, **Applicant:** Jack Rojas  
**Article(s):** 56(56-8)  
**Purpose:** Demo half of existing roof and install shed dormer.

**Case:** BOA-780523, **Address:** 28 Brier Road **Ward:** 20, **Applicant:** Ivan Hernandez  
**Article(s):** 56(56-8: Floor area ratio excessive, Front yard insufficient & Side yard insufficient)  
**Purpose:** Construct new second floor addition on existing footprint of existing single family dwelling.

**Case:** BOA-785316, **Address:** 19 Burard Street **Ward:** 20, **Applicant:** Anthony DeBenedictis  
**Article(s):** 56(56-8: Floor area ratio excessive & side yard insufficient)  
**Purpose:** Kitchen remodel, enclose and enlarge existing porch to accommodate Mudroom and Half Bath.

**Case:** BOA-777937, **Address:** 62 Durnell Avenue **Ward:** 20, **Applicant:** Charles Donovan  
**Article(s):** 67(67-9: Floor area ratio excessive & Side yard insufficient)  
**Purpose:** Adding dormer to provide code compliant access to existing bonus room. Adding LVL beams to first floor to open rooms, posting down to basement to carry load. Adding shed dormer over basement door, renovating front and rear porches and roof deck, replacing all windows in house to meet egress. Openings, replace roof shingles, replace siding, Remodel Kitchen, Baths, Electrical, Plumbing, HVAC, Insulation. Price of work to reflected on sf737692.

**Case:** BOA-794683, **Address:** 15 Gilmore Terrace **Ward:** 20, **Applicant:** Jay Walsh  
**Article(s):** 56(56-8: Floor area ratio excessive & Side yard insufficient)  
**Purpose:** Construct a new 2-1/2 story 12x20 addition to existing single family dwelling.

**Case:** BOA-787403, **Address:** 15 Macullar Road **Ward:** 20, **Applicant:** Robert Wall  
**Article(s):** 56(56-8)  
**Purpose:** Add family room and install new kitchen.

**Case:** BOA784868-, **Address:** 10 Newburg Street **Ward:** 20, **Applicant:** Michael Forde  
**Article(s):** 69(69-9: Side yard requirement is excessive, Height is excessive (2 1/2 stories max allowed) & Floor area ratio is excessive)  
**Purpose:** Addition and alteration to an existing 2 Family dwelling. Add 1 dormer and extend existing dormer. Demolish rear porch and build addition with full foundation to the rear of building. Extend living space of basement for first floor unit. ZBA.

**Case:** BOA-790013, **Address:** 31 Willers Street **Ward:** 20, **Applicant:** Marc Joseph

**Article(s):** 56(56-8)

**Purpose:** Erect an attached 1 car garage on the right side of the property.

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)**