



City of Boston
Board of Appeal

Tuesday, March 27, 2018 BOARD OF APPEALS

REVISED AGENDA

The board will hold a hearing on March 27, 2018 starting at 9:30 a.m.

RECEIVED
CITY CLERK'S OFFICE
Room 801
2018 MAR 23 A 9:07
BOSTON, MA

APPROVAL OF HEARING MINUTES:

February 13, 2018, February 22, 2018 and February 27, 2018

EXTENSION: 9:30a.m.

Case: BOA-415116, **Address:** 137-141 Hyde Park Avenue, **Ward 19 Applicant:** Urbanica

Case: BOA-415015, **Address:** 133-135 Hyde Park Avenue, **Ward 19 Applicant:** Urbanica

Case: BOA-415113, **Address:** 127-131 Hyde Park Avenue, **Ward 19 Applicant:** Urbanica

Case: BOA-415012, **Address:** 119-125 Hyde Park Avenue, **Ward 19 Applicant:** Urbanica

Case: BOA-415047, **Address:** 93-95 Hyde Park Avenue, **Ward 19 Applicant:** Urbanica

BOARD FINAL ARBITER:

Case: BZC-33356, **Address:** 39 A Street, **Ward 6 Applicant:** George Morancy

HEARINGS: 9:30 a.m.

Case: BOA-769079, **Address:** 90-90D Bigelow Street , **Ward 22 Applicant:** Ninety-2 Bigelow Street LLC

Article(s): 51(51-8)

Purpose: Erect a 5 family townhouse as per plans.

Case: BOA-772697, **Address:** 103-105 Kenrick Street , **Ward 22 Applicant:** Shakeel Hossain

Article(s): 9(9-1) 51(51-9: Excessive F.A.R., Excessive number of stories, Insufficient front yard setback, Insufficient side yard setback & Insufficient rear yard setback)

Purpose: 1) Front Decks with 6' French Doors - 1st Floor added 4'x6' deck; 2nd new 4'x16' deck; 3rd floor new 4'x10' deck. 2) 27x12 ft Dormer on west side of the existing roof. 3) 3 30"x48" skylights on the east side of the roof.

Case: BOA-755659, **Address:** 58 Lake Street , **Ward 22 Applicant:** Charles Donners

Article(s): 9(9-1) 10(10-1) 51(51-56)

Purpose: Off street parking for 4 vehicles curb cut to be on Undline Road side of house.

Case: BOA-684107, **Address:** 1432-1400 Commonwealth Avenue , **Ward 21 Applicant:** Philip Hresko

Article(s): 29(29-8) 51(51-16) 51(51-17: Floor area ratio excessive, Height excessive, Usable open space insufficient, Side yard insufficient & Rear yard insufficient) 51(51-56: Off-street parking insufficient & Off-street loading insufficient)

Purpose: Erect new 7 story apartment 37 residential units building with 2 retail stores on first floor with 18 parking spaces underground.

Case: BOA-792293, **Address:** 1470-1474 Commonwealth Avenue , **Ward 21 Applicant:** Jamie Chow

Article(s): 51(51-8) 51(51-9: Excessive F.A.R. & Dimensional Regulations) 51(51-56)

Purpose: Change occupancy from 7 residential units and one professional office to 8 residential units, existing condition.

Case: BOA#792294, **Address:** 1470-1474 Commonwealth Avenue , **Ward 21 Applicant:** Jamie Chow

Purpose: Change occupancy from 7 residential units and one professional office to 8 residential units, existing condition. Section 780CMR, 8th Edition 107 Construction Documents Insufficient documents provided for review. (i.e. Sprinkler, fire alarm, MEPs, framing, slab design, damp proofing etc.).

Case: BOA-778523, **Address:** 548 Lagrange Street , **Ward 20 Applicant:** Josephine Bonomo

Article(s): 9(9-1) 55(55-9)

Purpose: Parking for 3 cars total (1 existing and 2 ne), as per plans filed.

Case: BOA-795624, **Address:** 5251 Washington Street , **Ward 20 Applicant:** John Pulgini

Article(s): 56(56-7) 56(56-8: Floor area ratio excessive, Building height excessive (feet), Usable open space insufficient & Side yard insufficient) 56(56-40.1) 56(56-39)

Purpose: Combining lots: Parcel (2010998000 & 2010797000) to single lot, total 14,904 SF lot area under ALT704589. Raze all existing buildings. Erect new (9) unit residential building with roof deck and (19) off-street parking at garage.

Case: BOA-782342, **Address:** 73-73A Cummins Highway , **Ward 19 Applicant:** Patrick Mahoney
Article(s): 67(67-9: Additional lot area insufficient, Lot frontage insufficient, Parking insufficient, Building height excessive, Usable open space insufficient, Side yard insufficient, Rear yard insufficient & 67-9.3 main entrance to face the front lot line)
Purpose: Erect an unattached two family on the same lot as another unattached two family (see 75-75A Cummins HWY permits should be appealed together ERT714310).

Case: BOA-782338, **Address:** 75-75A Cummins Highway , **Ward 19 Applicant:** Patrick Mahoney
Article(s): 67(67-32) 67(67-9: 67-9.3 main entrance to face front lot line, Additional lot area insufficient, Lot frontage insufficient, Floor area ratio excessive, Building height excessive, Open space insufficient, Side yard insufficient & Rear yard insufficient)
Purpose: Erect an unattached two family on the same lot as ERT714307 (please review and appeal together).

Case: BOA-799540, **Address:** 16 Everett Street , **Ward 19 Applicant:** Lee Goodman
Article(s): 55(55-8) 55(55-9) 55(55-40)
Purpose: Build a new 3 story, Residential Condominium for 9 Units on existing 22,102 sq. ft. Lot. There will be 9 at-grade Parking spaces for Building.

Case: BOA-805721, **Address:** 66 Edson Street , **Ward 17 Applicant:** Derric Small
Article(s): 65(65-41) 65(65-8) 65(65-9: Lot area insufficient, Add'l lot area insufficient, Lot width insufficient, Frontage insufficient, Floor area ratio excessive, Building height excessive (stories), Usable open space insufficient, Rear yard insufficient & Side yard insufficient) 65(65-42.13)
Purpose: Raze existing single-family dwelling. Erect new three-family dwelling with rear deck, and accessible ramp. Proposed five (5) off-street parking. See also ERT792361.

Case: BOA-805724, **Address:** 68 Edson Street , **Ward 17 Applicant:** Derric Small
Article(s): 65(65-41) 65(65-42.13) 65(65-8) 65(65-9: Lot area insufficient, Add'l lot area insufficient, Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Building height excessive (stories), Usable open space insufficient, Building height excessive (feet), Side yard insufficient & Rear yard insufficient)
Purpose: Erect new three-family dwelling with rear deck, and accessible ramp. Proposed five (5) off-street parking. See plan under ERT761013.

Case: BOA-799865, **Address:** 1837-1841 Dorchester Avenue , **Ward 16 Applicant:** Travis Lee
Article(s): 65(65-9: Lot area insufficient, Add'l lot area insufficient, Floor area ratio excessive, Building height excessive (stories), Usable open space insufficient, Building height excessive (feet), Side yard insufficient & Rear yard insufficient) 65(65-41)
Purpose: Erect new mixed-used building with ten (10) residential units with ground floor local retail space and three (3) off-street parking on existing vacant lot.

Case: BOA-805229, **Address:** 65 Westmoreland Street , **Ward 16 Applicant:** Patrick Mahoney
Article(s): 65(65-9: # of allowed stories has been exceeded, Insufficient side yard setback & Excessive F.A.R.)
Purpose: Build 2 shed dormers on either side of roof. Renovate interior and add full bath to third floor. (ZBA Requested).

Case: BOA-777414, **Address:** 104 Hazleton Street , **Ward 14 Applicant:** Sandy Zamor Calixte
Article(s): 60(60-9: Floor area ratio excessive & Usable open space insufficient) 60(60-8) 60(60-40) 10(10-1)
Purpose: Change of Occupancy from two family to three family residential dwelling. Additional dwelling unit to be located in the basement.

Case: BOA-767529, **Address:** 190 Magnolia Street , **Ward 14 Applicant:** Kelvin Doan
Article(s): 50(50-29) 50(50-43) 10(10-1)
Purpose: Curb cut and driveway for 2 residential parking spots.

Case: BOA-768736, **Address:** 19 Everett Avenue , **Ward 13 Applicant:** Patrick Mahoney
Article(s): 65(65-9: Floor area ratio excessive & Building height (# of stories) excessive) 65(65-42: Conformity with existing building alignment & Two or more dwellings on the same lot)
Purpose: Erect a new Two (2) Family Dwelling on existing 12,895 sq. ft. Lot as per plans. This is one of Two Family Houses to be built on the same lot (see ERT715590 for 21 Everett Avenue). Construction plans to be submitted upon ZBA approval. Existing Three (3) Family Dwelling to be razed under separate permit.

Case: BOA-768738, **Address:** 21 Everett Avenue , **Ward 13 Applicant:** Patrick Mahoney
Article(s): 65(65-9: Location of main entrance shall face the front lot line, Floor area ratio excessive & Building height (# of stories) excessive) 65(65-42)
Purpose: Erect a new Two (2) Family Dwelling on existing 12,895 sq ft Lot as per plans. This is one of two Two Family Houses to be built on the same lot (see ERT715575 for 19 Everett Avenue). Construction plans to be submitted upon ZBA approval. Existing Three (3) Family Dwelling to be razed under separate permit.

Case: BOA-787613 **Address:** 18 Marbury Terrace , **Ward 11 Applicant:** Marbury Terrace, Inc
Article(s): 29(29-8) 55(55-20)
Purpose: Combining Lot 4 (PID: 1101233080 - 15,408 SF) and Lot 5 (PID: 110123304 - 33,998 SF) to Lot 1 (PID 1101233020 - 30,497 SF) to be a total combined lot of 79,903 SF. Construct a new 17,000 sf addition to existing building of 13,400 sf of an existing catering establishment. Renovating approximately 8000 sf in existing building. Site work, landscaping and grading. ZBA.

HEARINGS: 10:30 a.m.

Case: BOA-793898, **Address:** 1486 Columbia Road , **Ward 7 Applicant:** Patrick Mahoney

Article(s): 68(68-8) 68(68-27S-5)

Purpose: Change of Occupancy from two-family and single-family dwelling. Full gut renovation to include replace siding, windows, roofing and rebuild existing roofing deck. Extend living space to basement. Remove fire escape.

Case: BOA-783103, **Address:** 24 Roseclair Street , **Ward 7 Applicant:** Daniel Rubin

Article(s): 65(65-8) 65(65-9: Floor area ratio excessive & Building height excessive (stories)) 65(65-42.7)

Purpose: Change occupancy from two family to three family and add a full height third story. Footprint of existing building to remain the same. Living space in basement will be part of unit 1. Construct rear deck. Proposed five (5) off-street parking in rear.

Case: BOA-788830, **Address:** 719A-719 East Fifth Street , **Ward 6 Applicant:** Timothy Johnson

Article(s): 68(68-29) 68(68-27S-5) 68(68-8: Side yard insufficient & Rear yard insufficient)

Purpose: Construct third floor addition with rear and roof deck on existing two family dwelling. New sprinkler/fire alarm systems as per plans submitted.

Case: BOA-801443, **Address:** 772 East Sixth Street , **Ward 6 Applicant:** Anthony Monahan

Article(s): 68(68-29) 68(68-8)

Purpose: Demolition and renovation for proposed 2 family, addition at rear 14 x 17, rough end finishes. Per spec. plans dated April 23, 2017 project number 16087 (EMBARC).

Case: BOA-800115, **Address:** 3 Emmet Street , **Ward 6 Applicant:** Daniel Rubin

Article(s): 27S(27S-5)

Purpose: Confirm occupancy as a single family and change to a two family. Combine with parcel 0603256000 and add addition with three car garage parking.

Case: BOA-797675, **Address:** 457-469A West Broadway , **Ward 6 Applicant:** Patrick Mahoney

Article(s): 27S(27S-9) 68(68-8: Side yard insufficient, Front yard insufficient, Usable open space insufficient, Building height excessive (stories) & Floor area ratio excessive)

Purpose: Demolish existing building. Erect new five-story mixed-used building with lower level garage parking, commercial on first floor, and residential floors above. 48 parking spaces (stack), two accessible spaces, 44 residential units and 3 retail spaces.

Case: BOA-787977, **Address:** 173 Newbury Street , **Ward 5 Applicant:** J.P. Licks at Newbury Street, Inc

Article(s): 8(8-3)

Purpose: Provide outdoor seating for 16 in connection with ALT767213.

Case: BOA-787978, **Address:** 173 Newbury Street , **Ward 5 Applicant:** J.P. Licks at Newbury Street, Inc

Article(s): 8(8-3: Restaurant conditional & Take out conditional)

Purpose: Change existing building use from "(3) Family, One Store, One Nail Salon" to "(3) Family, One Nail Salon, One restaurant with use item 37 with take-out item 36A, and outdoor patio seating". *Interior occupant load of 20 persons. **Outdoor seating requires a UOP permit application to be filed separately. (see u49784231).

Case: BOA-765856, **Address:** 46 Clarendon Street , **Ward 4 Applicant:** Andrew Brassard

Article(s): 32(32-4) 64(64-9: Excessive F.A.R., Insufficient rear yard setback & Insufficient open space (Plans show two units)) 64(64-36) 64(64-9.4)

Purpose: Confirm occupancy as one family and then change occupancy to a two family, construct two story addition in rear w/dormer on 4th story and perform all other prescribed work per plans submitted.

Case: BOA-784861, **Address:** 21 Rutland Square , **Ward 4 Applicant:** Eben Kunz

Article(s): 64(64-9.4) 64(64-34) 64(64-9)

Purpose: Construct roof deck, roof access hatch, 4 story rear bay with deck off level 1, unit 2.

Case: BOA#784860, **Address:** 21 Rutland Square , **Ward 4 Applicant:** Eben Kunz

Purpose: Construct roof deck, roof access hatch, 4 story rear bay with deck off level 1, unit 2. Section 780CMR 1009.13.1 Roof access Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1509.2.

Case: BOA-790614, **Address:** 8 Adams Street , **Ward 2 Applicant:** Keith Hinzman

Article(s): 9(9-1) 62(62-8)

Purpose: Build roof deck.

Case: BOA#790619, **Address:** 8 Adams Street , **Ward 2 Applicant:** Keith Hinzman

Build roof deck. Section 780CMR, 8th Edition 1009.13.1. In buildings four or more stories in height access shall be through a penthouse.

Case: BOA-791879, **Address:** 9 Mount Vernon Street , **Ward 2 Applicant:** Timothy Burke

Article(s): 10(10-1) 62(62-25) 62(62-8: Insufficient side yard setback, Excessive F.A.R., Excessive height & Insufficient open space)

Purpose: Construct addition on rear of existing house and new garage at rear of property as shown on the drawings.

Case: BOA-738454, **Address:** 55 Chaucer Street , **Ward 1 Applicant:** Patrick Mahoney
Article(s): 53(53-56) 53(53-9): Lot size insufficient, Lot width insufficient, Open space insufficient, Lot front frontage insufficient & Side yard insufficient)
Purpose: Subdivision 55 & 57 Chaucer St into two lots as per plan. No work to be done on this application. 55 to have 1838 sq ft lot. 57 to have 2222 sq ft lot See 57 Chaucer alt67228 for drawings.

Case: BOA-738449, **Address:** 57 Chaucer Street , **Ward 1 Applicant:** Patrick Mahoney
Article(s): 53(53-9): Lot frontage insufficient, Side yard insufficient, Rear yard insufficient, Lot size insufficient & Lot width insufficient)
Purpose: Subdivide 57 and 55 Chaucer. 55 to have 1838 sq ft lot. 57 to have 2222 sq ft lot see alt 709783 Confirm occupancy as a single family dwelling. Extend living space into attic, interior renovation as per plan.

Case: BOA-768036, **Address:** 309 Chelsea Street , **Ward 1 Applicant:** Elena Muench
Article(s): 53(53-52) 53(53-9): Insufficient side yard setback (stair landing) & Insufficient rear yard setback)
Purpose: Erecting a roof deck on the flat roof section of 3 story building with staircase from existing deck erected in October 2013. Deck has been designed by architect John Lloyd, and will be constructed to withstand a reasonable load and to the standards of current applicable codes. Constructor we are planning to hire has asked that we have the plans approved by planning & zoning first.

Case: BOA-793907, **Address:** 346 Chelsea Street , **Ward 1 Applicant:** Three Forty Eight Chelsea, LLC
Article(s): 53(53-56) 53(53-9): Insufficient lot size Lot A, Insufficient side yard setback to Lot A, Insufficient additional lot area per unit Lot A, Insufficient open space per unit & Excessive F.A.R.)
Purpose: Subdividing 346 Chelsea Street Parcel# 0106927000 (395 sq ft) to be given to 348 Chelsea Street Parcel# 0106926000 to this lot to now have 1,200 s.f. each. See ERT7738591.

Case: BOA-793908, **Address:** 348 Chelsea Street , **Ward 1 Applicant:** Three Forty Eight Chelsea, LLC
Article(s): 53(53-56) 53(53-9): Insufficient additional lot area per unit, Insufficient lot size, Insufficient side yard setback (2.5' min), Insufficient rear yard setback, Insufficient open space per unit, Excessive F.A.R., Max allowed height been exceeded (35' max.) & # allowed stories exceeded (3 story max.)
Purpose: Erect 3 unit residential dwelling. Taking 395sq ft from 346 Chelsea (parcel#0106927000) to become a total 1200 sq ft. See ALT773887.

Case: BOA-793904, **Address:** 4 Coppersmith Way , **Ward 1 Applicant:** 4 Coppersmith Way, LLC
Article(s): 53(53-9): Insufficient additional lot area/unit, Excessive F.A.R. & Insufficient open space unit) 53(53-56)
Purpose: Change from a two family to a three family and renovate as per plans.

Case: BOA-790002, **Address:** 104 Faywood Avenue , **Ward 1 Applicant:** Victor Joita
Article(s): 53(53-56): Location - Parking in the front yard cannot exceed 10' in width & Design - The parking spaces do not meet the minimum dimensions for parking spaces) 10(10-1)
Purpose: Driveway extension - see doc with proposed retaining wall around proposed expanded driveway. Proposed one (1) additional off-street parking; two (2) off-street parking.

Case: BOA-796118 **Address:** 375 Maverick Street , **Ward 1 Applicant:** Abdelijalil Krikib
Article(s): 53(53-9) 53(53-56)
Purpose: Raze existing structure and erect 3-family dwelling. Building to include emp and sprinklers. Private rear deck on 1st and second floor and private roof deck accessed via roof hatch on third floor. First floor to include private porch area; (existing structure to be razed on a separate permit). *AE flood zone-letter of conditions to be complied with throughout construction operations.

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-777065, **Address:** 64 Lincoln Street, **Ward 22 Applicant:** Lincoln Street Trust of December 1993
Article(s): 9(9-1)
Purpose: Amend plans to add mesh screen to Billboard to shield visibility of structural elements. No change in height, dimension, or orientation of approved structure. This application to amend issued permit (ALT24609 Tom W.).

Case: BOA-753496, **Address:** 37-39 Thetford Avenue, **Ward 17 Applicant:** Rui Rodrigues
City Hall, upon the appeal of Rui Rodrigues seeking with reference to the premises at 37-39 Thetford Ave, Ward 17 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance 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-613478, **Address:** 820 William T Morrissey BLVD, **Ward: 16, Applicant:** Outfront Media, LLC
Article(s): 65(65-40) 11(11-7)
Purpose: Replace both sides/faces of existing 48' wide by 14' high billboard, one side currently Static and the other side Tri-Vision, with new digital signage cabinets. Replace existing steel structure in kind. Change occupancy to include billboard See L/F 0876/2004.

Case: BOA-784713, **Address:** 20B-20C Hawthorne Street , **Ward 11 Applicant:** Anthony Dilietizia
Article(s): 50(50-44.13)
Purpose: Combine existing parcel #11-00203-000 (17,164 s.q.f.t.) subdivide this combined lot of 25,469 s.q.f.t. into 2 new lots. This new lot A to have 21,317 sq. ft and erect a new semi-attached two (2) family dwelling (under article 50-44-13). Dwelling to be fully sprinklered as per attached plans. This will be 1 of 2 dwellings on the same lot.

Case: BOA-725789, **Address:** 287-293 Maverick, **Ward 1 Applicant:** Diconstanzzo Properties LLC
Article(s): 53(53-8) 53(53-9) 53(53-56.5) 53(53-56) 53(53-54)
Purpose: Raze existing building, combine lots and erect a mixed-use structure consisting of retail on the first floor, 37 units On the above floors and parking for 30 vehicles. See ALT712862 for combing lots. Building to be razed on Separate permit. ZBA.

INTERPRETATION:12:00Noon.

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.

COURT REMAND:12:00Noon.

Case: BOA-719810, **Address:** 874 East Sixth Street , **Ward 6 Applicant:** George Morancy
City Hall, upon the appeal of George Morancy seeking with reference to the premises at 874 E Sixth St, Ward 06 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: GPOD Article(s): 29(29-4)
Purpose: Construct a new 3 story residential building comprising of 6 units and underground parking for 9 vehicles.

Hearings/Recommendations

Case: BOA-797520, **Address:** 31A Belmont Street **Ward: 2, Applicant:** Jeremy Crane
Article(s): 62(62-62-25)
Purpose: Enlarge existing dormer. *Contact/License information required.

Case: BOA-797522, **Address:** 31 Belmont Street **Ward: 2, Applicant:** Jeremy Crane
Article(s): 62(62-25)
Purpose: Enlarge existing dormer.

Case: BOA-787466, **Address:** 85 Cambridge Street **Ward: 2, Applicant:** Jerzy Gold
Article(s): 62(62-8)
Purpose: Enclose the open space in the garden unit on ground floor, within building lines. This space is below the dining/den space of the unit on the first floor above. The new space will be use as a living room/sun room for the ground level unit. New foundation will be dug out, new wall on two sides framed, french door and a window installed, a new entrance from the current dining area in the kitchen of the ground level unit created to access this new living room/sun room.

Case: BOA-798051, **Address:** 54 P Street **Ward: 6 , Applicant:** Ann McDonough
Article(s): 68(68-29) 68(68-8)
Purpose: Construct new roof deck with penthouse and spiral staircase access.

Case: BOA-796983, **Address:** 397 West Broadway **Ward: 6, Applicant:** J.P. Licks at West Broadway, Inc.
Article(s): 68(68-27S-5) 68(68-7: Take-out restaurant is conditional use & Restaurant is conditional use)
Purpose: Change of Occupancy from Beauty Salon to Restaurant and Take-Out Restaurant (ice cream and coffee shop). Proposed occupant load of 17 persons.

Case: BOA-786983, **Address:** 51 Oakton Avenue **Ward: 16 , Applicant:** Joseph Delaney
Article(s): 65(65-9: Floor area ration excessive & Building height excessive (stories)
Purpose: Remove existing roof including framing. Construct new roof system including dormers as shown on prints.

Case: BOA-785625, **Address:** 41 Tolman Street **Ward: 16, Applicant:** Tran Nguyen
Article(s): 65(65-9: Floor area ratio excessive, Usable open space insufficient & Side yard insufficient)
Purpose: Added rear addition, enclosed sunroom in the rear of building. Extend living space to basement. Correct violation V357173.

Case: BOA-798424, **Address:** 29 Asheville Road **Ward: 18, Applicant:** Ricardo's Baez
Article(s): 69(69-9)
Purpose: Construct new shed dormer to rear of cape per drawings submitted. ZBA.

Case: BOA-794575, **Address:** 13 Cleveland Street **Ward: 18, Applicant:** Antonio Nardelli
Article(s): 69(69-8) 9(9-1)
Purpose: Change of occupancy to two-family dwelling (Legalize existing two-family). Interior renovation to include new kitchen and two new bathrooms. Construct new second floor side deck.

Case: BOA-782247, **Address:** 61 Cliftondale Street **Ward: 18, Applicant:** Kelly Thomson
Article(s): 67(67-9: # of allowed habitable stories has been exceed & Insufficient side yard setback)
Purpose: Construct dormer and extend living space into attic area per plans submitted *Modified description 1.19.18.

Case: BOA-789344, **Address:** 366 Metropolitan Avenue **Ward: 18, Applicant:** Fredrick Carr
Article(s): 67(67-9)
Purpose: Extend existing front porch on existing single family dwelling. ZBA.

Case: BOA-789416, **Address:** 75-77 Sunnyside Street **Ward: 18, Applicant:** Sonia Pierre
Article(s): 9(9-1)
Purpose: Add 12'x12' section to 1st floor Deck.

Case: BOA-795132, **Address:** 23 Thompson Street **Ward:** 18, **Applicant:** Omar Borges

Article(s): 69(69-29) 69(69-8)

Purpose: Change Occupancy from a One Family to Two Family (previously a two family) no work to be done on this permit - refer to prior alt for plan layout.

Case: BOA-791578, **Address:** 29 Oriole Street **Ward:** 20, **Applicant:** Danny Bakis

Article(s): 56(56-8: Building height (# of stories) excessive, Side yard insufficient & Rear yard Insufficient) 9(9-1)

Purpose: Amendment to ALT683793. Roof alteration. Existing hip roof. Remove and frame a mansard roof with dormers.

Case: BOA-787903, **Address:** 29 Pinehurst Street **Ward:** 20, **Applicant:** Leandra Brantle

Article(s): 67(67-9: Floor area ratio excessive, Building height excessive (stories), Front yard insufficient, Side yard insufficient & Rear yard insufficient)

Purpose: New roof change. Construct dormer addition, new front roof deck. Extend living space to attic.

Case: BOA-802344, **Address:** 749-755 South Street **Ward:** 20, **Applicant:** Stephen Judge

Article(s): 9(9-2) 68(68-10)

Purpose: Change of occupancy from rooming house and restaurant to an a single unit apt and restaurant no work to be done.

EXECUTIVE SESSION:

Case: BOA-604337, **Address:** 279 Marlborough Street **Ward:** 5, **Applicant:** Taylor Harrington

Discussion with Corporation Counsel regarding Court Remand relative to Civil Action No. 17H84-CV-000238

STEPHANIE HAYNES

BOARD OF APPEAL

617-635-4775

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR
MARK FORTUNE-SECRETARY
MARIE ST. FLEUR
BRUCE BICKERSTAFF
MARK ERLICH
ANTHONY PISANI
CRAIG GALVIN

SUBSTITUTE MEMBERS:

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