



City of Boston  
Board of Appeal

Tuesday, November 27 2018

BOARD OF APPEALS

RECEIVED  
CITY CLERK'S OFFICE

Room 801

REVISED AGENDA 2018 NOV 21 A 11: 22

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

**APPROVAL OF HEARING MINUTES:**

October 16, 2018 & October 30, 2018

**Extension: 9:30a.m.**

**Case:** BOA-616423 **Address:** 482 West Broadway **Ward** 6 **Applicant:** George Morancy, Esq

**Case:** BOA-649308 **Address:** 1258-1262 Massachusetts Avenue **Ward** 7 **Applicant:** George Morancy, Esq

**Case:** BOA-649316 **Address:** 1268-1272 Massachusetts Avenue **Ward** 7 **Applicant:** George Morancy, Esq

**Case:** BOA-558655 **Address:** 48-62 Brookline Avenue **Ward** 5 **Applicant:** Michael Maurello

**Case:** BOA-594105 **Address:** 157 Cottage Street **Ward** 1 **Applicant:** Brian Scagliola

**GCOD: 9:30 a.m.**

**Case:** BOA-874413 **Address:** 77 Warren Avenue **Ward** 4 **Applicant:** Patrick Mahoney, Esq

**Article(s):** 32(32-4)

**Purpose:** Full renovation to existing single family building. Excavate basement for new ceiling height. Extend living space to basement. Propose new exterior windows and doors.

**HEARING: 9:30 a.m.**

**Case:** BOA-851232 **Address:** 43 Trapelo Street **Ward** 22 **Applicant:** Alex Bush

**Article(s):** 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9)

**Purpose:** Renovations to the Building including a small, Rear addition and new Dormers to the existing 3rd Floor.

**Case:** BOA-781861 **Address:** 32-46 Brooks Street **Ward** 22 **Applicant:** Mesut Kara

**Article(s):** 06(6-4)

**Purpose:** Remove proviso from BZC-29362 and change to current owner.

**Case:** BOA-796556 **Address:** 9 Mansfield Street **Ward** 22 **Applicant:** We Close the Deal LLC

**Article(s):** 51(51-8) 51(51-9) 51(51-9) 51(51-9) 51(51-57.2) 51(51-56)

**Purpose:** Demolish existing single family structure. Erect new six (6) residential units dwelling with six (6) off-street parking.

**Case:** BOA-895596 **Address:** 2193-2201 Commonwealth Avenue **Ward** 22 **Applicant:** John Pulgini

**Article(s):** 51(51-16)

**Purpose:** Playa Bowls- Change Occupancy to include Smoothie shop. Demo existing Realty Office. Proposed Restaurant fitout for new Smoothie/Food service space.

**Case:** BOA-885363 **Address:** 38 Englewood Avenue **Ward** 21 **Applicant:** Jonathan Berit-Parkes

**Article(s):** 51(51-9: Lot area for additional dwelling units, side yard, rear yard insufficient; Floor area ratio excessive) 51(51-56) off street parking insufficient 51(51-56.5 off street parking design)

**Proposed:** Renovation and Addition of existing three(3) family building into Eight (8) dwelling unit building. The proposed rear addition is 3 stories above grade and does not pass existing structure height.

**Case:** BOA-864000 **Address:** 11 Leniston Street **Ward** 20 **Applicant:** Dan De Angeli

**Article(s):** 67(67-9) 67(67-9)

**Purpose:** Extend living space to attic to include master bedroom and bathroom to existing single-family dwelling.

**Case:** BOA-871140 **Address:** 3-7 Poplar Street **Ward** 20 **Applicant:** Russell Flynn

**Article(s):** 67(67-12) 67(67-12) 67(67-32)

**Purpose:** Adding 2 stories to include 8 residential apartments above existing building.

**Case:** BOA-886105 **Address:** 17-21 Poplar Street **Ward** 20 **Applicant:** Rafiha Azrak

**Article(s):** 67(67-11)

**Purpose:** To address occupancy noted in ISD violation #V391810 (The ISD occupancy has a social hall occupancy on 2nd floor offices area).

**Case:** BOA-89357 **Address:** 659 Centre Street **Ward** 19 **Applicant:** Katie Alaimo

**Article(s):** 09(9-1) 55(55-17) 55(55-17)

**Purpose:** Construction of exterior freezer and storage improvement.

**Case:** BOA-856626 **Address:** 208 Neponset Valley Park Way **Ward** 18 **Applicant:** Kiera McKinney  
**Article(s):** 29(29-4) 69(69-11) 69(69-12) 69(69-12) 69(69-12) 69(69-12) 68(68-33)  
**Purpose:** Combine lot A parcel# 1809836000 with Lot B Parcel# 1809835000 to become one lot and erect a new 7Unit Residential building with Parking under as per plans supplied.

**Case:** BOA-856534 **Address:** 26 Glide Street **Ward** 16 **Applicant:** Ted Ahern  
**Article(s):** 65(65-9) 65(65-9)  
**Purpose:** Remove existing Attic space and reframe roof to create more space to the existing structure. This addition will stay within the foot print of the existing building.

**Case:** BOA-864614 **Address:** 118-120 Granite Avenue **Ward** 16 **Applicant:** Daniel Perry  
**Article(s):** 9(9-14) 65(65-9)  
**Purpose:** Roof Deck.

**Case:** BOA-794211 **Address:** 19 Inwood Street **Ward** 15 **Applicant:** Jose Pina  
**Article(s):** 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41)  
**Purpose:** Combine existing Lots. Change Occupancy from a Three Family Dwelling to a Six Family Dwelling. Construct a new 3 story addition onto existing Three Family Dwelling. Building to be fully Sprinklered.

**Case:** BOA-857595 **Address:** 34 Church Street **Ward** 15 **Applicant:** Jeremy Davidson  
**Article(s):** 65(65-9)  
**Purpose:** New roof deck built on existing flat roof. New stairs extending from 3rd floor to roof deck.

**Case:** BOA-859079 **Address:** 14-16 Cushing Avenue **Ward** 13 **Applicant:** Alicia Meyers  
**Article(s):** 09(9-1)  
**Purpose:** Add infants ages 6 weeks -15 months increasing capacity from 35 to 54.

**Case:** BOA#859080 **Address:** 14-16 Cushing Avenue **Ward** 13 **Applicant:** Alicia Meyers  
**Purpose:** Add infants ages 6 weeks-15 months, increasing capacity from 35-54.  
Section: 780 CMR 1007, 9th Edition- Exit and Exit Access Doorway Configurat - Two Exits are required from each classroom and exits need to be remote from each other, no less than half the longest diagonal of the space. Classroom #3 exits are to close each other.

**Case:** BOA-859209 **Address:** 26 Willis Street **Ward** 13 **Applicant:** Derric Small  
**Article(s):** 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41.5) 65(65-14.3)  
**Purpose:** Demolish existing structure, erect a three-family dwelling. Existing building to be razed under a separate short form permit.

**Case:** BOA-850023 **Address:** 175 Howard Avenue **Ward** 13 **Applicant:** Hugo Correa Fiho  
**Article(s):** 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29)  
**Purpose:** Erect a New Two Family Dwelling; Job description: • Furnish all necessary labor, supervision & tools for the below work. The proposal includes: Framing & Rear Decks Framing & Finish • Install Foundation and Slab per plan • Install Sill Sealer • Install Sill Plates • Install 2x6 Exterior Walls • Install Exterior Sheathing • Install Headers • Install Posts • Install LVL Beams • Install Clips, Hangers And Connectors For Our Work • Install Floor Joist And Sistered Floor Joists • Install Rough Framing Interior Stairs • Install Interior Partitions • Install Subfloor Infills • Install Window Framing • Install Windows • Install Exterior Doors • Install Roof Framing Per Plans Structural • Install Rough Framing and Finish For Rear Decks And Stairs • The subcontractor is responsible for all safety during framing and deck installation • Provide a clean and safe workplace • Clean to dumpster provided by Contractor • Install Finish trim • Paint and Plaster • Supervise all sub-contracts on site

**Case:** BOA-844566 **Address:** 35 Dade Street **Ward** 9 **Applicant:** Peter Vanko  
**Article(s):** 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-44)  
**Purpose:** New 4 story, (2) family dwelling to be known as "35 Dade St". The lots for the proposed building are the product of lot subdivisions produced under companion projects ALT812352 (38 Williams), ALT812353 (40 Williams).

**Case:** BOA-863406 **Address:** 28 Upton Street **Ward** 9 **Applicant:** David Arrowsmith  
**Article(s):** 64(64-34) 64(64-34) 64(64-34)  
**Purpose:** Double 2x12 sleepers at all structural locations per plans. 60" x 60" opening for roof hatch per plans. 2x6 platform and salter spiral staircase per plans. Installation of structural steel beams per plans mechanically fastened. 2x12 deck frame per plans. Trex Decking and Railings. Exterior Alterations propose a 340sf roof deck to be accessed via spiral stair.

**Case:** BOA#863408 **Address:** 28 Upton Street **Ward** 9 **Applicant:** David Arrowsmith  
**Purpose:** Double 2x12 sleepers at all structural locations per plans. 60" x 60" opening for roof hatch per plans. 2x6 platform and salter spiral staircase per plans. Installation of structural steel beams per plans mechanically fastened. 2x12 deck frame per plans. Trex Decking and Railings. Exterior Alterations propose a 340sf roof deck to be accessed via spiral stair.  
SECTION: 780CMR, 9th Edition Section 1011.12.2; Roof Access: Where a stairway is provided to a roof located 4 stories or > from grade, access to the roof shall be provided through a penthouse.  
SECTION: 780CMR, 9th Edition Section 1011.10 Spiral stairways; Spiral stairways are only permitted to be used as a component in the means of egress from a space which is not more than 250sf.

**Case:** BOA-854014 **Address:** 903-909 Massachusetts Avenue **Ward** 8 **Applicant:** EJT Management

**Article(s):** 50(50-32) 09(9-2)

**Purpose:** Actual Description: Combine addresses of 903 ,905, 907 AND 909 MASS. AVE. (LOt #1 (26,814 sf, lot#2 (46219sf), Lot#3 (2956sf) in common ownership byThomas Scott H TS (Massachusetts investment nominee Rlty trust) per Stamped Land Survey submitted with a total lot size of (76729sfTBD) to correct ISD building jacket, then, change occupancy to garage with Taxi Dispatch, office and service(no work to be done.)

**HEARINGS: 10:30 a.m.**

**Case:** BOA-857422 **Address:** 42 Thomas Park **Ward** 7 **Applicant:** Mark Little

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

**Purpose:** Construct rear deck with spiral stairway on existing two-family dwelling.

**Case:** BOA-893387 **Address:** 1662 Columbia Road **Ward** 7 **Applicant:** Doris Rooney

**Article(s):** 27S(27S-5) 68(68-8) 68(68-29)

**Purpose:** Renovation of existing 3 family dwelling . Replace rubber roof , windows and siding , extend living space into basement . Install new sprinkler system ,extend front and rear stairs to roof for new deck access , demo garage and rear decks to create 3 parking spaces as per plan.(see sf844692 for garage demo ,3 family interior demo,new roof and windows,u49844658 for parking)

**Case:** BOA-878021 **Address:** 18 Mount Vernon Street **Ward** 7 **Applicant:** Thomas Bierbaum CEO, Volunteers of America of Massachusetts Inc.

**Article(s):** 65(65-9)

**Purpose:** Enclose exiting porches for living space

**Case:** BOA-872527 **Address:** 409 East Seventh Street **Ward** 7 **Applicant:** Timothy Sheehan

**Article(s):** 68(68-8) 68(68-33) 68(68-33)

**Purpose:** Propose four (4) off-street parking accessed by shared driveway. See plan ALT821748.

**Case:** BOA-872531 **Address:** 409 East Seventh Street **Ward** 7 **Applicant:** Timothy Sheehan

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

**Purpose:** Change of occupancy from two-family to three-family dwelling. Construct rear addition. Renovate existing building, replace new exterior sidings and windows. Propose eight (8) off-street parking filed under U49861758 and U49861767

**Case:** BOA-872523 **Address:** 411 East Seventh Street **Ward** 7 **Applicant:** Timothy Sheehan

**Article(s):** 68(68-7) 68(68-8) 68(68-33) 68(68-33)

**Purpose:** Propose four (4) ancillary parking accessed by shared driveway for 409 East Seventh Street. See plan ALT821748.

**Case:** BOA-873270 **Address:** 105 West Third Street **Ward** 6 **Applicant:** George Morancy

**Article(s):** 57(57-9) 57(57-9) 57(57-22)

**Purpose:** Amend application ERT618507, as approved by ZBA, to add two roof decks with headhouse access, as per plans, and to add garage door as required by BPDA design review.

**Case:** BOA-876216 **Address:** 148 Athens Street **Ward** 6 **Applicant:** George Morancy

**Article(s):** 27S(27S-5) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-33)

**Purpose:** Erect new 4-story two-family dwelling with rear deck. Propose (2) off-street parking on the ground floor as per plans.

**Case:** BOA-860197 **Address:** 141 I Street **Ward** 6 **Applicant:** Kris McCabe

**Article(s):** 27S(27S-5) 68(68-8) 68(68-8) 68(68-33) 68(68-33)

**Purpose:** Change of occupancy from a one-family dwelling to a two-family dwelling. Construct 2-story rear addition. Extend living space to basement for Unit #1. Full renovation. Propose one (1) off-street parking at rear.

**Case:** BOA-879362 **Address:** 225 Beacon Street **Ward** 5 **Applicant:** Sea-Dar Construction

**Article(s):** 13(13-1)

**Purpose:** Construct new roof deck. Amend ALT755583. All costs filed under A793065

**Case:** BOA-855955 **Address:** 11 Chestnut Street **Ward** 5 **Applicant:** Clinton Garrett

City Hall, upon the appeal of Clinton Garrett seeking with reference to the premises at 11 Chestnut Street, Ward 05 for

**Article(s):** 9(9-1) 15(15-1)

**Purpose:** Selective Remodel throughout townhouse. 1 new kitchen. 4 new bathrooms. New floors, ceilings, trim & finishes throughout.

**Case:** BOA-818164 **Address:** 121-123 Beach Street **Ward** 3 **Applicant:** Robert Tuckett by Chris Rapczynski

**Article(s):** 44(44-5) 44(44-6)

**Purpose:** Legalize existing condition of roof deck and renovate per plans.

**Case:** BOA-849600 **Address:** 279 North Street **Ward** 3 **Applicant:** Daniel Toscano

**Article(s):** 9(9-1) 32(32-4) 54(54-13) 54(54-13) 54(54-13) 54(54-18)

**Purpose:** Seeking to change the occupancy from a four-family dwelling to a three-family dwelling, to renovate the building, and to extend living space into the basement. Renovations will include a second, third, and fourth story addition to extend living space. Also to erect a new, fifth story addition with a roof deck.

**Case:** BOA-812800 **Address:** 66R Cambridge Street **Ward** 2 **Applicant:** Edward Owens

**Article(s):** 11(11-6) 11(11-7) 62(62-18) 62(62-28)

**Purpose:** Fabricate and install 2 Digital Billboards to a height of 90' on-premises.

**Case:** BOA-890701 **Address:** 656 Saratoga Street **Ward 1 Applicant:** Aresco Family Limited Partnership  
**Article(s):** 53(53-56) 53(53-56.5.a) 53(53-8) 53(53-9: F.A.R excessive; number of stories & max allowed height exceeded) 53(53-54) 53(53-57.2)

**Purpose:** Combine lots with parcel numbers, 0100764000, 0100767000, 0100768000, 0100789000, and 0100788000 to create one lot consisting of 16,501 s.f. and erect a 45 unit residential dwelling. See also **ALT800400.** ( Survey descriptions corrected 3.15.18)

**Case:** BOA-848572 **Address:** 3-3G Walley Street **Ward 1 Applicant:** Walley Three LLC

**Article(s):** 53(53-25) 53(53-54) 53(53-56) 53(53-26)

**Purpose:** Raze existing building and erect an 8 Unit residential dwelling. Assessors map identifies lot size detail for parcel #0101574001 to be 3,379sf. Existing structure to be razed on a separate permit.

**Case:** BOA-870470 **Address:** 2 Brigham Street **Ward 1 Applicant:** Daniel Jacobson

**Article(s):** 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-52)

**Purpose:** Erect 4th floor addition and deck for unit 3

**Case:** BOA-820537 **Address:** 20-23 William C Kelly Square **Ward 1 Applicant:** Rulver Hernandez

**Article(s):** 07(7-4) 53(53-11)

**Purpose:** Remove proviso for sit down w/ Take out change to La Gran Manzana and add live entertainment. Include front outdoor seating for 20. Add new bathroom and increase occupant load from 78 to 98 persons GROSS

**Case:** BOA-848569 **Address:** 113-115 Falcon Street **Ward 1 Applicant:** 113 Falcon, LLC

**Article(s):** 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-56) 53(53-56)

**Purpose:** Erect a 4 story, Six ( 6 ) Unit Residential Dwelling with Parking Garage under Building. Lot Combined under ALT835818.

**Case:** BOA-854182 **Address:** 197-207 Maverick Street **Ward 1 Applicant:** 205 Maverick Street LLC

**Article(s):** 10(10-1) 53(53-8) 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-56) 53(53-56) 53(53-54) 53(53-56.5)

**Purpose:** Erect a new five-story mixed-use building with two local retail/commercial spaces on the ground floor, 55 residential units on the upper floors and 34 off-street garage parking spaces. Building will include bike storage, courtyard, patio, balcony and roof decked open space and related improvements. Demolition of existing commercial structure will be on separate permit.

#### **RE-DISCUSSIONS: 11:30a.m.**

**Case:** BOA-765159 **Address:** 139 Walter Street , **Ward 20 Applicant:** Nora Duclos

**Article(s):** 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-29.5)

69(69-29)

**Purpose:** Construct new 2-family town house dwelling per plans

**Case:** BOA-835790 **Address:** 57 Hemman Street , **Ward 18 Applicant:** Scott Johnson

**Article(s):** 67(67-9) 67(67-9) 67(67-9)

**Purpose:** To be filed in conjunction with ERT803437-59 Hemman Street, two buildings on one lot. No work to be done on this permit.

**Case:** BOA-821722 **Address:** 59 Hemman Street , **Ward 18 Applicant:** Scott Johnson

**Article(s):** 67(67-8) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-9) 67(67-33)

**Purpose:** Refile abandoned ERT617609 reviewed by FD. Erect a new 2 family on same lot as existing 3 family. Permit set to be submitted upon ZBA approval. ERT617609- (7/27/16)

**Case:** BOA-838951, **Address:** 744-746 East Broadway **Ward:** 6 **Applicant:** Phuong Nguyen

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

**Purpose:** Changing the occupancy from two family and office to two and nail salon.

**Case:** BOA-835144 **Address:** 870 East Fifth Street , **Ward 6 Applicant:** Anthony Virgilio

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

**Purpose:** Full gut interior renovation for existing three-family dwelling units. Extend living space to basement. Installation of new MEP/FA/FP.

**Case:** BOA-819529 **Address:** 48-62 Brookline Avenue , **Ward 5 Applicant:** City Wide Contracting LLC

**Article(s):** 32(32-4)

**Purpose:** Build out Retail store with new entryway at street level.

**Case:** BOA-871519, **Address:** 218 Everett Street **Ward:** 1 **Applicant:** David Aiken

**Article(s):** 53(53-56)

**Purpose:** Propose one (1) off-street parking with proposed new curb cut on existing single family dwelling.

**Case:** BOA-881681, **Address:** 20 Manthorne Road **Ward:** 20 **Applicant:** Lucio Trabucco

**Article(s):** 9(9-1) 56(56-8: Floor area ratio excessive & Side yard insufficient)

**Purpose:** Total Interior remodeling of an existing two family structure, with the addition of an exterior deck at the rear of the building.



**INTERPRETATION: 12:00Noon.**

**Case:** BOA-884323 **Address:** 41-43 Westland Avenue **Ward** 4 **Applicant:** Catamount Westland LLC  
City Hall, upon the appeal of Catamount Westland LLC seeking with reference to the premises at 41-43 Westland Avenue, Ward 04 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect:  
Interpretation  
Purpose: The petitioner's seeks a determination that the Inspectional Services Department erred in issuing the Violation Notice V387256

**Case:** BOA-892970 **Address:** 91A Baker Street **Ward** 20 **Applicant:** Michael and Maria Keville  
City Hall, upon the appeal of Michael and Maria Keville seeking with reference to the premises at 91A Baker Street, Ward 20 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Interpretation  
Purpose: The petitioner's seeks a determination that the Inspectional Services Department erred in issuing the permit ERT476672, The permit was issued as an allowed use.

**RECOMMENDATION/HEARINGS:**

**Case:** BOA-877912, **Address:** 105 Pembroke Street **Ward:** 4 **Applicant:** Paul MacNeely  
**Article(s):** 64(64-9.4)  
**Purpose:** Construct new 16 x 20 deck/balcony, metal frame with wood joists, install trex decking and steel painted railings.

**Case:** BOA-880385, **Address:** 163 Newbury Street **Ward:** 5 **Applicant:** Plant-Based Pizza Boston, LLC  
**Article(s):** 8(8-7)  
**Purpose:** Create outdoor seating area in lower patio for 30 people. Patio is below sidewalk grade at Newbury St. Associated with ALT to change use to restaurant.

**Case:** BOA-880391, **Address:** 163 Newbury Street **Ward:** 5 **Applicant:** Plant-Based Pizza Boston, LLC  
**Article(s):** 5(8-7: Use item #37 restaurant & Use item #36A conditional)  
**Purpose:** Interior fit-out for restaurant at ground floor. Change existing building use and occupancy to include one restaurant with use item No. 37 with Takeout Use Item 36A, and to provide outdoor patio seating in conjunction with the same.

**Case:** BOA-876897, **Address:** 523 East Fifth Street **Ward:** 6 **Applicant:** Douglas Stefanov  
**Article(s):** 27S(27S-5) 68(68-29) 68(68-8)  
**Purpose:** Renovate the interior and exterior finishes of an existing 2 story single family home and build new 3rd Floor as well as build a 2 story addition to the rear of the house with basement and roof deck above. All Doors, Windows, and Finishes to be replaced with new.

**Case:** BOA-866356, **Address:** 806 East Third Street **Ward:** 6 **Applicant:** Adam Dizdari  
**Article(s):** 27S(27S-5) 68(68-8: Usable open space insufficient & Side yard insufficient)  
**Purpose:** Change of occupancy to a two-family dwelling. Full interior renovation of two-family dwelling. Extend living space to basement. Add second means of egress by extending exterior rear porch with new roof. Propose (2) off-street parking.

**Case:** BOA-868581, **Address:** 293 Silver Street **Ward:** 6 **Applicant:** Timothy Johnson  
**Article(s):** 68(68-29) 68(68-8)  
**Purpose:** Erect new roof deck to be accessed by existing headhouse as per plans submitted.

**Case:** BOA-861576 **Address:** 413 West Fourth Street **Ward:** 7 **Applicant:** Sara Mills  
**Article(s):** 68(68-33) 68(68-8)  
**Purpose:** Change of occupancy from single-family dwelling to two-family dwelling. Legalize existing two-family dwelling.

**Case:** BOA#861575, **Address:** 413 West Fourth Street **Ward:** 7 **Applicant:** Sara Mills  
**Purpose:** Change of occupancy from single family dwelling to two family dwelling. Legalize existing two-family dwelling. Section 9th 780 CMR R311 Means of Egress. R311.1 Means of Egress (MA Amendment). Dwelling units shall be provided with a primary and secondary means of egress in accordance with this section. 9th 780 CMR R311 Means of Egress. R311.7.6 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served.

**Case:** BOA-855613, **Address:** 64 Pleasant Street **Ward:** 13 **Applicant:** Huyen Nguyen  
**Article(s):** 9(9-1) 10(10-1) 65(65-8)  
**Purpose:** Use premises for outdoor sale and display of 3 motor vehicles.

**Case:** BOA-868656, **Address:** 646 Blue Hill Avenue **Ward:** 14 **Applicant:** Phi Hong Dang  
**Article(s):** 60(60-16)  
**Purpose:** Changing Occupancy from Convenient to Nail Salon.

**Case:** BOA-888979, **Address:** 98 Myrtlebank Avenue **Ward:** 16 **Applicant:** James Christopher  
**Article(s):** 65(65-9: Floor area ratio excessive, Bldg height excessive (stories) & Side yard insufficient)  
**Purpose:** To construct a new shed dormer to increase living spaces as per attached plans.

**Case:** BOA-877180, **Address:** 100 Garfield Avenue **Ward:** 18 **Applicant:** Williston Johnson  
**Article(s):** 9(9-1) 69(69-9: Excessive F.A.R. & Insufficient rear yard setback)  
**Purpose:** To erect a vertical addition from the existing basement up to the 1st floor and 2nd floor.

**Case:** BOA-876850, **Address:** 44 Osceola Street **Ward:** 18 **Applicant:** Ruben Laorche  
**Article(s):** 69(69-9)

**Purpose:** To build 14' x 13' unheated sun room on sonatube footings with 4' x 4' landing and stairs.

**Case:** BOA-871895, **Address:** 215 West Street **Ward:** 18 **Applicant:** Miguel Santiago  
**Article(s):** 69(69-9)

**Purpose:** Proposed to build a new addition for a master bedroom with new bathroom, new rear deck and stairs, new front addition.

**Case:** BOA-873216, **Address:** 14-16 Whitford Street **Ward:** 18 **Applicant:** Patrick Mahoney, Esq  
**Article(s):** 67(67-33) 67(67-9: Insufficient additional lot area per dwelling unit, Excessive F.A.R., Insufficient usable open space per dwelling unit, Insufficient front yard setback & Insufficient side yard setback)

**Purpose:** Construct a 20x30 addition creating a second dwelling. Change occupancy from one family to 2 family as per plans.

**Case:** BOA-845989, **Address:** 28 Bogandale Road **Ward:** 20 **Applicant:** Tyler Gilbreath  
**Article(s):** 56(56-8)

**Purpose:** Add 14X30 2 story addition to house.

**Case:** BOA-862309 **Address:** 82 Clement Avenue **Ward:** 20 **Applicant:** Christopher Counihan  
**Article(s):** 56(56-8: Floor area ratio excessive & Side yard insufficient)

**Purpose:** Remove roof of existing cape style house. Addition of 16 x 31 full basement at rear. Add full second floor.

**Case:** BOA-891122, **Address:** 182 Durnell Avenue **Ward:** 20 **Applicant:** Emily Haber  
**Article(s):** 67(67-9)

**Purpose:** Construct one-story addition containing bedroom and bathroom built with wood-framed construction on concrete foundation on existing single-family dwelling.

**Case:** BOA-854922, **Address:** 2 Ledgewood Road **Ward:** 20 **Applicant:** Pramond Pandey  
**Article(s):** 56(56-8: Excessive F.A.R. & Insufficient rear yard setback)

**Purpose:** Demolish an existing addition (approximately 150 SF) and install a new addition in its place. The new addition will be two stories where the existing is only one story.

**Case:** BOA-855084, **Address:** 197 Weld Street **Ward:** 20 **Applicant:** Rodney Vanderwarker  
**Article(s):** 56(56-8)

**Purpose:** Adding a Shed Dormer, Exterior re-shingling and bathroom renovation.

**DISCUSSION OF OPEN MEETING COMPLAINT REGARDING BOA#823636:**

**MEETING WITH COMMISSIONER:**

\*Expanded Criteria for Subcommittee

\*Compact Dwelling Units With The BPDA

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](https://www.municode.com/library/ma/boston/codes/redevelopment_authority)**