



City of Boston  
Board of Appeal

THURSDAY, March 21, 2019 BOARD OF APPEAL

1010 MASS.  
AVE, 5th FLOOR

**ZONING ADVISORY SUBCOMMITTEE**

**HEARINGS: 5 p.m.**

**Case:** BOA-890949, **Address:** 56 Faywood Avenue **Ward:** 1 **Applicant:** Luciano Robadel  
**Article(s):** 53(53-9: Excessive F.A.R. (3,000sf max.), Insufficient side yard setback (10' min. setbacks req.) & # of allowed stories exceeded (2.5 stories max.)) 53(53-52)  
**Purpose:** Construct second floor addition on existing first floor. Construct new deck.

**Case:** BOA-912627, **Address:** 733-733A East Fifth Street **Ward:** 6 **Applicant:** John Barry  
**Article(s):** 27S(27S-5) 68(68-8)  
**Purpose:** Construct a new third story addition and rear addition with decks. Extend living space to basement to existing two-family dwelling.

**Case:** BOA-916778, **Address:** 28 Emerson Street **Ward:** 6 **Applicant:** Victoria Scott  
**Article(s):** 27S(27S-5) 68(68-8)  
**Purpose:** Full interior renovation to existing single-family dwelling. Extend living space to basement. Remove and reconstruct new rear deck.

**Case:** BOA-915265, **Address:** 8 Tupelo Street, **Ward:** 12 **Applicant:** Ransford Bawa  
**Article(s):** 50(50-29)  
**Purpose:** 1. Repair to the two existing porches. 2. Enclose the porches.

**Case:** BOA-917006, **Address:** 49 Bakersfield Street **Ward:** 13 **Applicant:** William Bonnice  
**Article(s):** 65(65-9: Floor area ratio excessive & Side yard insufficient)  
**Purpose:** Enlarge existing dormer and add bathroom. Add deck on the rear 2nd floor roof.

**Case:** BOA-893086, **Address:** 71R Grampian Way **Ward:** 13 **Applicant:** John Pulgini  
**Article(s):** 10(10-1) 65(65-9)  
**Purpose:** Erect detached 1 car garage with storage above.

**Case:** BOA-912619, **Address:** 94 Sydney Street **Ward:** 13 **Applicant:** Laurent Sika  
**Article(s):** 65(65-9)  
**Purpose:** Confirm occupancy as a single family home. Basement Renovation. Build playroom, bathroom, workshop, laundry room in basement. Install wood studs where needed, drywall, insulate walls. Repair damaged stairs from 1st flr to basement. Repair damaged stairs at bulkhead door area. Repair existing concrete floor with new concrete slab on grade.

**Case:** BOA912336, **Address:** 101-103 Rosseter Street **Ward:** 14 **Applicant:** Kenneth Battle  
**Article(s):** 60(60-9)  
**Purpose:** Add finished basement square footage to existing home square footage.

**Case:** BOA-885091, **Address:** 121 Wellington Hill **Ward:** 14 **Applicant:** Jean Innocent  
**Article(s):** 10(10-1) 60(60-40)  
**Purpose:** Curb cut to create residential parking for two parking spaces in conjunction with public works permit.

**Case:** BOA-914351, **Address:** 27 Delmont Street **Ward:** 16 **Applicant:** Ivan Hernandez  
**Article(s):** 65(65-9: Floor area ratio excessive & Side yard insufficient)  
**Purpose:** Construct new two story rear addition per plans. \*Cost of work to be determined at this time 11/30/18.

**Case:** BOA-921420, **Address:** 62 Fairmount Street **Ward:** 17 **Applicant:** Javier Perez  
**Article(s):** 65(65-9: Floor area ratio excessive, Building height (# of stories) excessive & Side yard insufficient)  
**Purpose:** Add dormers to roof.

**Case:** BOA-910434, **Address:** 645 River Street **Ward:** 18 **Applicant:** Christian Louis  
**Article(s):** 60(60-8)  
**Purpose:** Change occupancy from office to George store in existence for longtime. No work to be done, existing condition.

**Case:** BOA-919184, **Address:** 13 Woodglen Road **Ward:** 18 **Applicant:** Robert Burk  
**Article(s):** 69(69-9)  
**Purpose:** Dormer rear section of roof to add bath and create better head height in already existing bedrooms. Install new insulation.

**Case:** BOA-838428, **Address:** 94 Louder's Lane **Ward:** 19 **Applicant:** Richard Stazinski  
**Article(s):** 55(55-9)  
**Purpose:** Construct new deck per plans. Extend existing porch roof to the right side per plans.

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**Case:** BOA-909830, **Address:** 132-134 Greaton Road **Ward:** 20 **Applicant:** Mary Walsh  
**Article(s):** 56(56-8: Floor area ratio excessive, Bldg height excessive (stories), Rear yard insufficient & Side yard insufficient) 9(9-1)  
**Purpose:** Construct new dormer addition to extend living space into the attic for a bedroom and bathroom to existing two-family dwelling.

**Case:** BOA-912810, **Address:** 281 Vermont Street **Ward:** 20 **Applicant:** Patrick Browning  
**Article(s):** 56(56-8: Front yard setback requirement is insufficient & Side yard requirement is insufficient)  
**Purpose:** Addition of second floor, not going outside existing footprint.

**Case:** BOA-906414, **Address:** 89 Antwerp Street **Ward:** 22 **Applicant:** Peter Chen  
**Article(s):** 51(51-9)  
**Purpose:** Missing existing finished basement floor plan. Please see issued permit ALT650494.

**Case:** BOA-911973, **Address:** 22 Embassy Road **Ward:** 22 **Applicant:** Benjamin Marshall  
**Article(s):** 51(51-9: Floor area ratio excessive, Front yard insufficient, Side yard insufficient & Rear yard insufficient)  
**Purpose:** Extension of Living Space on 2nd Floor. Bedroom in Front, Bathroom in Back (all on 2nd floor), and moving some windows around at front mudroom.

**Case:** BOA-921788, **Address:** 12-14 Falkland Street **Ward:** 22 **Applicant:** Eric Rochon  
**Article(s):** 51(51-9: Floor area ratio excessive, Side yard insufficient & Rear yard insufficient)  
**Purpose:** Removal of existing deck and porch. Propose new 20'x20' rear addition with roof deck and new porches.

**Case:** BOA-915928, **Address:** 74-76 Hobson Street **Ward:** 22 **Applicant:** Donal Carroll  
**Article(s):** 51(51-9: Floor area ratio excessive, Bldg height excessive (stories) & Rear yard insufficient)  
**Purpose:** Construct dormer with bathroom and laundry on third floor and add deck to the rear of the first floor.

**Case:** BOA-903630, **Address:** 56 Presentation Road **Ward:** 22 **Applicant:** Timothy Burke  
**Article(s):** 51(51-9)  
**Purpose:** Extend living space into basement for a bedroom and bathroom.

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)**