



City of Boston
Board of Appeal

Tuesday, August 27, 2019

BOARD OF APPEALS

Room 801

The board will hold a hearing on August 27 2019 starting at 9:30 a.m.

EXTENSIONS: 9:30a.m.

Case: BOA-719823 **Address:** 29 A Street **Ward 6 Applicant:** George Morancy, Esq

Case: BOA-658980 **Address:** 10 McBride Street **Ward 19 Applicant:** John Moran

Case: BOA-754380 **Address:** 55-57 Brimmer Street **Ward 5 Applicant:** John Pulgini

Case: BOA-7547388 **Address:** 63-69 Brimmer Street **Ward 5 Applicant:** John Pulgini

GCOD: 9:30a.m.

Case: BOA-975065 **Address:** 7 Beaver Place **Ward 5 Applicant:** Stephen Payne

Article(s): 32(32-4)

Purpose: To correct an "unsafe" violation, V439035: Remove the front facade of the building and structural elements (primarily floor joists, and rafters) that bear on it. nominal paid on ALT 8024843. *Clarification: Pursuant to the issuance of SF936731 to make structure safe, applicant is seeking to reconstruct building back to its original dimensional foot print, F.A.R. and Legal Use of record as a single family dwelling per plans submitted to correct conditions as cited on V443120.

Case: BOA-971103 **Address:** 85-99 Berkeley Street **Ward 5 Applicant:** 95 Berkeley Street Owner LLC

Article(s): 32(32-9)

Purpose: Exterior facade restoration and roof replacement to amend ALT918760.

Case: BOA-970461 **Address:** 1271 Boylston Street **Ward 5 Applicant:** Fenway Enterprises 1271 Boylston Street LLC

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

Purpose: Expand the number of hotel rooms at The Verb Hotel by adding ten (10) modular structures at the rear of the property. The modular structures will look like mobile home trailers but will be permanently affixed to the ground and utilities. Includes associated site work and utility work.

Case: BOA-968359 **Address:** 285 Marlborough Street **Ward 5 Applicant:** David Pratt

Article(s): 32(32-4)

Purpose: Interior renovation per plans and specifications. Work includes modifications to the following; structural components, interior partitions, electrical, plumbing, HVAC, insulation, new elevator, interior finishes, new appliances.

Case: BOA-639278 **Address:** 352-374 Massachusetts Avenue **Ward 4 Applicant:** Mehran Atoufi

Article(s): 32(32-4)

Purpose: Adding Out door seating for a coffee shop located 374 Mass Ave, the out door seating measure 12 ft by 30 ft. 16 persons, currently the out door have a partial dirt floor and gravel, and replace with special pavement allowing water percolation.

Case: BOA-975018 **Address:** 120 West Newton Street **Ward 4 Applicant:** Ted Steckel

Article(s): 32(32-4)

Purpose: This is an amendment to ALT897258. The work is listed under the original plans. This amendment is to remove the existing concrete slab in the basement, excavate down and pour a new slab 4 inches lower the the existing slab.

HEARING: 9:30 a.m.

Case: BOA-970100 **Address:** 138 Harvard Avenue **Ward 21 Applicant:** Catherine O'Neil

Article(s): 51(51-16)

Purpose: Change Occupancy from Storage, Wireless Communications to Music / Art Studio, Wireless Communications. Interior renovations to include fire alarm, sprinkler, electrical, plumbing.

Case: BOA-970269 **Address:** 360 Corey Street **Ward 20 Applicant:** James Christopher

Article(s): 56(56-8: Lot frontage insufficient, Floor area ratio excessive, Usable open space insufficient, Front yard insufficient, Rear yard insufficient & Side yard insufficient) 56(56-40.12)

Purpose: To construct on new single family home as per attached plans, sister project to ERT939418: two dwellings on one lot.

RECEIVED
CITY CLERK'S OFFICE
2019 AUG 23 A 9:06
BOSTON, MA

Case: BOA-970271 **Address:** 1 Marlin Road **Ward 20 Applicant:** James Christopher
Article(s): 56(56-8: Floor area ratio excessive, Usable open space insufficient, Front yard insufficient, Rear yard insufficient & Side yard insufficient) 56(56-40.12)
Purpose: To construct 2 new single family residential buildings on one lot. As per Attached plans.

Case: BOA-970592 **Address:** 9-11 Seaverns Avenue **Ward 19 Applicant:** Seaverns Brown Realty Trust
Article(s): 9(9-1) 55(55-8) 55(55-9: Floor area ratio excessive, Side yard insufficient & Usable open space insufficient) 55(55-40) 80(80-80E)
Purpose: The existing 6-family apartment building at 5 Brown Terrace is to be combined with other existing attached 6-family buildings 9 Seaverns Ave., 11 Seaverns Ave., and 7 Brown Terrace, to become one building addressed as 9-11 Seaverns Ave. of 33 apartments. Change occupancy to include 9 additional units in the basement. Renovate the existing unfinished basement of the existing twenty-four unit brick-clad apartment building for nine new units in the existing basement (including 2 Group 2A). Minor modifications to the rear exterior for light, egress, & lift. The renovated basement will be fully sprinklered.

Case: BOA- 948879 **Address:** 179 Ruskindale Road **Ward 18 Applicant:** Ledum Nordee
Article(s): 69(69-9: Lot size to erect new dwelling is insufficient, Lot area for add'l unit is insufficient, Floor area ratio is excessive, Height is excessive, Usable open space is insufficient, Rear yard setback requirement is insufficient & Required front yard setback is insufficient) 69(69-29)
Purpose: New construction of a two-story, 2-Family dwelling on a current vacant property in Hyde Park, MA.

Case: BOA-672916 **Address:** 645A-645 Walk Hill Street **Ward 18 Applicant:** Justin E. Mott
Article(s): 56(56-8) 9(9-1)
Purpose: Extend living space of first floor into the basement, per attached drawings. No new work.

Case: BOA- 941094 **Address:** 70 Auckland Street **Ward 15 Applicant:** Niem Nguyen
Article(s): 65(65-8) 65(65-9: Bldg height excessive (stories), Bldg height excessive (feet), Floor area ratio excessive & Side yard insufficient)
Purpose: Change use from a two-family to a three-family. Proposed dormers, additional living space in basement for unit1 and renovate as per plans. Permit set to be submitted upon ZBA approval.

Case: BOA-901534 **Address:** 416-422 Geneva Avenue **Ward 15 Applicant:** Cesar Bautista
Article(s): 6(6-4)
Purpose: To remove proviso 36A.

Case: BOA- 975148 **Address:** 18-26 Bradshaw Street **Ward 14 Applicant:** Thomas Notto
Article(s): 60(60-41) 60(60-8) 60(60-9: Lot area for additional dwelling unit(s). Lot width, Lot frontage, Usable open space, Front yard, Side yard & Rear yard insufficient)
Purpose: Erect 5 new townhouses with parking below. Permit set to be submitted upon ZBA approval

Case: BOA-936768 **Address:** 60-62 Fowler Street **Ward 14 Applicant:** Dung and Andy Nguyen
Article(s): 60(60-9: Insufficient additional dwelling area per unit & Insufficient open space per unit) 60(60-40)
Purpose: Change occupancy from 2 family to 3 family existing condition no work to be done.

Case: BOA-947520 **Address:** 121 Brookside Avenue **Ward 11 Applicant:** Scott Johnson
Article(s): 55(55-19) 55(55-20: Floor area is excessive, Height is excessive & Rear yard setback requirement is insufficient) 55(55-40: Off-street parking insufficient & Off-street loading insufficient)
Purpose: Consolidate Parcels 112217000 + 1102218000 for combined 8,679 sq/ft parcel. Erect a mixed use 23 unit building with 2 live/work spaces and 21 residential condominiums. Project requires zoning relief.

Case: BOA-602238 **Address:** 223 Northampton Street **Ward 9 Applicant:** Gullwing Realty LLC (by John Gorman)
Article(s): 50(50-29: Required height is excessive (stories), Floor area ratio is excessive, Height requirement is excessive (ft), Required front yard setback is insufficient, Lot size to erect up to 4 units is insufficient & Lot area for the add'l dwelling units is insufficient) 50(50-43)
Purpose: Subdivide existing lot at 527 Mass Ave (ALT564177) PID 0900912000 into two lots. Erect a new 4 story 5 residential unit building with rear, and front decks. As per plans.

Case: BOA-602240 **Address:** 527 Massachusetts Avenue **Ward 9 Applicant:** Gullwing Realty LLC (by John Gorman)
Article(s): 50(50-43) 50(50-29)
Purpose: Subdivide existing lot into two lots. As per plans. Also see 223 Northampton St ERT564374.

Case: BOA-948370 **Address:** 768-772 Tremont Street **Ward 9 Applicant:** George Morancy
Article(s): 64(64-9: Usable open space insufficient, Floor area ratio excessive & Rear yard insufficient) 64(64-36) 32(32-32-4)
Purpose: 768-772 Tremont Street: Add two story vertical addition to existing building and change occupancy from dental offices, two apartments, restaurant #37 and #36A to dental offices, six apartments, restaurant #37 and #36A; interior renovations and install new elevator.

Case: BOA-936221 **Address:** 37 West Newton Street **Ward 9 Applicant:** Greg Kanarian
Article(s): 64(64-9) 64(64-9.4) 64(64-34)
Purpose: New roof deck on rear ell. Replace existing window with door to new rear deck.

Case: BOA-939964 **Address:** 77 Worcester Street **Ward 9 Applicant:** Bryan Jafry
Article(s): 64(64-34)
Purpose: Build new roof head house and 10x19 ft deck as per plans attached.

HEARINGS: 10:30 a.m.

Case: BOA-971595 **Address:** 9 Atlantic Street **Ward 7 Applicant:** Alpine Advisory Services
Article(s): 68(68-8: Floor area ratio is excessive & Usable open space is insufficient) 68(68-33) 27S(27S-5)
Purpose: Change of occupancy from one dwelling to two dwelling units, expansion into basement per plans filed herewith. Construction plans to be filed after zoning relief.

Case: BOA-957388 **Address:** 167-167A I Street **Ward 7 Applicant:** Cathy Hanley
Article(s): 68(68-8) 68(68-33) 27S(27S-5)
Purpose: Confirm occupancy as a single family with barber shop. Change occupancy to three-family dwelling with renovations including new rear egress decks. Partial cost filed under short form. [Plans Submitted].

Case: BOA-955258 **Address:** 383 K Street **Ward 7 Applicant:** Brendan McLaughlin
Article(s): 68(68-29) 68(68-8) 27S(27S-5)
Purpose: Remove existing apex roof. Build new mansard roof. No Change in height. No change in Floor Area Ratio Current third floor has 2 bedrooms and 1 bathroom. Re-frame floors with TJI floor joists. Pour a new 4" concrete slab in basement, Basement to be used for storage and Mechanicals New Sprinkler.

Case: BOA-945050 **Address:** 17 Mercer Street **Ward 7 Applicant:** David Broderick
Article(s): 68(68-8) 27S(27S-5)
Purpose: Confirm occupancy as a 3 family. Do all new Electrical, plumbing, HVAC, insulation, replace windows of this existing 3 family. House has already being Gutted under other Demo Permit. Erect new three story deck per new plans submitted on 4/3/2019.

Case: BOA-896890 **Address:** 142-144 Old Colony Avenue **Ward 7 Applicant:** Patrick Mahoney, Esq
Article(s): 8(8-7) 15(15-1) 16(16-1: Building height excessive (stories) & Building height excessive (ft)) 17(17-1) 18(18-1) 19(19-1) 20(20-1) 23(23-1) 23(23-9) 24(24-1) 25
Purpose: Demolish existing building on separate permit and erect new 6 story, mixed use building (commercial space & 20 Residential units) w/elevator, 17-parking spaces and front, rear and roof decks as per plans submitted.

Case: BOA-959284 **Address:** 505 East Broadway **Ward 6 Applicant:** Kwesi Acquah for 505 East Broadway LLC
Article(s): 27S(27S-5) 68(68-29)
Purpose: Change of Occupancy from Single-Family to Three-Family Dwelling. Propose third story addition with dormer, rear deck, roof deck, and exterior egress stairway. Full renovation to include new MEP/FA/FP.

Case: BOA-962539 **Address:** 559 East Fifth Street **Ward 6 Applicant:** John Hurd
Article(s): 27S(27S-5) 68(68-29)
Purpose: Building 1: Full gut renovation to existing three-family dwelling. Extend living space to basement. Construct new rear exterior stairway and new roof deck. File in conjunction with ALT950637.

Case: BOA-962542 **Address:** 559R East Fifth Street **Ward 6 Applicant:** John Hurd
Article(s): 27S(27S-5)
Purpose: Building 2: Full gut renovation to existing three-family dwelling. Extend living space to basement. See plan filed in ALT928199.

Case: BOA-913646 **Address:** 472 East Fourth Street **Ward 6 Applicant:** Alpine Advisory Services
Article(s): 27S(27S-5) 68(68-33) 68(68-7.2) 68(68-8: Excessive f.a.r. (no alteration permits on record to extend living space into the basement area) & Insufficient usable open space per unit)
Purpose: Confirm legal occupancy as 3 dwelling units and change occupancy from 3 to 6. Rehabilitation of 6 units with new kitchens and bathroom and reconfigured space, and reconstruction of existing headhouse and existing roof deck, all as shown of plans filed herewith, NO Record of Legal Occupancy.

Case: BOA#913653 **Address:** 472 East Fourth Street **Ward 6 Applicant:** Alpine Advisory Services
Purpose: Confirm legal occupancy as 3 dwelling units and change occupancy from 3 to 6. Rehabilitation of 6 units with new kitchens and bathroom and reconfigured space, and reconstruction of existing headhouse and existing roof deck, all as shown of plans filed herewith, NO Record of Legal Occupancy. *Updated drawings provided 4/25/19. Section 9th Edition 780 CMR CHPT 10 Chapter 10. Section 1031 Emergency escape window required within the basement bedroom located below grade.

Case: BOA-956428 **Address:** 677 R East Second **Ward 6 Applicant:** John Barry
Article(s): 27S(27S-5) 68(68-8: Side yard insufficient & Rear yard insufficient)
Purpose: Extend living space in basement. Extend existing 1st floor rear porch to 2nd floor. Add roof deck. Create two bi-level units.

Case: BOA-975133 **Address:** 411 East Third Street **Ward 6 Applicant:** George Morancy
Article(s): 27S(27S-5) 68(68-33: Off-street parking insufficient & Design: 50% of the required car space shall be no less than 8-1/2 feet in width and 20 feet in length) 68(68-8: Floor area ratio excessive, Bldg height excessive (feet), Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient)
Purpose: Combining two parcels (0602960010 and 0602959010) into a single lot to be 4,447 SF. Erect a multi-family (6 unit) residential dwelling with proposed (6) off-street parking. Raze existing single-family dwelling on separate permit.

Case: BOA-937269 **Address:** 425 East Third Street **Ward 6 Applicant:** Douglas Stefanov
Article(s): 27S(27S-5) 68(68-8: Floor area ratio is excessive, Height requirement is excessive, Usable open space requirement is insufficient, Front yard setback requirement is insufficient, Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient) 68(68-33: Off street parking requirement is insufficient & Off street parking design (access drive & maneuverability))
Purpose: Erect a three family building with en-closed mechanical parking as per plans.

Case: BOA-967128 **Address:** 526 East Third Street **Ward 6 Applicant:** Anthony Donnelly
Article(s): 68(68-7)
Purpose: 2 Ancillary off-street parking for residents/owners at 5 Emmet St and 530 East 3rd Street.

Case: BOA-947466 **Address:** 4 Ringgold Street **Ward 3 Applicant:** Patrick Manoney
Article(s): 64(64-34)
Purpose: Renovate top floor of house with roof deck.

Case: BOA#947468 **Address:** 4 Ringgold Street **Ward 3 Applicant:** Patrick Mahoney
Purpose: Renovate top floor of house with roof deck. Section: Building Code Refusal MSB-CH10-SEC 1011.12
Stairway to roof. In buildings four or more stories, access to an occupied roof shall be provided through a penthouse.

Case: BOA-974123 **Address:** 60-70 Temple Place **Ward 3 Applicant:** George Morancy
Article(s): 11(11-7) 38(38-20B: Sign area excessive, Signs attached at right angles to a building & Use billboards forbidden)
Purpose: Install to Washington Street façade of existing commercial building new perpendicular blade-style digital billboard measuring 25 inches in width, with each sign face measuring 25 feet by 12 feet.

Case: BOA-963979 **Address:** 35-37 Elm Street **Ward 2 Applicant:** George Morancy
Article(s): 62(62-62-25) 62(62-8) 62(62-29)
Purpose: Please see issued ALT882981 (m.j) Install addition to rear of 35 /deck on second and third floor - revised plans for 37 Elm Street with new parking configuration; new roof deck on 37 Elm Street.

Case: BOA-965645 **Address:** 49 Monument Avenue **Ward 2 Applicant:** Timothy Sheehan
Article(s): 62(62-8)
Purpose: Extend Living Space into Basement. The house will remain a Three Family residence. New Basement windows will be added at the rear of the Basement for additional light and air and egress / access. The ZBA / variances will be required for a building permit.

Case: BOA-962795 **Address:** 33 Winthrop Street **Ward 2 Applicant:** Joe Imparato
Article(s): 62(62-25) 62(62-8)
Purpose: Construction of roof deck.

Case: BOA-942611 **Address:** 193-195 Chelsea Street **Ward 1 Applicant:** Jordan Lofaro
Article(s): 53(53-8)
Purpose: Change occupancy from 3 tenants and store to Lodging House. This is a 3-story building, outfitted for safety. Every unit is equipped with fire escape, ceiling sprinklers, and interconnected fire alarm. All the locks are electronic deadbolt, and there are internet-connected security cameras at each entrance.

Case: BOA-937653 **Address:** 166-168 Falcon Street **Ward 1 Applicant:** Hossein Bayat
Article(s): 9(9-1) 53(53-9: Side yard insufficient, Rear yard insufficient & F.A.R. excessive)
Purpose: Build 3 new rear decks, remodel all bathrooms ,kitchens ,electrical and plumbing up grade for all three floors, insulate walls blue board all walls and ceilings as needed, repair some of the hard wood floors, install new kitchen cabinets and all new bathroom fixtures on all three floors, new sprinkler system.

Case: BOA-934882 **Address:** 347 Maverick Square **Ward 1 Applicant:** EEP I, LLC
Article(s): 27T(27T-5) 53(53-8) 53(53-9: Excessive F.A.R. (1.0 max.), Excessive height (35' max.), Excessive # of stories (3 stories max.), Insufficient rear yard set back (30' req.), Insufficient open space (300sf/unit req.), Insufficient side yard setback (2.5' min) & Insufficient additional lot area (1000sf/unit req.)) 53(53-54) 53(53-56: Insufficient # of parking spaces (16 spaces req.) & Design/size) 53(53-57: (3) traffic visibility across corner, (5) special provisions for corner lots & Conformity with existing building alignment)
Purpose: Erect new building for 9 new residential units.

Case: BOA-956769 **Address:** 854 Saratoga Street **Ward 1 Applicant:** Nestor Limas
Article(s): 25(25-5) 53(53-8) 53(53-9) 53(53-56)
Purpose: Change of use from 2 family to 3 family.

45 Minute Lunch Break

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-905438 **Address:** 64 Nelson Street **Ward 17 Applicant:** Steven A. Connelly, Trustee
Article(s): 65(65-39) 65(65-9: Lot size to erect the two family is insufficient, Floor area ratio is excessive & Front yard setback requirement is insufficient)
Purpose: Erect two-family residence on vacant lot to include basement and two separate driveway parking spaces per plans submitted.

Case: BOA-893315 **Address:** 18-26 Bradshaw Street **Ward 14 Applicant:** Thomas Notto
Article(s): 65(65-8) 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)
Purpose: Erect 5 new townhouses as per plans. Permit set to be submitted upon ZBA approval.

Case: BOA-885367 **Address:** 6 Lagrange Place **Ward 8 Applicant:** The Greenville Group
Article(s): 10(10-1) 50(50-28) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29)
Purpose: To raze existing structure and erect a three story building with eight residential units and eight parking spaces.

Case: BOA-927639 **Address:** 100 Mount pleasant Avenue **Ward 8 Applicant:** Phillip Hresko
Article(s): 50(50-28) 50(50-29: Lot area for the add'l dwelling is insufficient, Floor area ratio is excessive, Height is excessive, Side yard requirement is insufficient, Rear yard requirement is insufficient & Usable open space is insufficient) 50(50-43)
Purpose: Change of occupancy from a 2 family to 4 apartments. Add rear addition and making 4 apartments within existing building and new addition.

Case: BOA-931560 **Address:** 149 Salem Street **Ward 3 Applicant:** Mira Giangregorio
City Hall, upon the appeal of Mira Giangregorio seeking with reference to the premises at 149 Salem St, Ward 03 for the
Article(s): 54(54-13: Floor area ratio excessive, Building height excessive, Usable open space insufficient & Rear yard insufficient) 54(54-18) 54(54-21)
Purpose: Erect a new 6 story Mixed-Use Building. There will be a Commercial space on the Ground Floor, and Nine (9) Residential Units above. There will be a Roof Deck for the exclusive Use of the top Floor Unit (Unit # 9)only. Existing Building to be razed under separate permit. Permit plans to be submitted upon ZBA approval.

Case: BOA-900588 **Address:** 799 East Third Street **Ward 6 Applicant:** Russel Radcliffe
Article(s): 27S(27S-5) 68(68-33) 68(68-8) 68(68-8) 68(68-8) 68(68-8.3)
Purpose: Raze existing building. Erect new six (6) townhouse-style dwelling with propose garage parking on each dwelling

INTERPRETATION/CALL OF THE CHAIR: 12:00Noon.

Case: BOA-865552 **Address:** 200-202 Ipswich Street , **Ward 5 Applicant:** Boylston Street LLC
Purpose: The petitioner's seek a determination that the Inspectional Services Department erred in issuing the refusal letter in connection with application number ERT788949.

RECOMMENDATIONS:

Case: BOA-851179 **Address:** 79 School Street **Ward: 2 Applicant:** David McDonald
Article(s): 62(62-25)
Purpose: Cut open roof and install a 28 foot dormer and add in bathroom. (approved ALT34211) tom white originally reviewed and issued. *BOA Decision expired.

Case: BOA-948820 **Address:** 31 Milford Street **Ward: 3 Applicant:** Derek Gann
Article(s): 64(64-9)
Purpose: Comprehensive renovation of the Rear Yard at 31 Milford Street. Work to include : demolition of existing rear fence, site work including excavation, trench and concrete work, framing of new deck, pergola and rear fencing, masonry work.

Case: BOA-967989 **Address:** 753 East Broadway **Ward: 6 Applicant:** Klaudjon Totoni
Article(s): 68(68-7)
Purpose: Change occupancy to include Take-out and Delivery to an existing restaurant. No work to be done.

Case: BOA-950489 **Address:** 43 Elmont Street **Ward: 14 Applicant:** David McDonald
Article(s): 65(65-9: Floor area ratio is excessive & Side yard setback requirement is insufficient)
Purpose: Build new dormer in existing attic space for additional head room.

Case: BOA-963269 **Address:** 39 Carruth Street **Ward: 16 Applicant:** Paul Eldrenkamp
Article(s): 65(65-9: Side yard insufficient & Rear yard insufficient)
Purpose: Extending existing deck adding canopy (interior renovations - kitchen/bathroom/pantry) - Change occupancy from two family dwelling to a single family dwelling.

Case: BOA-954988 **Address:** 551 Park Street **Ward: 17 Applicant:** Condanse Weeks-Best
Article(s): 65(65-41) 65(65-9: Floor area ratio excessive & Side yard insufficient)
Purpose: Convert a single family to 2 Family Residence. 2 car parking , Add a kitchen, front rear and side porch additions with 2 stairs cases and 2 egresses on the second floor. Repairs/Replace some sheetrock, plaster and paint. Repair/replace some floor areas, 2 bathrooms, plumbing and electrical for both floors.>> (New drawing plot plan and design to follow w/new contractor, Owner has 2nd set of old drawings ky).

Case: BOA-964002 **Address:** 121 Warren Avenue **Ward: 18 Applicant:** Neely O'Donnell
Article(s): 69(69-9)
Purpose: Extension of living space into attic finishing attic space to game room with bathroom.

Case: BOA-955490 **Address:** 35 Albano Street **Ward: 18 Applicant:** Darren Evanchuk
Article(s): 67(67-9: Floor area ratio excessive & Bldg height excessive (stories))
Purpose: Finish existing unfinished attic on the third floor.

Case: BOA-941149 **Address:** 60 Taunton Avenue **Ward: 18 Applicant:** Ivan Hernandez
Article(s): 69(69-8) 69(69-9: Floor area ratio excessive, Bldg height excessive (stories), Usable open space insufficient & Front yard insufficient)
Purpose: Change of occupancy from 1 dwelling units to 2 dwelling units. Construct right side addition to existing dwelling per plans. Nominal fee requested.

Case: BOA-950137 **Address:** 9 Rockwood Street **Ward:** 19 **Applicant:** Timothy Burke

Article(s): 55(55-9)

Purpose: Install skylights and finish attic space for home occupation art studio space (404 sf ft). Remove/Repair walls on rear single story room. Walls are completely rotted. Install new roofing over room and roof over patio. (see SHORT FORM s#901426) for additional FOR ALL INTERIOR WORK IN KITCHEN AND BATHS. new LVL over door and interior opening as shown on plan, Build roof over rear patio.

Case: BOA-947317 **Address:** 37 Alleyne Street **Ward:** 20 **Applicant:** Lisa Sarkis

Article(s): 10(10-1)

Purpose: Filing this application is within conjunction with curb cut application for residential parking for 2 vehicles.

Case: BOA-947492 **Address:** 9 Wilna Court **Ward:** 20 **Applicant:** Edward Lee

Article(s): 56(56-8: Floor area ratio excessive, Front yard insufficient & Rear yard insufficient)

Purpose: Build per drawing a new sun room on the back right of the house and new deck in the back of the house.

Case: BOA-955187 **Address:** 92 Redlands Road **Ward:** 20 **Applicant:** Tamara Ochoa-Arvelo

Article(s): 56(56-8: Floor area ratio excessive, Bldg height excessive (stories) & Side yard insufficient)

Purpose: Renovation of an unfinished attic space to include 3 new bedrooms and one bathroom.

Case: BOA-967741 **Address:** 145 Westmoor Road **Ward:** 20 **Applicant:** Top Prop Construction, Inc

Article(s): 56(56-8)

Purpose: Make a full bathroom. family room and mechanical room at the basement per drawing specifications.

Case: BOA-931274 **Address:** 220 Chelsea Street **Ward:** 1 **Applicant:** Jordan Lofaro

Article(s): 53(53-9)

Purpose: 2 Story 2 unit stand-alone house. Extending first floor living space into basement as per plans.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:

- CHRISTINE ARAUJO- CHAIR
- MARK FORTUNE-SECRETARY
- BRUCE BICKERSTAFF
- MARK ERLICH
- CRAIG GALVIN

SUBSTITUTE MEMBERS:

- TYRONE KINDELL

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