



City of Boston
Board of Appeal

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Tuesday, December 17, 2019

BOARD OF APPEALS

Room 900

REVISED AGENDA

The board will hold a hearing on December 17, 2019 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

November 19, 2019

EXTENSION: 9:30 a.m

Case: BOA-796764 **Address:** 137 Amory Street **Ward 11 Applicant:** Urban Edge Housing Corporation (by Frank Shea, CEO)

Case: BOA-716297 **Address:** 1403-1405 Dorchester Avenue **Ward 15 Applicant:** Tam Nguyen

Case: BOA-450351 **Address:** 1181-1183 Bennington Street **Ward 1 Applicant:** 1181 Bennington Realty LLC (by Richard Lynds, Esq)

Case: BOA-755158 **Address:** 151-153 Meridian Street **Ward 1 Applicant:** One Fifty One Meridian, LLC (Richard Lynds, Esq)

Case: BOA-757453 **Address:** 653 Cummins Highway **Ward 18 Applicant:** Patrick Mahoney

Case: BOA-685446 **Address:** 39 Washburn Street **Ward 7 Applicant:** Doug George (by Derric Small, Esq)

Case: BOA-656043 **Address:** 34 Dix Street **Ward 16 Applicant:** Douglas George (by Derric Small, Esq)

Case: BOA- 382897 **Address:** 104 Canal Street **Ward 3 Applicant:** Somnath Hospitality LLC

BOARD FINAL ARBITER: 9:30 a.m

Case: BOA-892898 **Address:** 267 Old Colony Avenue **Ward 7 Applicant:** George Morancy, Esq

Case: BOA-897172 **Address:** 509 East Fifth Street **Ward 6 Applicant:** George Morancy, Esq

Case: BOA-900973 **Address:** 485 Ashmont Street **Ward 16 Applicant:** Timothy Johnson

GCOD: 9:30a.m.

Case: BOA-1020716 **Address:** 21 Hudson Street **Ward 3 Applicant:** David Shum

Article(s): 32(32-4)

Purpose: Amendment to ALT815449. The new amendment is to erect a 1-story addition in the rear to expand the existing 1st floor restaurant.

Case: BOA-1021212 **Address:** 18 Union Park **Ward 3 Applicant:** Marc LaCasse

Article(s): 32(32-4)

Purpose: Change of Occupancy from three-family dwelling to single-family dwelling. Remove all existing interior partitions. Install new floor joists, electrical, plumbing, HVAC, fire protection, and storm water infiltration systems. Application submitted with nominal fee letter.

Case: BOA-1018993 **Address:** 18 Newbury Street **Ward 5 Applicant:** Concepts International, LLC

Article(s): 32(32-9)

Purpose: Project is an interior fit out with new storefront, HVAC, electrical, plumbing and structural is included in scope. No change to construction type, building height or building area.

Case: BOA-1019334 **Address:** 200-202 Ipswich Street **Ward 5 Applicant:** 1241 Boylston, LLC

Article(s): 32(32-4)

Purpose: Erect an eight (8) story, maximum height ninety (90) feet, 105,000 square feet building area, 184 room hotel with a ground floor restaurant and 82 parking spaces in one below-grade level. Existing building to be razed under a separate permit.

HEARING: 9:30 a.m.

Case: BOA-1019011 **Address:** 22-24 Woodbine Street **Ward** 12 **Applicant:** Mai Phung

Article(s): 50(50-41) 50(50-28)

50(50-29: Lot width minimum required is insufficient, Lot frontage minimum required is insufficient, Floor area ratio is excessive, Lot area for the add'l units is insufficient, Usable open space requirement is insufficient, Front yard setback requirement is insufficient, Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient)

Purpose: Combine parcel 1200823000 and 1200824000 to become one lot and erect a four family townhouse style on a vacant lot, as per plans.

Case: BOA-982435 **Address:** 198 Woodrow Avenue **Ward** 14 **Applicant:** Mai Phung

Article(s): 60(60-40) 604(60-41)

60(60-9: Lot Area Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient, Front Yard Insufficient, Side Yard Insufficient)

Purpose: Erect a 3 story, Three (3) Family Dwelling on an existing vacant Lot (as per plans).

Case: BOA-1020294 **Address:** 1301 Blue Hill Avenue **Ward** 14 **Applicant:** John Pulgini

Article(s): 60(60-16) 60(60-37)

60(60-17: Lot area for the add'l dwelling units is insufficient, Floor area ratio is excessive, Height is excessive, Usable open space is insufficient, Front yard setback requirement is insufficient, Side yard setback requirement is insufficient, Rear yard setback requirement is insufficient)

Purpose: Demo existing building located at the end of 1261-1299 Blue Hill Ave and construct a new mixed use building at 1301 Blue Hill Ave by combining two lots into one lot.

Case: BOA-1000521 **Address:** 16 Stanley Street **Ward** 15 **Applicant:** Phung Porzio,

Article(s): 65(65-32)

65(65-9: Lot Area Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient, Front Yard Insufficient, Side Yard Insufficient)

Purpose: Proposed to construct a two family on a vacant lot (as per plans).

Case: BOA-995695 **Address:** 142 Pleasant Street **Ward** 15 **Applicant:** JB Investments, LLC

Article(s): 65(65-8) 65(65-41)

65(65-9: Add'l Lot Area Insufficient, Rear Yard Insufficient Usable Open Space Insufficient, Floor Area Ratio Excessive, Main entry must face front lot line)

Purpose: Construct a 9-unit three-story-plus-basement fully-sprinklered multifamily apartment building including a group-1 accessible unit on the first floor. Include a 4-space covered parking lot in rear. Zoning relief required. Demolish the existing 1-story garage repair shop demo of building done on a short form with all notices.

Case: BOA-972669 **Address:** 32-34 Tolman Street **Ward** 16 **Applicant:** Hun Le

Article(s): 9(9-1) 65(65-42)

65(65-9: Floor Area Ratio Excessive, Building Height Excessive, Building Height (# of Stories) Excessive, Front Yard Insufficient)

Purpose: Build a dormer, rebuild front porch, extends living space into basement.

Case: BOA-995600 **Address:** 82 Millet Street **Ward** 17 **Applicant:** Eltion Allen

Article(s): 65(65-9: Building Height (# of Stories) Excessive, Side Yard Insufficient)

Purpose: Construct a new dormer at the Attic Level of existing House. Extend Living space(new Bathroom, new Bedroom). Remove chimney roof to basement, selective demo per plans, new electrical per plans, new plumbing per plans, new construction windows and siding per plans, new roof to area been worked on, new millwork, insulation drywall and plaster, new framing per plans walls and roof, ceramic tile floor.

Case: BOA-1014293 **Address:** 25 Hale Street **Ward** 18 **Applicant:** Boston Trinity Academy

Article(s): 69(69-8) 69(69-9) 69(69-28)

Purpose: Erect a new gymnasium (shown as Building 3) and free-standing sign for Boston Trinity Academy. File in conjunction with ALT934346 for interior renovation to 17 Hale Street.

Case: BOA-1014347 **Address:** 17 George Street **Ward** 18 **Applicant:** Derick Joyner

Article(s): 69(69-8)

69(69-9: Lot area for the add'l dwelling is insufficient, Floor area ratio is excessive, Usable open space is insufficient, Height requirement is insufficient (stories))

Purpose: Erect three family home as per plans.

Case: BOA-1018347 **Address:** 36-40 Sprague Street **Ward** 18 **Applicant:** Paul McDonald

Article(s): 69(69-14: Use: Multi-family Dwelling : Forbidden, Use: Accessory Park-ing: Forbidden)

69(69-15: Floor Area Ratio Excessive, Building Height Excessive)

69(69-29: Off-Street Parking Insufficient, Off-Street Loading Insufficient)

69(69-30: Conformity with Existing Building Alignment, Two or More Dwellings located on the Same Lot)

Purpose: Building # 1 - Erect a new 5 story 101 Unit Apartment Building with Parking on 1st Floor level. Existing vacant Warehouse will be removed.

Case: BOA-1018350 **Address:** 38-40 Sprague Street **Ward** 18 **Applicant:** Paul McDonald

Article(s): 69(69-14: Use: Multi-family Dwelling : Forbidden, Use: Accessory Park-ing: Forbidden)

69(69-15: Floor Area Ratio Excessive, Building Height Excessive)

69(69-29: Off-Street Parking Insufficient, Off-Street Loading Insufficient)

69(69-30: Conformity with Existing Building Alignment, Two or More Dwellings located on the Same Lot)

Purpose: Building # 2 - Erect a new 5 story 125 Unit Apartment Building with Parking on 1st Floor level. Existing vacant buildings to be removed on separate contract.

Case: BOA-1014815 **Address:** 67 Florence Street **Ward 19 Applicant:** David Collins
Article(s): 67(67-9: Bldg Height Excessive (Feet), Front Yard Insufficient, Side Yard Insufficient)
Purpose: Third floor renovation 2 bedrooms 1 new bathroom. Small dormer for head room over staircase from second to third floor. replacement of 2 story decks with roof renovation of bearing wall on second floor.

HEARINGS: 10:30 a.m.

Case: BOA-942575 **Address:** 137 Falcon Street **Ward 1 Applicant:** James Christopher
Article(s): 27T(27T-5) 53(53-8) 53(53-56)
53(53-9: Floor area ratio is excessive, Height is excessive (story), Front yard setback requirement is insufficient (Falcon Street), Side yard setback requirement is insufficient, Rear yard setback requirement is insufficient, Front yard setback requirement is insufficient (Putnam Street)
Purpose: To construct a rear addition and change occupancy from a two to a four family building as per the attached plans with off street parking.

Case: BOA-943711 **Address:** 59 Gove Street **Ward 1 Applicant:** David Talarico
Article(s): 27T(27T-5_25(25-5) 53(53-8) 53(53-54) 53(53-56)
53(53-9: Insufficient lot size-2000sf min. req, Excessive height- 35' Max, of allowed stories exceeded- 3 max, Insufficient additional lot area- 1,000sf/dwelling unit reqd, Insufficient lot width- 20' req, Insufficient lot frontage width- 20' req, Insufficient rear yard setback- 10' min. req, Insufficient side yard setback- 2.5' min. req, Excessive f.a.r.- 1.0 max, Insufficient usable open space- 300sf/unit req)
Purpose: Erect 4 family dwelling. *AE Flood Hazard Area

Case: BOA-1003594 **Address:** 138 Trenton Street **Ward 1 Applicant:** Tory Kell
Article(s): 53(53-9) 53(53-52)
Purpose: Construction of New Roof Deck. Amendment to ALT930884.

Case: BOA-1015822 **Address:** 127 Marion Street **Ward 1 Applicant:** Jeffrey Drago
Article(s): 27G E. Boston IPOD, 53(53-8)
Purpose: Changing the occupancy from elderly housing, elderly day care and accessory community space to elderly housing, day care and accessory day care. Also, to complete interior renovations.

Case: BOA-1013470 **Address:** 34 West Eagle Street **Ward 1 Applicant:** 34 West Eagle Street, LLC
Article(s): 25(25-5)
53(53-9: Side yard requirement is insufficient, Rear yard requirement is insufficient, Floor area ratio is excessive)
Purpose: Amend ALT921752 to include extension of living space into basement and new rear decks.

Case: BOA-1006761 **Address:** 179 Putnam Street **Ward 1 Applicant:** Lindsey McClenning
Article(s): 53(53-9)
Purpose: Interior renovations to legalize existing extended living space in unit 1 and basement.

Case: BOA-966339 **Address:** 22 Wordsworth Street **Ward 1 Applicant:** Will Sheehy
Article(s): 27T(27T-9) 53(53-8) 53(53-52) 53(53-56)
53(53-9: Lot Area Insufficient, Lot Width Insufficient, Lot Frontage Insufficient, Floor Area Ratio Excessive, Building Height Excessive, Building Height (# of Stories) Excessive, Side Yard Insufficient, Rear Yard Insufficient)
Purpose: Confirm Occupancy as an existing Two (2) Family Dwelling and Change Occupancy to a Three(3) Family Dwelling. Gut renovation, addition of a new 3rd Floor and Rear addition. New kitchens, baths, flooring, plumbing, HVAC, electrical systems. New roof, new Rear Decks, siding and foundation work. Installation of a new Sprinkler system.

Case: BOA-1016543 **Address:** 70 Eutaw Street **Ward 1 Applicant:** Maria Grimaldi
Article(s): 27T East Boston IPOD, 53(53-8) 53(53-9) 53(53-56)
Purpose: Change Occupancy from a two to a three unit residential dwelling.

Case: BOA-1023020 **Address:** 40 Morris Street **Ward 1 Applicant:** Claudia Sierra
Article(s): 27T(27T-9)
53(53-9: Floor Area Ratio Excessive, Side Yard Insufficient)
Purpose: Confirm Occupancy as a Three (3) Family Dwelling. This is an existing condition, Building has been used as a Three Family Dwelling for many years. A full Renovation to all 3 Units and Basement. New Kitchens, Bathrooms. Upgrade existing HVAC/ MEP systems. Construct new Rear Decks. Building will be fully Sprinklered.

Case: BOA-985474 **Address:** 362 Princeton Street **Ward 1 Applicant:** Brian Foley
Article(s): 53(53-9)
Purpose: Extend living space into basement (first floor unit). Existing condition. No work to be done.

Case: BOA#985475 **Address:** 362 Princeton Street **Ward 1 Applicant:** Brian Foley
Purpose: Extend living space into basement (first floor unit). Existing condition. No work to be done.
9th Edition 780 CMR CHPT 10 - Section 1011.6 Stairwell width insufficient
9th Edition 780 CMR CHPT 10 - Section 1003.3.1 Protruding objects by beam @ 5'-9 1/4" to include obstructed stair headroom at rear exit way.
9th Edition 780 CMR CHPT 10-Section 1003.2 Ceiling Height insufficient (7' 6" req.)
9th Edition 780 CMR CHPT 10 - Section 1011.6 Stairway landings (1'- 6"proposed)
9th Edition 780 CMR CHPT 10 - Section 1003.6 Means of Egress continuity without obstructions or reduction in width.
9th Edition 780 CMR CHPT 12 - Section 1208.2 Minimum Ceiling heights (proposed 6'-6.5")

Case: BOA-1016538 **Address:** 41-43 Horace Street **Ward 1 Applicant:** Joseph Trichilo
Article(s): 53(53-9: Excessive F.A.R. (Previously approved by BOA),
Excessive Height (Previously approved by BOA)
Purpose: Add a roof deck to the headhouse and add 600sqft with a bed bath in the basement. to amend ERT418336.

Case: BOA-1016537 **Address:** 45-47 Horace Street **Ward 1 Applicant:** Joseph Trichilo
Article(s): 53(53-9: Excessive F.A.R. (Previously approved by BOA),
Excessive Height (Previously approved by BOA)
Purpose: Add a roof deck to the headhouse and add 600sqft with a bed bath in the basement. to amend ERT418342.

Case: BOA-1004068 **Address:** 48 Union Park **Ward 3 Applicant:** Highline Development
Article(s): 64(64-9.4)
Purpose: Construct a rear deck off of the kitchen in Unit 3. Some interior changes as per plans. Amendment to ALT904493.

Case: BOA-988957 **Address:** 135 Myrtle Street **Ward 5 Applicant:** James Palumbo
Article(s): 20(20-1)
Purpose: Install new roof top deck that is accessed from an existing Head House.

Case: BOA-1004372 **Address:** 225 West Third Street **Ward 6 Applicant:** Eric Zachrison
Article(s): 27S(27S-5) 68(68-29)
68(68-8: Floor Area Ratio Excessive, Bldg Height Excessive (Feet), Front Yard Insufficient, Side Yard Insufficient)
Purpose: Construct fourth floor addition with roof deck to an existing single family home.

Case: BOA-1024677 **Address:** 316-318 Northern Avenue **Ward 6 Applicant:** RBK II Tenant, LLC
Article(s): 6(6-3A) 8(8-7)
Purpose: New Construction of a 4 story + mechanical PH steel framed core and shell building for research and development use. Includes up to 45 below grade parking spaces. Includes 10,000sf of retail / restaurant / service space

Case: BOA-907831 **Address:** 75 G Street **Ward 7 Applicant:** Douglas Stefanov
Article(s): 10(10-1) 27P(27P-5) 68(68-29)
68(68-8: Front yard setback is insufficient, Rear yard setback is insufficient, Usable open space is insufficient, Height requirement is excessive)
Purpose: Confirm occupancy a 3 family dwelling & store and change to 4 unit multi family. Demolish single story merchant building attached to main house, move existing accessory stable/garage building to the back of the lot and build a new three unit building attached to the existing main house. Rework the interior of the existing house to share one common staircase. Building to be equipped with an automatic sprinkler systems

RE-DISCUSSIONS: 10:30a.m.

Case: BOA-957913 **Address:** 140-148 East Berkeley Street **Ward 3 Applicant:** Leo Motsis as Trustee of 140-148 East
Article(s): 10(10-1) 64(64-12)
Purpose: In connection with ISD Violation Number V228193, tenant seeks to change occupancy from garage for the repair of motor vehicles (and associated accessory uses) to warehousing and storage of food stuff and grocery items.

45 Minute Lunch Break

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-972963 **Address:** 58 Lubec Street **Ward 1 Applicant:** 58 Lubec Street Trust
Article(s): 25(25-5) 53(53-9: Lot area for the add'l units is insufficient, Floor area ratio is excessive, Height requirement is excessive (stories), Height requirement is excessive (ft), Usable open space is insufficient, Side yard setback is insufficient, Rear yard setback requirement is insufficient & Required front yard setback is insufficient) 27T-5 53(53-56)
Purpose: Renovate, Change occupancy from 4 to a 9 unit dwelling, erect addition with roof deck and reconstruct rear decks

Case: BOA-972965 **Address:** 48 Geneva Street **Ward 1 Applicant:** Nicola R. Dilbero
Article(s): 25(25-5) 27T-5 53(53-9: Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Usable open space insufficient, Side yard insufficient & Rear yard insufficient) 53(53-56)
Purpose: Erect a 6 unit residential dwelling with parking for 3 vehicles.

Case: BOA-961467 **Address:** 47-51 Webster Street **Ward 1 Applicant:** Fratt, LLC
Article(s): 9(9-1)
Purpose: Restaurant outdoor seating for 22 with food and alcohol service.

Case: BOA-970404 **Address:** 416 Beacon Street **Ward 5 Applicant:** Beta Nu House Corporation
Article(s): 32(32-9) 9(9-1)
Purpose: Interior and exterior renovations of a 4 story brick rowhouse. Proposed work includes repairs to exterior masonry, window replacement and energy efficiency upgrades, renovations to kitchen and bathrooms and reconfiguration of bedrooms with accessibility upgrades. Current use is R-2 Fraternity.

Case: BOA#1015422 **Address:** 411 Shawmut Avenue **Ward 9 Applicant:** Adam Grassi
Purpose: Add new roof deck w/spiral staircase, frame new skylight openings, replace roofing and renovated bathroom.
Section: 9th 780 CMR 1011 Stairways. 1011.12.2 Roof access. Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1510.2. Section 780 CMR 1011 Stairways. 1011.3 Headroom. Spiral stairway complying with Section 1011.10 are permitted a 78 inch headroom clearance.

Case: BOA-959027 **Address:** 27 Thornley Street **Ward 13 Applicant:** Ellington Jackson
Article(s): 65(65-9)

Purpose: Amendment to ALT373517 (No additional cost).Changes to fire protection, add new rear exterior stair to replace inside stair, Create storage areas in basement (not to be living space) ,change 2nd floor pantry to an open porch , create a 3 rd floor rear deck, change 1 st and 2nd floors to open concept kitchen with LVLs with 3 bedrooms and 2 baths.

Case: BOA#956275 **Address:** 27 Thornley Street **Ward 13 Applicant:** Ellington Jackson

Purpose: Amendment to ALT373517 (No additional cost).Changes to fire protection, add new rear exterior stair to replace inside stair, Create storage areas in basement (not to be living space) ,change 2nd floor pantry to an open porch , create a 3 rd floor rear deck, change 1 st and 2nd floors to open concept kitchen with LVLs with 3 bedrooms and 2 baths. Section: 8th 780CMR 1027 Exit Discharge 10.27.5.1 Location - min. fire separation distance of 10 feet from exterior stairway to adjacent lot line. 8th 780CMR Exit Discharge 10.27.6 Exit stairway shall be separated from interior of building as required by 1023.2 and openings shall be limited to those necessary for egress from normally occupied spaces

Case: BOA-948772 **Address:** 99 Brooks Street **Ward 22 Applicant:** Daniel Toscano

Article(s): 51(51-8) 51(51-9: Building height (# of stories) excessive & Side yard insufficient) 51(51-56)

Purpose: Seeking to renovate the existing structure and to Change the Occupancy from a Single Family Dwelling to a Two Family Dwelling. Construct new dormers. Expand living space into Basement and Attic.

Case: BOA-875587 **Address:** 25 Bentley Street **Ward 22 Applicant:** Mikhail Deychman

Article(s): 51(51-8)

51(51-9: Front yard setback is insufficient, Rear yard setback is insufficient, Floor area ratio is excessive, Three family dwelling unit use is a forbidden use)

Purpose: Demolition of existing building and built a structure for 3 family dwelling.

Case: BOA-919043 **Address:** 88-94 Lincoln Street **Ward 22 Applicant:** Maverick Media, LLC

Article(s): 51(51-17 Height Excessive, Front Yard (51-52.1 Street Wall Continuity; 51-57.2 CEBA) 51(51-55)

Purpose: Erect a 14'x48', two sided, digital billboard on a monopole

RECOMMENDATIONS:

Case: BOA-575281 **Address:** 31 Appleton Street **Ward: 5 Applicant:** Richard Gold

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

Purpose: Rebuild fourth floor back dormer and add new exterior deck on back of building off fourth floor master bedroom.

Case: BOA-1004905 **Address:** 777 East Broadway **Ward: 6 Applicant:** Kyle Gambone

Article(s): 10(10-1) 68(68-33)

Purpose: Widen an existing curb cut by 5' to add 2 off-street parking.

Case: BOA-1018358 **Address:** 170-174 West Broadway **Ward: 6 Applicant:** George Morancy

Article(s): 9(9-2) 68(68-7: Live entertainment use conditional & Amusement game machines use > 4 conditional)

Purpose: Change Legal Use and Occupancy of existing Restaurant to add Restaurant with Live Entertainment (Use Item 38).

Case: BOA-976835 **Address:** 45 Delle Avenue **Ward: 10 Applicant:** Eben Kunz

Article(s): 59(59-37)

Purpose: Install 2 entry doors, add kitchen to complete requirements for 2-family.

Case: BOA-990576 **Address:** 8 Westcott Street **Ward: 14 Applicant:** Sean Desiree

Article(s): 10(10-1)

Purpose: 3 car parking.

Case: BOA-1006111 **Address:** 18 Spaulding Street **Ward: 16 Applicant:** Benedicte Dieujuste

Article(s): 65(65-9: Insufficient side yard setback & Excessive F.A.R.)

Purpose: Build shed dormer on side of building extend dormer on rear of building.

Case: BOA-1008861 **Address:** 726 Hyde Park Avenue **Ward: 18 Applicant:** George Diaz

Article(s): 67(67-9: Side yard insufficient & Rear yard insufficient)

Purpose: Remove first floor rear deck. Construct new first and second floor rear deck.

Case: BOA-1005360 **Address:** 49 Metropolitan Avenue **Ward: 18 Applicant:** Oleh Kotsyuba

Article(s): 67(67-9: Front yard setback requirement is insufficient, Floor area ratio is excessive, Side yard setback requirement is insufficient & Height requirement is excessive)

Purpose: Rear and front additions, new dormers, interior renovations, new garage, new rear and front decks, new siding.

Case: BOA-1015938 **Address:** 2 Prospect Avenue **Ward: 19 Applicant:** Michael Griffin

Article(s): 67(67-9.1)

Purpose: Legalize the occupancy as a two family dwelling, and renovate third floor existing walk up attic, add dormer, 3/4 bath with bedroom, dismantle, front porch roof to remain demo and dispose of existing deck rebuilt as before.

Case: BOA-1000455 **Address:** 288 Washsett Street **Ward:** 19 **Applicant:** Charles Townsend

Article(s): 56(56-8)

Purpose: Small addition of 54.5 sf to side of kitchen; kitchen renovation and updates in same location. Related electrical, plumbing and mechanical work.

Case: BOA- 1004365 **Address:** 37-39 Aldrich Street **Ward:** 20 **Applicant:** Adrian Worrell

Article(s): 67(67-9: Floor area ratio excessive & Building height (# of stories) excessive)

Purpose: Add shed dormer to the building - 37 feet long.

Case: BOA-1001566 **Address:** 90 Cass Street **Ward:** 20 **Applicant:** Maralene Zwarich for Cass Street Condo Trust"

Article(s): 9(9-1)

Purpose: Propose 2 off-street parking on existing two-family dwelling. Install 48 in height driveway retaining wall. Combined Lot filed under ALT981760.

Case: BOA- 1012264 **Address:** 48 Sheffield Road **Ward:** 20 **Applicant:** Anna Kolodner

Article(s): 10(10-1) 67(67-9) 68(68-33)

Purpose: Propose (2) off-street parking.

Case: BOA-1009854 **Address:** 135 School Street **Ward:** 11 **Applicant:** Maya Gaul

Article(s): 55(55-9: Floor Area Ratio Excessive; Usable Open Space Insufficient) 55(55-9.3)

Purpose: Proposed to convert an existing one family into two family.

Case: BOA-964030 **Address:** 88 Sycamore Street **Ward:** 19 **Applicant:** John LoRusso

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

Purpose: Build 2.5 story addition to rear of existing two family home.

Case: BOA- 972357 **Address:** 6-8 Cheshire Street **Ward:** 19 **Applicant:** Comprehensive Building & Remodeling, LLC

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

Purpose: Finish Basement. Erect 2x4 walls on the perimeter, insulate, blueboard & plaster walls & ceiling, paint, carpet.

**STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775**

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR
MARK FORTUNE-SECRETARY
MARK ERLICH-ABSENT
JOSEPH RUGGIERO

SUBSTITUTE MEMBERS:

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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