



City of Boston
Board of Appeal

THURSDAY, February 13, 2020 BOARD OF APPEAL

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BOSTON, MA

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5:00 p.m.

Case: BOA-1018491 **Address:** 88 Chelsea Street **Ward:** 1 **Applicant:** Victor Tejada

Article(s): 6(6-4)

Purpose: Remove proviso from previous BOA decision for this "Petitioner Only" for takeout.

Case: BOA- 1015379 **Address:** 210 Lincoln Street **Ward:** 3 **Applicant:** Yichen Wei

Article(s): 44(44-34) 44(44-5) 16(16-1)

Purpose: Head house with roof deck contractor to be selected at issuance.

Case: BOA-1035388 **Address:** 133 B Street **Ward:** 6 **Applicant:** Jack Cacciapaglia

Article(s): 68(68-29) 68(68-8: Floor area ratio excessive, Side yard insufficient & Rear yard insufficient)

Purpose: Confirm occupancy as a single family. Renovation to an existing single family row house. The basement level will be partially finished to include 1/2 bath and storage. add dormers front and rear and 2nd and 3rd story addition on existing ell. The main level will include open kitchen and living area. The second floor will include 3 bed-rooms and 1 bath. The third level will include 2 bedrooms and 1 bath.

Case: BOA-1028309 **Address:** 16 Shetland Street **Ward:** 8 **Applicant:** Frank Agostino

Article(s): 50(50-29)

Purpose: Confirm occupancy as single family and install wood stockade fence on top of new perimeter block wall permitted under SF908312. Total height of wall and fence is 6'-6".

Case: BOA- 951993 **Address:** 138 Adams Street **Ward:** 15 **Applicant:** Thuloan Phan

Article(s): 65(65-41)

Purpose: Change of occupancy from single-family to two-family dwelling to legalize existing two family. No work to be done.

Case: BOA-1017265 **Address:** 419-429 Bowdoin Street **Ward:** 15 **Applicant:** Joshua Little

Article(s): 65(65-15)

Purpose: Changing occupancy to include Body art establishment. No structural changes necessary. Open floor plan with movable partitions.

Case: BOA-1008156 **Address:** 56 Lochstead Avenue **Ward:** 19 **Applicant:** Frank Schillage

Article(s): 55(55-9)

Purpose: Finishing approximately 2/3 of the basement. Adding a bathroom, laundry room, home gym and office space.

Case: BOA-1036054 **Address:** 21 Homewood Road **Ward:** 20 **Applicant:** Chris CGS Construction Services LLC

Article(s): 56(56-8)

Purpose: Small one story family addition.

Case: BOA-1023526 **Address:** 363 Vermont Street **Ward:** 20 **Applicant:** Mat Mueller

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

Purpose: We will be adding a second story to a single family, 1.5 story house and altering the first floor plan.

Case: BOA-1029466 **Address:** 7 Wilna Ct **Ward:** 20 **Applicant:** Hannah Scott

Article(s): 18(18-1) 19(19-1) 20(20-20-8)

Purpose: Construct new shed dormer on second floor front of home on existing single-family.

Case: BOA-1022294 **Address:** 9 Pratt Street **Ward:** 21 **Applicant:** Eltion Allen

Article(s): 51(51-9: Insufficient rear yard setback & Insufficient side yard setback)

Purpose: Remove existing porches, dig footings per plans rebuild porch per plans.

HEARINGS/RE-DISCUSSION: 5:00 p.m.

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-1021322 **Address:** 21 Virginia Street **Ward:** 13 **Applicant:** Aaron Larget-Caplan

Article(s): 65(65-9)

Purpose: Expand existing living space existing when purchased in 2009.

Case: BOA-997186 **Address:** 70 Fletcher Street **Ward:** 20 **Applicant:** Gena Mavuli
Article(s): 67(67-32) 67(67-9: Add'l lot area insufficient, Floor area ratio excessive & Bldg height excessive (stories))
67(67-9.3)
Purpose: Remove window on 3rd floor for new door and deck, Install 60" diameter spiral staircase. Enclose risers on all steps. Change occupancy to two family.

Case: BOA-1013475 **Address:** 24R Winship Street **Ward:** 22 **Applicant:** Jeanne Buccelli
Article(s): 51(51-9: Floor area ratio excessive, Front yard insufficient & Rear yard insufficient)
Purpose: Confirm occupancy for single-family dwelling. Construct new addition.

BOARD MEMBERS:

CHRISTINE ARAUJO-CHAIR
MARK FORTUNE-SECRETARY
MARK ERLICH

For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to https://ww.w.municode.com/library/ma/boston/codes/redevelopment_authority