



City of Boston
Board of Appeal

THURSDAY, May 18, 2017

BOARD OF APPEAL

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BOSTON, MA

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5 p.m.

Case: BOA-695638, **Address:** 81 Pearl Street **Ward:** 2 , **Applicant:** Andre Matias

Article(s): 62(62-25: Roof line being altered in rear)

Purpose: Confirm as a single family dwelling. Gut third bedroom walls and ceilings. Cut roof and open up a shed dormer. Re-finish third floor bedroom. Replace roof. P.S.: keep existing non-confirming stairs.

Case: BOA-689994, **Address:** 3 Mead Street Court **Ward:** 2 , **Applicant:** Isamu Kanda

Article(s): 62(62-62-8: Front Yard Insufficient)

Purpose: Addition onto front of single residence. Renovation of kitchen, bathrooms and bedrooms.

Case: BOA-687926, **Address:** 2 Ludlow Street **Ward:** 2 , **Applicant:** Timothy Sheehan

Article(s): 62(62-8: Floor area ratio is excessive & Rear yard setback is insufficient)

Purpose: This is a 124 square foot two story addition to an existing single family residence. The first floor will be an extension to an existing kitchen and the second floor addition will add a small home office, closet and master bathroom.

Case: BOA-685082, **Address:** 7 Ringgold Street **Ward:** 3 , **Applicant:** Marc LaCasse

Article(s): 32(32-4: GCOD) 64(64-9: Floor Area Ratio is excessive, Rear Lot line set back is insufficient & Open Usable Space is insufficient)

Purpose: Construct Master Bedroom addition and Deck above Per plans.

Case: BOA-676750, **Address:** 56 Jamaica Street **Ward:** 11 , **Applicant:** Patrick Mahoney

Article(s): 55(55-41.1: Conformity Ex Bldg Alignment) 55(55-9: Floor Area Ratio Excessive, Building Height Excessive, Usable Open Space Insufficient, Side Yard & Rear Yard Insufficient)

Purpose: Construct additions on both side of existing single family residential. Remove roof to create a 1-story addition on third floor on existing structure. Propose new deck.

Case: BOA-684592, **Address:** 90 Floyd Street **Ward:** 14 , **Applicant:** Judence Williams

Article(s): 65(65-9: Side yard insufficient & Floor area ratio excessive)

Purpose: Expanding the attic into a master suite, Kitchen and bathroom repair on 2nd floor.

Case: BOA-697055, **Address:** 12 Waterlow Street **Ward:** 14, **Applicant:** Ellen Miller

Article(s): 10(10-1: Limitation of parking areas) 65(65-65-41: Off-Street Loading Req.)

Purpose: Curb cut parking for 2 cars.

Case: BOA-664957, **Address:** 289 Washington Street **Ward:** 14 , **Applicant:** Tyrone Davis

Article(s): 65(65-8: Office use is forbidden in a 3F-5000 Sub-district)

Purpose: Change occupancy from newspaper store to office. Complete renovation of existing building. #1374/1964 Newspaper store.

Case: BOA-693937, **Address:** 30 Rita Road **Ward:** 16 , **Applicant:** Sean Donahue

Article(s): 65(65-9: Side yard is insufficient)

Purpose: Removal of existing sunroom and adding 2 floors and crawl space to rear of existing property.

Case: BOA-693320, **Address:** 17 Sedalia Road **Ward:** 16, **Applicant:** Timmy Devlin

Article(s): 65(65-9: Floor Area Ratio Excessive & Side Yard Insufficient)

Purpose: Construct new roof with shed dormer. Extend living space to attic.

Case: BOA-688128, **Address:** 3 Fairview Street **Ward:** 20 , **Applicant:** Christopher Miller

Article(s): 67(67-9: Floor Area Ratio Excessive)

Purpose: Master suite conversion and extending third floor attic space. Work being done in 3A Fairview Street.

Case: BOA-692411, **Address:** 298 Vermont Street **Ward:** 20 , **Applicant:** Pat McKenna

Article(s): 56(56-8: Building height excessive, Side yard insufficient & Front yard insufficient)

Purpose: Addition of 2nd floor to existing house, new bathroom and 2 new bedrooms.

Case: BOA-681443, **Address:** 89 Antwerp Street **Ward:** 22 , **Applicant:** Peter Chen

Article(s): 51(51-9: Usable open space is insufficient, Side yard setback is insufficient & Rear yard setback is insufficient)

Purpose: Change occupancy from 1 Family into 2 Family by erect a vertical addition and perform renovations. All as per plans filed.

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