



City of Boston  
Board of Appeal

THURSDAY, October 26, 2017

BOARD OF APPEAL

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AVE, 5th FLOOR

BOSTON, MA

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**ZONING ADVISORY SUBCOMMITTEE**

**HEARINGS: 5 p.m.**

**Case:** BOA-758471, **Address:** 689 Saratoga Street **Ward:** 1, **Applicant:** Matthew Gleason  
**Article(s):** 53(53-9: Building height excessive (stories), Front yard insufficient & Side yard insufficient)  
**Purpose:** Construct new dormer addition. Extend living space to attic on existing single-family residential dwelling.

**Case:** BOA-756533, **Address:** 10 School Street **Ward:** 2, **Applicant:** Tiffany V. L'Heureux  
**Article(s):** 62(62-8)  
**Purpose:** Construct outdoor deck at rear of building and roof with exterior stairs for access in existing single family residential.

**Case:** BOA-744749, **Address:** 282-284 Cambridge Street **Ward:** 5, **Applicant:** Christine McMahon  
**Article(s):** 8(8-7: Use Item #36A Conditional & Use Item #37 Conditional)  
**Purpose:** Change occupancy to juice bar/cafe. Interior renovation to accommodate new juice bar, per plans. More than 25% of business is eat-in.

**Case:** BOA-762362, **Address:** 44 Gates Street **Ward:** 7, **Applicant:** Timothy Johnson  
**Article(s):** 27P(27P-5) 68(68-29) 68(68-8)  
**Purpose:** Renovations to existing 2-family dwelling as per drawings submitted including new rear stair and decks and roof deck.

**Case:** BOA-740324, **Address:** 235-239 Dudley Street **Ward:** 8, **Applicant:** Gilberto Pena  
**Article(s):** (6-4)  
**Purpose:** Remove proviso for takeout for Dudley.

**Case:** BOA-754990, **Address:** 124 Devon Street **Ward:** 14, **Applicant:** Ines Carter  
**Article(s):** 10(10-1) 50(50-43: Proposed tandem parking has limited maneuverability & Dimensions of proposed parking space is insufficient)  
**Purpose:** Off-street parking for two residential vehicles.

**Case:** BOA-736227, **Address:** 18 Greenwich Street **Ward:** 15, **Applicant:** Kevin Yeung  
**Article(s):** 65(65-41) 68(68-8) 9(9-1)  
**Purpose:** Applying a permit for curb cut to make a driveway.

**Case:** BOA-752179, **Address:** 23 Grassmere Road **Ward:** 18, **Applicant:** Janet Peguero  
**Article(s):** 69(69-9: Floor area ratio excessive, Side yard insufficient & Rear yard insufficient)  
**Purpose:** Construct second floor addition with roof deck on existing first floor plan for master bedroom and master bathroom.

**Case:** BOA-753730, **Address:** 1225-1229 River Street **Ward:** 18, **Applicant:** Delores Facey  
**Article(s):** 69(69-11)  
**Purpose:** Change occupancy from "retail, hair salon and real estate office" to "retail, hair salon and real estate office with professional school". No work to be done.

**Case:** BOA-761289, **Address:** 570 Truman Parkway **Ward:** 18, **Applicant:** David Johnson  
**Article(s):** 69(69-30.1) 69(69-9) 69(69-30.12)  
**Purpose:** Construct new 2 car garage at existing driveway.

**Case:** BOA-736446, **Address:** 11 Robinwood Avenue **Ward:** 19, **Applicant:** Timothy Becker  
**Article(s):** 55(55-9: Floor area ratio excessive, Height excessive & Side yard insufficient) 55(55-40)  
**Purpose:** Construct new front dormer in existing single family residential dwelling. Full interior and partial exterior renovation.

**Case:** BOA-756862, **Address:** 23 Burard Street **Ward:** 20, **Applicant:** Stephen MacDonald  
**Article(s):** 56(56-8: Side yard insufficient & Floor area ratio excessive)  
**Purpose:** Construct a new Dormer/Second Level onto existing Dwelling. Expand living space on Second Floor. Redo existing Kitchen & Bathrooms. See plans filed.

**Case:** BOA-763012, **Address:** 40 Coinston Road **Ward:** 20, **Applicant:** James Lesnick  
**Article(s):** 67(67-9)  
**Purpose:** Create additional living/recreation space by remodeling existing basement as per attached plans. Add additional egress to exterior.

**Case:** BOA-733531, **Address:** 4 Weld Street **Ward:** 20, **Applicant:** Jennifer O'Donnell

**Article(s):** 67(67-9)

**Purpose:** Extend living space to basement and attic spaces to existing single family residential dwelling.

**RE-DISCUSSION: 5 p.m.**

**Case:** BOA-735990, **Address:** 275-277 Summit Avenue **Ward:** 21, **Applicant:** Mendy Gould

**Article(s):** 51(51-09: Dimensional Regulations - Insufficient rear yard setback.

**Purpose:** Remove and replace existing rear porch to one that is somewhat a little larger - see 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](https://www.municode.com/library/ma/boston/codes/redevelopment_authority)**