



City of Boston
Board of Appeal

THURSDAY, April 25, 2019 BOARD OF APPEAL

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BOSTON, MA

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5 p.m.

Case: BOA-853552, **Address:** 146-146A Bunker Hill Street **Ward:** 2 **Applicant:** Vahid Nickpour
Article(s): 62(62-29) 62(62-13) 62(62-14)

Purpose: Legalize occupancy as to reflect real estate bill. Change from a one family to a two family. Existing condition, no work to be done. Has been used as a two family for years.

Case: BOA-903623, **Address:** 4 Melrose Street **Ward:** 5 **Applicant:** Timothy Burke
Article(s): 67(67-9)

Purpose: Construct new dormer on rear of house and roof deck on top of dormer. Install new bathrooms on fourth floor and in basement. Remove portion of wall at kitchen. Install new window and door at rear exterior wall on first floor. Install new mechanical, plumbing and electrical work.

Case: BOA#903638, **Address:** 4 Melrose Street **Ward:** 5 **Applicant:** Timothy Burke

Purpose: Construct new dormer on rear of house and roof deck on top of dormer. Install new bathrooms on fourth floor and in basement. Remove portion of wall at kitchen. Install new window and door at rear exterior wall on first floor. Install new mechanical, plumbing and electrical work. 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.

Case: BOA-911535, **Address:** 546 East Broadway **Ward:** 6 **Applicant:** Nicolas Landry
Article(s): 68(68-7)

Purpose: Change occupancy to include body art establishment. No work to be done on premises.

Case: BOA-803677, **Address:** 65 Silver Street **Ward:** 6 **Applicant:** Isaura Rosa
Article(s): 13(13-1)

Purpose: Extend living space to basement on existing single family dwelling.

Case: BOA-892543, **Address:** 616-618 East Eighth Street **Ward:** 7 **Applicant:** Shayne Ferrara
Article(s): 68(68-29)

Purpose: Remove existing roof hatch, and install new head house.

Case: BOA-909589, **Address:** 143-153 Washington Street **Ward:** 14 **Applicant:** Murl's Kitchen, LLC
Article(s): 50(50-28)

Purpose: Change Occupancy from a Bakery to a Restaurant. (Murl's Kitchen.).

Case: BOA-925117, **Address:** 64 Radcliffe Road **Ward:** 18 **Applicant:** John Andrews

Article(s): 68(68-8: Floor area ratio excessive & Front yard insufficient) 69(69-9: Lot width insufficient, Side yard insufficient & Rear yard insufficient) 69(69-9.3)

Purpose: A new second floor addition with 3 bedrooms added and a bathroom.

Case: BOA-927697, **Address:** 12 Scribner Road **Ward:** 18 **Applicant:** Scott St. Coeur
Article(s): 69(69-9)

Purpose: Confirm occupancy as a single family and construct a second floor addition on to a single family Bungalow. The addition will be build on top of the existing structure. The addition is to have 3 bedrooms and 1 full bath.

Case: BOA-917620, **Address:** 16 Hawthorne Street **Ward:** 19 **Applicant:** Daniel Murray
Article(s): 67(67-9)

Purpose: Build addition on side of house per plans, build deck behind house per plans.

Case: BOA-920781, **Address:** 47 Cummins Highway **Ward:** 19 **Applicant:** Kathleen McKeown
Article(s): 67(67-9)

Purpose: Renovate basement to extend living area for unit one into basement.

Case: BOA-909363, **Address:** 48 Murray Hill Road **Ward:** 19 **Applicant:** Halyard, Sheets and Rudder Inc
Article(s): 67(67-32: Off-street parking & loading req. The proposed parking spaces does not meet the minimum dimensions & Off-street parking & loading req. The driveway access does not meet the minimum width of 10')

Purpose: On existing parcel # 1903149000 with single family dwelling, install parking space driveway as per attached plans.

Case: BOA-918630, **Address:** 1100 VFW Parkway **Ward:** 20 **Applicant:** Kory Brown
Article(s): 9(9-1)

Purpose: Use of land for parking as granted in Exclusive Easement Agreement on deed. Doc#42256 Book 59609 Page 4. To correct violation V429607.

Case: BOA-923297, **Address:** 24 Bellamy Street **Ward:** 22 **Applicant:** Ron Bin Zeng and Jin Fan Huang, as Trustees of the J & F Trust u/d/t August 8, 2017

Article(s): 51(51-23) 53(53-8)

Purpose: Clarify the existing building as a two family use. No work to be done.

HEARINGS/RE-DISCUSSION: 5 p.m.

Case: BOA-893086, **Address:** 71R Grampian Way **Ward:** 13 **Applicant:** John Pulgini

Article(s): 10(10-1) 65(65-9)

Purpose: Erect detached 1 car garage with storage above.

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://www.municode.com/library/ma/boston/codes/redevelopment_authority