



City of Boston
Board of Appeal

THURSDAY, June 20, 2019

BOARD OF APPEAL

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BOSTON, MA

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5 p.m.

Case: BOA-931274 **Address:** 220 Chelsea Street **Ward:** 1 **Applicant:** Jordan Lofaro
Article(s): 53(53-9)

Purpose: 2 Story 2 unit stand-alone house. Extending first floor living space into basement as per plans.

Case: BOA-945581 **Address:** 14 Allston Street **Ward:** 2 **Applicant:** Thomas Rand
Article(s): 62(62-25)

Purpose: Reframe roof, add two dormers, Add new full 3rd floor bath and two bedrooms. Remodel 2nd floor bath. Ref to plans. Confirm occupancy as single family dwelling.

Case: BOA-926131 **Address:** 118 Elm Street **Ward:** 2 **Applicant:** Timothy Sheehan
Article(s): 62(62-25) 62(62-8): Insufficient rear yard setback, Excessive F.A.R. & Insufficient open space)

Purpose: This application is for a third floor addition along with second floor layout changes and a new kitchen on the first floor. The existing third floor attic with a sloped roof will be removed. A flat roof with a roof deck accessed via stairs and a hatch. ZBA relief will be required.

Case: BOA-942137 **Address:** 3 Lawnwood Place **Ward:** 2 **Applicant:** Stephen Um
Article(s): 62(62-8)

Purpose: Renovate existing basement to be a new kitchen and sitting area.

Case: BOA-931512 **Address:** 22 Oak Street **Ward:** 2 **Applicant:** John Moriarty
Article(s): 62(62-25) 62(62-8): Side yard insufficient & Rear yard insufficient)

Purpose: Normal fee paid, building addition and renovation to owner occupied single family row house as per plans.

Case: BOA-937722 **Address:** 49 Ward Street **Ward:** 7 **Applicant:** Patrick Mahoney
Article(s): 13(13-1)

Purpose: Construct new side deck addition to existing single-family dwelling.

Case: BOA-919099 **Address:** 145 Theodore Park Road **Ward:** 17 **Applicant:** April Greene
Article(s): 56(56-40)

Purpose: Construct second floor addition above existing first floor footprint for new bathroom to existing single-family dwelling.

Case: BOA-942597 **Address:** 10 Mariposa Street **Ward:** 18 **Applicant:** Audrey Miller
Article(s): 69(69-29) 69(69-8) 69(69-9): Usable open space insufficient, Side yard insufficient & Rear yard insufficient)
Purpose: Change occupancy from single family to two family residential.

Case: BOA-939818 **Address:** 49 Metropolitan Avenue **Ward:** 18 **Applicant:** Oleh Kotsyuba
Article(s): 67(67-9): Floor area ratio excessive & Side yard setback requirement is insufficient)
Purpose: Rear and front additions, new dormers, interior renovations, new garage, new rear and front decks, new siding.

Case: BOA-922327 **Address:** 79-81 Spring Park Avenue **Ward:** 19 **Applicant:** Kingsley Weihe
Article(s): 55(55-9)

Purpose: Install skylights and finish attic space for home occupation art studio space (404 sf ft).

Case: BOA-922327 **Address:** 305 Corey Street **Ward:** 20 **Applicant:** James Murphy
Article(s): 56(56-8)

Purpose: Interior renovations to existing two family dwelling at #305 Corey Rd by reconfiguring existing stairway and create exterior stairway in rear of existing two family.

Case: BOA-932813 **Address:** 7 Maple Lane **Ward:** 20 **Applicant:** Daniel Murray
Article(s): 56(56-8)

Purpose: Raise roof of house and add extra living space.

Case: BOA-941665 **Address:** 31 Maxfield Street **Ward:** 20 **Applicant:** Micah Chapman
Article(s): 56(56-8)

Purpose: Mudroom and Rear Deck.

Case: BOA-932424 **Address:** 160 Russett Road **Ward:** 20 **Applicant:** Tomasz Adach
Article(s): 9(9-1)

6/14/2019

Purpose: Remove existing deck and replace with a new deck same size first floor and extend second floor by 2ft (16x10 upper part) and 16x8 on the lower part) on the rear of the house.

Case: BOA-947918 **Address:** 56 Presentation Road **Ward:** 22 **Applicant:** William Higgins

Article(s): 10(10-1) 51(51-9)

Purpose: Curb cut for 2 parking spaces.

RE-DISCUSSION: 5 p.m.

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.

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