



City of Boston
Board of Appeal

THURSDAY, September 19, 2019

BOARD OF APPEAL

1010 MASS.
AVE,5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5 p.m.

Case: BOA-971075 **Address:** 8-14 Monument Avenue **Ward:** 2 **Applicant:** Timothy Burke

Article(s): 62(62-8) 63(63-20)

Purpose: Renovate interiors to install new stair and elevator. Install new kitchen and bathroom. Construct addition on Third Floor. Install new finishes and associated mechanical and electrical work.. Confirm occupancy as a 2 family no record of occupancy.

Case: BOA-941406 **Address:** 54 Telegraph Street **Ward:** 7 **Applicant:** Jason Gell

Article(s): 68(68-8)

Purpose: Extend living space to basement, relocate existing bathroom to new location, add n-b partition walls as per plans.

Case: BOA-986483 **Address:** 152 Hampden Street **Ward:** 8 **Applicant:** Michael Feldman

Article(s): 50(50-32)

Purpose: There is no construction associated with this job. We propose to move a few picnic tables, with a collapsible awning into our parking lot, as designated on the attached plan set. see alt738135.

Case: BOA-983241 **Address:** 80 Harbor View **Ward:** 13 **Applicant:** Leonard Pierce

Article(s): 65(65-39) 65(65-41) 65(65-9)

Purpose: Off street parking "Driveway".

Case: BOA-952937 **Address:** 30 Beaumont Street **Ward:** 16 **Applicant:** Michael McGough

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

Purpose: Erect attached 2 car garage per plans.

Case: BOA-966535 **Address:** 131 Elmer Road **Ward:** 16 **Applicant:** Christine McCarthy

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

Purpose: Two story addition with crawlspace in the rear of the house, including second floor bathroom and reworking of second floor, floor plan.

Case: BOA-967407 **Address:** 38-40 Grayson Street **Ward:** 16 **Applicant:** Richard Finn

Article(s): 9(9-1) 65(65-9: Floor area ratio excessive, Bldg height excessive (stories), Side yard insufficient & Rear yard insufficient)

Purpose: Attic dormer addition to existing non conforming 2 family dwelling.

Case: BOA-968857 **Address:** 50 Whitten Street **Ward:** 16 **Applicant:** David D. Le

Article(s): 65(65-9)

Purpose: To used rear yard to park one car.

Case: BOA-962835 **Address:** 88 Hemman Street **Ward:** 18 **Applicant:** Orod Soleimani

Article(s): 67(67-32)

Purpose: This permit will accompany an application to cut the curb in front of an already existing 2 car driveway. That application has been completed and stamped by a licensed civil engineer and a includes plot plan and diagram of changes.

Case: BOA-980138 **Address:** 40 Rosecliff Street **Ward:** 18 **Applicant:** Wellington G. Rossi

Article(s): 67(67-9)

Purpose: The contractor shall construct a new one floor addition at the rear of the property for a family room and half bath. This shall be built according to the plans A1,A2,A3,A4,A5 drawn by Harry McGonagle dated 1.23.19. The Contractor shall also replace the existing kitchen cabinets.

Case: BOA-924297 **Address:** 41 Pershing Road **Ward:** 19 **Applicant:** Margie Klein-Ronkin

Article(s): 55(55-9)

Purpose: Renovate existing Attic to create additional Living Space. Work to include a new Master Bedroom, walk-in closet and Bathroom. Add stairs to access the Attic and increase Attic space by constructing a new Dormer per plans.

Case: BOA-964030 **Address:** 88 Sycamore Street **Ward:** 19 **Applicant:** John LoRusso

Article(s): 67(67-9: Floor area ratio excessive, Side yard insufficient & Rear yard insufficient)

Purpose: Build 2.5 story addition to rear of existing two family home.

Case: BOA- 955831 **Address:** 8 Pomeroy Street **Ward:** 21 **Applicant:** Margaret-Mary O'Connell

Article(s): 51(51-51-57)

Purpose: Parking for single family 2 car driveway.

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Case: BOA-957367 **Address:** 91 Faneuil Street **Ward:** 22 **Applicant:** Yuyun Yi

Article(s): 51(51-9)

Purpose: Rear attach addition (20'X16") 2.5 stories and renovate the existing kitchen. See attached plans for details.

HEARINGS/RE-DISCUSSION: 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.

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