



City of Boston
Board of Appeal

Tuesday, October 29, 2019

BOARD OF APPEALS

Room 801

Revised Agenda

The board will hold a hearing on October 29, 2019 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

September 10, 2019 & September 17, 2019

EXTENSIONS: 9:30a.m.

Case: BOA-723437 Address: 20 Seaver Street Ward 12 Applicant: Pamela Alexander

Case: BOA- 505714 Address: 15 Commonwealth Avenue Ward 5 Applicant: Eugene Kelly, Esq

Case: BOA-759563 Address: 80 Marginal Street Ward 1 Applicant: Richard Lynds, Esq

Case: BOA-712280 Address: 47-55 LaGrange Street Ward 3 Applicant: FPG LaGrange Holdings, LLC (by Jared Eigerman)

Case: BOA-544302 Address: 22 Hendry Street Ward 15 Applicant: Georgina Alfonseca

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HEARING: 9:30 a.m.

Case: BOA-995699 Address: 273 Highland Street Ward 11 Applicant: Rees-Larkin Development LLC

Article(s): 50(50-44)

50(50-28: Multifamily Dwelling:Forbidden & Accessory Parking:Forbidden)

50(50-29: Lot Area for Additional Dwelling Units Insufficient, Floor Area Ratio Excessive, Building Height Excessive, Building Height (# of Stories) Excessive, Usable Open Space Insufficient, Front Yard Insufficient & Rear Yard Insufficient)

50(50-43: Off-Street Parking Insufficient, Off-Street Parking Design / Maneuverability & Off-Street Loading Insufficient)

Purpose: New construction of E+ 4-story (plus lower-level Garage) Apartment Building with 23 Family Units under the City of Boston Energy Positive Housing Program. Also combine existing 7 lots into one lot to be known as 273 Highland Street.

Case: BOA-983442 Address: 7 Waumbek Street Ward 12 Applicant: Dorox, LLC

Article(s):50(50-29: Lot area for the add'l dwelling unit is insufficient & Usable open space is insufficient)

Purpose: Reconfiguration of the interior, changing from 2 to 3 units, see blueprints and site plan. Change of occupancy from 2 to 3 units.

Case: BOA-983441 Address: 87 Maple Street Ward 12 Applicant: Dorox, LLC

Article(s): 50(50-43)

50(50-29:Insufficient additional lot area per unit & Insufficient usable open space per unit)

Purpose: Reconfiguration of rooms, change the number of units from 2 to 4, see attached blueprints, site plan. Change of occupancy from 2 units to 4 units.

Case: BOA-986516 Address: 43 Withington Street Ward 17 Applicant: Stephen Siuda

Article(s): 65(65-8)

65(65-9: Bldg Height Excessive (Stories), Bldg Height Excessive (Feet), Floor Area Ratio Excessive & Rear Yard Insufficient)

Purpose: Construct new 4 story building with 8 residential units and 16 parking spaces.

Case: BOA-975318 Address: 41 Wood Avenue Ward 18 Applicant: Aisha Yasin

Article(s): 9(9-1)

69(69-9: Insufficient lot size, Excessive F.A.R., Insufficient side yard setback & Insufficient open space per unit)

Purpose: Combine 3 existing lots into one and subdivide into 2 lots (Lot A 4800sf and Lot B 4800sf) NOTE: Lot A to have Lot B #41 Wood Avenue TWO FAMILY STRUCTURE TO REMAIN.

Case: BOA-975323 Address: 43-45 Wood Avenue Ward 18 Applicant: Aisha Yasin

Article(s): 69(69-8)

69(69-9: Insufficient lot size, Excessive F.A.R, Insufficient rear yard setback, Insufficient Front Yard setback, Excessive F.A.R & Insufficient open space per unit)

69(69-29: Access/Maneuvering areas (Tandem) & Insufficient parking)

Purpose: Construct 2 family dwelling on 4800sf lot. Please see ALT954695 for combining of lots and then to subdivide to create new lot. * Modular construction-TBD.

Case: BOA-978292 **Address:** 30-32 Greenview Avenue **Ward 19 Applicant:** Aamodt/Plumb Architects
Article(s): 9(9-1) 55(55-9)
Purpose: Adding an addition to the back of the house. New finishes throughout. Including one room of the second floor condo to the town house.

Case: BOA-970966 **Address:** 55-57 Hooker Street **Ward 22 Applicant:** Edio Galvez
Article(s): 51(51-9: F.A.R Excessive; Front Yard Setback & Side Yard Setback Insufficient)
Purpose: Enclose front and back porches, also extend living space in basement as part of 1st floor unit. amending permit ALT938519

Case: BOA-919043 **Address:** 88-94 Lincoln Street **Ward 22 Applicant:** Maverick Media, LLC
Article(s): 51(51-17 Height Excessive, Front Yard (51-52.1 Street Wall Continuity; 51-57.2 CEBA) 51(51-55)
Purpose: Erect a 14'x48', two sided, digital billboard on a monopole.

RE-DISCUSSION/HEARINGS: 10:30 a.m.

Case: BOA-938015 **Address:** 31-33 Boardman Street **Ward 1 Applicant:** Derric Small
Article(s): 27T-5 53(53-8) 53(53-52)
Purpose: Combine parcel # 0101734000 with parcel #0101735000 to become one lot to be known as 31-33 Boardman St. Change of occupancy to 9 units. Renovate existing dwellings as stated on previous permits. Construct new addition as per plans. Sprinkler plan to be filed. Construction cost does not include cost on previous short forms. *AE Flood Zone (EL 10').

Case: BOA-874130 **Address:** 18-20 Crestway Road **Ward 1 Applicant:** Timothy Johnson
Article(s): 53(53-8) 53(53-9: Floor area ratio excessive, Height excessive, Front yard (53-57.2 CEBA) insufficient, Side yard insufficient & Rear yard insufficient) 53(53-56)
Purpose: Combine parcel per ALT860012 to create 8,431 SF parcel. Demolish existing structure and erect new 3 story, 9-unit residential building w/14 car garage, front, side & roof decks as per plans submitted.

Case: BOA-972965 **Address:** 48 Geneva Street **Ward 1 Applicant:** Nicola R. Dilbero
Article(s): 25(25-5) 27T-5 53(53-9: Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Usable open space insufficient, Side yard insufficient & Rear yard insufficient) 53(53-56)
Purpose: Erect a 6 unit residential dwelling with parking for 3 vehicles.

Case: BOA-972963 **Address:** 58 Lubec Street **Ward 1 Applicant:** 58 Lubec Street Trust
Article(s): 25(25-5) 53(53-9: Lot area for the add'l units is insufficient, Floor area ratio is excessive, Height requirement is excessive (stories), Height requirement is excessive (ft), Usable open space is insufficient, Side yard setback is insufficient, Rear yard setback requirement is insufficient & Required front yard setback is insufficient) 27T-5 53(53-56)
Purpose: Renovate, Change occupancy from 4 to a 9 unit dwelling, erect addition with roof deck and reconstruct rear decks

Case: BOA-967782 **Address:** 34 Belmont Street **Ward 2 Applicant:** Timothy Sheehan
Article(s): 62(62-8: Insufficient additional lot area, Max. allowed height exceeded, Insufficient usable open space & Insufficient side yard setback)
Purpose: Erect new 2 family home as per plans. *Application filed in conjunction with ALT945502 to sub-divide existing lot (3090sf) into 2 new lots. lot A 1624sf. Lot B 1466sf - 34 Belmont St (semi-attached two family) to have one building and 36 Belmont St (one family) to have one building. (Attached to # 34) existing building to be razed on separate permit.

Case: BOA-967781 **Address:** 36 Belmont Street **Ward 2 Applicant:** Timothy Sheehan
Article(s): 62(62-8)
Purpose: Erect new attached single family home as per plans. *Application filed in conjunction with ALT945502 to sub-divide existing lot (3090sf) into 2 new lots. lot A 1624sf. Lot B 1466sf - 34 Belmont St (semi-attached two family) to have one building and 36 Belmont St (one family) to have one building. (Attached to # 34) existing building to be razed on separate permit.

Case: BOA-970404 **Address:** 416 Beacon Street **Ward 5 Applicant:** Beta Nu House Corporation
Article(s): 32(32-9) 9(9-1)
Purpose: Interior and exterior renovations of a 4 story brick rowhouse. Proposed work includes repairs to exterior masonry, window replacement and energy efficiency upgrades, renovations to kitchen and bathrooms and reconfiguration of bedrooms with accessibility upgrades. Current use is R-2 Fraternity.

Case: BOA-967897 **Address:** 296 Cambridge Street **Ward 5 Applicant:** Watermark Donut Company, Inc
Article(s): 8(8-7)
Purpose: Change occupancy from Retail Store to Restaurant with take out. Interior fit out for Dunkin' Donuts work to include interior partitions, ceilings floors, wall finishes, millwork, kitchen equipment, all associated MEP life safety including minor sprinkler and fire alarm system modifications, exterior signage.

Case: BOA-975774 **Address:** 9 Leyland Street **Ward 8 Applicant:** Massachusetts Construction Land Trust, Inc. (by Leyland LLC)
Article(s): 10(10-1) 50(50-29: Lot area for additional dwelling units insufficient, Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive, Usable open space insufficient, Front yard insufficient & Rear yard insufficient) 50(50-43: Off-street parking insufficient & Off-street loading insufficient) 50(50-44)
Purpose: Combine Lots. Erect a new 5 story, 43 Unit Residential Building. This will be Affordable Housing for the Community. There will be at-Grade open-air Resident Parking spaces for Building.

Case: BOA-903629 **Address:** 21-23 Wyman Street **Ward** 10 **Applicant:** Timothy Burke
Article(s): 55(55-8) 55(55-40)

Purpose: Change occupancy from a three-family dwelling to a boutique hotel with 13 bedrooms.

Case: BOA-959027 **Address:** 27 Thornley Street **Ward** 13 **Applicant:** Ellington Jackson
Article(s): 65(65-9)

Purpose: Amendment to ALT373517 (No additional cost).Changes to fire protection, add new rear exterior stair to replace inside stair, Create storage areas in basement (not to be living space) ,change 2nd floor pantry to an open porch , create a 3 rd floor rear deck, change 1 st and 2nd floors to open concept kitchen with LVLs with 3 bedrooms and 2 baths.

Case: BOA#956275 **Address:** 27 Thornley Street **Ward** 13 **Applicant:** Ellington Jackson

Purpose: Amendment to ALT373517 (No additional cost).Changes to fire protection, add new rear exterior stair to replace inside stair, Create storage areas in basement (not to be living space) ,change 2nd floor pantry to an open porch , create a 3 rd floor rear deck, change 1 st and 2nd floors to open concept kitchen with LVLs with 3 bedrooms and 2 baths. Section: 8th 780CMR 1027 Exit Discharge 10.27.5.1 Location - min. fire separation distance of 10 feet from exterior stairway to adjacent lot line. 8th 780CMR Exit Discharge 10.27.6 Exit stairway shall be separated from interior of building as required by 1023.2 and openings shall be limited to those necessary for egress from normally occupied spaces

Case: BOA-981150 **Address:** 63 Nahant Avenue **Ward** 16 **Applicant:** James Christopher

Article(s): 65(65-9: Lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient)

Purpose: To construct a new owner occupied single family on the new lot created by the subdivision of 66-68 Pierce Ave ALT965562 as per the attached plans.

Case: BOA-981146 **Address:** 66-68 Pierce Avenue **Ward** 16 **Applicant:** James Christopher

Article(s): 9(9-1) 65(65-9: Lot area insufficient, Floor area ratio excessive & Rear yard insufficient)

Purpose: To subdivide the existing 5,500 Square foot lot creating two new lots consisting of lot A 2,860 square feet with existing two family home. Lot B 2,640 square feet for a new single family home, as per attached plans.

Case: BOA-965021 **Address:** 59 Rockne Avenue **Ward** 16 **Applicant:** James Christopher

Article(s): 65(65-41) 65(65-9: Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Front yard insufficient, Side yard insufficient & Lot area insufficient)

Purpose: To raze the existing single family. Erect new single-family dwelling as per the attached plans.

Case: BOA-945787 **Address:** 41-43 Alabama Street **Ward** 18 **Applicant:** Lu Mcpherson

Article(s): 60(60-8) 60(60-9: Lot area to erect a dwelling is insufficient, Minimum lot width required is insufficient, Minimum lot frontage required is insufficient, Minimum usable open space required is insufficient & Minimum side yard required is insufficient)

Purpose: To erect new 2 story building for a new 2 family as per plans.

Case: BOA-948520 **Address:** 5 Orlando Street **Ward** 18 **Applicant:** 5 Orlando Street, LLC Brian T. Holland Manager

Article(s): 60(60-8) 60(60-9: Floor area ratio excessive & Usable open space insufficient) 60(60-37) 9(9-2)

Purpose: Change Occupancy from 11 Apartments to 12 Apartments. Renovate existing storage area and convert to Unit #3 in accordance with plans submitted, in compliance 780CMR ninth edition Mass Building Code. No structural changes.

Case: BOA#948519 **Address:** 5 Orlando Street **Ward** 18 **Applicant:** 5 Orlando Street, LLC Brian T. Holland Manager

Purpose: Change Occupancy from 11 Apartments to 12 Apartments. Renovate existing storage area and convert to Unit #3 in accordance with plans submitted, in compliance 780CMR ninth edition Mass Building Code. No structural changes. Section: 9th 780CMR 903.2.8 Use Group R [F] 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area. Plans submitted do not indicate the installation of a Fire Sprinkler system.

Case: BOA-948772 **Address:** 99 Brooks Street **Ward** 22 **Applicant:** Daniel Toscano

Article(s): 51(51-8) 51(51-9: Building height (# of stories) excessive & Side yard insufficient) 51(51-56)

Purpose: Seeking to renovate the existing structure and to Change the Occupancy from a Single Family Dwelling to a Two Family Dwelling. Construct new dormers. Expand living space into Basement and Attic.

45 Minute Lunch Break

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-937977 **Address:** 69 Lubec Street **Ward** 1 **Applicant:** Epsilon Partners, LLC

Article(s): 25(25-5) 27T(27T-9) 53(53-56) 53(53-56.5(a)

53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9)

Purpose: Seeking to erect a 5-story building with 8 residential units and 8 parking spaces.

Case: BOA-889514 **Address:** 343-345 Chelsea Street **Ward** 1 **Applicant:** 343-345 Chelsea Street, Realty Trust

Article(s): 53(53-54) 53(53-56) 53(53-57.3)

54(54-12: Insufficient open space, insufficient rear yard setback & Excessive FAR)

Purpose: Raze existing building and erect three story building with retail at grade and six (6)residential units on floors 2-3.

*Modified on 5.21.19 to 8 residential units. * Modified on 8/26/19 three story building retail and 6 residential units.

Case: BOA-818471 **Address:** 97 Salem Street **Ward 3 Applicant:** 97 Salem Street Realty Trust
City Hall, upon the appeal of 97 Salem Street Realty Trust seeking with reference to the premises at 97 Salem Street, Ward 03 for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect: Variance Article(s): 54(54-18) 54(54-21) 54(54-13: open space insufficient, Rear yard insufficient & Floor area ratio excessive)
Purpose: To change occupancy from one real estate office to one retail space and 9 residential units. Also to erect a five story addition above the existing one story building.

Case: BOA-938192 **Address:** 62-64 Baxter Street **Ward 6 Applicant:** George Morancy
Article(s): 27S(27S-5) 68(68-33) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8)
Purpose: Combine two lots (parcel 0600761000 and 0600761000) to a newly created lot of 2,751 total SF to be known as 62-64 Baxter Street. Raze existing two-family structure on separate permit. Erect new 4-unit multi-family residential dwelling with roof decks and rear decks. Propose 4 parking spaces.

Case: BOA-899613 **Address:** 97 Farragut Road **Ward 6 Applicant:** George Morancy
Article(s): 27S(27S-5) 68(68-29) 68(68-8)
Purpose: Construct third floor addition with new rear deck and roof deck. Renovate existing two-family dwelling. Extend living space into the basement for Unit 1. Propose (1) off-street parking.

Case: BOA-961962 **Address:** 110 Mount Pleasant Avenue **Ward 8 Applicant:** David France
Article(s): 50(50-29) 50(50-43)
Purpose: Change occupancy from a single-family to a three-family dwelling and renovate. Propose side addition, new decks and egress stairs. Propose (4) off-street parking.

Case: BOA-808136 **Address:** 9 Burney Street **Ward 10 Applicant:** 11 Burney, LLC & Tremont & Burney, LLC
Article(s): 59(59-7: Multifamily Dwelling : Forbidden & Accessory Parking : Forbidden)
59(59-8: Lot Area Insufficient, Floor Area Ratio Excessive, Building Height Excessive, Building Height (# of Stories) Excessive, Usable Open Space Insufficient, Front Yard Insufficient, Side Yard Insufficient & Rear Yard Insufficient)
59(59-37: Off-Street Parking Insufficient & Off-Street Loading Insufficient)
Purpose: Construct a new 4 story Building. On the Ground Floor will be a Building Amenity Space and an Accessory Parking Garage. On Floors 2 thru 4 will be 24 Units of Housing. There will be a Common Roof Deck. The Project will require the combination and alteration of several existing lots including 11 Burney, 1508-1514 Tremont, 1518 Tremont and 1520 Tremont. The project proposes to remove existing structures on 11 Burney. (See Related Application ALT792598)

Case: BOA-982967 **Address:** 9 Burney Street **Ward 10 Applicant:** 11 Burney, LLC & Tremont & Burney, LLC
Article(s): 59(59-37)
59(59-8: Floor Area Ratio Excessive & Rear Yard Insufficient)
Purpose: The parcels at 9 and 11 Burney will be taking some amount of area from 1508-1514 Tremont St, 1516-1518 Tremont St and 1520 Tremont St. This application should be considered at the same time as the application at 9 Burney St. ERT 792599.(TW).

Case: BOA-982962 **Address:** 1508-1514 Tremont Street **Ward 10 Applicant:** 11 Burney, LLC & Tremont & Burney, LLC
Article(s): 59(59-37)
59(59-16: Floor Area Ratio Excessive & Rear Yard Insufficient)
Purpose: Lot at 1508-1514 will be transferring some lot area to the lot at 9 Burney St. This transfer will require zoning relief to the parcel. This application should be reviewed at the same time as the permit application for 9 Burney St #ERT792599 (TW)

Case: BOA-982965 **Address:** 1516-1518 Tremont Street **Ward 10 Applicant:** 11 Burney, LLC & Tremont & Burney, LLC
Article(s): 59(59-37)
59(59-16: Floor Area Ratio Excessive & Rear Yard Insufficient)
Purpose: The parcel at 1518 Tremont will be transferring some amount of it's area to the proposed parcel at 9 Burney St. This transfer will create the need to zoning relief. This application should be considered at the same time as the application at 9 Burney St. ERT 792599. Being reviewed by Tom White.

Case: BOA-982955 **Address:** 1520 Tremont Street **Ward 10 Applicant:** 11 Burney, LLC & Tremont & Burney, LLC
Article(s): 59(59-37)
59(59-16: Floor Area Ratio Excessive & Rear Yard Insufficient)
Purpose: The parcel at 1520 Tremont will be transferring some amount of it's area to the proposed parcel at 9 Burney St. This transfer will create the need to zoning relief. This application should be considered at the same time as the application at 9 Burney St. ERT 792599.(TW)

Case: BOA-992109 **Address:** 24 Rand Street **Ward 13 Applicant:** Kenneth Daddabbo
Article(s): 50(50-43)
50(50-44: 50-44.3 Traffic Visibility Across Corner is Insufficient & 50-44.5 Special provisions for corner lots. front yard along Julian Street is insufficient)
50(50-29: Lot Area Insufficient, Add'l Lot Area Insufficient, Lot Width Insufficient, Lot Frontage Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient, Side Yard Insufficient & Rear Yard Insufficient)
Purpose: Erect 3-family dwelling as per plan. Nominal fee requested pending ZBA approval.

Case: BOA-992105 **Address:** 28 Rand Street **Ward** 13 **Applicant:** Kenneth Daddabbo
Article(s): 50(50-43)
50(50-44: 50-44.3 Traffic Visibility Across Corner is Insufficient & 50-44.5 Special provisions for corner lots. front yard along Julian Street is insufficient)
50(50-29: Lot Area Insufficient, Add'l Lot Area Insufficient, Lot Width Insufficient, Lot Frontage Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient, Side Yard Insufficient & Rear Yard Insufficient)
Purpose: Erect 3-family dwelling as per plan. Nominal fee requested pending ZBA approval.

Case: BOA-947958 **Address:** 138 Centre Street **Ward** 17 **Applicant:** John Barry
Article(s): 9(9-2) 65(65-41) 65(65-8) 65(65-9: Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Side yard insufficient & Rear yard insufficient)
Purpose: Build addition to rear of building. Change occupancy from a 3 to a 6 family.

Case: BOA-970592 **Address:** 9-11 Seaverns Avenue **Ward** 19 **Applicant:** Seaverns Brown Realty Trust
Article(s): 9(9-1) 55(55-8) 55(55-9: Floor area ratio excessive, Side yard insufficient & Usable open space insufficient) 55(55-40) 80(80-80E)
Purpose: The existing 6-family apartment building at 5 Brown Terrace is to be combined with other existing attached 6-family buildings 9 Seaverns Ave., 11 Seaverns Ave., and 7 Brown Terrace, to become one building addressed as 9-11 Seaverns Ave. of 33 apartments. Change occupancy to include 9 additional units in the basement. Renovate the existing unfinished basement of the existing twenty-four unit brick-clad apartment building for nine new units in the existing basement (including 2 Group 2A). Minor modifications to the rear exterior for light, egress, & lift. The renovated basement will be fully sprinklered.

Case: BOA-989017 **Address:** 709 VFW Parkway **Ward:** 20 **Applicant:** Brian Burke
Article(s): 56(56-7: Local retail business forbidden & Outdoor sale/ display use forbidden)
Purpose: Change of use and occupancy from Real Estate offices to retail store with outdoor monument display.

INTERPRETATION: 12:00 p.m.

Case: BOA-957741 **Address:** 55 Hull Street **Ward** 3 **Applicant:** Michael Bonetti
Purpose: The petitioner's seeks a determination that the Inspectional Services Department erred in issuing the permit A940919, The permit was issued as an allowed use.

RECOMMENDATION/HEARINGS:

Case: BOA-961698 **Address:** 59 White Street **Ward:** 1 **Applicant:** David Lammers
Article(s): 53(53-52) 53(53-9: Excessive f.a.r. & Insufficient side yard setback)
Purpose: 12'x14'-11" addition above third story.

Case: BOA-985029 **Address:** 31 Prospect Street **Ward:** 2 **Applicant:** Courtney Kiernan
Article(s): 62(62-62-25)
Purpose: Add roof deck and stairway head house.

Case: BOA-997852 **Address:** 9 Ingleside Street **Ward:** 13 **Applicant:** Daryl Greese
Article(s): 9(9-1) 50(50-29)
Purpose: Extend living space by building out basement space to add 3 bedrooms and 1 full bathroom to the existing first floor unit.

Case: BOA-995563 **Address:** 332 Savin Hill Avenue **Ward:** 13 **Applicant:** Brian Carthas
Article(s): 65(65-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Bldg Height Excessive (Feet) & Side Yard Insufficient)
Purpose: Altering an existing peaked dormer. Will be extending and creating a shed dormer. This will allow for the conversion of an unfinished room into a bedroom for a second child.

Case: BOA-992086 **Address:** 51 Charlotte Street **Ward:** 14 **Applicant:** Clayton Weston
Article(s): 60(60-9)
Purpose: Change occupancy from a one to a two family with living space in the basement. Install 2 new windows in basement, frame three bedrooms in basement, frame bathroom, install new framing and sub floor, strap ceiling, insulate exterior walls, drywall and plaster all walls and ceiling. Install interior doors and trims, tile floor area, paint walls and ceilings, install new plumbing for bathroom and laundry, install new duct work, install new electrical.

Case: BOA-976954 **Address:** 48 Murray Hill Road **Ward:** 19 **Applicant:** Juan Camilo Mendez Guzman
Article(s): 10(10-1) 67(67-32) 67(67-9)
Purpose: On existing parcel # 1903149000 with a single family dwelling install new driveway and 2 off-street parking as per plans.

Case: BOA-967352 **Address:** 1587 Centre Street **Ward:** 20 **Applicant:** Theresa Lynn
Article(s): 9(9-1) 56(56-8)
Purpose: Extend living area into the basement area as per plan.

Case: BOA-982876 **Address:** 57 Dent Street **Ward:** 20 **Applicant:** Venice Constructionk, LLC
Article(s): 56(56-8)
Purpose: Remove rear porch and add mudroom addition per plans.

Case: BOA-965584 **Address:** 34 Linnet Street **Ward:** 20 **Applicant:** Edward Ahern
Article(s): 56(56-39)
Purpose: Add driveway for off street parking.

Case: BOA-963024 **Address:** 111 Maple Street **Ward:** 20 **Applicant:** Franziska Amacher
Article(s):56(56-8: Floor Area Ratio Excessive, Front Yard Insufficient& Rear Yard Insufficient)
Purpose: Erect vertical addition on top of existing garage - see plans filed.

Case: BOA-978421 **Address:** 59 Penfield Street **Ward:** 20 **Applicant:** Todd Miles
Article(s): 67(67-9)
Purpose: Finish Basement. Build a new Office, Playroom and Bathroom. Install new windows. Homeowner waiver.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR
MARK FORTUNE-SECRETARY-ABSENT
MARK ERLICH
JOSEPH RUGGIERO

SUBSTITUTE MEMBERS:

TYRONE KINDELL, JR-ACTING SECRETARY
EDWARD DEVEAU

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