



City of Boston  
Board of Appeal

Tuesday, December 3, 2019

BOARD OF APPEALS

Room 801

The board will hold a hearing on December 3, 2019 starting at 9:30 a.m.

RECEIVED  
CITY CLERK'S OFFICE  
NOV 22 P 4: 21  
BOSTON, MA

**APPROVAL OF HEARING MINUTES:**

November 12, 2019

**EXTENSION: 9:30 a.m**

**Case:** BOA-594105 **Address:** 157 Cottage Street **Ward 1 Applicant:** Brian Scagliola

**GCOD: 9:30a.m.**

**Case:** BOA-1016770 **Address:** 121 Saint Stephen Street **Ward 4 Applicant:** Timothy Burke

**Article(s):** 32(32-4)

**Purpose:** Foundation & Structural repairs as per Structural Engineers plans, Pointing & Repairs to Exterior Masonry, New Roof, Upgrade Electrical & Plumbing systems to code, Sprinkler System, Fire & Security System, Insulation, Sheetrock, Carpentry, Upgrade Kitchens/Bathrooms per Architects plans, Painting.

**Case:** BOA-1015980 **Address:** 374-382 Congress Street **Ward 6 Applicant:** Kevin Joyce

**Article(s):** 32(32-4)

**Purpose:** Erect entry trellis structure and construct outdoor patio seating and service area for use by Pink Taco Restaurant as per plans filed herewith. Electrical and plumbing under separate permit. Use of premises applied for under application no. U491005454.

**BUILDING CODE: 9:30 a.m.**

**Case:** BOA#1015627 **Address:** 920-926 Morton Street **Ward 17 Applicant:** Johnson Ogbeide

**Purpose:** Change legal occupancy from store to 2 retail stores, restaurant, & Beauty salon. All work done on SF281391, SF244243. Section: 9th Edition 780 CMR CHPT 09 Chapter 09. [F] 903.2.11.1 Stories without openings. An automatic sprinkler system shall be installed throughout all stories, including basements, of all buildings where the floor area exceeds 1,500 square feet (139.4 m<sup>2</sup>) and where there is not provided not fewer than one of the following types of exterior wall openings: 1.1 Openings below grade that lead directly to ground level by an exterior stairway complying with Section 10111 or an outside ramp complying with Section 1012. Openings shall be located in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on at least one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet (15 240 mm).

**Case:** BOA#1015422 **Address:** 411 Shawmut Avenue **Ward 9 Applicant:** Adam Grassi

**Purpose:** Add new roof deck w/spiral staircase, frame new skylight openings, replace roofing and renovated bathroom. 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. Section 780 CMR 1011 Stairways. 1011.3 Headroom. Spiral stairway complying with Section 1011.10 are permitted a 78 inch headroom clearance.

**HEARING: 9:30 a.m.**

**Case:** BOA-961472 **Address:** 210 Bremen Street **Ward 1 Applicant:** 210 Bremen Street, LLC

**Article(s):** 27T-5 53(53-9)

**Purpose:** Amend ALT897671 to include a roof deck.

**Case:** BOA-997894 **Address:** 37 Horace Street **Ward 1 Applicant:** Joseph Trichilo

**Article(s):** 53(53-8) 53(53-9: Floor area ratio excessive, Building height excessive, Building height (# of stories) excessive, Side yard insufficient & Rear yard insufficient) 53(53-56) 27T(27T-9)

**Purpose:** Raze existing building and combine lots with parcel numbers 0104274145 and 0104275000 to create one lot consisting of 7,268 s.f. Erect a Nine (9) Unit Residential Dwelling with Parking for Fourteen (14) Vehicles. See ALT952947.

**Case:** BOA-998964 **Address:** 38 Lexington Street **Ward 1 Applicant:** 38 Lexington Street, LLC

**Article(s):** 53(53-8) 53(53-9: Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Front yard insufficient, Side yard insufficient & Rear yard insufficient) 53(53-56.5(a) Off-street pkg maneuverability) 53(53-56: Off-street parking & loading req) 53(53-57) 27T(27T-5)

**Purpose:** Raze existing building and erect a 4 unit residential dwelling with rear and roof decks and parking in rear.

**Case:** BOA-998963 **Address:** 100 Lexington Street **Ward 1 Applicant:** Volnay Capital LLC

**Article(s):** 53(53-8) 53(53-9: Floor area ratio is excessive, Height is excessive (stories), Height is excessive (ft), Front yard setback requirement is insufficient, Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient) 53(53-56: Off street parking insufficient & Off-street parking req'mnt) 27T(27T-5)

**Purpose:** Raze existing buildings and erect a 9 unit residential dwelling with parking for 9 vehicles on newly created lot. See ALT940733 and ALT940730.

**Case:** BOA-1013472 **Address:** 154 Lexington Street **Ward 1 Applicant:** 154 Lexington Street LLC  
**Article(s):** 27T-5 53(53-9: Floor area ratio excessive & Rear yard insufficient) 53(53-52)  
**Purpose:** Amend ALT907988. Modify deck on second floor. Construct new roof deck. Construct partial addition to align exterior wall.

**Case:** BOA-1003908 **Address:** 224 Princeton Street **Ward 1 Applicant:** Ryan Acone  
**Article(s):** 53(53-9: Lot area for the add'l dwelling units is insufficient, Floor area ratio is excessive, Height requirement is excessive (stories), Height requirement is excessive (ft), Front yard setback requirement is insufficient, Side yard setback requirement is insufficient, Rear yard setback requirement is insufficient & Usable open space is insufficient) 53(53-56) 53(53-8) 27T-5  
**Purpose:** Four story with a four unit building, with one unit on each story. No parking. Exterior stair at rear of building, private roof deck.

**Case:** BOA-993940 **Address:** 60-66 Cambridge Street **Ward 2 Applicant:** Edward Owens  
**Article(s):** 62(62-17)  
**Purpose:** Increase existing open-air parking lot license (OPAIR-78695) from 193 vehicles to 431 vehicles and demo existing warehouse building.

**Case:** BOA-1016697 **Address:** 7 Cook Street **Ward 2 Applicant:** James Kingston  
**Article(s):** 62(62-8) 62(62-25)  
**Purpose:** Interior gut renovation and extension of living space to basement. Add roof deck and replace exterior siding and trim.

**Case:** BOA-971179 **Address:** 8-12 Battery Street **Ward 3 Applicant:** Mark Little  
**Article(s):** 54(54-18) 54(54-10)  
**Purpose:** Construct roof deck as per plans.

**Case:** BOA-957171 **Address:** 49-49R Charter Street **Ward 3 Applicant:** Simcha Weller  
**Article(s):** 54(54-10: Floor area ratio excessive, usable open space insufficient & Rear yard insufficient) 54(54-18) 54(54-21)  
**Purpose:** Seeking to change the occupancy from a six-family residential dwelling to an seven-family residential dwelling. Also, to erect a one-story addition to expand living space for unit 6, legalize the existing basement living space, and to renovate the building to have a full sprinkler system.

**Case:** BOA- 995641 **Address:** 23 Unity Street **Ward 3 Applicant:** Doug Scire  
**Article(s):** 54(54-10: Excessive F.A.R. & Insufficient rear yard setback (10' minimum))  
**Purpose:** Seeking to erect a first floor rear addition.

**Case:** BOA-990942 **Address:** 131 Appleton Street **Ward 4 Applicant:** Lan Ho  
**Article(s):** 64(64-8: Forbidden use hair salon, Forbidden use attorney office (professional office) & Forbidden use art gallery)  
**Purpose:** Original two apartments and two stores on the ground floor. Ground floor was previously two commercial uses. The ground floor was altered prior to purchase to accommodate three commercial uses. These uses are a hair salon, attorney office and art gallery. No changes to exterior elevation. change occupancy to include a third commercial space.

**Case:** BOA-1003817 **Address:** 32 Appleton Street **Ward 5 Applicant:** Eric Seitz  
**Article(s):** 64(64-9: Town house/row house extension into rear yard & Dimensional regulations applicable in residential sub districts) 64(64-34)  
**Purpose:** Add rear balcony and roof deck - to amend ALT968574.

**Case:** BOA-1014209 **Address:** 87 O Street **Ward 6 Applicant:** Melissa Hughes  
**Article(s):** 68(68-8: Front yard setback requirement is insufficient & Side yard setback requirement is insufficient) 68(68-29) 27S(27S-5)  
**Purpose:** Addition of 3rd floor & basement renovation.

**HEARINGS: 10:30 a.m.**

**Case:** BOA-982800 **Address:** 74 Brookley Road **Ward 11 Applicant:** Marcy Ostberg  
**Article(s):** 55(55-9)  
**Purpose:** We are turning the existing basement into a conditional living space with a bathroom, bedroom, office, family room and workshop.

**Case:** BOA#982802 **Address:** 74 Brookley Road **Ward 11 Applicant:** Marcy Ostberg  
**Purpose:** We are turning the existing basement into a conditional living space with a bathroom, bedroom, office, family room and workshop. Section: 9th Edition 780 CMR CHPT 02 Chapter 02. Section 202. Dwelling unit definition a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**Case:** BOA-1004357 **Address:** 71-73 Humboldt Avenue **Ward 12 Applicant:** Niles Sutphin  
**Article(s):** 53(53-8) 53(53-56) 50(50-29)  
**Purpose:** Change of Use and Occupancy; Existing Use Day School; Demolish existing Day School; Renovate existing space to construct two (2) new dwelling units; All new systems; Existing building is currently multi-family non sprinklered.

**Case:** BOA-1003945 **Address:** 20 Winthrop Street **Ward 12 Applicant:** Derric Small  
**Article(s):** 9(9-1) 50(50-1)  
**Purpose:** Unit One Basement Level will be undergoing level three alterations. to Amend ALT803509. \*Unit #1 extension of living space into basement area.

**Case:** BOA-1008317 **Address:** 94 Alexander Street **Ward** 13 **Applicant:** Robert Nicholas  
**Article(s):** 65(65-8: Use multifamily dwelling forbidden & Use accessory parking forbidden) 65(65-9: Lot area for additional dwelling units insufficient, Floor area ratio excessive, Usable open space insufficient & Front yard insufficient) 65(65-41)  
**Purpose:** Combine existing Lots @ 92 / 94 Alexander Street. New Lot size to be 4,673 sq ft. Change Occupancy from a Single Family Dwelling to a Four ( 4 ) Family Dwelling. Construct a new 3 story addition onto existing 3 story Building. There will be Off-Street Parking located at-grade in Rear Yard. Dwelling will be fully Sprinklered.

**Case:** BOA-917193 **Address:** 18 Middleton Street **Ward** 14 **Applicant:** Harold Raymond  
**Article(s):** 60(60-9: Lot area insufficient, Front yard insufficient, Rear yard insufficient, Side yard insufficient, Usable open space insufficient & Floor area ratio excessive) 60(60-37)  
**Purpose:** New construction of two family on vacant land.

**Case:** BOA-980910 **Address:** 493 Washington Street **Ward** 17 **Applicant:** Andrew Bulman  
**Article(s):** 65(65-15) 65(65-41)  
**Purpose:** Interior fit-up work for new tenant "Dollar Tree" in existing retail building. Stockroom, office, employee area, two accessible restrooms, drinking fountain, mop sink.

**Case:** BOA-941673 **Address:** 717-721 American Legion Highway **Ward** 18 **Applicant:** Silver Therapeutics, Inc  
**Article(s):** 67(67-11)  
**Purpose:** Change of Occupancy and renovation of existing commercial greenhouse(nursery) to Cannabis Establishment. Applicant also proposes partial demolition of existing greenhouse structures, add a new building entrance/waiting area and modify the existing layout and conditions of the interior of the building pursuant plans submitted with application.

**Case:** BOA-937921 **Address:** 1449-1453 Hyde Park Avenue **Ward** 18 **Applicant:** 1449 LLC  
**Article(s):** 69(69-29) 69(69-30) 69(69-8) 69(69-9: Insufficient rear yard setback, Insufficient lot size, Excessive F.A.R., Number of allowed stories exceeded, Insufficient usable open space, Insufficient additional lot area/dwelling unit, Insufficient usable open space, Insufficient lot width & Insufficient lot area width frontage)  
**Purpose:** Change occupancy of two family into an 11 unit MFR dwelling and construct addition per plan submitted. (This is one of two structures on the same lot, other structure is a two family (a.k.a. 8 Dacy Street).

**Case:** BOA-978482 **Address:** 9-11 Catherine Street **Ward** 19 **Applicant:** John Lydon  
**Article(s):** 55(55-9: Add'l lot area insufficient, Side yard insufficient, Rear yard insufficient, Floor area ratio excessive, Usable open space insufficient, Bldg height excessive (feet) & Bldg height excessive (stories)) 55(55-41.12) 55(55-8)  
**Purpose:** Construction of two shared wall, townhomes. To be one of two structures on the same lot (See. ERT950568). Each townhome to consist of three bedrooms, two and one half bathrooms, first floor garage parking sufficient for two cars, and a roof-deck.

**Case:** BOA-978464 **Address:** 13-15 Catherine Street **Ward** 19 **Applicant:** John Lydon  
**Article(s):** 55(55-9: Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (feet), Bldg height excessive (stories), Side yard insufficient & Usable open space insufficient) 55(55-8) 55(55-41.12)  
**Purpose:** Construction of two shared wall, townhomes. To be one of two structures on the same lot (See. ERT950564). Each townhome to consist of three bedrooms, two and one half bathrooms, first floor garage parking sufficient for two cars, and a roof-deck.

**Case:** BOA-1012285 **Address:** 17-31 Charles Park Road **Ward** 20 **Applicant:** West Brighton Acquisitions, LLC  
**Purpose:** Conditional Use & Variance **Article(s):** 56(56-15) 56(56-16) 56(56-40.12) **Purpose:** Combine PID#2009237000-13977 SQFT and PID#209236000-12242 SQFT to create a new lot of 26219 sqft(SEE ALT 995947). for the construction of 8 new attached townhouses, numbers 17-31, fronting on Charles Park Rd, each with one garage parking space and one surface parking space. \*This is one of two main dwellings on one lot (see ERT997994).

**Case:** BOA-1012286 **Address:** 180-198 Gardner Street **Ward** 20 **Applicant:** West Brighton Acquisitions, LLC  
**Article(s):** 56(56-15) 56(56-16) 56(56-40.12)  
**Purpose:** Combine PID#2009237000-13977 SQFT and PID#209236000-12242 SQFT to create a new lot of 26219 sqft(SEE ALT 995947). for the construction of 10 new attached townhouses, numbers 180-198, fronting on Gardner St each with one garage parking space and one surface parking space. \*This is one of two main dwellings on one lot (see ERT997991).

**Case:** BOA-1012287 **Address:** 199 Gardner Street **Ward** 20 **Applicant:** West Acquisitions, LLC  
**Article(s):** 56(56-15)  
**Purpose:** Combine PID# 2009220000-16,088 square feet and PID#2009221000-10,888 square feet (SEE ALT995958, to create a new lot of 36,183 square feet for construction of a new four story building comprised of 70 units with 44 garage parking spaces and 26 surface parking spaces for a total of 70 parking spaces.

**Case:** BOA-980075 **Address:** 37 Colberg Avenue **Ward** 20 **Applicant:** Adam D. Rogoff Attorney at Law, P.C.  
**Article(s):** 67(67-8) 67(67-9: Lot area insufficient, Floor area ratio excessive & Usable open space insufficient) 67(67-32)  
**Purpose:** Change is use from two-family residential to three-family. The change of use will conform to existing conditions, which were present at the time owner purchased property.

**Case:** BOA-1014145 **Address:** 11 Taft Hill Terrace **Ward** 20 **Applicant:** Jay Walsh  
**Article(s):** 67(67-8) 67(67-9: Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Usable open space insufficient, Front yard insufficient, Side yard insufficient & Rear yard insufficient) 67(67-32)  
**Purpose:** Erect new 16 unit residential building as per plans. ZBA.

**Case:** BOA-954154 **Address:** 48 Allston Street **Ward 21 Applicant:** Patrick Foley  
**Article(s):** 51(51-8) 51(51-9: Floor area ratio is excessive, Height requirement is excessive (stories), Height requirement is excessive (ft), Front yard setback requirement is insufficient, Side yard setback requirement is insufficient, Rear yard setback requirement is insufficient & Location of main entrance of a dwelling shall face the front lot line) 51(51-40-5(a))  
**Purpose:** Erect a new 9 unit residential building with parking on ground level, as per plans. Existing house to be razed under separate permit. Permit set to be submitted upon ZBA approval.

**Case:** BOA-1012883 **Address:** 506-512A Park Drive **Ward 21 Applicant:** William Mohan  
**Article(s):** 8(8-7)  
**Purpose:** Change of Occupancy from Convenience Store to Restaurant with Take-Out (Domino's Pizza).

#### **45 Minute Lunch Break**

#### **RE-DISCUSSIONS: 11:30a.m.**

**Case:** BOA-961467 **Address:** 47-51 Webster Street **Ward 1 Applicant:** Fratt, LLC  
**Article(s):**9(9-1)  
**Purpose:** Restaurant outdoor seating for 22 with food and alcohol service.

**Case:** BOA-1005501 **Address:** 24-26 Elm Street **Ward 2 Applicant:** 24-26 Elm St, LLC  
**Article(s):** 62(62-8)  
**Purpose:** To change occupancy from a 2-family dwelling to a three-family dwelling. Also, to renovate the building, including a rear addition.

**Case:** BOA-885367 **Address:** 6 Lagrange Place **Ward 8 Applicant:** The Greenville Group  
**Article(s):** 10(10-1) 50(50-28) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29)  
**Purpose:** To raze existing structure and erect a three story building with eight residential units and eight parking spaces.

**Case:** BOA-969080 **Address:** 13B River Street **Ward 17 Applicant:** Lucio Trabucco  
**Article(s):**65(65-42: Conformity with Existing Building Alignment & Two or More Dwellings on the Same Lot) 65(65-9: Lot Area Insufficient, Lot Frontage Insufficient, Floor Area Ratio Ex-cessive, Building Height Excessive (ft), Building Height (# of Stories) Excessive, Usable Open Space Insufficient & Rear Yard Insufficient)  
**Purpose:** Erect a new 4 story, Two ( 2 ) Family Dwelling on existing 11,663 sq ft Lot. Parking will be located under Building. This will be 1 of 3 Dwellings located on the Same Lot. Building will be fully Sprinklered. Reference ERT892724 ( 13A River Street ) and ALT892712 existing building at 13 River Street.

**Case:** BOA-969078 **Address:** 13A River Street **Ward 17 Applicant:** Lucio Trabucco  
**Article(s):**65(65-42: Conformity with Existing Building Alignment & Two or More Dwellings on the Same Lot) 65(65-9: Main Entrance to a Dwelling shall Face the Front Lot line, Lot Area Insufficient, Lot Frontage Insufficient, Floor Area Ratio Excessive, Building Height Excessive, Building Height ( # of Stories ) Excessive, Usable Open Space Insufficient, Front Yard Insufficient & Side Yard Insufficient)  
**Purpose:** Erect a new 4 story, Two ( 2 ) Family Dwelling on existing 11,663 sq ft Lot. Parking will be located under Building. This will be 1 of 3 Dwellings located on the Same Lot. Building will be fully Sprinklered. Reference ERT892728 (13B River Street) and ALT892712 existing building at 13 River Street.

**Case:** BOA-969070 **Address:** 13 River Street **Ward 17 Applicant:** Lucio Trabucco  
**Article(s):**65(65-42) 65(65-9: Floor Area Ratio Excessive, Building Height ( # of Stories ) Excessive, Usable Open Space Insufficient & Side Yard Insufficient)  
**Purpose:** Addition & Alterations to existing structure @ 13 River St - please see ERT892724 for 13A River St and ERT892728 for 13B River St (separate buildings in the rear of the lot.) ERT835368 incorrect application for work described.

**Case:** BOA-878988 **Address:** 822 Canterbury Street **Ward 18 Applicant:** Edwin Solano  
**Article(s):** 67(67-8: 2 Family is a forbidden use & Basement units are forbidden for this location) 67(67-9: Insufficient usable open space, Insufficient rear yard setback & Excessive F.A.R.) 67(67-32)  
**Purpose:** Add new basement unit and change occupancy from single family to two family per submitted plans.

#### **RECOMMENDATIONS:**

**Case:** BOA-981595 **Address:** 1531 Centre Street **Ward: 20 Applicant:** Damon Darienzo  
**Article(s):** 9(9-1) 56(56-8)  
**Purpose:** Extend first floor unit of 2 family residential home into basement - adding 4 rooms (entertainment room, office, bathroom, wet bar area).

**Case:** BOA-991573 **Address:** 18 Caspar Street **Ward: 20 Applicant:** Christine Kennedy  
**Article(s):** 56(56-8: Excessive F.A.R. & Insufficient side yard setback)  
**Purpose:** Extend existing level into attic area to create one living level. HOME OWNER APPLICATION. \*Scope of work clarification: Gut rehab of 1.5 Story Bungalow structure and increase to a two story dwelling in accordance with the submitted architectural plans and survey which identifies "New Addition" to be constructed.

**Case:** BOA-997186 **Address:** 70 Fletcher Street **Ward: 20 Applicant:** Gena Mavuli  
**Article(s):** 67(67-32) 67(67-9: Add'l lot area insufficient, Floor area ratio excessive & Bldg height excessive (stories)) 67(67-9.3)  
**Purpose:** Remove window on 3rd floor for new door and deck, Install 60" diameter spiral staircase. Enclose risers on all steps. Change occupancy to two family.

**Case:** BOA- 1004846 **Address:** 2R Perham Street **Ward:** 20 **Applicant:** Steven Petitpas  
**Article(s):** 9(9-1)

**Purpose:** Renovate total home from fire and add addition.

**Case:** BOA-984586 **Address:** 11 Robin Street **Ward:** 20 **Applicant:** Phillip Cheetham  
**Article(s):** 56(56-8)

**Purpose:** Renovate kitchen and adding a full bathroom off master bedroom.

**Case:** BOA-977602 **Address:** 56 Russett Road **Ward:** 20 **Applicant:** Jingsong Cao  
**Article(s):** 9(9-1) 56(56-8: Floor area ratio excessive, Bldg height excessive (stories), Rear yard insufficient & Side yard insufficient)

**Purpose:** Propose to have an addition of dormer in the attic level to extend the living area (vertical extension). The extended living area will belong to the 2nd floor unit (unit #2).

**Case:** BOA-999433 **Address:** 44 Zeller Street **Ward:** 20 **Applicant:** Jessie Lortie  
**Article(s):** 67(67-9)

**Purpose:** Replace existing deck, rear with two stories addition. Remodel existing kitchen.

**Case:** BOA-991005 **Address:** 6 Martinwood Road **Ward:** 19 **Applicant:** Giannalda Fontana  
**Article(s):** 55(55-40) 55(55-9: Side yard insufficient & Front yard insufficient)

**Purpose:** Construct carport and rear mudroom addition to existing one family dwelling.

**Case:** BOA-987407 **Address:** 10 Draper Road **Ward:** 18 **Applicant:** Clayton Samuels  
**Article(s):** 69(69-9)

**Purpose:** Extend living space to basement on existing single-family dwelling. Perform interior ONLY, Non-structural. ZBA.

**Case:** BOA-993725 **Address:** 123 Glendower Road **Ward:** 18 **Applicant:** Guerda Conservce  
**Article(s):** 67(67-9)

**Purpose:** Legalize existing work and basement and install new windows (2) and install new door.

**Case:** BOA-1001324 **Address:** 11 Walter Street **Ward:** 18 **Applicant:** Pamela Bardhi  
**Article(s):** 69(69-8)

**Purpose:** Change Occupancy from a One Family Dwelling to a Two ( 2 ) Family Dwelling & Workshop. Existing condition for many years. No work to be done. I am only confirming a pre-existing Occupancy that is not reflected on ISD files and filing the correct documentation to make sure this is listed under the correct Occupancy.

**Case:** BOA-934040 **Address:** 33 Moultrie Street **Ward:** 17 **Applicant:** Nha Tran  
**Article(s):** 9(9-1) 65(65-9)

**Purpose:** Adding a full bath in the basement.

**Case:** BOA-1001591 **Address:** 1664-1668 Dorchester Avenue **Ward:** 16 **Applicant:** Future Leaders LLC  
**Article(s):** 65(65-8)

**Purpose:** Change occupancy from cafe to daycare. Simple build out, sheet rock, painting, and flooring.

**Case:** BOA-989792 **Address:** 15-17 Tovar Street **Ward:** 15 **Applicant:** Maria Gomes  
**Article(s):** 10(10-1) 65(65-41) 65(65-9)

**Purpose:** Driveway Curb Cut. - I'm planning to remove a small shed on the side of the house to create extra space for parking, and pave the area. - I will also be removing a portion of the wall fence to create an entrance for the car. - Once the shed is removed the space would be 32' W x 16' L.

**Case:** BOA-984307 **Address:** 302-316 Bowdoin Street **Ward:** 15 **Applicant:** Elliott Beale  
**Article(s):** 6(6-4)

**Purpose:** Remove proviso for take-out granted to this petitioner owner only.

**Case:** BOA-997066 **Address:** 34 Midland Street **Ward:** 13 **Applicant:** Mark Collins  
**Article(s):** 65(65-9)

**Purpose:** Repair landings. Extend living space into basement for family room.

**Case:** BOA-979443 **Address:** 78 Harbor View Street **Ward:** 13 **Applicant:** Tuan Nguyen  
**Article(s):** 65(65-9: Floor area ratio excessive, Usable open space insufficient & Side yard insufficient)

**Purpose:** Construct new side addition for kitchen expansion on existing two-family dwelling.

**Case:** BOA-1003971 **Address:** 26 Jamaica Street **Ward:** 11 **Applicant:** Rebecca Rollins  
**Article(s):** 55(55-9)

**Purpose:** Confirm Occupancy as a One Family dwelling as well as renovate interior, add bathroom, add bump-out additions on front and side, expand second floor above bump-outs.

**Case:** BOA-1000963 **Address:** 4 Noble Court **Ward:** 1 **Applicant:** Kristen Day  
**Article(s):** 53(53-9)

**Purpose:** Confirm occupancy as single family dwelling and add a rear deck.

STEPHANIE HAYNES  
BOARD OF APPEAL  
617-635-4775

BOARD MEMBERS:

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**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)**