



City of Boston  
Board of Appeal

THURSDAY, July 20, 2017

BOARD OF APPEAL

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BOSTON, MA

**ZONING ADVISORY SUBCOMMITTEE**

**HEARINGS: 5 p.m.**

**Case:** BOA-673659, **Address:** 52 Murdock Street **Ward:** 22 , **Applicant:** Peter Berger.  
**Article(s):** 51(51-9; Dimensional Regulations - The proposed deck is within the required side yard setback)  
**Purpose:** Back exterior deck with entrance/ door to Kitchen, this application filed to amend ALT616525.

**Case:** BOA-717854, **Address:** 16 Harvard Avenue **Ward:** 21 , **Applicant:** Tania Rydeski  
**Article(s):** 51(51-56; Off Street Parking requirements - Off Street parking requirements is insufficient) 51(51-17; Dimensional Regulations - Flood Area Ratio is excessive)  
**Purpose:** Change occupancy from Exhibits, Restaurant #37 & 37A, Artists' lofts, performing arts offices, art sales and theatres and karaoke, to include Beauty salon at basement level as per plans.

**Case:** BOA-720365, **Address:** 2 Cerdan Avenue **Ward:** 20 , **Applicant:** Susan Flynn  
**Article(s):** 56(56-8; Building Height Excessive, Floor Area Ratio Excessive)  
**Purpose:** 28x20 Addition off the rear of house. Extension of kitchen and bedroom to include plumbing and electrical.

**Case:** BOA-722371, **Address:** 657 West Roxbury Park Way **Ward:** 20 , **Applicant:** John Walsh  
**Article(s):** 29(29-4; Greenbelt Protection Overlay District Applicability - Greenbelt Protection Overlay District review required.) 56(56-8; Side Yard Insufficient - Side Yard insufficient)  
**Purpose:** Combine Lot B, 37 Pelton parcel #2001819000 with Lot A, 657 West Roxbury Parkway, parcel #2001821000. Existing lot A to receive 4,400 sq feet from Lot B at 37 Pelton. Also add 2 1/2 story addition per plans.

**Case:** BOA-707666, **Address:** 144 Aldrich Street **Ward:** 20 , **Applicant:** Carol Meehan  
**Article(s):** 67(67-9; Dimensional Regulations - Side Yard insufficient)  
**Purpose:** 2 Dormers and second floor remodel.

**Case:** BOA-711125, **Address:** 53 Seymour Street **Ward:** 19 , **Applicant:** Francesca Corigliano  
**Article(s):** 09(09-01; Extension of non conforming use is conditional) 67(67-30; Off Street parking screening and buffering) 67(67-33; App. of Dimensional Req. - Off Street parking design (size; access drive; & maneuverability)  
**Purpose:** Two parking spaces with curb cut, for the home owner.

**Case:** BOA-700967, **Address:** 9 Valley Road **Ward:** 17 , **Applicant:** Michael Soucy  
**Article(s):** 65(65-9; Dimensional Regulations - Insufficient side yard setback. (10' required)  
**Purpose:** One story addition to rear of single family residence; remodeling of existing kitchen and first floor bath; remodeling of 2nd floor bath and roof extension of 2nd floor bath.

**Case:** BOA-717846, **Address:** 10 National Street **Ward:** 7 , **Applicant:** Donald Gillespie  
**Article(s):** 68(68-8; Dim reg sub dist - Rear Yard setback is insufficient) 68(68-8; Dim reg sub dist - Side Yard setback is insufficient)  
**Purpose:** reframed/ reinforced exterior walls, floor system and roof rafters. Renovate existing house.

**Case:** BOA#717845, **Address:** 10 National Street **Ward:** 7 , **Applicant:** Donald Gillespie  
**Purpose:** Reframed/Reinforced exterior walls, floor system and roof rafters. Renovate existing house. SECTION: 8th 780CMR : 705.8.1 - Allowable Openings; - Allowable Openings are not allowed in exterior walls where the fire separation distance is less than 3ft.

**Case:** BOA-722593, **Address:** 1 Ringgold Street **Ward:** 3 , **Applicant:** Patrick Mahoney, Esq  
**Article(s):** 32(32-4; GCOD, Applicability due to the erection or extension of any structure, where such new structure or extension will occupy more than fifty (50) square feet of lot area. Substantially Rehabilitate any structure. 64(64-9; Dimensional Regulations - Excessive Floor Area Ratio) 64(64-9; Dimensional Regulations - Insufficient Rear Yard) 64(64-34; Restricted Roof Structure Regulations - An Open roof deck may be erected on the main roof of a building.)  
**Purpose:** Change of occupancy from three - family to single - family dwelling. Construct two-story rear addition with roof deck to maintain existing building alignment on Waltham Street. Full interior renovation.

**Case:** BOA-717596, **Address:** 6 Armory Street **Ward:** 2 , **Applicant:** Timothy Sheehan  
**Article(s):** 62(62-25; Roof structure restrictions) 62(62-8; Dimensional Regulations - Floor Area Ratio Excessive)  
**Purpose:** A full interior renovation which will consist of all three existing floors to be gutted and renovated. The existing un-inhabitable Basement will be finished and will have a finished 7' - 6" ceiling height. Two dormers will be added at the 3rd Floor. Installation of a new Shed Dormer with a new Roof Deck accessed by a hatch. There will be a new Front doghouse/ shed combination dormer. We anticipate a ZBA hearing and request the nominal permit fee on the application.

**Case:** BOA-701927, **Address:** 106 Elm Street **Ward:** 2 , **Applicant:** Gleidison Peixoto  
**Article(s):** 62(62-8; Dimensional Regulations - Floor Area Ratio Excessive)

**Purpose:** Framing basement and finish basement with a bath play room.

**RE-DISCUSSION: 5 p.m.**

**Case:** BOA-664957, **Address:** 289 Washington Street **Ward:** 14 , **Applicant:** Tyrone Davis

**Article(s):** 65(65-8: Office use is forbidden in a 3F-5000 Sub-district)

**Purpose:** Change occupancy from newspaper store to office. Complete renovation of existing building. #1374/1964  
Newspaper store.

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)**