



City of Boston
Board of Appeal

THURSDAY, March 22, 2018 BOARD OF APPEAL

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BOSTON, MA

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5 p.m.

Case: BOA-797520, **Address:** 31A Belmont Street **Ward:** 2, **Applicant:** Jeremy Crane
Article(s): 62(62-62-25)
Purpose: Enlarge existing dormer. *Contact/License information required.

Case: BOA-797522, **Address:** 31 Belmont Street **Ward:** 2, **Applicant:** Jeremy Crane
Article(s): 62(62-25)
Purpose: Enlarge existing dormer.

Case: BOA-787466, **Address:** 85 Cambridge Street **Ward:** 2, **Applicant:** Jerzy Gold
Article(s): 62(62-8)
Purpose: Enclose the open space in the garden unit on ground floor, within building lines. This space is below the dining/den space of the unit on the first floor above. The new space will be use as a living room/sun room for the ground level unit. New foundation will be dug out, new wall on two sides framed, french door and a window installed, a new entrance from the current dining area in the kitchen of the ground level unit created to access this new living room/sun room.

Case: BOA-798051, **Address:** 54 P Street **Ward:** 6, **Applicant:** Ann McDonough
Article(s): 68(68-29) 68(68-8)
Purpose: Construct new roof deck with penthouse and spiral staircase access.

Case: BOA-796983, **Address:** 397 West Broadway **Ward:** 6, **Applicant:** J.P. Licks at West Broadway, Inc.
Article(s): 68(68-27S-5) 68(68-7: Take-out restaurant is conditional use & Restaurant is conditional use)
Purpose: Change of Occupancy from Beauty Salon to Restaurant and Take-Out Restaurant (ice cream and coffee shop). Proposed occupant load of 17 persons.

Case: BOA-786983, **Address:** 51 Oakton Avenue **Ward:** 16, **Applicant:** Joseph Delaney
Article(s): 65(65-9: Floor area ration excessive & Building height excessive (stories)
Purpose: Remove existing roof including framing. Construct new roof system including dormers as shown on prints.

Case: BOA-785625, **Address:** 41 Tolman Street **Ward:** 16, **Applicant:** Tran Nguyen
Article(s): 65(65-9: Floor area ratio excessive, Usable open space insufficient & Side yard insufficient)
Purpose: Added rear addition, enclosed sunroom in the rear of building. Extend living space to basement. Correct violation V357173.

Case: BOA-798424, **Address:** 29 Asheville Road **Ward:** 18, **Applicant:** Ricardo's Baez
Article(s): 69(69-9)
Purpose: Construct new shed dormer to rear of cape per drawings submitted. ZBA.

Case: BOA-794575, **Address:** 13 Cleveland Street **Ward:** 18, **Applicant:** Antonio Nardelli
Article(s): 69(69-8) 9(9-1)
Purpose: Change of occupancy to two-family dwelling (Legalize existing two-family). Interior renovation to include new kitchen and two new bathrooms. Construct new second floor side deck.

Case: BOA-782247, **Address:** 61 Cliftdale Street **Ward:** 18, **Applicant:** Kelly Thomson
Article(s): 67(67-9: # of allowed habitable stories has been exceed & Insufficient side yard setback)
Purpose: Construct dormer and extend living space into attic area per plans submitted *Modified description 1.19.18.

Case: BOA-789344, **Address:** 366 Metropolitan Avenue **Ward:** 18, **Applicant:** Fredrick Carr
Article(s): 67(67-9)
Purpose: Extend existing front porch on existing single family dwelling. ZBA.

Case: BOA-789416, **Address:** 75-77 Sunnyside Street **Ward:** 18, **Applicant:** Sonia Pierre
Article(s): 9(9-1)
Purpose: Add 12'x12' section to 1st floor Deck.

Case: BOA-795132, **Address:** 23 Thompson Street **Ward:** 18, **Applicant:** Omar Borges
Article(s): 69(69-29) 69(69-8)
Purpose: Change Occupancy from a One Family to Two Family (previously a two family) no work to be done on this permit - refer to prior alt for plan layout.

Case: BOA-791578, **Address:** 29 Oriole Street **Ward:** 20, **Applicant:** Danny Bakis
Article(s): 56(56-8: Building height (# of stories) excessive, Side yard insufficient & Rear yard Insufficient) 9(9-1)
Purpose: Amendment to ALT683793. Roof alteration. Existing hip roof. Remove and frame a mansard roof with dormers.

Case: BOA-787903, **Address:** 29 Pinehurst Street **Ward:** 20, **Applicant:** Leandrea Brantle
Article(s): 67(67-9: Floor area ratio excessive, Building height excessive (stories), Front yard insufficient, Side yard insufficient & Rear yard insufficient)
Purpose: New roof change. Construct dormer addition, new front roof deck. Extend living space to attic.

Case: BOA-802344, **Address:** 749-755 South Street **Ward:** 20, **Applicant:** Stephen Judge
Article(s): 9(9-2) 68(68-10)
Purpose: Change of occupancy from rooming house and restaurant to an a single unit apt and restaurant no work to be done.

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR
MARK FORTUNE-SECRETARY
ANTHONY PISANI

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