



City of Boston
Board of Appeal

THURSDAY, May 24, 2018

BOARD OF APPEAL

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2018 MAY 17 A 11: 10

BOSTON, MA

1010 MASS.
AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5 p.m.

Case: BOA-794303, **Address:** 32 Pleasant Street **Ward:** 2, **Applicant:** Timothy Sheehan

Article(s): 62(62-25)

Purpose: The extension of an existing rear third floor shed dormer and the reduction in width of an existing deck in favor of the enlarged shed dormer. This enlarged third floor shed will allow for a third floor master bedroom suite including a walk in closet and a master bath. The existing stairs will be altered and existing HVAC and electrical systems will be modified for the new suite. This project will require ZBA relief to proceed. We request the nominal permit fee.

Case: BOA-817163, **Address:** 110 Elm Street **Ward:** 2, **Applicant:** Timothy Sheehan

Article(s): 62(62-25)

Purpose: The installation of a 14' x 14' roof deck on the roof of a three story two family residence for the upper unit #2 accessed by a 5'-0" diameter spiral stair. The roof deck would not be a shared roof deck. It would only be accessible from unit 2.

Case: BOA-794304, **Address:** 12 Cedar Street **Ward:** 2, **Applicant:** Timothy Sheehan

Article(s): 62(62-8)

Purpose: The addition of a 17'-2" x 26'-9" roof deck on an existing three story residence. The existing roof stair and hatch will be enlarged and made less steep to improve roof access. This project will require ZBA relief to proceed. We request the nominal permit fee.

Case: BOA-806508, **Address:** 69-71 Fayston Street **Ward:** 14, **Applicant:** Vargas Dasilveira

Article(s): 50(50-29)

Purpose: Extend living space to basement fo Unit #2 to existing two family dwelling.

Case: BOA-812321, **Address:** 27 Fossdale Road **Ward:** 16, **Applicant:** John Roche AIA

Article(s): 09(9-1)

Purpose: Confirm Occupancy as a Two (2) Family Dwelling. Rebuild existing Rear Porches (same footprint) at Rear of 2 Family Home. No change to footprint; install railings at existing porch roof; door from attic.

Case: BOA-,803912 **Address:** 29 Minot Street **Ward:** 16, **Applicant:** Linda Lombardi

Article(s): 10(10-1) 65(65-4) 65(65-41)

Purpose: Off-street parking for 2 car spots in conjunction with a Public Works Department Curb Cut.

Case: BOA-812301, **Address:** 286 Fairmount Avenue **Ward:** 18, **Applicant:** Candida Ruscito

Article(s): 69(69-9)

Purpose: Construct 20' x 23' 2 story addition with covered farmers porch. Reconfigure existing bedroom to accommodate the new space. Install new roof, siding, and trim on the entire structure.

Case: BOA-801067, **Address:** 5 Glenellen Road **Ward:** 20, **Applicant:** Erin Cote-Hartford

Article(s): 56(56-8) 56(56-8)

Purpose: Extend front porch and add a second floor (consisting of 3Bedrooms and 2bathrooms) to our single story home.

Case: BOA-745475, **Address:** 128 Selwyn Street **Ward:** 20, **Applicant:** David Knudsen

Article(s): 67(67-9)

Purpose: Install new sliding door into bedroom exiting to new rear roof deck. Install new roof deck flooring, posts and railing on the rear of the house. Attach new railings to the house.

Case: BOA-813950, **Address:** 45 Vogel Street **Ward:** 20, **Applicant:**David Murray

Article(s): 56(56-8) 56(56-8)

Purpose: Raise roof of house to increase size of existing bedrooms and add a bathroom, strip siding on house and install new siding.

Case: BOA-818501, **Address:** 119 Belgrade Avenue **Ward:** 20, **Applicant:** Jeffrey Drago

Article(s): 67(67-8) 09(9-2)

Purpose: Change Occupancy from an Assembly Hall to Office space. Also to complete interior and exterior renovations. ZBA

Case: BOA-825856, **Address:** 32 Tennyson Street **Ward:** 20, **Applicant:** Michael Loconto

Article (s): 56(56-8) Floor Area Ratio Excessive 56(56-8) Front Yard Insufficient 56(56-8) Side Yard Insufficient.

Purpose: Erect an addition on the left side as per plans.

Case: BOA-811732, **Address:** 300 Western Avenue **Ward:** 22 , **Applicant:** Rejina Shrestha
Article(s): 51(51-16)
Purpose: Change occupancy to include Body Art Tattoo Studio (Micro Blading). Some plumbing work.

RE-DISCUSSION 5P.M.

Case: BOA-812430 **Address:** 30-50 Terminal Street , **Ward 2 Applicant:** John Frosk
Article(s): 06(6-4)
Purpose: Request to remove Proviso “Take out use granted to this petitioner only for this use only”.

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