



City of Boston
Board of Appeal

THURSDAY, June 21, 2018

BOARD OF APPEAL

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BOSTON, MA

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5 p.m.

Case: BOA-808994, **Address:** 34 Green Street **Ward:** 2, **Applicant:** Keith Hinzman
Article(s): 62(62-25) 62(62-8)

Purpose: Front dormer addition facing Green Street, rear dormer addition facing rear yard at existing attic level. Existing finished space with existing bedroom and existing bathroom to be renovated and expanded to create two modest bedrooms by making use of new floor space with adequate headroom for the new living space. Renovation of 288 SF of existing space, new 152 SF of living space created by new dormers.

Case: BOA-833291, **Address:** 279-281 Hanover Street **Ward:** 3, **Applicant:** Anthony Virgilio
Article(s): 9(9-1) 54(54-13)

Purpose: To renovate dentist office to include basement area as per plans,

Case: BOA-814496, **Address:** 72 Montgomery Street **Ward:** 4, **Applicant:** Jeffrey Klug
Article(s): 64(64-9)

Purpose: Add Balcony to second floor.

Case: BOA-834570, **Address:** 550 East Seventh Street **Ward:** 7, **Applicant:** Tommy Noto
Article(s): 68(68-7)

Purpose: Assemble a 16ft x 28ft OD above-ground pool on same foot print of previous above-ground pool.

Case: BOA-817264, **Address:** 33-39 South Huntington **Ward:** 10, **Applicant:** Douglas George
Article(s): 59(59-7)

Purpose: Change of Occupancy to include nail salon and renovate as per plans.

Case: BOA-774050, **Address:** 32 Howard Avenue **Ward:** 13, **Applicant:** Fidel Jones
Article(s): 50(50-29)

Purpose: Extension of unit 2 (2nd floor) living space into basement.

Case: BOA-827023, **Address:** 33 Lawley Street **Ward:** 16, **Applicant:** John Pokolske
Article(s): 65(65-9)

Purpose: Deck and handicap ramp on right side of house.

Case: BOA-827845, **Address:** 38-42 Hyde Park Avenue **Ward:** 19, **Applicant:** Margaret Pimentel
Article(s): 55(55-40) 55(55-16)

Purpose: Change of Occupancy from 9 Res Units and Retail Space to 9 Res Units and Restaurant with takeout (Achilitos Taqueria). Add new kitchen hood.

Case: BOA-833400, **Address:** 23-25 Chestnut Square **Ward:** 19, **Applicant:** Wim Dekok
Article(s): 10(10-1) 55(55-40) 55(55-8)

Purpose: Off-Street Parking for 1 Car to be used by 19 - 21 Chestnut Square.

Case: BOA-836779, **Address:** 638 South Street **Ward:** 19, **Applicant:** Michael Tully
Article(s): 67(67-9.1: Floor Area Ratio & Height Excessive)

Purpose: Attic renovation. Office, bathroom and 1 bedroom

Case: BOA-819905, **Address:** 160 Russett Road, **Ward:** 20, **Applicant:** Tomasz Adach
Article(s): 56(56-8)

Purpose: Adding a room on the 2nd floor on the top of 1st floor room plus a dormer.

Case: BOA-824678, **Address:** 301-303 Corey Street **Ward:** 20, **Applicant:** Michael Kelly
Article(s): 9(9-1) 56(56-8)

Purpose: Enclose front porch to make part of the living space and remove partition wall that separates bedroom from the porch.

Case: BOA-807547, **Address:** 211 Roslindale Avenue **Ward:** 20, **Applicant:** Erin Doherty
Article(s): 67(67-9: Floor Area Ratio & Building Height Excessive; Side Yard Insufficient)

Purpose: Renovate unfinished portion of third floor to add an additional bedroom and bathroom.

Case: BOA-796214, **Address:** 8 Pine Street **Ward:** 8, **Applicant:** Wood Hill Condominium Trusty (by Christopher Lydon, Trustee)

Article(s): 69(69-29) 69(69-30.12) 69(69-9)

Purpose: Building second building on same lot. No work to be done. See ERT763482 for drawings.

Case: BOA-796212, **Address:** 8R Pine Street **Ward:** 8 , **Applicant:** Wood Hill Condominium Trust (by Christopher Lydon Trustee)

Article(s): 69(69-29.4) 69(69-30) 69(69-9: Lot Frontage, Side Yard & Rear yard Insufficient, Usable Open Space Insufficient)

Purpose: Demo existing barn and rebuild as a single family dwelling one of 2 buildings on this lot .(see alt787889 for existing building violations)

RE-DISCUSSION: 5 p.m.

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.

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