



City of Boston  
Board of Appeal

THURSDAY, October 18, 2018 BOARD OF APPEAL

1010 MASS.  
AVE, 5th FLOOR

**ZONING ADVISORY SUBCOMMITTEE**

**HEARINGS: 5 p.m.**

**Case:** BOA-870449, **Address:** 77 Eutaw Street **Ward:** 1 **Applicant:** Oscar Segovia  
**Article(s):** 53(53-9)

**Purpose:** A new wooden deck on the back side as shown in the plans.

**Case:** BOA-851030, **Address:** 1183 Saratoga Street **Ward:** 1, **Applicant:** Victoria Rozzi  
**Article(s):** 53(53-9: Excessive F.A.R., Insufficient rear yard & Insufficient side yard setback)

**Purpose:** Demo existing Deck and build a new deck with a 4 season room.

**Case:** BOA-850633, **Address:** 357-361 Hanover Street **Ward:** 3, **Applicant:** Warren Mustacchio  
**Article(s):** 9(9-1)

**Purpose:** This application is filed to increase the occupancy in existing restaurant at 361 Hanover Street from 38 persons to 49 persons - no work to be done on this permit.

**Case:** BOA-877339, **Address:** 275A-275 Shawmut Avenue **Ward:** 3, **Applicant:** Socrates Abreu  
**Article(s):** 6(6-4)

**Purpose:** Remove proviso for "take out for this petitioner only." No work to be done.

**Case:** BOA-866450, **Address:** 111-115 Newbury Street **Ward:** 5, **Applicant:** Peter Kalutkiewicz  
**Article(s):** 8(8-7)

**Purpose:** Change of occupancy to include Body Art/Permanent Cosmetics.

**Case:** BOA-857648, **Address:** 294 Newbury Street **Ward:** 5, **Applicant:** Nao Rouhana  
**Article(s):** 7(7-4)

**Purpose:** Change the legal occupancy from seven apartments, beauty salon, two stores and a yogurt store with #36A to seven apartments, beauty salon, two stores and Japanese restaurant with #36A. Remove proviso granting relief to this petitioner only.

**Case:** BOA-859717, **Address:** 1246-1250 Massachusetts Avenue **Ward:** 7, **Applicant:** Travis Lee  
**Article(s):** 9(9-1) 65(65-60-37) 65(65-16)

**Purpose:** Dorchester Brewing Company would like to add a partial second story to the existing 24,000sf one-story building located at 1250 Mass Ave. The addition will include approximately 4,500sf of outdoor roof deck space and about 2,500sf of space in an indoor structure. The addition will allow for more assembly space for Dorchester Brewing Company visitors to enjoy food and beer. This is a nominal fee application seeking a hearing at the ZBA.

**Case:** BOA-854665, **Address:** 91 Glen Road **Ward:** 11, **Applicant:** Jay Sisam  
**Article(s):** 55(55-9: Floor area ratio excessive & Height excessive (stories))

**Purpose:** New Kitchen, new floor, install new walls, new siding, new electrical, new plumbing, new roof, front and rear addition.

**Case:** BOA-861189, **Address:** 3399-3401 Washington Street **Ward:** 11, **Applicant:** Elize Casarjian  
**Article(s):** 55(55-19)

**Purpose:** Vacant Space to be changed to Body Art Establishment (Tattoo Studio).

**Case:** BOA-881371, **Address:** 2 Everdale Terrace **Ward:** 13, **Applicant:** Patrick Mahoney, Esq  
**Article(s):** 65(65-41: Off street parking insufficient & 65-41.5 Off street parking design) 65(65-8) 65(65-9: Lot width insufficient, Lot frontage insufficient, Floor area ratio excessive, Rear yard insufficient & Side yard insufficient)

**Purpose:** Legalize occupancy, by changing from a single family to a two family, with two parking spaces, and erect rear deck.

**Case:** BOA-857433, **Address:** 1047 Blue Hill Avenue **Ward:** 14, **Applicant:** Fernandez Auto Sales, Inc.  
**Article(s):** 7(7-4)

**Purpose:** Use of premises issued 2007 for out door sales of 20 used m vehicles; this permit is filed to renew that permit.

**Case:** BOA-865502, **Address:** 1194-1206 Blue Hill Avenue **Ward:** 14, **Applicant:** Aftab Ali  
**Article(s):** 6(6-4)

**Purpose:** Removing proviso 1 from BZC - 27852 (previous owner) and changing the proviso to my name.

**Case:** BOA-875565, **Address:** 28 Rosline Street **Ward:** 17, **Applicant:** Laurie Fisher  
**Article(s):** 9(9-1) 65(65-32) 65(65-9)

**Purpose:** Add a dormer and a bathroom.

RECEIVED  
CITY CLERK'S OFFICE  
2018 OCT 11 P 1:43  
BOSTON, MA

**Case:** BOA-859633, **Address:** 218 Fairmount Avenue **Ward:** 18, **Applicant:** Mai Phung

**Article(s):** 9(9-1)

**Purpose:** Proposed to construct an addition one and half story (16' x 18.25') at rear of an existing one family (as per plans).

**Case:** BOA-847667, **Address:** 8 Fairview Street **Ward:** 20, **Applicant:** Peter Vanko

**Article(s):** 67(67-9)

**Purpose:** Add a portion of basement as living area to existing Unit # 1. Create exterior common access to common mechanical room. Build out egress window escape.

**Case:** BOA-860730, **Address:** 38 Knoll Street **Ward:** 20, **Applicant:** Brian Engler

**Article(s):** 67(67-9: Insufficient side yard setback & Insufficient rear yard setback)

**Purpose:** Demo existing and install new deck with new footing per contract.

**Case:** BOA-857063, **Address:** 48 Newburg Street **Ward:** 20, **Applicant:** Matthew Sullivan

**Article(s):** 67(67-9: Floor area ratio excessive, Building height (# of stories) excessive & Side yard insufficient)

**Purpose:** Construct new Dormer. Finishing of Attic, dormer, master bedroom w bathroom extend Living space.

**Case:** BOA-842450, **Address:** 154 Willow Street **Ward:** 20, **Applicant:** Gretchen Young

**Article(s):** 56(56-8: Floor area ratio excessive & Rear yard insufficient)

**Purpose:** Confirm Occupancy as a Single Family Dwelling. Construct a 2 story addition onto existing House.

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR  
MARK FORTUNE-SECRETARY  
CRAIG GALVIN

**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)**