



City of Boston
Board of Appeal

THURSDAY, November 15, 2018

BOARD OF APPEAL

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ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5 p.m.

Case: BOA-871519, **Address:** 218 Everett Street **Ward:** 1 **Applicant:** David Aiken

Article(s): 53(53-56)

Purpose: Propose one (1) off-street parking with proposed new curb cut on existing single family dwelling.

Case: BOA-877912, **Address:** 105 Pembroke Street **Ward:** 4 **Applicant:** Paul MacNeely

Article(s): 64(64-9.4)

Purpose: Construct new 16 x 20 deck/balcony, metal frame with wood joists, install trex decking and steel painted railings.

Case: BOA-880385, **Address:** 163 Newbury Street **Ward:** 5 **Applicant:** Plant-Based Pizza Boston, LLC

Article(s): 8(8-7)

Purpose: Create outdoor seating area in lower patio for 30 people. Patio is below sidewalk grade at Newbury St. Associated with ALT to change use to restaurant.

Case: BOA-880391, **Address:** 163 Newbury Street **Ward:** 5 **Applicant:** Plant-Based Pizza Boston, LLC

Article(s): 5(8-7: Use item #37 restaurant & Use item #36A conditional)

Purpose: Interior fit-out for restaurant at ground floor. Change existing building use and occupancy to include one restaurant with use item No. 37 with Takeout Use Item 36A, and to provide outdoor patio seating in conjunction with the same.

Case: BOA-838951, **Address:** 744-746 East Broadway **Ward:** 6 **Applicant:** Phuong Nguyen

Article(s): 27S(27S-5)

Purpose: Changing the occupancy from two family and office to two and nail salon.

Case: BOA-876897, **Address:** 523 East Fifth Street **Ward:** 6 **Applicant:** Douglas Stefanov

Article(s): 27S(27S-5) 68(68-29) 68(68-8)

Purpose: Renovate the interior and exterior finishes of an existing 2 story single family home and build new 3rd Floor as well as build a 2 story addition to the rear of the house with basement and roof deck above. All Doors, Windows, and Finishes to be replaced with new.

Case: BOA-866356, **Address:** 806 East Third Street **Ward:** 6 **Applicant:** Adam Dizdari

Article(s): 27S(27S-5) 68(68-8: Usable open space insufficient & Side yard insufficient)

Purpose: Change of occupancy to a two-family dwelling. Full interior renovation of two-family dwelling. Extend living space to basement. Add second means of egress by extending exterior rear porch with new roof. Propose (2) off-street parking.

Case: BOA-868581, **Address:** 293 Silver Street **Ward:** 6 **Applicant:** Timothy Johnson

Article(s): 68(68-29) 68(68-8)

Purpose: Erect new roof deck to be accessed by existing headhouse as per plans submitted.

Case: BOA-861576 **Address:** 413 West Fourth Street **Ward:** 7 **Applicant:** Sara Mills

Article(s): 68(68-33) 68(68-8)

Purpose: Change of occupancy from single-family dwelling to two-family dwelling. Legalize existing two-family dwelling.

Case: BOA#861575, **Address:** 413 West Fourth Street **Ward:** 7 **Applicant:** Sara Mills

Purpose: Change of occupancy from single family dwelling to two family dwelling. Legalize existing two-family dwelling. Section 9th 780 CMR R311 Means of Egress. R311.1 Means of Egress (MA Amendment). Dwelling units shall be provided with a primary and secondary means of egress in accordance with this section. 9th 780 CMR R311

Case: BOA-888979, **Address:** 98 Myrtlebank Avenue **Ward:** 16 **Applicant:** James Christopher
Article(s): 65(65-9: Floor area ratio excessive, Bldg height excessive (stories) & Side yard insufficient)
Purpose: To construct a new shed dormer to increase living spaces as per attached plans.

Case: BOA-877180, **Address:** 100 Garfield Avenue **Ward:** 18 **Applicant:** Williston Johnson
Article(s): 9(9-1) 69(69-9: Excessive F.A.R. & Insufficient rear yard setback)
Purpose: To erect a vertical addition from the existing basement up to the 1st floor and 2nd floor.

Case: BOA-876850, **Address:** 44 Osceola Street **Ward:** 18 **Applicant:** Ruben Laorche
Article(s): 69(69-9)
Purpose: To build 14' x 13' unheated sun room on sonatube footings with 4' x 4' landing and stairs.

Case: BOA-871895, **Address:** 215 West Street **Ward:** 18 **Applicant:** Miguel Santiago
Article(s): 69(69-9)
Purpose: Proposed to build a new addition for a master bedroom with new bathroom, new rear deck and stairs, new front addition.

Case: BOA-873216, **Address:** 14-16 Whitford Street **Ward:** 18 **Applicant:** Patrick Mahoney, Esq
Article(s): 67(67-33) 67(67-9: Insufficient additional lot area per dwelling unit, Excessive F.A.R., Insufficient usable open space per dwelling unit, Insufficient front yard setback & Insufficient side yard setback)
Purpose: Construct a 20x30 addition creating a second dwelling. Change occupancy from one family to 2 family as per plans.

Case: BOA-845989, **Address:** 28 Bogandale Road **Ward:** 20 **Applicant:** Tyler Gilbreath
Article(s): 56(56-8)
Purpose: Add 14X30 2 story addition to house.

Case: BOA-862309 **Address:** 82 Clement Avenue **Ward:** 20 **Applicant:** Christopher Counihan
Article(s): 56(56-8: Floor area ratio excessive & Side yard insufficient)
Purpose: Remove roof of existing cape style house. Addition of 16 x 31 full basement at rear. Add full second floor.

Case: BOA-891122, **Address:** 182 Durnell Avenue **Ward:** 20 **Applicant:** Emily Haber
Article(s): 67(67-9)
Purpose: Construct one-story addition containing bedroom and bathroom built with wood-framed construction on concrete foundation on existing single-family dwelling.

Case: BOA-854922, **Address:** 2 Ledgewood Road **Ward:** 20 **Applicant:** Pramond Pandey
Article(s): 56(56-8: Excessive F.A.R. & Insufficient rear yard setback)
Purpose: Demolish an existing addition (approximately 150 SF) and install a new addition in its place. The new addition will be two stories where the existing is only one story.

Case: BOA-881681, **Address:** 20 Manthorne Road **Ward:** 20 **Applicant:** Lucio Trabucco
Article(s): 9(9-1) 56(56-8: Floor area ratio excessive & Side yard insufficient)
Purpose: Total Interior remodeling of an existing two family structure, with the addition of an exterior deck at the rear of the building.

Case: BOA-855084, **Address:** 197 Weld Street **Ward:** 20 **Applicant:** Rodney Vanderwarker
Article(s): 56(56-8)
Purpose: Adding a Shed Dormer, Exterior re-shingling and bathroom renovation.

BOARD MEMBERS:

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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