



City of Boston
Board of Appeal

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THURSDAY, February 14, 2019 BOARD OF APPEALS FEB -5 A 11:10 1010 MASS.
AVE, 5th FLOOR

BOSTON, MA

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5 p.m.

Case: BOA-911052, **Address:** 389 Maverick Street **Ward:** 1 **Applicant:** Yahya Noor

Article(s): 7(7-4)

Purpose: Remove proviso from previous owner and have it granted to new owner.

Case: BOA-908548, **Address:** 20 Polk Street **Ward:** 2 **Applicant:** Corie Hollien

Article(s): 62(62-25) 62(62-8: Excessive F.A.R., Insufficient side yard setback & Insufficient rear yard setback)

Purpose: Confirm occupancy as one family. Add a 12' by 14' partial addition to the second and third floor, add dormer to third floor, and interior renovation of existing floors.

Case: BOA-876333, **Address:** 70 Winthrop Street **Ward:** 2 **Applicant:** Timothy Sheehan

Article(s): 62(62-25)

Purpose: This proposal is for the addition of a 225 s.f. roof DECK. The roof deck will be located on the upper portion of an existing mansard roof and will be accessed via. a new set of stairs and hatch built on a raised plinth. (SEE ATTACHMENT FOR PLANS). *Two family on record.

Case: BOA-911535, **Address:** 546 East Broadway **Ward:** 6 **Applicant:** Nicholas Landry

Article(s): 68(68-7)

Purpose: Change occupancy to include body art establishment. No work to be done on premises.

Case: BOA-909980, **Address:** 142 West Eighth Street **Ward:** 6 **Applicant:** Alexander Noren

Article(s): 27S(27S-5) 68(68-33) 68(68-8: Side yard insufficient & Rear yard insufficient)

Purpose: Change of occupancy from single-family to two-family dwelling. Excavating basement for extension of living space for Unit #1. Construct new rear deck with spiral stairway. Work to include full interior renovation, weather proofing the roof/paneling, and reframing. Cost reflected on SF859504.

Case: BOA-804240, **Address:** 686 East Fifth Street **Ward:** 6 **Applicant:** Douglas Stefanov

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

Purpose: Enlarge existing single-family with additional story and extended living space.

Case: BOA-907807, **Address:** 660 East Seventh Street **Ward:** 6 **Applicant:** Douglas Stefanov

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

Purpose: Change Occupancy from three-family to two-family dwelling. Full interior renovation to include extending living space into finished basement for unit 1. Construct new partial third floor area addition, rear deck with exterior stairway and roof deck unit 2.

Case: BOA-874391, **Address:** 608-610 East Eighth Street **Ward:** 7 **Applicant:** J. Derenzo Properties, LLC

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

Purpose: Construct rear addition on existing two-family dwelling. Excavate basement for new living space for Unit 1. Construct new roof deck. Full interior renovations.

Case: BOA-892543, **Address:** 616-618 East Eighth Street **Ward:** 7 **Applicant:** Shayne Ferrara

Article(s): 68(68-29)

Purpose: Remove existing roof hatch, and install new head house.

Case: BOA-913590, **Address:** 65 G Street **Ward:** 7 **Applicant:** Heather Carbone

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

Purpose: Construct new exterior rear deck with stairway. Full interior renovation to existing single-family dwelling to include remove some interior walls reframe, upgrade plumbing, electrical and mechanical, dry wall and plaster all floors, install new hardwood floors, paint entire unit, install hardi siding, install HVAC, install all new doors and windows.

Case: BOA-734127, **Address:** 58 East Springfield Street **Ward:** 8 **Applicant:** Lindita Coku

Article(s): 64(64-9) 64(64-36)

Purpose: Parking in the rear of the property for 2 residential vehicles.

Case: BOA-848024, **Address:** 109-117A Blue Hill Avenue **Ward:** 12 **Applicant:** Domingo De La Paz

Article(s): 50(50-28)

Purpose: Change Occupancy to include Coffee Shop.

Case: BOA-884185, **Address:** 2 Mills Street **Ward:** 12 **Applicant:** Jeffrey Worthy

Article(s): 50(50-29)

Purpose: Remove existing deck off of ground floor at door opening at rear, raise elevation of existing deck to first floor level.

Case: BOA-899705, **Address:** 54 Bateman Street **Ward:** 18 **Applicant:** Kira Gagarin
Article(s): 69(69-9)

Purpose: Extend living space to basement for Unit 1 to correct violation V386166.

Case: BOA-902566, **Address:** 38 Guernsey Street **Ward:** 20 **Applicant:** Seth Michell

Article(s): 67(67-9: Floor area ratio excessive & Building height (# of stories) excessive)

Purpose: Convert existing Attic storage space into Living space, including one bedroom, laundry room, and 3/4 bathroom, adding HVAC unit. Add small dormer over existing staircase to third floor.

Case: BOA-912638, **Address:** 253-261 North Harvard Street **Ward:** 22 **Applicant:** Paul Sager

Article(s): 51(51-8: Restaurant is forbidden use & Barber shop is forbidden use) 9(9-2)

Purpose: Change occupancy from 3 Stores to Restaurant and Barber Shop. Install aluminum storefront, 3 half baths, hardwood floors, clean exposed brick, rough for kitchen by others.

Case: BOA-893314, **Address:** 36 Lane Park **Ward:** 22 **Applicant:** Timothy Burke

Article(s): 51(51-9: Insufficient side yard setback, Insufficient rear yard setback & Excessive F.A.R. (basement included))

Purpose: Change occupancy from a single family to a 2 family. Proposed 2 story side addition to provide for the second unit and garage, as per plans. Permit set to be submitted upon ZBA approval.

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