



City of Boston  
Board of Appeal

THURSDAY, February 14, 2019 BOARD OF APPEAL

REVISED AGENDA

1010 MASS.  
AVE, 5th FLOOR

RECEIVED  
CITY CLERK'S OFFICE  
FEB -5 P 2:00  
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 FINAL ARBITER: 5 p.m.**

**Case:** BOA-824678, **Address:** 301-303 Corey Street **Ward** 20 **Applicant:** Michael Kelly

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](https://www.municode.com/library/ma/boston/codes/redevelopment_authority)**