



City of Boston
Board of Appeal

Tuesday, March 26, 2019

BOARD OF APPEALS

Room 801

The board will hold a hearing on March 26, 2019 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

March 12, 2019 & Revised February 26, 2019

EXTENSIONS: 9:30a.m.

Case: BOA-642727 **Address:** 28-34 Langdon Street, **Ward 8 Applicant:** Eric Rainey (by Derric Small, Esq)

Case: BOA-630296 **Address:** 415-425A LaGrange Street, **Ward 20 Applicant:** Joseph Hanley, Esq)

Case: BOA-566677 **Address:** 296 North Beacon Street, **Ward 22 Applicant:** Michael Maurello

Case: BOA-524297 **Address:** 85 Linden Street, **Ward 21 Applicant:** Jackson Solmiak

Case: BOA-687529 **Address:** 254 Everett Street, **Ward 1 Applicant:** Richard Lynds, Esq

Case: BOA-687533 **Address:** 51 Breed Street, **Ward 1 Applicant:** Richard Lynds, Esq

Case: BOA-629257 **Address:** 13-15 Dudley Street **Ward 9 Applicant:** Christopher & Kaidi Grant

BOARD FINAL ARBITER: 9:30a.m.

Case: BOA-652699 **Address:** 20 Fuller Street **Ward 17 Applicant:** James O'Sullivan

Case: BOA-664763 **Address:** 8 Clifford Street **Ward 12 Applicant:** Joseph Feaster, Esq

Case: BOA-764051 **Address:** 7 Jerusalem Place **Ward 3 Applicant:** Craig L. Buttner, AIA

Case: BOA-764049 **Address:** 5 Jerusalem Place **Ward 3 Applicant:** Craig L. Buttner, AIA

GCOD 9:30a.m.

Case: BOA-925854 **Address:** 5 Worcester Square **Ward 8 Applicant:** Rick Ames

Article(s): 32(32-9)

Purpose: Interior and exterior renovations. Converting a Single Family Dwelling to a Three (3) Family Dwelling. Reconfigure rooms to accommodate new layout, update electrical and mechanical install new sprinkler system in all new Units. Install new kitchens and bathrooms according to plans. install new HVAC Systems, insulation, blue board, plaster and paint as per contract.

HEARING: 9:30 a.m.

Case: BOA-916151 **Address:** 14 Snow Street **Ward 22 Applicant:** Mai Phung

Article(s): 51(51-9) 51(51-9) 51(51-9) 51(51-9)

Purpose: Proposed to erect a two Family on a vacant lot.

Case: BOA-904399 **Address:** 37-39 Royal Street **Ward 22 Applicant:** Johanna Schneider, Esq

Article(s): 51(51-8) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-56)

Purpose: Demolish existing Single Family House. Combine Lots 50 and 51 into a new Parcel consisting of 6,866 sq ft. Construct a new 4 story, Three(3)Unit Townhouse Building. As per plans.

Case: BOA-915937 **Address:** 176R Faneuil Street **Ward 22 Applicant:** Theresa Gallagher

Article(s): 51(51-51-57)

Purpose: Raze existing garage due to unsafe structure. To be replaced with new garage/shed on existing size and location with new concrete slab 18' X 18'.

Case: BOA-916289 **Address:** 11 Lorette Street **Ward 20 Applicant:** Martin J. Keogh

Article(s): 9(9-1) 56(56-8) 56(56-8) 56(56-8) 56(56-8) 56(56-8)

Purpose: Extend existing dormer on left/west side to match right /east side dormer; Re-build existing decks in existing deck footprint; Extend First floor living space to existing rear portion of basement level to create "Family Room" new stair access Resurface pavement- Adding 2 additional parking spaces.

Case: BOA-905976 **Address:** 12-12A Wyvern Street **Ward 19 Applicant:** Stephen Tarantino

Article(s): 55(55-9)

Purpose: Adding 6' dormer to current 3rd floor staircase.

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Case: BOA-901787 **Address:** 89 Wachusett Street **Ward** 19 **Applicant:** Vernon Woodworth
Article(s):10(10-1) 55(55-9) 55(55-40)
Purpose: Provide 6 parking spaces and driveway at existing three-family building.

Case: BOA-890364 **Address:** 74 Westchester Road **Ward** 19 **Applicant:** Lara Moulton
Article(s): 55(55-9) 55(55-9)
Purpose: Confirm Occupancy as a One family. Construct second floor addition on existing footprint. Propose new front porch with roof and rear balcony off master bedroom. Extend partial living space to basement with new garage space. Full interior renovation.

Case: BOA-901824 **Address:** 23 Blake Street **Ward** 18 **Applicant:** Kandaraj Krishnakumar
Article(s):69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-30.6)
Purpose: New 2-Family House

Case: BOA-922904 **Address:** 239 Norwell Street **Ward** 17 **Applicant:** Travis Lee
Article(s): 10(10-1) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41) 65(65-41) 65(65-41)
Purpose: Erect one 2 family building on a newly created tax parcel. Vacant parcels at 239, 241 and 243 Norwell Streets will be consolidated and then subdivided into 4 parcels, each parcel will accommodate one 2 family building and each will have 2 off street parking spaces. This project shall be known as 239 Norwell(Lot#4) among the proposed four 2 family buildings on 4 new lots. Attached two family on 1655 sf lot.

Case: BOA-922907 **Address:** 241 Norwell Street **Ward** 17 **Applicant:** Travis Lee
Article(s): 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41) 65(65-41)
Purpose: Erect one 2 family building on a newly created tax parcel. Vacant parcels at 239, 241 and 243 Norwell Streets will be consolidated and then subdivided into 4 parcels, each parcel will accommodate one 2 family building and each will have 2 off street parking spaces. This project shall be known as 241 Norwell (Lot#3), among the proposed four 2 family buildings on 4 new lots.

Case: BOA-922908 **Address:** 243 Norwell Street **Ward** 17 **Applicant:** Travis Lee
Article(s):65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41) 65(65-41)
Purpose: Erect one 2 family building on a newly created tax parcel. Vacant parcels at 239, 241 and 243 Norwell Streets will be consolidated and then subdivided into 4 parcels, each parcel will accommodate one 2 family building and each will have 2 off street parking spaces. This project shall be known as 243 Norwell (Lot #2) among the proposed four 2 family buildings on 4 new lots.

Case: BOA-922911 **Address:** 245 Norwell Street **Ward** 17 **Applicant:** Travis Lee
Article(s): 10(10-1) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41) 65(65-41) 65(65-41)
Purpose: Erect one 2 family building on a newly created tax parcel. Vacant parcels at 239, 241 and 243 Norwell Streets will be consolidated and then subdivided into 4 parcels, each parcel will accommodate one 2 family building and each will have 2 off street parking spaces. This project shall be known as 245 Norwell St. (Lot 1), among the proposed four- 2 family buildings on 4 new lots

Case: BOA-914088 **Address:** 9 Mount Everett Street **Ward** 15 **Applicant:** Ednei Furtado
Article(s):65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41)
Purpose: Change off occupancy from Two family to Three family and add rear dormer, renovation including electrical and plumbing work.

Case: BOA-877695 **Address:** 191 Geneva Avenue **Ward** 14 **Applicant:** Hiep Chu
Article(s): 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41) 65(65-41)
Purpose: Raze existing Building. Combine 2 existing Lots into One 14,118 sq ft Lot. Erect a new, 5 story, 27 Unit Residential Building. There will be Accessory Parking located under Building.

Case: BOA-923309 **Address:** 15 Maywood Street **Ward** 12 **Applicant:** Whiteacre Properties
Article(s): 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-43) 50(50-44)
Purpose: Seeking to combine parcels 1200975000, 1200974000, 1200973000 to create one new 4,855 sq ft Lot. Erect a new 4-story, Three (3) Family Dwelling with six parking spaces in Rear Yard.

Case: BOA-923818 **Address:** 1 Maple Street **Ward** 12 **Applicant:** David Gerrie
Article(s): 50(50-29) 50(50-29) 50(50-29)
Purpose: Change occupancy from a two to a three family. Please see U49874243 for parking spots as well.

Case: BOA-923819 **Address:** 1 Maple Street **Ward** 12 **Applicant:** David Gerrie
Article(s): 50(50-43)
Purpose: Parking for 2 vehicles behind home.

Case: BOA-823447 **Address:** 26-28 Chilcott Place **Ward** 11 **Applicant:** Thomas Notto
Article(s): 55(55-8) 55(55-9) 55(55-9) 55(55-9) 55(55-9)
Purpose: Change use from a two-family to a three-family. Vertical and rear additions and renovate , add 4 parking spaces, as per plans. Permit set to be submitted upon ZBA approval.

Case: BOA-922614 **Address:** 16R Robeson Street **Ward** 11 **Applicant:** Ritta Horsley
Article(s): 55(55-9) 55(55-9) 55(55-9) 55(55-40) 55(55-41.12)
Purpose: Erect a new single-family dwelling with roof deck above two car garage on existing 5,730 sq ft vacant lot. Propose two off-street parking access through 16 Robeson Street proposed driveway filed under U49909413.

Case: BOA-865900 **Address:** 79 Jamaica Street **Ward** 11 **Applicant:** Derric Small
Article(s): 10(10-1) 55(55-9) 55(55-9) 55(55-9) 55(55-9) 55(55-9) 55(55-9) 55(55-40)
Purpose: Erect new Two-Family Dwelling. ZBA

Case: BOA-859629 **Address:** 60-62 Lambert Avenue **Ward** 9 **Applicant:** Mai Phung
Article(s): 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29)50(50-43) 50(50-44)___
Purpose: Combine parcel 32000 with parcel 33000 to become one parcel of 2677sf and to construct a 2 family on said vacant lot (as per plans).

Case: BOA-874359 **Address:** 591 Albany Street **Ward** 8 **Applicant:** Liberty Compassion, Inc. By Vincent Giordano
Article(s): 64(64-15)
Purpose: Change of Occupancy from Warehouse to Medical Use Cannabis Establishment (Dispensary).

HEARINGS: 10:30 a.m.

Case: BOA-896163 **Address:** 30 Preble Street **Ward** 7 **Applicant:** Patrick Mahoney, Esq
Article(s): 27S(27S-5) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-33)
Purpose: Erect new three family dwelling building with four parking spaces and roof deck.

Case: BOA-906053 **Address:** 342-346 Dorchester Street **Ward** 7 **Applicant:** Tim DeGuzman
Article(s): 68(68-8) 68(68-29)
Purpose: Build 12 x 12 roof deck

Case: BOA-894508 **Address:** 400-408 West Broadway **Ward** 6 **Applicant:** Patrick Mahoney, Esq
Article(s): 27S(27S-5) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-33)
Purpose: Erect new five story building to contain retail space of first floor, and 36 unit residential dwelling units above, and 36 parking spaces with semi automated parking system.

Case: BOA-921683 **Address:** 34hf Beacon Street **Ward** 5 **Applicant:** Nilak Sharma
Article(s): 13(13-1) 13(13-1) 13(13-1)
Purpose: Unit 8S - 8th & 9th floor: Full renovation to include an extension of living space by extending new addition to existing penthouse on 9th floor, construct new roof deck, re-configure bathroom layouts, interior partition walls, new drywall and plaster where necessary, new millwork, cabinetry, doors and trim throughout, new electrical as needed and plumbing fixtures, fire sprinkler modification, flooring throughout, millwork per plans. (Also Refer to Short Form Permit #SF857146 Issued 07/27/2018 for Salvage and Demolition.

Case: BOA-915212 **Address:** 226-228 Newbury Street **Ward** 5 **Applicant:** Pranzini Inc.
Article(s): 8(8-7) 13(13-13-1)
Purpose: Build an addition, move kitchen to newly created space. Expand Dining to newly created space. No contractor on job at this time, the job is still out for bid. restaurant fit out is on this permit. Construction work done by building owner on a separate issued alt.

Case: BOA-862993 **Address:** 67-69 Church Street **Ward** 5 **Applicant:** TJRE Investments, LLC
Article(s): 63(63-6) 63(63-8) 63(63-8) 63(63-8) 63(63-8) 63(63-8)
Purpose: Change of use from a Restaurant to a Restaurant and 5 Residential Units. Adding 3 floors to existing 2 story building.

Case: BOA-904425 **Address:** 210-214 Newbury Street **Ward** 5 **Applicant:** Babson United Inc.
Article(s): 8(8-7) 8(8-7)
Purpose: Lululemon replacing existing retailer and adding a cafe on the second floor.

Case: BOA-193892 **Address:** 248 Newbury Street **Ward** 5 **Applicant:** 248 Newbury Street LLC, by Sidney Handler
Article(s): 8(8-7)
Purpose: Outdoor seating to be used with the proposed cafe under ALT909571.

Case: BOA-193887 **Address:** 248 Newbury Street **Ward** 5 **Applicant:** 248 Newbury Street LLC, by Sidney Handler
Article(s): 8(8-7)
Purpose: Change Occupancy from Retail, Offices, Commercial Space, 10 Lodgers, & Painting Studio w/accy Café to Retail, Offices, Commercial Space, 10 Lodgers & Café with seating and take out.. Work to include minor electrical and plumbing, paint and knee walls. No fire alarm or sprinkler work.

Case: BOA-917199 **Address:** 97-115 Beverly Street **Ward** 3 **Applicant:** A & B Burgers by John Gorman
Article(s): 49(49-9)
Purpose: Outdoor patio seating with 39 seats for A & B Burgers on the ground floor. cost of work is on alt 848047

Case: BOA-917632 **Address:** 184 Bremen Street **Ward** 1 **Applicant:** Victor Florian
Article(s): 9(9-2)
Purpose: Change occupancy from convenience store to barber shop.

Case: BOA-892077 **Address:** 181-183 Coleridge Street **Ward** 1 **Applicant:** Theodore Touloukian for Ryan Acone
Article(s): 53(53-8) 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-56) 53(53-56) 53(53-57.3)
Purpose: Combine lots (PID 0104312000 and 0104311000) into a single lot to be 19,000 SF. Erect a three-story mixed-use building with 19 residential units, 22 off-street parking spaces below grade, and "facility of public accommodation" as per Chapter 91 Massachusetts Public Waterfront Act.

Case: BOA-916333 **Address:** 218-220 Havre Street **Ward** 1 **Applicant:** Michael Stuchins
Article(s): 9(9-1) 27T(27T-9) 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-56)
Purpose: Seeking to change the occupancy from a 6 unit building to a 7 unit building and to renovate.

RE-DISCUSSIONS: 11:30a.m.

Case: BOA-613478, **Address:** 820 William T Morrissey BLVD, **Ward:** 16, **Applicant:** Outfront Media, LLC
Article(s): 65(65-40) 11(11-7)
Purpose: Replace both sides/faces of existing 48' wide by 14' high billboard, one side currently Static and the other side Tri-Vision, with new digital signage cabinets. Replace existing steel structure in kind. Change occupancy to include billboard See L/F 0876/2004.

Case: BOA-861784 **Address:** 1345-1357 Blue Hill Avenue **Ward** 14 **Applicant:** Primo Market Corporation
Article(s): 60(60-16)
Purpose: Would like to add small take-out for coffee and sandwiches.

Case: BOA-922089 **Address:** 430-454 Blue Hill Avenue **Ward** 14 **Applicant:** Pure Oasis LLC
Article(s): 50(50-19)
Purpose: Retail Build out for cannabis dispensary, including electrical, and plumbing work.

Case: BOA-851215 **Address:** 106 Forest Hills Street , **Ward** 11 **Applicant:** 106 Forest Hills, LLC
Article(s): 55(55-8) 55(55-9: Floor area ratio excessive, Bldg height excessive (feet) & Bldg height excessive (stories)) 55(55-40)
Purpose: Seeking to raze the existing building and erect a three-story building with nine residential units and ten parking spaces

Case: BOA-854009 **Address:** 15 Bancroft Street **Ward** 11 **Applicant:** Aethos LLC
Article(s): 9(9-1) 55(55-9: Floor area ratio excessive, bldg height excessive (feet), Bldg height excessive (stories), Side yard insufficient & Front yard insufficient) 55(55-8)
Purpose: Seeking to change the occupancy from a three-family residential dwelling to a four-family residential dwelling and renovate the building including erecting fourth floor and rear additions with new decks and egress stairs, adding two parking spaces in the basement and installing sprinklers in the building.

Case: BOA-787634 **Address:** 500-502 East Broadway **Ward** 6 **Applicant:** James Christopher
Article(s): 27S(27S-5) 68(68-8) 68(68-8) 68(68-8) 68(68-33)
Purpose: To raze existing single story building, and erect a new 3 story mixed use building to include a commercial space with 4 Residential Units

Case: BOA-866128 **Address:** 11 Hudson Street **Ward** 3 **Applicant:** Lorraine Tse
Article(s): 11(11-6)
Purpose: Foxwoods - Replace existing box sign with a new channel letter sign. Same size.

Case: BOA-858537 **Address:** 112 Moore Street **Ward** 1 **Applicant:** Santiago Lasprilla
Article(s): 53(53-9: Insufficient lot size, Excessive F.A.R. & Insufficient open space per unit) 53(53-56)
Purpose: Change occupancy from One family dwelling to Two family dwelling

Case: BOA-859149 **Address:** 251-253 Meridian Street **Ward** 1 **Applicant:** Benjamin Hildebrand
Article(s): 53(53-11: Cannabis establishment use - conditional & Accessory storage to main use in basement (1,000sf) - conditional
Purpose: BR, Inc. proposes to operate a Cannabis Establishment at 253 Meridian St, East Boston. Cannabis establishment to be co-terminus Medical Marijuana Dispensary with Recreational Retail Marijuana (Medical and Recreational, shared space). Alterations to the existing building to include typical interior and exterior upgrades for a retail establishment, as well as installation of access control measures and security systems.

Case: BOA-922475 **Address:** 69-71 Maverick Square **Ward** 1 **Applicant:** Julius Sokol
Article(s): 53(53-11)
Purpose: Change Occupancy from a Dry Cleaning Store w/accy Storage to 6 Apartments and a Registered Marijuana Dispensary.

RECOMMENDATION/HEARINGS:

Case: BOA-890949, **Address:** 56 Faywood Avenue **Ward:** 1 **Applicant:** Luciano Robadel
Article(s): 53(53-9: Excessive F.A.R. (3,000sf max.), Insufficient side yard setback (10' min. setbacks req.) & # of allowed stories exceeded (2.5 stories max.)) 53(53-52)
Purpose: Construct second floor addition on existing first floor. Construct new deck.

Case: BOA-912627, **Address:** 733-733A East Fifth Street **Ward:** 6 **Applicant:** John Barry
Article(s): 27S(27S-5) 68(68-8)
Purpose: Construct a new third story addition and rear addition with decks. Extend living space to basement to existing two-family dwelling.

Case: BOA-916778, **Address:** 28 Emerson Street **Ward:** 6 **Applicant:** Victoria Scott
Article(s): 27S(27S-5) 68(68-8)
Purpose: Full interior renovation to existing single-family dwelling. Extend living space to basement. Remove and reconstruct new rear deck.

Case: BOA-915265, **Address:** 8 Tupelo Street, **Ward:** 12 **Applicant:** Ransford Bawa
Article(s): 50(50-29)
Purpose: 1. Repair to the two existing porches. 2. Enclose the porches.

Case: BOA-917006, **Address:** 49 Bakersfield Street **Ward:** 13 **Applicant:** William Bonnie
Article(s): 65(65-9: Floor area ratio excessive & Side yard insufficient)
Purpose: Enlarge existing dormer and add bathroom. Add deck on the rear 2nd floor roof.

Case: BOA-893086, **Address:** 71R Grampian Way **Ward:** 13 **Applicant:** John Pulgini
Article(s): 10(10-1) 65(65-9)
Purpose: Erect detached 1 car garage with storage above.

Case: BOA-912619, **Address:** 94 Sydney Street **Ward:** 13 **Applicant:** Laurent Sika
Article(s): 65(65-9)
Purpose: Confirm occupancy as a single family home. Basement Renovation. Build playroom, bathroom, workshop, laundry room in basement. Install wood studs where needed, drywall, insulate walls. Repair damaged stairs from 1st flr to basement. Repair damaged stairs at bulkhead door area. Repair existing concrete floor with new concrete slab on grade.

Case: BOA912336, **Address:** 101-103 Rosseter Street **Ward:** 14 **Applicant:** Kenneth Battle
Article(s): 60(60-9)
Purpose: Add finished basement square footage to existing home square footage.

Case: BOA-885091, **Address:** 121 Wellington Hill **Ward:** 14 **Applicant:** Jean Innocent
Article(s): 10(10-1) 60(60-40)
Purpose: Curb cut to create residential parking for two parking spaces in conjunction with public works permit.

Case: BOA-914351, **Address:** 27 Delmont Street **Ward:** 16 **Applicant:** Ivan Hernandez
Article(s): 65(65-9: Floor area ratio excessive & Side yard insufficient)
Purpose: Construct new two story rear addition per plans. *Cost of work to be determined at this time 11/30/18.

Case: BOA-921420, **Address:** 62 Fairmount Street **Ward:** 17 **Applicant:** Javier Perez
Article(s): 65(65-9: Floor area ratio excessive, Building height (# of stories) excessive & Side yard insufficient)
Purpose: Add dormers to roof.

Case: BOA-910434, **Address:** 645 River Street **Ward:** 18 **Applicant:** Christian Louis
Article(s): 60(60-8)
Purpose: Change occupancy from office to George store in existence for longtime. No work to be done, existing condition.

Case: BOA-919184, **Address:** 13 Woodglen Road **Ward:** 18 **Applicant:** Robert Burk
Article(s): 69(69-9)
Purpose: Dormer rear section of roof to add bath and create better head height in already existing bedrooms. Install new insulation.

Case: BOA-838428, **Address:** 94 Louder's Lane **Ward:** 19 **Applicant:** Richard Stazinski
Article(s): 55(55-9)
Purpose: Construct new deck per plans. Extend existing porch roof to the right side per plans.

Case: BOA-909830, **Address:** 132-134 Greaton Road **Ward:** 20 **Applicant:** Mary Walsh
Article(s): 56(56-8: Floor area ratio excessive, Bldg height excessive (stories), Rear yard insufficient & Side yard insufficient) 9(9-1)
Purpose: Construct new dormer addition to extend living space into the attic for a bedroom and bathroom to existing two-family dwelling.

Case: BOA-912810, **Address:** 281 Vermont Street **Ward:** 20 **Applicant:** Patrick Browning
Article(s): 56(56-8: Front yard setback requirement is insufficient & Side yard requirement is insufficient)
Purpose: Addition of second floor, not going outside existing footprint.

Case: BOA-906414, **Address:** 89 Antwerp Street **Ward:** 22 **Applicant:** Peter Chen
Article(s): 51(51-9)
Purpose: Missing existing finished basement floor plan. Please see issued permit ALT650494.

Case: BOA-911973, **Address:** 22 Embassy Road **Ward:** 22 **Applicant:** Benjamin Marshall
Article(s): 51(51-9: Floor area ratio excessive, Front yard insufficient, Side yard insufficient & Rear yard insufficient)
Purpose: Extension of Living Space on 2nd Floor. Bedroom in Front, Bathroom in Back (all on 2nd floor), and moving some windows around at front mudroom.

Case: BOA-921788, **Address:** 12-14 Falkland Street **Ward:** 22 **Applicant:** Eric Rochon
Article(s): 51(51-9: Floor area ratio excessive, Side yard insufficient & Rear yard insufficient)
Purpose: Removal of existing deck and porch. Propose new 20'x20' rear addition with roof deck and new porches.

Case: BOA-915928, **Address:** 74-76 Hobson Street **Ward:** 22 **Applicant:** Donal Carroll
Article(s): 51(51-9: Floor area ratio excessive, Bldg height excessive (stories) & Rear yard insufficient)
Purpose: Construct dormer with bathroom and laundry on third floor and add deck to the rear of the first floor.

Case: BOA-903630, **Address:** 56 Presentation Road **Ward:** 22 **Applicant:** Timothy Burke
Article(s): 51(51-9)
Purpose: Extend living space into basement for a bedroom and bathroom.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:

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TYRONE KINDELL, JR

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