



City of Boston
Board of Appeal

Tuesday, June 25, 2019

BOARD OF APPEALS

Room 801

REVISED AGENDA

The board will hold a hearing on June 25, 2019 starting at 9:30 a.m.

APPROVAL OF HEARING MINUTES:

June 11, 2019

EXTENSIONS: 9:30a.m.

Case: BOA-648704 **Address:** 1857-1859 Dorchester Avenue **Ward** 16 **Applicant:** Kevin Cloutier

BOARD FINAL ARBITER: 9:30a.m.

Case: BOA-651938 **Address:** 49 Hamilton Street **Ward** 15 **Applicant:** Vargas Dasilveira

Case: BOA-651909 **Address:** 51 Hamilton Street **Ward** 15 **Applicant:** Vargas Dasilveira

HEARING: 9:30 a.m.

Case: BOA-897293 **Address:** 32 Blaine Street **Ward** 22 **Applicant:** 1 Arborvitaes, LLC

Article(s): 50(50-43) 51(51-8) 51(51-23) 51(51-9): Lot area for the add'l units is insufficient, Floor area ratio is excessive, Height requirement is excessive (stories), Height requirement is excessive (ft), Usable open space is insufficient,

Front yard setback requirements insufficient & Rear yard setback requirements insufficient)

Purpose: To change occupancy from a single family dwelling to a four family dwelling. Also, to erect a two story addition and side addition.

Case: BOA-931868 **Address:** 25 Henshaw Street **Ward** 22 **Applicant:** Timothy Burke

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

Purpose: Change Occupancy from a Three (3) Family Dwelling to a Four (4) Family Dwelling. No work required.

Case: BOA-927234 **Address:** 61-67 Brighton Avenue **Ward** 21 **Applicant:** Brighton Commons, LLC

Article(s): 51(51-9) 9(9-1)

Purpose: Application to legalize living space in basement of 61 Brighton Ave-nue and 67 Brighton Avenue, Allston, which is a pre-existing, non-conforming condition. No work to be done. {Combine four buildings into one to be known as 61-67 Brighton Avenue.}

Case: BOA-939076 **Address:** 900 Beacon Street **Ward** 21 **Applicant:** Shinmio Tea

Article(s): 61(61-10)

Purpose: Change of occupancy from 32 apartments 2 retails stores, underground parking and restaurant, to 32 apartments 1 retail store, underground parking and restaurant and a bubble tea shop/Café with takeout.

Case: BOA-940453 **Address:** 3850 Washington Street **Ward** 19 **Applicant:** Tom Falcucci

Article(s): 55(55-40) 55(55-41) 33(33-16): MFR Forbidden, (1a) Insufficient open space exclusive for parking or loading (<50% of lot) & (1b) Project subject to BOSCONCOM approval. (No documentation provided.)

Purpose: Demolish the existing structure. Erect a four story building with six residential units and six garage parking spaces.

Case: BOA-923557 **Address:** 1667-1671 Blue Hill Avenue **Ward** 18 **Applicant:** Joseph Consalvo

Article(s): 60(60-39)

Purpose: Change existing tri-vision billboard to digital billboard.

Case: BOA-936751 **Address:** 42A Como Road **Ward** 18 **Applicant:** Martin J. Keogh

Article(s): 65(65-9): Lot Width Insufficient & Lot Frontage Insufficient)

Purpose: Erect a new Single Family Dwelling on existing 6,411 sq ft Lot. There will be 2 Parking spaces in Garage under building.

Case: BOA-905438 **Address:** 64 Nelson Street **Ward** 17 **Applicant:** Steven A. Connelly, Trustee

Article(s): 65(65-39) 65(65-9): Lot size to erect the two family is insufficient, Floor area ratio is excessive & Front yard setback requirement is insufficient)

Purpose: Erect two-family residence on vacant lot to include basement and two separate driveway parking spaces per plans submitted.

Case: BOA-927969 **Address:** 1 Peabody Square **Ward** 16 **Applicant:** Linval Chambers

Article(s): 65(65-8)

Purpose: Change occupancy to Restaurant build-out: Strip, repair and refinish existing concrete floor. Rewire building, new plumbing, blue board and plaster ceiling and HVAC system. Reglaze storefronts windows and doors. Prime and paint to finish; No structural changes to the interior layout. Install new restaurant equipment.

RECEIVED
 CITY OF BOSTON OFFICE
 2019 JUN 21 A 9:27
 BOSTON, MA

Case: BOA-921284 **Address:** 77-83 Hancock Street **Ward** 15 **Applicant:** Carlos Cabral
Article(s): 7(7-4)
Purpose: Remove proviso for this petitioner only for takeout restaurant. BZC-368380

Case: BOA-921796 **Address:** 775 Morton Street **Ward** 14 **Applicant:** Antonio Ruscito
Article(s):60(60-8:Use:RetailStoresForbidden&Use:MultifamilyDwelling:Forbidden) 60(60-40:Off-Street Parking Insufficient, Off-Street Parking Design / Maneuverability & Off-Street Loading Insufficient) 60(60-9: Lot Area for Additional Dwelling Units Insufficient, Floor Area Ratio Excessive, Building Height Excessive, Building Height (# of Stories) Excessive, Usable Open Space Insufficient & Rear Yard Insufficient)
Purpose: Proposal includes the joining of Parcels 3945-000 and 3915-000. Erect a 4 story Mixed-UseBuilding on 18,118 sq ft Lot. On the Ground Level will be a 29 space Parking Garage with 2 Retail spaces. On Floors 2 thru 4 will be 27 Residential Dwelling Units.

Case: BOA-916272 **Address:** 2-6 Hancock Street **Ward** 13 **Applicant:** Kenneth Augen
Article(s): 6(6-4)
Purpose: Removing proviso for take-out from previous owner and BOA decision and to create new proviso so that it can be transferred to new owner; no work to be done.

Case: BOA-927639 **Address:** 100 Mount Pleasant Avenue **Ward** 8 **Applicant:** Philip Hresko
Article(s): 65(65-8) 65(65-42) 65(65-41.5) 65(65-9: Lot area for the add'l dwelling is insufficient, Floor area ratio is excessive, Height is excessive, Side yard requirement is insufficient, Rear yard requirement is insufficient & Usable open space is insufficient)
Purpose: Change of occupancy from a 2 family to 7 apartments. Add rear addition and making 7 apartments within existing building and new addition.

HEARINGS: 10:30 a.m.

Case: BOA-930460 **Address:** 499 East Sixth Street **Ward** 7 **Applicant:** Edward Donovan
Article(s): 68(68-8: Side Yard insufficient & Rear Yard insufficient)
Purpose: Confirm occupancy as a two-family dwelling (Existing Condition) and building rear decks - Floors 1 & 2 with new route to deck from second floor. Strip and re-shingle rear exterior with new window (in rear).

Case: BOA-929699 **Address:** 744-748 Dudley Street **Ward** 7 **Applicant:** Lucky One
Article(s): 6(6-4)
Purpose: Remove proviso that was granted to this petitioner only. Change to Chong Ming Zhao (#746 Dudley Street).

Case: BOA-931471 **Address:** 47 Emerson Street **Ward** 6 **Applicant:** Chris Glaropoulos
Article(s): 27S(27S-5) 68(68-8)
Purpose: Confirm occupancy as single-family dwelling. Full renovation to include extending living space to basement, add bathrooms, remodel kitchen, and new exterior stairway.

Case: BOA-927273 **Address:** 133 Beacon Street **Ward** 5 **Applicant:** George Morancy
Article(s): 6(6-4) 8(8-7)
Purpose: Extend legal occupancy of the building as a dormitory beyond the current expiration date of 6/30/19, as set by previous Board of Appeal proviso. No work to be done.

Case: BOA-827500 **Address:** 72 Burbank Street **Ward** 4 **Applicant:** Parkside Tower, LLC
Article(s): 32(32-6) 66(66-42) 66(66-9: Floor Area Ratio Excessive, Usable Open Space Insufficient & Rear Yard Insufficient)
Purpose: Construct a new 6 story, 36 Unit Residential Building.

Case: BOA-935217 **Address:** 48-50 Salem Street **Ward** 3 **Applicant:** Peter Lyons
Article(s): 54(54-12)
Purpose: Change of Use from Restaurant to Retail Bank Branch with attendant ATM.

Case: BOA-935781 **Address:** 33-59 Congress Street **Ward** 3 **Applicant:** Sing Ho
Article(s): 8(8-3)
Purpose: Install bathroom & sinks, with approved BOH stamped plan, tile floor, lighting & counter tops, painting, install doors, HVAC duck work only, fire alarm and sprinkler adjustment no cooking apply new sign permit, apply new 36A, cabinet install.

Case: BOA-933749 **Address:** 1230-1264 Washington Street **Ward** 3 **Applicant:** Sue Saib
Article(s): 64(64-18)
Purpose: Change of Occupancy to include Restaurant with Take-Out at 1244 Washington Street.

Case: BOA-931560 **Address:** 149 Salem Street **Ward** 3 **Applicant:** Mira Giangregorio
Article(s): 54(54-21) 54(54-13: Floor Area Ratio Excessive, Usable Open Space Insufficient & Rear Yard Insufficient)
Purpose: Erect a new 6 story Mixed-Use Building. There will be a Commercial space on the Ground Floor, and Nine (9) Residential Units above. There will be a Roof Deck for the exclusive Use of the top Floor Unit (Unit # 9) only. Existing Building to be razed under separate permit. Permit plans to be submitted upon ZBA approval.

Case: BOA-926108 **Address:** 27 Dwight Street **Ward 3 Applicant:** Ghita Akkar
Article(s): 64(64-9)
Purpose: This Amendment is filed to amend ALT801167/18 by revising the architectural, structural and fire protections plans. no cost see long form permit. * Rear deck/balcony extensions shown on plans.

Case: BOA-908555 **Address:** 290 Commercial Street **Ward 3 Applicant:** Mohamed Warsame
Article(s): 6(6-3A) 54(54-9)
Purpose: Extend proviso for Parking of 69 Vehicles for a fee.

Case: BOA-882063 **Address:** 181-183 North Washington Street **Ward 3 Applicant:** Mohamed Warsame
Article(s): 3(3-1A) 32(32-6) 54(54-12)
Purpose: Parking of 7 vehicles for fee.

Case: BOA-939082 **Address:** 25 Monument Avenue **Ward 2 Applicant:** Derric Small
Article(s): 62(62-8: Floor Area Ratio Excessive, Bldg Height Excessive (Feet), Usable Open Space Insufficient & Rear Yard Insufficient)
Purpose: This application is for the construction of a three story rear addition. The existing non-habitable basement will be converted to living space. The kitchen will be remodeled. A roof deck accessed by a hatch will be built as well.

Case: BOA-932408 **Address:** 20-22 Monument Street **Ward 2 Applicant:** Eric Darci
Article(s): 09(9-1) 62(62-25) 62(62-8: Insufficient rear yard setback, Excessive F.A.R. & Front yard requirements/ (62-30 (1) Conformity with existing building alignment)
Purpose: Renovate attic into living space, mechanical/storage space and deck. Install spiral stairway and half bath.

Case: BOA-931406 **Address:** 223 London Street **Ward 1 Applicant:** Noel DiCarlo
Article(s): 53(53-56) 53(53-8: Table A- Basement units are forbidden & MFR-Forbidden) 53(53-9: Insufficient additional lot area per unit, Excessive F.A.R. & Insufficient open space)
Purpose: Confirm occupancy as a three family residential dwelling, change to a four family residential dwelling. Also to extend living space into the basement and renovate the building.

Case: BOA-900556 **Address:** 66 Wordsworth Street **Ward 1 Applicant:** 70 Wordsworth Street, LLC
Article(s): 53(53-56) 53(53-8) 53(53-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Side Yard Insufficient & Rear Yard Insufficient)
Purpose: Erect a 5 Unit residential with parking for 4 vehicles.

Case: BOA-900554 **Address:** 216 Havre Street **Ward 1 Applicant:** 216 Havre Street, LLC
Article(s): 53(53-8) 53(53-56)
53(53-9: Floor Area Ratio Excessive, Side Yard Insufficient, Rear Yard Insufficient, Bldg Height Excessive (# of Stories), Building Height Excessive, Lot Area for Additional Dwelling Units Insufficient & Usable Open Space Insufficient)
Purpose: Erect a new 4 story, Four (4) Unit Residential Dwelling.

Case: BOA-906215 **Address:** 41 Gladstone Street **Ward 1 Applicant:** 45 Gladstone, LLC
Article(s): 53(53-8)
Purpose: Erect a 3 unit residential dwelling with parking for 4 vehicles.

45 Minute Lunch Break

RE-DISCUSSIONS: 11:30a.m.

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-910016 **Address:** 17 Standard Street **Ward 18 Applicant:** Tim Longden
Article(s): 60(60-8) 60(60-9: Floor area ratio excessive, Bldg height excessive (stories), Usable open space insufficient, Front yard insufficient & Rear yard insufficient)
Purpose: Erect new 4-unit residential building on 6814 SF vacant land with propose 5 garage parking spaces.

Case: BOA-793903 **Address:** 24 Arcadia Park **Ward 15 Applicant:** Patrick Mahoney
Article(s): 9(9-1) 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9)
Purpose: Build addition and change occupancy from a 3 family to a 6 family dwelling. Consolidate lots per the plans. Combine parcel ID 1501557000 and Parcel ID 1501556000. Add off street parking for 5 cars.

Case: BOA-914035 **Address:** 7 Parkway Street **Ward 14 Applicant:** Boston Homes Invest, LLC
Article(s): 10(10-1) 29(29-4) 60(60-9: Lot frontage requirement is insufficient, Front yard setback requirement is insufficient, Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient)
Purpose: Construct new two family dwelling on a new subdivided lot created by subdividing 5 Parkway Street 5,702 square foot lot into two lots. New lot is for 7 Parkway Street which shall consist of 3,690 square feet and remaining shall be 2,012 square feet for 5 Parkway Street.

Case: BOA-914030 **Address:** 5 Parkway Street **Ward 14 Applicant:** Boston Homes Invest, LLC
Article(s): 60 (60-37) 60(60-9: Rear yard setback requirement is insufficient, Lot size for the dwelling units is insufficient, Floor area ratio is excessive & Usable open space is insufficient)
Purpose: Subdivide existing 5 Parkway Street 5,702 square foot lot into two lots. 2,012 square foot lot for 5 Parkway Street (Lot 1) and 3,690 square foot for 7 Parkway Street (lot 2) for construction of a new two family dwelling. ERT904975 No work to be done for 5 Parkway Street.

Case: BOA-909790 **Address:** 33 Mayfield Street **Ward** 13 **Applicant:** Mai Phung
Article(s): 65(65-8) 65(65-9) 65(65-9) 65(65-9)
Purpose: Change of occupancy from a two-family to a three-family dwelling. Extend living space to attic for third unit. Construct new exterior side deck and stairway. Propose two (2) additional off-street parking.

Case: BOA-821297 **Address:** 10 Midland Street **Ward** 13 **Applicant:** Vanko Studio Architects
Article(s): 65(65-8) 65(65-9: FAR excessive, Building height excessive.(feet), Building height excessive (stories), Side yard insufficient, Open space insufficient & Front yard insufficient)
Purpose: Vertical 2 story addition. Change occupancy from 2 to 3 Family.

Case: BOA-821302 **Address:** 22 Edison Green **Ward** 13 **Applicant:** Peter Vanko
Article(s):65(65-9: FAR excessive, Open space insufficient, Side yard insufficient & Rear yard insufficient)
Purpose: Complete renovation of 3 family dwelling ,extend living space into the basement, 3rd Floor Vertical Addition.

Case: BOA-903629 **Address:** 21-23 Wyman Street **Ward** 10 **Applicant:** Timothy Burke
Article(s): 55(55-8) 55(55-40)
Purpose: Change occupancy from a three-family dwelling to a boutique hotel with 13 bedrooms.

Case: BOA-835792 **Address:** 3-5 South Whitney Street **Ward** 10 **Applicant:** Whitney South Nominee Trust
Article(s): 59(59-15) 59(59-16) 59(59-37)
Purpose: Demolish the existing structure. Erect a new 6-story building with nine (9) residential units and seven (7) parking spaces.

Case: BOA-821295 **Address:** 40 Harvest Street **Ward** 7 **Applicant:** Peter Vanko
Article(s): 65(65-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories)
Front Yard Insufficient & Side Yard Insufficient)
Purpose: Change of occupancy from two-family to three-family dwelling. Reconstruct roof from gable to flat roof. Extend living space to basement and third floor. Construct new roof deck for Unit #3. Propose three (3) off-street parking.

Case: BOA-866583 **Address:** 560 East Fifth Street **Ward** 6 **Applicant:** Marc LaCasse
Article(s): 27S(27S-5) 68(68-29) 68(68-33) 68(68-8)
Purpose: Change occupancy from 3 family to 4 family building w/4 car garage, first & third floor additions and side, rear and roof decks as per plans.

Case: BOA-900588 **Address:** 799 East Third Street **Ward** 6 **Applicant:** Russel Radcliffe
Article(s): 27S(27S-5) 68(68-33) 68(68-8) 68(68-8) 68(68-8) 68(68-8.3)
Purpose: Raze existing building. Erect new six (6) townhouse-style dwelling with propose garage parking on each dwelling.

Case: BOA-863411 **Address:** 141 West Second Street **Ward** 6 **Applicant:** David Arrowsmith
Article(s): 68(68-29: Proposed work exceeds aggregate 330sf/10% of roof area, Roof platform > 12" above main roof & Access) 68(68-8) 68(68-27S-5)
Purpose: Roof Top Private Decks Installation Per Plans. Roof Top Common Deck Installation Per Plans. Roof Top Penthouse and Stair Installation Per Plans.

Case: BOA#863415 **Address:** 141 West Second Street **Ward** 6 **Applicant:** David Arrowsmith
Purpose: Roof Top Private Decks Installation Per Plans. Roof Top Common Deck Installation Per Plans. Roof Top Penthouse and Stair Installation Per Plans. Section: 9th Edition 780 CMR CHPT 01. ch 1, section 101.4; Referenced codes; 521 CMR Accessibility to common area roof deck required.

Case: BOA-915460 **Address:** 71-73 Gainsborough Street **Ward** 4 **Applicant:** Peter Vanko
Article(s): 66(66-9) 66(66-42) 32(32-4)
Purpose: Within existing volume, create garden level unit to change the occupancy from a 9 unit building to a 10 unit building.

Case: BOA-845481 **Address:** 64-66 Salem Street **Ward** 3 **Applicant:** Frank Scire
Article(s): 54(54-12)
Purpose: Change of occupancy from Retail #36A to Retail #36A with Liquor Store.

Case: BOA-883295 **Address:** 2 Ludlow Street **Ward** 2 **Applicant:** Timothy Sheehan
Article(s): 62(62-25) 62(62-8: Insufficient side yard & excessive F.A.R.)
Purpose: This is a new third floor addition on an existing two story single family residence. The new third floor will be 514 s.f. There will be a master bedroom and master bath along with a walk in closet. The new third floor will be accessed by a new stairway from the second floor. There will be limited plan changes on the second floor for the new stairway. We expect to go through the ZBA before we receive a building permit. We are abandoning our earlier application for a rear two-story addition (ALT668053).

Case: BOA-810158 **Address:** 25 Everett Street , **Ward** 1 **Applicant:** William Moriarty
Article(s): 10(10-1) 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9)
53(53-57.2) 53(53-56.5(a)) 53(53-56) 53(53-54)
Purpose: Demolish existing single family home at 25 Everett St and garage in rear at 3 Emmet Pl - Combine front lot with rear lot to create one lot and build a 4 story 8 residential unit building with 6 two bedroom units and 2 one bedroom units. *Single family to be razed on a separate permit.

Case: BOA-889514 **Address:** 343-345 Chelsea Street **Ward** 1 **Applicant:** 343-345 Chelsea Street, Realty Trust
Article(s): 53(53-12) 53(53-12) 53(53-12) 53(53-12) 53(53-56) 53(53-54)
Purpose: Raze existing building and erect a four (4) story building with retail at grade and nine (9) residential units on floors 2-4.

HEARING/RECONSIDERATION: 12:00p.m.

Case: BOA-889104 **Address:** 306 K Street **Ward 6 Applicant:** Marc LaCasse

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

Purpose: Confirm occupancy of a three family dwelling and change to 5 Family Dwelling. Full interior renovation of building. Reconfigure interior layout. New finishes throughout. Install new hard-piped sprinkler system with monitored alarm. New windows. Update plumbing and electrical. Install new Hydro Air heat and air conditioning systems.

DISCUSSION/ OPEN MEETING LAW COMPLAINT: 12:00 p.m.

Case: BOA-823636 **Address:** 141-145 Norfolk Street , **Ward 17 Applicant:** Vargas Dasilveira

MEET AND GREET WITH ISD COMMISSIONER DION IRISH: 12:30p.m.

RECOMMENDATIONS:

Case: BOA-931274 **Address:** 220 Chelsea Street **Ward: 1 Applicant:** Jordan Lofaro

Article(s): 53(53-9)

Purpose: 2 Story 2 unit stand-alone house. Extending first floor living space into basement as per plans.

Case: BOA-945581 **Address:** 14 Allston Street **Ward: 2 Applicant:** Thomas Rand

Article(s): 62(62-25)

Purpose: Reframe roof, add two dormers, Add new full 3rd floor bath and two bedrooms. Remodel 2nd floor bath. Ref to plans. Confirm occupancy as single family dwelling.

Case: BOA-926131 **Address:** 118 Elm Street **Ward: 2 Applicant:** Timothy Sheehan

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

Purpose: This application is for a third floor addition along with second floor layout changes and a new kitchen on the first floor. The existing third floor attic with a sloped roof will be removed. A flat roof with a roof deck accessed via stairs and a hatch. ZBA relief will be required.

Case: BOA-942137 **Address:** 3 Lawnwood Place **Ward: 2 Applicant:** Stephen Um

Article(s): 62(62-8)

Purpose: Renovate existing basement to be a new kitchen and sitting area.

Case: BOA-931512 **Address:** 22 Oak Street **Ward: 2 Applicant:** John Moriarty

Article(s): 62(62-25) 62(62-8: Side yard insufficient& Rear yard insufficient)

Purpose: Normal fee paid, building addition and renovation to owner occupied single family row house as per plans.

Case: BOA-937722 **Address:** 49 Ward Street **Ward: 7 Applicant:** Patrick Mahoney

Article(s): 13(13-1)

Purpose: Construct new side deck addition to existing single-family dwelling.

Case: BOA-919099 **Address:** 145 Theodore Park Road **Ward: 17 Applicant:** April Greene

Article(s): 56(56-40)

Purpose: Construct second floor addition above existing first floor footprint for new bathroom to existing single-family dwelling.

Case: BOA-942597 **Address:** 10 Mariposa Street **Ward: 18 Applicant:** Audrey Miller

Article(s): 69(69-29) 69(69-8) 69(69-9: Usable open space insufficient, Side yard insufficient & Rear yard insufficient)

Purpose: Change occupancy from single family to two family residential.

Case: BOA-939818 **Address:** 49 Metropolitan Avenue **Ward: 18 Applicant:** Oleh Kotsyuba

Article(s): 67(67-9: Floor area ratio excessive & Side yard setback requirement is insufficient)

Purpose: Rear and front additions, new dormers, interior renovations, new garage, new rear and front decks, new siding.

Case: BOA-922327 **Address:** 79-81 Spring Park Avenue **Ward: 19 Applicant:** Kingsley Weihe

Article(s): 55(55-9)

Purpose: Install skylights and finish attic space for home occupation art studio space (404 sf ft).

Case: BOA-922327 **Address:** 305 Corey Street **Ward: 20 Applicant:** James Murphy

Article(s): 56(56-8)

Purpose: Interior renovations to existing two family dwelling at #305 Corey Rd by reconfiguring existing stairway and create exterior stairway in rear of existing two family.

Case: BOA-932813 **Address:** 7 Maple Lane **Ward: 20 Applicant:** Daniel Murray

Article(s): 56(56-8)

Purpose: Raise roof of house and add extra living space.

Case: BOA-941665 **Address:** 31 Maxfield Street **Ward: 20 Applicant:** Micah Chapman

Article(s): 56(56-8)

Purpose: Mudroom and Rear Deck.

Case: BOA-932424 **Address:** 160 Russett Road **Ward: 20 Applicant:** Tomasz Adach

Article(s): 9(9-1)

Purpose: Remove existing deck and replace with a new deck same size first floor and extend second floor by 2ft (16x10 upper part) and 16x8 on the lower part) on the rear of the house.

Case: BOA-947918 **Address:** 56 Presentation Road **Ward:** 22 **Applicant:** William Higgins
Article(s): 10(10-1) 51(51-9)
Purpose: Curb cut for 2 parking spaces.

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.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR
MARK FORTUNE-SECRETARY
BRUCE BICKERSTAFF
MARK ERLICH
CRAIG GALVIN

SUBSTITUTE MEMBERS:

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