



City of Boston
Board of Appeal

THURSDAY, December 12, 2019

BOARD OF APPEAL

1010 MASS.
AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5 p.m.

Case: BOA-575281 **Address:** 31 Appleton Street **Ward:** 5 **Applicant:** Richard Gold
Article(s): 64(64-9) 64(64-34)

Purpose: Rebuild fourth floor back dormer and add new exterior deck on back of building off fourth floor master bedroom.

Case: BOA-1004905 **Address:** 777 East Broadway **Ward:** 6 **Applicant:** Kyle Gambone
Article(s): 10(10-1) 68(68-33)

Purpose: Widen an existing curb cut by 5' to add 2 off-street parking.

Case: BOA-1018358 **Address:** 170-174 West Broadway **Ward:** 6 **Applicant:** George Morancy
Article(s): 9(9-2) 68(68-7: Live entertainment use conditional & Amusement game machines use > 4 conditional)
Purpose: Change Legal Use and Occupancy of existing Restaurant to add Restaurant with Live Entertainment (Use Item 38).

Case: BOA-976835 **Address:** 45 Delle Avenue **Ward:** 10 **Applicant:** Eben Kunz
Article(s): 59(59-37)

Purpose: Install 2 entry doors, add kitchen to complete requirements for 2-family.

Case: BOA-990576 **Address:** 8 Westcott Street **Ward:** 14 **Applicant:** Sean Desiree
Article(s): 10(10-1)

Purpose: 3 car parking.

Case: BOA-1006111 **Address:** 18 Spaulding Street **Ward:** 16 **Applicant:** Benedicte Dieujuste
Article(s): 65(65-9: Insufficient side yard setback & Excessive F.A.R.)

Purpose: Build shed dormer on side of building extend dormer on rear of building.

Case: BOA-1008861 **Address:** 726 Hyde Park Avenue **Ward:** 18 **Applicant:** George Diaz
Article(s): 67(67-9: Side yard insufficient & Rear yard insufficient)

Purpose: Remove first floor rear deck. Construct new first and second floor rear deck.

Case: BOA-1005360 **Address:** 49 Metropolitan Avenue **Ward:** 18 **Applicant:** Oleh Kotsyuba
Article(s): 67(67-9: Front yard setback requirement is insufficient, Floor area ratio is excessive, Side yard setback requirement is insufficient & Height requirement is excessive)

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

Case: BOA-1015938 **Address:** 2 Prospect Avenue **Ward:** 19 **Applicant:** Michael Griffin
Article(s): 67(67-9.1)

Purpose: Legalize the occupancy as a two family dwelling, and renovate third floor existing walk up attic, add dormer, 3/4 bath with bedroom, dismantle, front porch roof to remain demo and dispose of existing deck rebuilt as before.

Case: BOA-1000455 **Address:** 288 Washsett Street **Ward:** 19 **Applicant:** Charles Townsend
Article(s): 56(56-8)

Purpose: Small addition of 54.5 sf to side of kitchen; kitchen renovation and updates in same location. Related electrical, plumbing and mechanical work.

Case: BOA- 1004365 **Address:** 37-39 Aldrich Street **Ward:** 20 **Applicant:** Adrian Worrell
Article(s): 67(67-9: Floor area ratio excessive & Building height (# of stories) excessive)

Purpose: Add shed dormer to the building - 37 feet long.

Case: BOA-1001566 **Address:** 90 Cass Street **Ward:** 20 **Applicant:** Maralene Zwarich for Cass Street Condo Trust"
Article(s): 9(9-1)

Purpose: Propose 2 off-street parking on existing two-family dwelling. Install 48 in height driveway retaining wall. Combined Lot filed under ALT981760.

Case: BOA- 1012264 **Address:** 48 Sheffield Road **Ward:** 20 **Applicant:** Anna Kolodner
Article(s): 10(10-1) 67(67-9) 68(68-33)

Purpose: Propose (2) off-street parking.

Case: BOA-1009854 **Address:** 135 School Street **Ward:** 11 **Applicant:** Maya Gaul
Article(s): 55(55-9: Floor Area Ratio Excessive; Usable Open Space Insufficient) 55(55-9.3)

Purpose: Proposed to convert an existing one family into two family.

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RE-DISCUSSION: 5 p.m.

Case: BOA-964030 **Address:** 88 Sycamore Street **Ward:** 19 **Applicant:** John LoRusso
Article(s): 67(67-9: Floor area ratio excessive, Side yard insufficient & Rear yard insufficient)
Purpose: Build 2.5 story addition to rear of existing two family home.

Case: BOA- 972357 **Address:** 6-8 Cheshire Street **Ward:** 19 **Applicant:** Comprehensive Building & Remodeling, LLC
Article(s): 55(55-9) 9(9-1)
Purpose: Finish Basement. Erect 2x4 walls on the perimeter, insulate, blueboard & plaster walls & ceiling, paint, carpet.

BOARD MEMBERS:

CHRISTINE ARAUJO-CHAIR
MARK FORTUNE-SECRETARY
MARK ERLICH

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