



City of Boston
Board of Appeal

THURSDAY, November 21, 2019

BOARD OF APPEAL

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AVE, 5th FLOOR
BOSTON, MA

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5 p.m.

Case: BOA-981595 **Address:** 1531 Centre Street **Ward:** 20 **Applicant:** Damon Darienzo

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

Purpose: Extend first floor unit of 2 family residential home into basement - adding 4 rooms (entertainment room, office, bathroom, wet bar area).

Case: BOA-991573 **Address:** 18 Caspar Street **Ward:** 20 **Applicant:** Christine Kennedy

Article(s): 56(56-8: Excessive F.A.R. & Insufficient side yard setback)

Purpose: Extend existing level into attic area to create one living level. HOME OWNER APPLICATION. *Scope of work clarification: Gut rehab of 1.5 Story Bungalow structure and increase to a two story dwelling in accordance with the submitted architectural plans and survey which identifies "New Addition" to be constructed.

Case: BOA-997186 **Address:** 70 Fletcher Street **Ward:** 20 **Applicant:** Gena Mavuli

Article(s): 67(67-32) 67(67-9: Add'l lot area insufficient, Floor area ratio excessive & Bldg height excessive (stories)) 67(67-9.3)

Purpose: Remove window on 3rd floor for new door and deck, Install 60" diameter spiral staircase. Enclose risers on all steps. Change occupancy to two family.

Case: BOA- 1004846 **Address:** 2R Perham Street **Ward:** 20 **Applicant:** Steven Petitpas

Article(s): 9(9-1)

Purpose: Renovate total home from fire and add addition.

Case: BOA-984586 **Address:** 11 Robin Street **Ward:** 20 **Applicant:** Phillip Cheetham

Article(s): 56(56-8)

Purpose: Renovate kitchen and adding a full bathroom off master bedroom.

Case: BOA-977602 **Address:** 56 Russett Road **Ward:** 20 **Applicant:** Jingsong Cao

Article(s): 9(9-1) 56(56-8: Floor area ratio excessive, Bldg height excessive (stories), Rear yard insufficient & Side yard insufficient)

Purpose: Propose to have an addition of dormer in the attic level to extend the living area (vertical extension). The extended living area will belong to the 2nd floor unit (unit #2).

Case: BOA-999433 **Address:** 44 Zeller Street **Ward:** 20 **Applicant:** Jessie Lortie

Article(s): 67(67-9)

Purpose: Replace existing deck, rear with two stories addition. Remodel existing kitchen.

Case: BOA-991005 **Address:** 6 Martinwood Road **Ward:** 19 **Applicant:** Giannalda Fontana

Article(s): 55(55-40) 55(55-9: Side yard insufficient & Front yard insufficient)

Purpose: Construct carport and rear mudroom addition to existing one family dwelling.

Case: BOA-987407 **Address:** 10 Draper Road **Ward:** 18 **Applicant:** Clayton Samuels

Article(s): 69(69-9)

Purpose: Extend living space to basement on existing single-family dwelling. Perform interior ONLY, Non-structural. ZBA.

Case: BOA-993725 **Address:** 123 Glendower Road **Ward:** 18 **Applicant:** Guerda Conserve

Article(s): 67(67-9)

Purpose: Legalize existing work and basement and install new windows (2) and install new door.

Case: BOA-1001324 **Address:** 11 Walter Street **Ward:** 18 **Applicant:** Pamela Bardhi

Article(s): 69(69-8)

Purpose: Change Occupancy from a One Family Dwelling to a Two (2) Family Dwelling & Workshop. Existing condition for many years. No work to be done. I am only confirming a pre-existing Occupancy that is not reflected on ISD files and filing the correct documentation to make sure this is listed under the correct Occupancy.

Case: BOA-934040 **Address:** 33 Moultrie Street **Ward:** 17 **Applicant:** Nha Tran

Article(s): 9(9-1) 65(65-9)

Purpose: Adding a full bath in the basement.

Case: BOA-1001591 **Address:** 1664-1668 Dorchester Avenue **Ward:** 16 **Applicant:** Future Leaders LLC

Article(s): 65(65-8)

Purpose: Change occupancy from cafe to daycare. Simple build out, sheet rock, painting, and flooring.

Case: BOA-989792 **Address:** 15-17 Tovar Street **Ward:** 15 **Applicant:** Maria Gomes

Article(s): 10(10-1) 65(65-41) 65(65-9)

Purpose: Driveway Curb Cut. - I'm planning to remove a small shed on the side of the house to create extra space for parking, and pave the area. - I will also be removing a portion of the wall fence to create an entrance for the car. - Once the shed is removed the space would be 32' W x 16' L.

Case: BOA-984307 **Address:** 302-316 Bowdoin Street **Ward:** 15 **Applicant:** Elliott Beale

Article(s): 6(6-4)

Purpose: Remove proviso for take-out granted to this petitioner owner only.

Case: BOA-997066 **Address:** 34 Midland Street **Ward:** 13 **Applicant:** Mark Collins

Article(s): 65(65-9)

Purpose: Repair landings. Extend living space into basement for family room.

Case: BOA-979443 **Address:** 78 Harbor View Street **Ward:** 13 **Applicant:** Tuan Nguyen

Article(s): 65(65-9: Floor area ratio excessive, Usable open space insufficient & Side yard insufficient)

Purpose: Construct new side addition for kitchen expansion on existing two-family dwelling.

Case: BOA-1003971 **Address:** 26 Jamaica Street **Ward:** 11 **Applicant:** Rebecca Rollins

Article(s): 55(55-9)

Purpose: Confirm Occupancy as a One Family dwelling as well as renovate interior, add bathroom, add bump-out additions on front and side, expand second floor above bump-outs.

Case: BOA-1000963 **Address:** 4 Noble Court **Ward:** 1 **Applicant:** Kristen Day

Article(s): 53(53-9)

Purpose: Confirm occupancy as single family dwelling and add a rear deck.

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR
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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