



City of Boston
Board of Appeal

THURSDAY, January 23, 2020 BOARD OF APPEAL

RECEIVED
CITY CLERK'S OFFICE
2020 JAN 13 A 9:53
1010 MASS.
AVE, 5th FLOOR
BOSTON, MA

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5:00 p.m.

Case: BOA-1027566 **Address:** 171 Lexington Street **Ward:** 1 **Applicant:** Mark Richards

Article(s): 53(53-6) 53(53-9)

Purpose: Complete Renovations to existing basement begun by previous owner and change occupancy from 1 to 2 family.

Case: BOA-1014461 **Address:** 10 Austin Street **Ward:** 2 **Applicant:** Kathy Harney

Article(s): 62(62-25) 62(62-8)

Purpose: Build roof deck on existing rubber roof.

Case: BOA-9982243 **Address:** 5-7 Thornton Street **Ward:** 9 **Applicant:** Joshua Rose-Wood

Article(s): 50(50-29: Insufficient side yard setback, Insufficient rear yard setback & Insufficient front yard setback)

Purpose: Confirm occupancy as 2 family. 3rd Floor Addition; Replace Exterior Cladding and Insulation; Interior Modifications to Accommodate Addition; Electrical, Plumbing and Finishes as Required.

Case: BOA-1024539 **Address:** 32 Jamaica Street **Ward:** 11 **Applicant:** Nina Reis

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

Purpose: Rebuilding enclosed new porch in existing porch location. Exact same footprint 6'x18'.

Case: BOA-1021322 **Address:** 21 Virginia Street **Ward:** 13 **Applicant:** Aaron Larget-Caplan

Article(s): 65(65-9)

Purpose: Expand existing living space existing when purchased in 2009.

Case: BOA-1004055 **Address:** 20-22 Spaulding Street **Ward:** 16 **Applicant:** Robert Bankowski

Article(s): 69(69-9: Excessive F.A.R. (1732.5 sf max), # of allowed stories exceeded (2.5 story max), Insufficient side yard setback (9' min. required) & Insufficient rear yard setback (29'-2" min required))

Purpose: Extending Living area in the Attic and Construct left and right Dormers to include a third floor deck.

Case: BOA-1009206 **Address:** 76 Wheatland Avenue **Ward:** 17 **Applicant:** Ameika Walsh

Article(s): 65(65-9)

Purpose: Extend living space into the basement-family room, laundry room/storage & full bathroom.

Case: BOA-1014369 **Address:** 10 Hale Street **Ward:** 18 **Applicant:** Kevin Zhang

Article(s): 69(69-29) 69(69-8) 69(69-9: Floor area ratio excessive & Side yard insufficient) 69(69-9.3)

Purpose: Change of occupancy from 1F to 2 Family dwelling.

Case: BOA-1023224 **Address:** 170 Sherrin Street **Ward:** 18 **Applicant:** Michael Stallings

Article(s): 69(69-9: Side yard insufficient & Rear yard insufficient)

Purpose: Construct 2 story 16x30' addition.

Case: BOA-1003353 **Address:** 48 Saint John Street **Ward:** 19 **Applicant:** Recreate Properties, LLC

Article(s): 55(55-9)

Purpose: To extend living space into basement area per plan to amend ALT947580.

Case: BOA-1003355 **Address:** 48 Saint John Street **Ward:** 19 **Applicant:** Recreate Properties, LLC

Article(s): 55(55-40) 55(55-40.5d)

Purpose: Curb cut and parking for 2 cars on Rockview Street side of property. This side of the street does not have street parking.

Case: BOA-1017258 **Address:** 166 Bellevue Street **Ward:** 20 **Applicant:** Paul Abelite

Article(s): 56(56-39) 56(56-8)

Purpose: House Renovation to existing structure, demolition of rear structure, and addition of New Living area. Add 3 off street parking.

Case: BOA-1007727 **Address:** 295 Bellevue Street **Ward:** 20 **Applicant:** Adam Maguire

Article(s): 56(56-8: Floor area ratio excessive, Front yard insufficient, Rear yard insufficient & Side yard insufficient)

Purpose: Construct 2-story side with garage below and rear addition. Propose covered porch to existing single family residence.

Case: BOA-1007434 **Address:** 40 Church Street **Ward:** 20 **Applicant:** Douglas Wohn

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

Purpose: New Electrical, Plumbing, Roofing, Foundation of left side extension, Siding Windows, Flooring, Kitchen, Baths. Works also include front and rear dormers and extending living space into basement. Remodel to existing SFR..in conjunction with SF991275. ZBA.

Case: BOA-1017199 **Address:** 43 Lasell Street **Ward:** 20 **Applicant:** Matthew Murphy
Article(s): 56(56-8)

Purpose: Construct 9'x15'3 one-story addition.

Case: BOA-1012912 **Address:** 46 Bellamy Street **Ward:** 22 **Applicant:** Eamon Geoghegan
Article(s): 51(51-9: Front yard insufficient & Side yard insufficient)

Purpose: Add attached 2 car garage with storage, add new front deck, and add covered and open rear deck. Change occupancy to include 2 car garage.

Case: BOA-1026659 **Address:** 53 Collidge Road **Ward:** 22 **Applicant:** Charles Domners

Article(s): 51(51-9: Floor area ratio excessive, Building height (# of stories) excessive & Usable open space insufficient) 51(51-56)

Purpose: Gut / renovate existing Single Family Home and convert to a Two (2) Family Dwelling. Expand Living space into Basement. Construct new dormer at Attic Level. Expand Living space into Attic Level.

Case: BOA-1013475 **Address:** 24R Winship Street **Ward:** 22 **Applicant:** Jeanne Buccelli

Article(s): 51(51-9: Floor area ratio excessive, Front yard insufficient & Rear yard insufficient)

Purpose: Confirm occupancy for single-family dwelling. Construct new addition.

HEARINGS/RE-DISCUSSION: 5:00 p.m.

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.

BOARD MEMBERS:

CHRISTINE ARAUJO-CHAIR

MARK FORTUNE-SECRETARY

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.w.municode.com/library/ma/boston/codes/redevelopment_authority