



City of Boston  
Board of Appeal

Tuesday, January 28, 2020

BOARD OF APPEALS

Room 801

The board will hold a hearing on January 28, 2020 starting at 9:30 a.m.

**APPROVAL OF HEARING MINUTES:**

January 14, 2020

**EXTENSION: 9:30 a.m**

**Case:** BOA-642817 **Address:** 101A Morris Street **Ward** 1 **Applicant:** Abdallah Sahraouia

**Case:** BOA-389047 **Address:** 98-102 White Street **Ward** 1 **Applicant:** Richard Lynds, Esq

**Case:** BOA-725224 **Address:** 37-41 Bowdoin Street **Ward** 3 **Applicant:** John Moran

**BOARD FINAL ARBITER: 9:30 a.m**

**Case:** BOA-986767 **Address:** 63 Violet Street **Ward** 18 **Applicant:** Hezekiah Pratt

**Case:** BOA-986769 **Address:** 65 Violet Street **Ward** 18 **Applicant:** Hezekiah Pratt

**Case:** BOA-947223 **Address:** 63 Marion Street **Ward** 1 **Applicant:** Richard Jeffery

**Case:** BOA-919606 **Address:** 187 Sumner Street **Ward** 1 **Applicant:** East Boston Community Development Corporation

**HEARING: 9:30 a.m.**

**Case:** BOA978302- **Address:** 56 Hillock Street **Ward** 20 **Applicant:** Robert De Oliviera Castro  
**Article(s):** 67(67-9: Add'l Lot Area Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient & Side Yard Insufficient)  
**Purpose:** Demolish existing 2-story, single-family residence. Construction of new, 2.5 story, 2-family residence.

**Case:** BOA-1029682 **Address:** 29 Rock Hill Road **Ward** 19 **Applicant:** Matthew Hayes  
**Article(s):** 9(9-1) 55(55-9: Floor Area Ratio Excessive, Side Yard Insufficient & Rear Yard Insufficient)  
**Purpose:** Erect an addition as per plans. Provide two (2) ancillary parking to 12 Rock Hill Road (ERT887667).

**Case:** BOA-1029680 **Address:** 12 Rock Hill Road **Ward** 19 **Applicant:** Matthew Hayes  
**Article(s):** 55(55-8: Use:Multifamily Dwelling:Forbidden & Use:AncillaryParking:Conditional)  
55(55-40: Off-Street Parking Insufficient & Off-Street Parking Design / Maneuverability (Tandem Parking)  
55(55-9: Lot Area for Additional Dwelling Units Insufficient, Floor Area Ratio Excessive, Building Height (Feet) Excessive, Building Height (# of Stories) Excessive, Lot Frontage Insufficient, Usable Open Space Insufficient, Side Yard Insufficient & Rear Yard Insufficient)  
**Purpose:** Combine 3 existing Lots into one 10,138 sq ft Lot of land, Lot A 29 Rock Hill Rd. Parcel#1900258000 with Lot B, 31 Rock Hill Rd Parcel#1900258001 and Lot C Parcel #1900258002. This Lot to be known as 12 Rock Hill Rd. Erect a new 4 story, 15 Unit Residential Building. There will be a full Sprinkler system being installed. Propose (2) ancillary parking from 29 Rock Hill Road (ALT887611).

**Case:** BOA-1025330 **Address:** 16-18 Ada Street **Ward** 19 **Applicant:** Marc Rogovin  
**Article(s):** 67(67-8) 67(67-32) 67(67-8.2)  
67(67-9: Floor Area Ratio Excessive & Usable Open Space Insufficient)  
**Purpose:** Change of Occupancy from Two-Family to Three-Family Dwelling. Remodel existing 2 car garage into a studio apartment.

**Case:** BOA-968679 **Address:** 707 Walk Hill Street **Ward** 18 **Applicant:** Mandrell Company, LLC  
**Article(s):** 60(60-8) 60(60-37)  
60(60-9: Lot size to erect a dwelling unit is insufficient, Minimum lot width requirement is insufficient, Minimum lot frontage requirement is insufficient, Floor area ratio is excessive, Height requirement is excessive (stories), Height requirement is excessive (ft), Open space requirement is insufficient, Side yard setback requirement is insufficient, Rear yard setback requirement is insufficient & Lot area requires per dwelling unit is insufficient)  
**Purpose:** To Raze the existing garage and erect a three-story building with 4 residential units with three parking spaces.

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**Case:** BOA-1027042 **Address:** 2254-2260 Dorchester Avenue **Ward** 17 **Applicant:** Patrick Newell  
**Article(s):** 9(9-1)

**Purpose:** To expand existing restaurant to the abutting commercial space as per the attached plans, no change to building footprint.

**Case:** BOA-1020221 **Address:** 39 Mellen Street **Ward** 17 **Applicant:** Jessica Krsticevic

**Article(s):** 65(65-8)

**Purpose:** Change of Occupancy to include Accessory Family Day Care Home serving 5 children. No work to be done.

**Case:** BOA-1027325 **Address:** 1526-1530 Dorchester Avenue **Ward** 16 **Applicant:** Lorraine Chapman

**Article(s):** 65(65-8)

**Purpose:** Change of Occupancy to include Performance Arts Center. New tenant fit out space located on the second floor plans, metal frame studs, window and door installments, insulation and dry wall application, electrical subcontractor and plumbing subcontractor. As per plans.

**Case:** BOA-1034060 **Address:** 10 Narragansett Street **Ward** 16 **Applicant:** James Christopher

**Article(s):** 65(65-9: Lot size requires to erect a new dwelling is insufficient, Floor area ratio is excessive, Usable open space is insufficient, Rear yard setback is insufficient & Height is excessive)

**Purpose:** Two construct a new two family residential building on the new lot created with the subdivision of 45 Minot St. ALT966081, as per the attached plans.

**Case:** BOA-1030857 **Address:** 45 Minot Street **Ward** 16 **Applicant:** James Christopher

**Article(s):** 65(65-42)

65(65-9: Lot size to accommodate dwelling after subdivision is Insufficient, Usable open space is insufficient & Rear yard setback requirement is insufficient)

**Purpose:** To Subdivide the existing 7,932 square foot lot at 45 Minot St. creating two new lots consisting of 4,988 Square feet at 45 Minot St.; and 2,944 on 10&nbsp; Narragansett St.(ERT966086).

**Case:** BOA-993496 **Address:** 23 Arcadia Street **Ward** 15 **Applicant:** John Barry

**Article(s):** 10(10-1) 65(65-8)

65(65-41: Parking insufficient & 65-41.5 a. parking maneuverability)

65(65-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Side Yard Insufficient & Rear Yard Insufficient)

**Purpose:** Change occupancy from two (2) residential units to eight (8) residential units. Construct rear addition to extend living space, also an addition of eight (8) parking spots.

**Case:** BOA-1014340 **Address:** 51 Bicknell Street **Ward** 14 **Applicant:** Derek Joyner

**Article(s):** 60(60-9)

**Purpose:** Demolition of some walls and install new framing where needed. Extend rear bedrooms and install new roof line. Install new hvac, plumbing, and electrical. New bathrooms, kitchens, and rebuild existing dilapidated rear porches. Install new siding and windows. (as per plans).

**Case:** BOA-1014344 **Address:** 29 Charlotte Street **Ward** 14 **Applicant:** 29 Charlotte Street, LLC

**Article(s):** 60(60-9)

**Purpose:** Change Occupancy from a Two Family Dwelling to a Three Family Dwelling. Construct new dormers at 3rd Floor. Expand living space into Basement and Attic.

**Case:** BOA-999087 **Address:** 62-64 Boynton Street **Ward** 11 **Applicant:** Thomas Falcucci

**Article(s):** 55(55-9: Lot area for additional dwelling unit (s) insufficient, Floor Area Ratio excessive, Usable Open Space insufficient, Front Yard insufficient & Side Yard insufficient)

**Purpose:** Seeking to raze the existing garage and erect a 3-story building with 3 residential units and 3 parking spaces.

**Case:** BOA-1026277 **Address:** 387-397 Dudley Street **Ward** 8 **Applicant:** Roxbury Development Corporation

**Article(s):** 50(50-41)

50(50-20: Excessive f.a.r, Height Exceeded, Insufficient usable open space & Insufficient rear yard setback)

50(50-43: Off street parking insufficient & Off Street Loading Insufficient)

**Purpose:** Add 583 sf Parcel B from adjacent Parcel 0802718000 at 383 Dudley Street to this existing Parcel 0802719000. Erect new 5 story mixed use building per plans. New building to be known as 387-397 Dudley Street. Occupancy to be 24 Residential units and 1,894 SQ FT of Core Shell, Raze existing building under separate building permit.

**Case:** BOA-1026276 **Address:** 383-385 Dudley Street **Ward** 8 **Applicant:** Vila Nova Apartments Inc

**Article(s):** 50(50-20)

**Purpose:** Subdivide lot. Take 583 sf from this 1983 sf Parcel 0802718000, resulting in a revised Parcel 0802718000 now totaling 1400 sf. Add the 583 sf to the 7117 sf of existing Parcel 0802719000 at 387-397 Dudley Street which will now total 7700 sf for ERT1005883 (5 story/24 units and 1 core shell retail).

**Case:** BOA-1026279 **Address:** 375-385 Dudley Street **Ward** 8 **Applicant:** Vila Nova Apartment Inc

**Article(s):** 50(50-20)

**Purpose:** Combine lot and building with lots and buildings at 379-381 Dudley and 383-385 Dudley Street. The resulting lot will total 4946 sf. (See Alt 1005934 and 1005939). The resulting building to be known as 375-385 Dudley Street. Renovate building per plans with one sprinkler system and one fire alarm system.

Subject to ZBA approval on Alt to Subdivide #383-395 to give 583SF to lot 387-397 under ERT1005883, then In accordance with this application Combine remainder of lot with lot #'s 379-381 and 375-385 Dudley to include changing legal record to change occupancy from 3- 3 family/with commercial to a 9 units dwelling(MFR), store(existing), salon(existing) and tailor shop(existing).

**HEARINGS: 10:30 a.m.**

**Case:** BOA-1019134 **Address:** 161 West Third Street **Ward 6 Applicant:** Aleksandr Gurovich

**Article(s):** 68(68-29)

**Purpose:** Build new deck on the top of the roof.

**Case:** BOA-954514 **Address:** 194-200 Shawmut Avenue **Ward 3 Applicant:** Telephone Associates Robert Gottlieb, LLC

**Article(s):** 6(6-3A)

**Purpose:** The Applicant seeks to continue use the premises for an open air public parking lot for fee, capacity 89 vehicles beyond existing Board of Appeal decision BOA831956 granted to expire on July 1, 2019.

**Case:** BOA-1028114 **Address:** 31-37 Beach Street **Ward 3 Applicant:** CDC Realty Corp & Media Vision by Richard C. Lynds, Esq

**Article(s):** 11(11-7) 11 (11-6)

**Purpose:** Propose 15' x 25' digital billboard on the corner of Harrison Ave and Beach St. ZBA.

**Case:** BOA-1029773 **Address:** 97-115 Beverly Street **Ward 3 Applicant:** Beverly Street Hotel 1B, LLC

**Article(s):** 49(49-9.1a)

**Purpose:** Change of occupancy from "Hotel, Residential & Retail, Parking Garage" to "Hotel with live entertainment, Residential & Retail, Parking Garage".

**Case:** BOA-1006349 **Address:** 125 Addison Street **Ward 1 Applicant:** 125 Addison Street, LLC

**Article(s):** 27T-5 East Boston IPOD Applicability

**Purpose:** Raze existing dwelling and erect a new building consisting of nine (9) EXECUTIVE SUITES with parking for ten (10) vehicles.

**Case:** BOA-1029609 **Address:** 567-569 Bennington Street **Ward 1 Applicant:** Jay Grey

**Article(s):** 53(53-8)

**Purpose:** Applying for change of use from 2 Family and store to 2 family and seating restaurant with to go.

**45 Minute Lunch Break**

**RE-DISCUSSIONS: 11:30a.m.**

**Case:** BOA-954709 **Address:** 361 Belgrade Avenue **Ward 20 Applicant:** John Gorman

**Article(s):** 29(29-4) (67(67-32)

67(67-12: Floor area ratio is excessive, Height is excessive & Front yard setback requirement is insufficient)

67(67-33: Front modal building alignment & Off street parking design (access drive and maneuverability)

**Purpose:** Erect new Roxbury Prep High School per plans. Demolish existing auto dealership and garage under separate permit. Some of the accessory off street parking are located in vacant lot of 371 Belgrade Ave (the lots are under the same ownership) Request nominal fee application.

**Case:** BOA-954714 **Address:** 371 Belgrade Avenue **Ward 20 Applicant:** John Gorman

**Article(s):** 10(10-1) 29(29-4) 67(67-30)

**Purpose:** On vacant Parcel 5 that is 7,048sf Parcel ID 2001593005, with deed restriction to allow only parking, create 20 off street accessory parking on said lot to exclusive use of proposed new school at 361 Belgrade Ave ( ERT931128).

**Case:** BOA-1018347 **Address:** 36-40 Sprague Street **Ward 18 Applicant:** Paul McDonald

**Article(s):** 69(69-14: Use: Multi-family Dwelling : Forbidden,Use:AccessoryPark-ing:Forbidden)

69(69-15: Floor Area Ratio Excessive,Building Height Excessive)

69(69-29: Off-Street Parking Insufficient, Off-Street Loading Insufficient)

69(69-30: Conformity with Existing Building Alignment, Two or More Dwellings located on the Same Lot)

**Purpose:** Building # 1 - Erect a new 5 story 101 Unit Apartment Building with Parking on 1st Floor level. Existing vacant Warehouse will be removed.

**Case:** BOA-1018350 **Address:** 36-40 Sprague Street **Ward 18 Applicant:** Paul McDonald

**Article(s):**69(69-14: Use: Multi-family Dwelling : Forbidden,Use:AccessoryPark-ing:Forbidden)

69(69-15: Floor Area Ratio Excessive,Building Height Excessive)

69(69-29: Off-Street Parking Insufficient, Off-Street Loading Insufficient)

69(69-30: Conformity with Existing Building Alignment, Two or More Dwellings located on the Same Lot)

**Purpose:** Building # 2 - Erect a new 5 story 146 Unit Apartment Building with Parking on 1st Floor level. Existing vacant buildings to be removed on separate contract.

**Case:** BOA-956971 **Address:** 118 Harrishof Street **Ward 12 Applicant:** Prince Kallon

**Article(s):** 50(50-28) 50(50-29: Add'l lot area insufficient, Floor area ratio excessive, Usable open space insufficient, Side yard insufficient & Rear yard insufficient) 50(50-43)

**Purpose:** Change Occupancy from a Three Family dwelling to a Four Family dwelling by adding the new apt into the basement. Renovate existing basement according to plans - Remove and replace staircase from first floor foyer to basement at the same location install half bath in basement. Construct new dormer addition.

**Case:** BOA-907831 **Address:** 75 G Street **Ward 7 Applicant:** Douglas Stefanov

**Article(s):** 10(10-1) 27P(27P-5) 68(68-8) 68(68-29) 68(68-34)

**Purpose:** Confirm occupancy a 3 family dwelling & store and change to 4 unit multi family. Demolish single story merchant building attached to main house, move existing accessory stable/garage building to the back of the lot and build a new one unit building attached to the existing main house. Rework the interior of the existing house to share one common staircase. Building to be equipped with an automatic sprinkler system.

**Case:** BOA-981842 **Address:** 1269 Massachusetts Avenue **Ward 7 Applicant:** Hector Guerrero

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

**Purpose:** To increase Occupant Load of existing Restaurant from 88 to 136. Install new Fire Sprinkler system. Install a new side door.

**Case:** BOA-1000990 **Address:** 48-50 L Street **Ward 6 Applicant:** John Hurd

**Article(s):** 27S(27S-5) 68(68-29) 68(68-8): Floor area ratio excessive & Side yard insufficient)

**Purpose:** Confirm occupancy as 6 family. Interior and exterior renovation of existing 6 unit building. Construct new rear addition on third floor on existing second floor footprint, exterior rear deck, exterior stairway and roof deck. Extend living space to basement.

**Case:** BOA-1005906 **Address:** 135 Mount Vernon Street **Ward 5 Applicant:** Parish of the Advent

**Article(s):** 32(32-9)

**Purpose:** Remodel kitchen, kitchenette, and bathrooms, install new HVAC systems, update electric, paint and legalize finished basement.

**Case:** BOA-913646 **Address:** 472 East Fourth Street **Ward 6 Applicant:** Alpine Advisory Services

**Article(s):** 27S(27S-5) 68(68-33) 68(68-7.2) 68(68-8: Excessive f.a.r. (no alteration permits on record to extend living space into the basement area) & Insufficient usable open space per unit)

**Purpose:** Confirm legal occupancy as 3 dwelling units and change occupancy from 3 to 6. Rehabilitation of 6 units with new kitchens and bathroom and reconfigured space, and reconstruction of existing headhouse and existing roof deck, all as shown of plans filed herewith, NO Record of Legal Occupancy.

**Case:** BOA#913653 **Address:** 472 East Fourth Street **Ward 6 Applicant:** Alpine Advisory Services

**Purpose:** Confirm legal occupancy as 3 dwelling units and change occupancy from 3 to 6. Rehabilitation of 6 units with new kitchens and bathroom and reconfigured space, and reconstruction of existing headhouse and existing roof deck, all as shown of plans filed herewith, NO Record of Legal Occupancy. \*Updated drawings provided 4/25/19. Section 9th Edition 780 CMR CHPT 10 Chapter 10. Section 1031 Emergency escape window required within the basement bedroom located below grade.

**Case:** BOA1003594-**Address:** 138 Trenton Street **Ward 1 Applicant:** Tory Kelliher

**Article(s):** 53(53-52) 53(53-9)

**Purpose:** Construction of New Roof Deck. Amendment to ALT930884.

**Case:** BOA-1028014**Address:** 138 Trenton Street **Ward 1 Applicant:** Tory Kelliher

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

**Purpose:** Extend living space of Unit A (1st floor) into finished basement area

Clarification: Amend issued Alt of record to Extend living space into the basement area for unit #1.

**Case:** BOA-942611 **Address:** 193-195 Chelsea Street **Ward 1 Applicant:** Jordan Lofaro

**Article(s):** 53(53-8)

**Purpose:** Change occupancy from 3 tenants and store to Lodging House. This is a 3-story building, outfitted for safety. Every unit is equipped with fire escape, ceiling sprinklers, and interconnected fire alarm. All the locks are electronic deadbolt, and there are internet-connected security cameras at each entrance.

**Case:** BOA-948426 **Address:** 115 Leyden Street **Ward 1 Applicant:** Sun Property Group, Inc. (by Richard C. Lynds)

**Article(s):** 53(53-8) 53(53-9: Floor area ratio is excessive, Height is excessive (stories), Front yard setback is insufficient, Side yard setback is insufficient & Rear yard setback is insufficient) 27T(27T-5) 25(25-5) 53(53-56)

**Purpose:** Demolish existing structure and erect new 8-residential unit building with 9 parking spaces.

#### **INTERPRETATION: 12:00noon**

**Case:** BOA-1020647 **Address:** 54 River Street **Ward 17 Applicant:** Paul Clarke, Et AL

**Purpose:** The petitioner's seeks a determination that the Inspectional Services Department erred in issuing the Permit # ERT898883. The permit was issued as an allowed use.

#### **RECOMMENDATION/HEARINGS:**

**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.

**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.

**STEPHANIE HAYNES  
BOARD OF APPEAL  
617-635-4775**

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**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](https://www.municode.com/library/ma/boston/codes/redevelopment_authority)**