



City of Boston  
Board of Appeal

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Tuesday, February 25, 2020

BOARD OF APPEALS

Room 801

The board will hold a hearing on February 25, 2020 starting at 9:30 a.m.

**APPROVAL OF HEARING MINUTES:**

January 14, 2020 & January 28, 2020

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

**Case: BOA-779371 Address: 191-195 Bowdoin Street Ward 15 Applicant: Shaun W. Briere, Esq**

**Case: BOA-661026 Address: 236-256 Dorchester Street Ward 7 Applicant: George Morancy, Esq**

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

**Case: BOA-812921 Address: 543-547 Boylston Street Ward 5 Applicant: John Gorman**

**GCOD: 9:30 a.m**

**Case: BOA-1042840 Address: 416 Beacon Street Ward 5 Applicant: Beta Nu House Corporation**

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

**Purpose:** Interior and exterior renovations of a 4 story brick rowhouse. Proposed work includes repairs to exterior masonry, window replacement and energy efficiency upgrades, renovations to kitchen and bathrooms and reconfiguration of bedrooms with accessibility upgrades. Current use is R-2 Fraternity.

**Case: BOA-1042492 Address: 451 Beacon Street Ward 5 Applicant: Robert Weintraub**

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

**Purpose:** Extend existing driveway.

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

**Case: BOA-977902 Address: 29R Bigelow Street Ward 22 Applicant: Thomas Geraghty**

**Article(s): 51(51-57.2) 51(57.13)**

51(51-9: Insufficient rear yard setback, Insufficient lot size, Insufficient lot width, Insufficient lot width frontage & Insufficient side yard setback)

**Purpose:** Change use from a Carriage house to a Single Family Dwelling. Construct a new 2nd story addition and side addition onto existing building. The side addition will be for a new Garage. There will also be a new Roof Deck from 2nd floor as per plans. Building to be fully Sprinklered. Construction documents to be submitted upon ZBA approval.

**Case: BOA-977908 Address: 29 Bigelow Street Ward 22 Applicant: Thomas Geraghty**

**Article(s): 9(9-2) 10(10-1) 51(51-56) 51(51-57)**

51(51-9: Insufficient rear yard setbacks, Insufficient lot size & Excessive F.A.R)

**Purpose:** To be filed in conjunction with ALT931152- 29R Bigelow Street. 1 of two buildings on one lot. No work to be done.

**Case: BOA-993904 Address: 104-106 Warren Street Ward 21 Applicant: Bansky, LLC**

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

51(51-56: Off-Street Parking & Loading Req 51-56.4 Off street parking, location & Off-Street Parking Insufficient)

51(51-9: Lot Area for additional dwelling unit (s) insufficient, Floor Area Ratio excessive, Height excessive & Rear Yard insufficient)

**Purpose:** Seeking to change the occupancy from a two-family dwelling to an eight-family dwelling with four parking spaces. Also, to renovate the building including side and fourth story additions.

**Case: BOA-1014116 Address: 13 Greylock Road Ward 21 Applicant: 13 Greylock Nominee Trust**

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

51(51-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Front Yard Insufficient & Side Yard Insufficient)

**Purpose:** Change occupancy of the existing single-family residential dwelling to a five-family residential dwelling with five parking spaces. Also, to add rear and side additions and renovate.

**Case: BOA-1023657 Address: 19 Blueview Circle, Ward Ward 20 Applicant: Michael Moran**

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

**Purpose:** Demolish existing House. Erect a new 2 1/2 story Single Family Home on existing 17,604 sq ft Lot.

**Case: BOA-1041470 Address:** 52 Withington Street **Ward 17 Applicant:** Stephen Siuda  
**Article(s):** 65(65-42.2) 65(65-8) 65(65-9: Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet) & Side yard insufficient)  
**Purpose:** Erect 9 residential units w/18 parking spots. Application to combine lots is ALT1036154--plot plans for this application are with this ERT.

**Case: BOA-1014267 Address:** 53 Greenbrier Street **Ward 17 Applicant:** Jennifer Shea  
**Article(s):** 65(65-8) 65(65-41)  
**Purpose:** Change in Occupancy From a 2 to a 3 Family. Not work to be done. (kitchen en 3rd unit only). All work has been done on other Permits ALT950654; SF901889, SF915706.

**Case: BOA-958462 Address:** 18 Euclid Street **Ward 17 Applicant:** Chris Abner  
**Article(s):** 65(65-42.2) 65(65-42.3)  
65(65-9: Max. allowed height exceeded, Insufficient lot size, Insufficient additional lot area per dwelling unit, Excessive F.A.R., # of allowed stories Exceeded & Insufficient open space per unit)  
**Purpose:** Confirm occupancy as single family. Change of occupancy to a three-family dwelling. Construct addition for two units onto existing structure per attached drawings. ZBA

**Case: BOA-992884 Address:** 60-62 Codman Hill Avenue **Ward 17 Applicant:** George Morancy  
**Article(s):** 65(65-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories) & Side Yard Insufficient)  
**Purpose:** Extend living area into basement and attic, enclose front and rear porches . Add dormer to top floor, replace one interior wall with beam, new kitchens and baths, pour new slab in basement for living area.

**Case: BOA-1027521 Address:** 81-81A Wrentham Street **Ward 16 Applicant:** Paulette Whitaker  
**Article(s):** 65(65-8) 65(65-41) 65(65-42)  
65(65-9: Insufficient lot width- 50' req, Insufficient rear yard setback- 40' req. & # of allowed stories exceeded- 2 1/2 stories max)  
**Purpose:** Construct a new two family dwelling on Lot B consisting See ALT1027510 for subdivision. Note: Existing Structure to be razed on a separate demolition permit.

**Case: BOA-1005494 Address:** 79 Beaumont Street **Ward 16 Applicant:** Khanh Nguyen  
**Article(s):** 9(9-1) 2A(2A-1)  
10(10-1: No off street parking is allowed in required front yard setback & No accessory uses allowed in a required front yard)  
65(65-9: Floor area ratio is excessive & Front yard setback requirement (Berkshire street)  
**Purpose:** Frame and rise part of rear side of roof, as per plan, remodel exiting bathrooms on each unite, add one more for each unite as per plan, remodel three kitchen as per plan, update plumbing, install electrical penal for each unite, install new HVAC for each unite, and install 3 tankless water heaters.

**Case: BOA-1025909 Address:** 18 Sunset Street **Ward 10 Applicant:** Sunset Condominium Trust  
**Article(s):** 59(59-7) 59(59-37)  
59(59-8: Lot Width Insufficient, Lot Frontage Insufficient, Building Height (# of Stories) Excessive, Usable Open Space Insufficient & Floor Area Ratio Excessive)  
**Purpose:** Changing the Occupancy from a Three (3) Family Dwelling to a Four (4) Family Dwelling based on pre-existing condition. See Alternative Compliance Approach submitted by Donald Havener, Principal Fire Protection Engineer at Cosentini Associates, Inc.

**Case: BOA-1025915 Address:** 20 Sunset Street **Ward 10 Applicant:** Sunset Condominium Trust  
**Article(s):** 59(59-7) 59(59-37)  
59(59-8: Lot Width Insufficient, Lot Frontage Insufficient, Building Height (# of Stories) Excessive, Usable Open Space Insufficient & Floor Area Ratio Excessive)  
**Purpose:** Change the Occupancy from a Three ( 3 ) Family Dwelling to a Four ( 4 ) Family Dwelling based on pre-existing condition. See Alternative Compliance Approach submitted by Donald Havener, Principal Fire Protection Engineer at Cosentini Associates, Inc.

**Case: BOA-992849 Address:** 190 Calumet Street **Ward 10 Applicant:** Timothy Burke  
**Article(s):** 59(59-8)  
**Purpose:** Extend living space for Unit 1 into a portion of the Basement. Work requires ZBA approval for floor to area ratio.

**Case: BOA-1038351 Address:** 2147-2153 Washington Street **Ward 9 Applicant:** 2147 Master Developer, LLC- Brian Goldson  
**Article(s):** 50(50-10: Use : Restaurant with Entertainment : Conditional & Use : Artist Mixed Use : Conditional )  
50(50-11: Floor Area Ratio Excessive & Building Height Excessive)  
**Purpose:** Residential Units ( 62 Rental Apartments + 12 for-sale Condominiums ), 12,857 SF of Commercial space ( Local Retail Business, Restaurant, Public Art Display, Art Use, Artists' Mixed Use), and Accessory Parking. There will also be one level of underground Parking. The new building will be created on a parcel created by combining parcels 0902432000 & 0902431000, & rely on a ground lease of parcel 0902430000. A separate "ALT" application is being filed consolidating the parcels. Off-Street Parking and Loading will be reviewed by BPDA under Article 80 Large Project Review.

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

**Case: BOA-1036148 Address: 599-599A East Broadway Ward 6 Applicant: Timothy Johnson**  
**Article(s): 68(68-29)**

**Purpose:** Erect 1 Story rear addition on existing 1-story portion of building w/rear deck as per plans submitted.

**Case: BOA-1028482 Address: 846-848 East Broadway Ward 6 Applicant: Jack Callahan**  
**Article(s): 68(68-8: Usable open space is insufficient & Lot area for the add'l dwelling unit is insufficient) 68(68-29) 68(68-34)**

**Purpose:** Seeking to change the occupancy from a two-family residential dwelling to a three-family residential dwelling. Also, to renovate the building.

**Case: BOA-1027735 Address: 417-423C West Broadway Ward 6 Applicant: Anthony Virgilio**  
**Article(s): 68(68-7)**

**Purpose:** No Construction. Change Occupancy from offices to Tanning and Eyelash Extensions Salon.

**Case: BOA-1035649 Address: 417-423C West Broadway Ward 6 Applicant: Richard Crespo**  
**Article(s): 67(67-8)**

**Purpose:** Change of Occupancy from Office to Hair Salon (on 2nd floor) and install sinks and furniture.

**Case: BOA-1023958 Address: 161-165 West Sixth Street Ward 6 Applicant: Emily Tu**  
**Article(s): 68(68-29) 68(68-8)**

**Purpose:** Build roof deck as per plans at 165 West Sixth St.

**Case: BOA-1013034 Address: 250 Newbury Street Ward 5 Applicant: Taylor Stump**  
**Article(s): 7(7-4)**

**Purpose:** Remove proviso from previous owner to be a cupcake bakery. No work will be done.

**Case: BOA-1029226 Address: 220 Clarendon Street Ward 5 Applicant: Linear Retail Boston #6, LLC**  
**Article(s): 15(15-1) 32(32-9)**

**Purpose:** Install a storefront bump out, renovate entry and patio. On the Clarendon Street side remove existing facade, repair and repoint masonry and enlarge window openings.

**Case: BOA-990167 Address: 103-111 Arch Street Ward 3 Applicant: Sonder USA, Inc**  
**Article(s): 8(8-7)**

**Purpose:** To change the occupancy from twenty-one residential units and dental office to twenty-one executive suites and dental office. Also, to renovate.

**Case: BOA-976434 Address: 99 Nashua Street Ward 3 Applicant: Jessica Caamano**  
**Article(s): 6(6-3A) 39(39-12)**

**Purpose:** Continued existing 480 commercial no fee parking for patients, visitors, guests and employees of Massachusetts General Hospital.

**Case: BOA-1038183 Address: 100 Nashua Street Ward 3 Applicant: Jessica Caamano**  
**Article(s): 39(39-12) 6(6-3A)**

**Purpose:** MGH request for renewal of Employee Parking Use.

**Case: BOA-1012022 Address: 14 North Bennet Street Ward 3 Applicant: Epsilon Partners**

**Article(s): 54(54-10: Floor area ratio excessive, Bldg height excessive (feet) & Rear yard insufficient) 54(54-18) 54(54-21)**

**Purpose:** Seeking to change the occupancy from a rectory to eight residential units. Also, to erect a one-story addition with rear decks and roof decks and complete renovations.

**Case: BOA-1033662 Address: 27 Sheafe Street Ward 3 Applicant: Daniel Toscano**  
**Article(s): 54(54-18) 54(54-21) 54(54-10: Usable open space insufficient & Floor area ratio excessive)**

**Purpose:** Seeking to change the occupancy from five residential units to eight residential units, renovate the structure and erect a roof deck for the exclusive use of Unit 7.

**Case: BOA-1024093 Address: 7 Wordsworth Street Ward 1 Applicant: 7 Wordsworth Street, LLC**

**Article(s): 53(53-8) 53(53-9: Floor area ratio maximum requirement is excessive, Height requirement (stories) is excessive, Height requirement (ft) is excessive, Front yard setback requirement is insufficient, Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient) 53(53-56) 53(53-9.3)**

**Purpose:** Proposing to demolish existing 2 family structure and erect new 9 unit structure. Please see attached nominal fee letter.

**Case: BOA-1029665 Address: 19 White Street Ward 1 Applicant: Gerald Abbey**

**Article(s): 53(53-9: Excessive F.A.R. & # of allowed habitable stories has been exceeded) 53(53-8) 53(53-56)**

**Purpose:** No construction to be done. Currently used as a 3-family and has been since 1957. Building is listed as a 2-family with ISD.

**Case: BOA-974109 Address: 130 Bremen Street Ward 1 Applicant: Innwave Properties, LLC**

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

**Purpose:** Extend first floor unit living space into the basement, install new windows, and build new rear egress stair and deck. Renovate interior with new finishes, reconfigured rooms, new kitchens and baths, new sprinkler system, new HVAC, plumbing, and electrical work. Work as per plans.

**Case: BOA-961465 Address:** 37 Monmouth Street **Ward 1 Applicant:** Zephyr Realty, LLC  
**Article(s):** 53(53-8) 53(53-9: Floor area ratio is excessive, Height is excessive (ft), Height is excessive (stories), Side yard setback is insufficient & Rear yard setback is insufficient) 53(53-56) 27G  
**Purpose:** Change Occupancy from a two to a four unit residential dwelling, renovate, erect addition with head house and roof deck. ZBA.

**Case: BOA-1016541 Address:** 119 Princeton Street **Ward 1 Applicant:** Crespo Holdings, LLC  
**Article(s):** 27T(27T-5) 53(53-8) 53(53-9: Excessive F.A.R., of allowed stories exceeded, Insufficient side yard setback & Excessive height) 53(53-56) 53(53-52) 53(53-54)  
**Purpose:** Renovate, change occupancy to a 4 unit residential dwelling, and erect addition with roof deck.

**Case: BOA- 1009944 Address:** 182 Webster Street **Ward 1 Applicant:** Patrick Mahoney, Esq  
**Article(s):** 27T(27T-5) 53(53-52) 53(53-56) 53(53-9: Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Usable open space insufficient, Side yard insufficient & Rear yard insufficient) 53(53-8)  
**Purpose:** Confirm occupancy as a Three-Family Dwelling. Change occupancy to a Multi-Family (4-unit) Dwelling. Construct rear addition on fourth floor. Construct exterior rear deck with stairway. Extend living space to basement for Unit 1. Full renovation.

#### **45 Minute Lunch Break**

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

**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-980075 Address:** 37 Colberg Avenue **Ward 20 Applicant:** Adam D. Rogoff Attorney at Law, P.C.  
**Article(s):** 67(67-8) 67(67-9: Lot area insufficient, Floor area ratio excessive & Usable open space insufficient) 67(67-32)  
**Purpose:** Change is use from two-family residential to three-family. The change of use will conform to existing conditions, which were present at the time owner purchased property.

**Case: BOA-978482 Address:** 9-11 Catherine Street **Ward 19 Applicant:** John Lydon  
**Article(s):** 55(55-9: Add'l lot area insufficient, Side yard insufficient, Rear yard insufficient, Floor area ratio excessive, Usable open space insufficient, Bldg height excessive (feet) & Bldg height excessive (stories)) 55(55-41.12) 55(55-8)  
**Purpose:** Construction of two shared wall, townhomes. To be one of two structures on the same lot (See. ERT950568). Each townhome to consist of three bedrooms, two and one half bathrooms, first floor garage parking sufficient for two cars, and a roof-deck.

**Case: BOA-978484 Address:** 13-15 Catherine Street **Ward 19 Applicant:** John Lydon  
**Article(s):** 55(55-9: Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (feet), Bldg height excessive (stories), Side yard insufficient & Usable open space insufficient) 55(55-8) 55(55-41.12)  
**Purpose:** Construction of two shared wall, townhomes. To be one of two structures on the same lot (See. ERT950564). Each townhome to consist of three bedrooms, two and one half bathrooms, first floor garage parking sufficient for two cars, and a roof-deck.

**Case: BOA-1004357 Address:** 71-73 Humboldt Avenue **Ward 12 Applicant:** Niles Sutphin  
**Article(s):** 53(53-8) 53(53-56) 50(50-29)  
**Purpose:** Change of Use and Occupancy; Existing Use Day School; Demolish existing Day School; Renovate existing space to construct two (2) new dwelling units; All new systems; Existing building is currently multi-family non sprinklered

**Case: BOA-1028309 Address:** 16 Shetland Street **Ward:8 Applicant:** Frank Agostino  
**Article(s):** 50(50-29)  
**Purpose:** Confirm occupancy as single family and install wood stockade fence on top of new perimeter block wall permitted under SF908312. Total height of wall and fence is 6'-6".

**Case: BOA-937269 Address:** 425 East Third Street **Ward 6 Applicant:** Douglas Stefanov  
**Article(s):** 27S(27S-5) 68(68-8: Floor area ratio is excessive, Height requirement is excessive, Usable open space requirement is insufficient, Front yard setback requirement is insufficient, Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient) 68(68-33: Off street parking requirement is insufficient & Off street parking design (access drive & maneuverability))  
**Purpose:** Erect a three family building with en-closed mechanical parking as per plans.

**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- 1015379 Address:** 210 Lincoln Street **Ward: 3 Applicant:** Yichen Wei  
**Article(s):** 44(44-34) 44(44-5) 16(16-1)  
**Purpose:** Head house with roof deck contractor to be selected at issuance.

**Case:** BOA-957171 **Address:** 49-49R Charter Street **Ward** 3 **Applicant:** Simcha Weller  
**Article(s):** 54(54-10: Floor area ratio excessive, usable open space insufficient & Rear yard insufficient) 54(54-18) 54(54-21)

**Purpose:** Seeking to change the occupancy from a six-family residential dwelling to an seven-family residential dwelling. Also, to erect a one-story addition to expand living space for unit 6, legalize the existing basement living space, and to renovate the building to have a full sprinkler system.

**Case:** BOA-1006349 **Address:** 125 Addison Street **Ward** 1 **Applicant:** 125 Addison Street, LLC  
**Article(s):** 27T(27T-5) 53(53-25)

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

**Case:** BOA-889514 **Address:** 343-345 Chelsea Street **Ward** 1 **Applicant:** 343-345 Chelsea Street, Realty Trust  
**Article(s):** 53(53-54) 53(53-56) 53(53-57.3)

54(54-12: Insufficient open space, insufficient rear yard setback & Excessive FAR)

**Purpose:** Raze existing building and erect three story building with retail at grade and six (6)residential units on floors 2-3.

\*Modified on 5.21.19 to 8 residential units. \* Modified on 8/26/19 three story building retail and 6 residential units.

**Case:** BOA-998963 **Address:** 100 Lexington Street **Ward** 1 **Applicant:** Volnay Capital LLC

**Article(s):** 53(53-8) 53(53-9: Floor area ratio is excessive, Height is excessive (stories), Height is excessive (ft), Front yard setback requirement is insufficient, Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient) 53(53-56: Off street parking insufficient & Off-street parking req'mnt) 27T(27T-5)

**Purpose:** Raze existing buildings and erect a 9 unit residential dwelling with parking for 9 vehicles on newly created lot. See ALT940733 and ALT940730.

**Case:**932844 **Address:** 192 Gladstone Street **Ward** 1 **Applicant:** Catherine Clifford and Michael Barber

**Article(s):** 27T(27T-5) 52(52-25) 53(53-8) 53(53-54)

53(53-9: Insufficient rear yard setback- 27.5' req, Excessive f.a.r. - 0.5 max, Front yard setback - Conformity with existing building alignments, Insufficient side yard (10' setback required) & # of allowed stories has been exceeded - 2.5 story max)

**Purpose:** Demolish existing structure located at 192 Gladstone Street and erect a 3-story, 5 unit building with 7 parking spaces per plans provided. 10/3/19 Modified plans provided by BOA finalized 10/11/19.

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

**Case:** BOA-1018491 **Address:** 88 Chelsea Street **Ward:** 1 **Applicant:** Victor Tejada

**Article(s):** 6(6-4)

**Purpose:** Remove proviso from previous BOA decision for this "Petitioner Only" for takeout.

**Case:** BOA-1035388 **Address:** 133 B Street **Ward:** 6 **Applicant:** Jack Cacciapaglia

**Article(s):** 68(68-29) 68(68-8: Floor area ratio excessive, Side yard insufficient & Rear yard insufficient)

**Purpose:** Confirm occupancy as a single family. Renovation to an existing single family row house. The basement level will be partially finished to include 1/2 bath and storage. add dormers front and rear and 2nd and 3rd story addition on existing ell.The main level will include open kitchen and living area. The second floor will include 3 bed-rooms and 1 bath. The third level will include 2 bedrooms and 1 bath.

**Case:** BOA- 951993 **Address:** 138 Adams Street **Ward:** 15 **Applicant:** Thuloan Phan

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

**Purpose:** Change of occupancy from single-family to two-family dwelling to legalize existing two family. No work to be done.

**Case:** BOA-1017265 **Address:** 419-429 Bowdoin Street **Ward:** 15 **Applicant:** Joshua Little

**Article(s):** 65(65-15)

**Purpose:** Changing occupancy to include Body art establishment. No structural changes necessary. Open floor plan with movable partitions.

**Case:** BOA-1008156 **Address:** 56 Lochstead Avenue **Ward:** 19 **Applicant:** Frank Schillage

**Article(s):** 55(55-9)

**Purpose:** Finishing approximately 2/3 of the basement. Adding a bathroom, laundry room, home gym and office space.

**Case:** BOA-1036054 **Address:** 21 Homewood Road **Ward:** 20 **Applicant:** Chris CGS Construction Services LLC

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

**Purpose:** Small one story family addition.

**Case:** BOA-1023526 **Address:** 363 Vermont Street **Ward:** 20 **Applicant:** Mat Mueller

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

**Purpose:** We will be adding a second story to a single family, 1.5 story house and altering the first floor plan.

**Case:** BOA-1029466 **Address:** 7 Wilna Ct **Ward:**20 **Applicant:** Hannah Scott

**Article(s):** 18(18-1) 19(19-1) 20(20-20-8)

**Purpose:** Construct new shed dormer on second floor front of home on existing single-family.

**Case:** BOA-1022294 **Address:** 9 Pratt Street **Ward:** 21 **Applicant:** Eltion Allen

**Article(s):** 51(51-9: Insufficient rear yard setback & Insufficient side yard setback)

**Purpose:** Remove existing porches, dig footings per plans rebuild porch per plans.

**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.

**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-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.

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

**BOARD MEMBERS:**

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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)**