



City of Boston  
Board of Appeal

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THURSDAY, March 19, 2020

BOARD OF APPEAL

2020 MAR -5 A 11: 29

1010 MASS.

BOSTON, MA

AVE, 5th FLOOR

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**ZONING ADVISORY SUBCOMMITTEE**

**HEARINGS: 5:00 p.m.**

**Case:** BOA-1029344 **Address:** 56 Green Street **Ward:** 2 **Applicant:** Isamu Kanda  
**Article(s):** 62(62-25) 62(62-8: Floor area ratio excessive & Rear yard insufficient)  
**Purpose:** Add rear dormer, rebuild existing 2nd floor deck, interior renovation, add full sprinkler system.

**Case:** BOA-1029342 **Address:** 16 Hill Street **Ward:** 2 **Applicant:** Isamu Kanda  
**Article(s):** 19(19-1) 20(20-1) 43(43-9.4)  
**Purpose:** Touching exterior roofline to enlarge front + rear dormers. Interior remodel of 1st fl kitchen/living & 3rd fl master bedroom suite. Structural header above 1st fl to widen existing openings. Structural header at 3rd floor to remove existing chimney below 3rd fl.

**Case:** BOA-1034626 **Address:** 37 Dwight Street **Ward:** 3 **Applicant:** Highline Development  
**Article(s):** 64(64-9.4)  
**Purpose:** Construct a roof deck with roof hatch access. Construct rear deck. Both with exclusive use to Unit.

**Case:** BOA#1034625 **Address:** 37 Dwight Street **Ward:** 3 **Applicant:** Highline Development  
**Purpose:** Construct a roof deck with roof hatch access. Construct rear deck. Both with exclusive use to Unit #2. Section 9th 780 CMR 1011 Stairways. 1011.3 Headroom. Stairways shall have a headroom clearance of not less than 80 inches.

**Case:** BOA1048227 **Address:** 444 West Fourth **Ward:** 6 **Applicant:** Ian Feeney  
**Article(s):** 18(18-1)  
**Purpose:** Frame shed dormer on front of house.

**Case:** BOA-1050562 **Address:** 13 Mills Street **Ward:** 12 **Applicant:** Jimmy McNeil  
**Article(s):** 9(9-1) 50(50-29: Side yard setback is insufficient & Rear yard setback is insufficient)  
**Purpose:** Install deck on top of roof and deck on top of garage. Install 1 sliding door.

**Case:** BOA-1043218 **Address:** 58 Rockne Avenue **Ward:** 16 **Applicant:** Matthew Murphy  
**Article(s):** 19(19-1) 20(20-20-8)  
**Purpose:** Construct 1 story bathroom addition. ZBA required.

**Case:** BOA-1036733 **Address:** 37 Melville Avenue **Ward:** 17 **Applicant:** Timothy Sheehan  
**Article(s):** 9(9-1)  
**Purpose:** New Addition to kitchen one story high Remodel three bathrooms two kitchens two stair cases and new entrance to third floor apartment And new decks back and side.

**Case:** BOA-1043432 **Address:** 28 Roslin Street **Ward:** 17 **Applicant:** Laurie Fisher  
**Article(s):** 19(19-1)  
**Purpose:** Use of premises for 2 parking spaces.

**Case:** BOA-1046572 **Address:** 11-13 Halifax Street **Ward:** 19 **Applicant:** Ashley Rao  
**Article(s):** 55(55-9: Floor area ratio is excessive & Height is excessive (2 1/2 stories max, allowed))  
**Purpose:** Interior and exterior renovation of attic with dormers and new exterior windows.

**Case:** BOA-1027608 **Address:** 20-22 Bradfield Avenue **Ward:** 20 **Applicant:** Eric Falcon  
**Article(s):** 10(10-1) 67(67-32: Off-street parking location & Off-street parking design)  
**Purpose:** Adding a 2 Car parking space in Front Yard. Removing existing landscaping.

**Case:** BOA-1029197 **Address:** 96 Chesbrough Road **Ward:** 20 **Applicant:** Ivan Hernandez  
**Article(s):** 56(56-8: Front yard insufficient & Rear yard insufficient)  
**Purpose:** Construct new mudroom, front porch and second story addition to existing single-family dwelling.

**Case:** BOA-1027233 **Address:** 38 Linnet Street **Ward:** 20 **Applicant:** Andrew marsh & Gina Marsh  
**Article(s):** 56(56-8)  
**Purpose:** Attic conversion to master bedroom and bath. All new electrical, plumbing, insulation, board and plaster, hardwoods, tile. We will remove all construction debris with a dumpster in owners driveway.

**Case:** BOA-1029202 **Address:** 150 Sanborn Avenue **Ward:** 20 **Applicant:** Ivan Hernandez  
**Article(s):** 56(56-8: Floor area ratio excessive, Front yard insufficient & Side yard insufficient)  
**Purpose:** Demo existing right side mudroom and reconstruct larger as per plans. Construct new rear deck per plans. Renovate basement, first and second floors per plan.

**Case:** BOA-1023357 **Address:** 14 Thurlow Street **Ward:** 20 **Applicant:** Christopher and Nicole Farnsworth  
**Article(s):** 56(56-8: Floor area ratio excessive, Front yard insufficient & Side yard insufficient)  
**Purpose:** Add new second story and new attic to existing 1.5 story house on existing house footprint; reconfigure interior per plans; no change to existing footprint or setbacks, no change in existing single family occupancy.

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://ww.w.municode.com/library/ma/boston/codes/redevelopment\\_authority](https://ww.w.municode.com/library/ma/boston/codes/redevelopment_authority)**