



City of Boston  
Board of Appeal

RECEIVED  
CITY CLERK'S OFFICE

THURSDAY, April 16, 2020

BOARD OF APPEALS  
APR 17 10:47

1010 MASS.  
AVE, 5th FLOOR

BOSTON, MA  
**ZONING ADVISORY SUBCOMMITTEE**

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

**Case:** BOA-1018028 **Address:** 56 Byron Street **Ward:** 1 **Applicant:** Steven Winegar  
**Article(s):** 53(53-9)

**Purpose:** Extend living space. Post construction approval of finished living space in basement. The finished area was previously inspected by inspector Pat Curran however the building jacket fails to include the finished basement. The finished area includes a bathroom, family room, office/laundry. Please see issued ALT702607 for fees paid for this application.

**Case:** BOA-1047183 **Address:** 30 Concord Street **Ward:** 2 **Applicant:** Ken Nolan  
**Article(s):** 62(62-8)

**Purpose:** New kitchen addition to rear of existing home. New kitchen and half bath on 1st level. New bath on 2nd level. New Air Conditioning and associated work.

**Case:** BOA-1047900 **Address:** 1 Trenton Street **Ward:** 2 **Applicant:** Keith Hinzam  
**Article(s):** 20(20-1)

**Purpose:** Construct new roof dormers to create living space at existing 3rd floor and new exterior deck at 3rd floor level above existing 2-story rear ell. new front dormer facing street and new rear dormer facing rear of lot. dormers create 108 SF of new living space for master bath and bedroom.

**Case:** BOA-1043946 **Address:** 493 Walnut Avenue **Ward:** 11 **Applicant:** Seth Davis  
**Article(s):** 19(19-1) 20(20-1)

**Purpose:** Construct new garage addition to existing single-family dwelling.

**Case:** BOA-1044278 **Address:** 242 Neponset Avenue **Ward:** 16 **Applicant:** Darragh Murphy  
**Article(s):** 65(65-9)

**Purpose:** Interior and exterior renovation, including new windows, new shingles, new kitchen and bathrooms, new walls and ceilings, new MEP systems, and construction of a one-story addition with full basement and deck at rear of home.

**Case:** BOA-1040921 **Address:** 23R Tonawanda Street **Ward:** 17 **Applicant:** Robert Dickerson  
**Article(s):** 65(65-9: Accessory bldg.. in rear yard & Accessory bldg. in rear yard (The addition to the shed would exceed the 25% of the rear yard))

**Purpose:** Erect a glass house (wood frame) having a dirt floor for plant storage. New structure to be attached to an existing shed.

**Case:** BOA-1043106 **Address:** 68 Neponset Avenue **Ward:** 18 **Applicant:** Juan Forero-Tarquino  
**Article(s):** 19(19-1)

**Purpose:** Construct a single-story rear addition with roof deck to existing two-family dwelling.

**Case:** BOA-1044560 **Address:** 50 Osceola Street **Ward:** 18 **Applicant:** Norberto Leon

**Article(s):** 69(69-9: Height is excessive (stories), Floor area ratio is excessive & Rear yard setback is insufficient)

**Purpose:** Demolish attic and build a full 3rd floor level, renovated second floor, building plans provided.

**Case:** BOA- 1031033 **Address:** 6 Reddy Avenue **Ward:** 18 **Applicant:** Keith Brewer

**Article(s):** 69(69-9)

**Purpose:** Extend existing dormer as per plan for access/conform for living space third level. Include 3 fixture bath. Energy Code Applies. Finishes and resilient floor.

**Case:** BOA-1056627 **Address:** 179 Ruskindale Road **Ward:** 18 **Applicant:** Ledum Nordee

**Article(s):** 69(69-9: Floor area ratio is excessive & Front yard setback requirement is insufficient)

**Purpose:** Aligning new two-family dwelling to existing building per Article 69-30-1. To amend ERT928735.

**Case:** BOA-1012933 **Address:** 91 Green Street **Ward:** 19 **Applicant:** Timothy Burke

**Article(s):** 80(80-80E-2) 55(55-9: Add'l lot area insufficient, Floor area ratio excessive, Side yard insufficient, Rear yard insufficient & Usable open space insufficient)

**Purpose:** Construct an addition on the rear of the existing house to create an additional dwelling unit and a garage.

**Case:** BOA-1047749 **Address:** 3 Larch Place **Ward:** 19 **Applicant:** Peter Bartash

**Article(s):** 55(55-12)

**Purpose:** Seeking to erect a rear addition, also to renovate the property.

**Case:** BOA-1037157 **Address:** 84 Southbourne Road **Ward:** 19 **Applicant:** Lance Davis

**Article(s):** 55(55-9: Lot Width requirement is insufficient & Side yard setback requirement is insufficient)

**Purpose:** Small single level addition added to rear of single family home. All new construction to house a new kitchen.

**Case:** BOA-1049363 **Address:** 6 Crosstown Avenue **Ward:** 20 **Applicant:** Agron Demaj

**Article(s):** 18(18-1)

**Purpose:** On existing single family erect 1 story rear addition 14 ft by 9 ft and at front entry door install 6 ft by 5 ft enclosed 3 season porch as per attached plans.

**Case:** BOA-1047078 **Address:** 47 Lasell Street **Ward:** 20 **Applicant:** Ruby Yau and Juan Sierra

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

**Purpose:** Create a second floor addition by raising a portion of the existing roof. Minor changes are to be constructed on the first floor in preparation for a stair between the first and new second floor. Building footprint will not change.

**Case:** BOA-1046617 **Address:** 282 Perham Street **Ward:** 20 **Applicant:** Steven Petitpas

**Article(s):** 15(15-15-1)

**Purpose:** Remove roof add 2nd floor including bedrooms and bathroom.

**Case:** BOA-1053371 **Address:** 160 Russett Road **Ward:** 20 **Applicant:** Tomasz Adach

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

**Purpose:** Enclose 1st floor porch and add a sunroom to 2nd floor above it.

**Case:** BOA-1026666 **Address:** 30 Sturges Road **Ward:** 20 **Applicant:** Khalil Farhat

**Article(s):** 9(9-1) 56(56-8: Floor area ratio excessive & Side yard insufficient)

**Purpose:** Expand living space in the back of the house where a screened porch currently exists and expand/renovate kitchen. Add bedroom on second level of addition.

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)**