



City of Boston
Board of Appeal

REVISED

4:03 pm, May 08, 2020

THURSDAY, May 14, 2020

BOARD OF APPEAL

1010 MASS. AVE 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE
VIRTUAL HEARING

The May 14, 2020 hearing of the Subcommittee will be held virtually, via video teleconferencing and/or telephone. Interested persons can participate in the hearing REMOTELY by following the link to the virtual hearing, or by calling into the virtual hearing via telephone. Please follow the appropriate instructions below:

JOIN WEBEX MEETING

<https://cityofboston.webex.com/cityofboston/j.php?MTID=m4f3a07e945a4aa8b9735c55a86fcac93>

Meeting number (access code): 352 503 969

Meeting password: fxHud8tt7c7

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<https://cityofboston.webex.com/cityofboston/globalcallin.php?MTID=ma079ec511f2e79c83c895ce082cc290e>

Further instructions on how to offer comments during the virtual hearing will be provided prior to the hearing. Instructions for commenting will also be provided during the hearing.

All matters listed on this May 14, 2020 Subcommittee agenda were originally scheduled and noticed, in accordance with the Enabling Act, for the March 19, 2020 Subcommittee hearing. Due to the public health emergency, that hearing was postponed and all matters deferred to this May 14, 2020 Subcommittee hearing.

Recommendations made on the matters before the Subcommittee will be voted on for approval by the full Board on May 19, 2020.

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