



City of Boston
Board of Appeal

THURSDAY, August 24, 2017

BOARD OF APPEAL

1010 MASS.
AVE, 5th FLOOR

BOSTON, MA

2017 AUG - 9 P 4: 24

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CITY CLERK'S OFFICE

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5 p.m.

Case: BOA-736242, **Address:** 19 Wall Street **Ward:** 2 , **Applicant:** Pat Locke
Article(s): 62(62-62.08: Open Space Insufficient)
Purpose: Off Street Parking for 1 vehicle.

Case: BOA-736237, **Address:** 18 Wall Street **Ward:** 2, **Applicant:** Pat Locke
Article(s): 62(62-08: Usable Open Space Insufficient) 62(62-29: Off Street Parking Design/Maneuverability - Tandem Parking on separate lots)
Purpose: Off Street Parking for 1 vehicle.

Case: BOA-726086, **Address:** 15 Walker Street **Ward:** 2 , **Applicant:** Bryan Engles
Article(s): Roof structure restrictions) 62(62-8: Dimensional Regulations -Insufficient Rear Yard)
Purpose: Construct roof deck.

Case: BOA-730348, **Address:** 44 Maynard Street **Ward:** 18 , **Applicant:** Maria Farias
Article(s): 09(09-01: Extension of Non Conforming Use - Two family dwelling in a 1F -6000)
Purpose: Frame 6' x 8' Bathroom. Install 30" x 30" Sky light.

Case: BOA-723587, **Address:** 27 Eastman Street **Ward:** 7 , **Applicant:** Christine Briscoe
Article(s): 65(65-: Floor Area Ratio Excessive - Building Height Excessive (Stories)
Purpose: Extend living space to attic for additional bedroom and closet in an existing single family residential dwelling.

Case: BOA-728185, **Address:** 1090 River Street **Ward:** 18 , **Applicant:** Simon Demosthene
Article(s): 69(69-9: Dimensional Regulations: Floor Area Ratio Excessive, Side Yard Insufficient, Rear Yard Insufficient)
Purpose: Confirm Occupancy as a single family dwelling. Enclose rear porch attached to the property. Frame with 2x6, install sidings, two windows, and a door and insulate. Total square footage is 104 square ft.

Case: BOA-724715, **Address:** 772-778 Adams Street **Ward:** 16 , **Applicant:** Landmark Public House
Article(s): 65(65-15: Use Regulations - Restaurant with Live Entertainment not operating after 10:30pm is Conditional Use, Restaurant with Live Entertainment operating after 10:30pm is Forbidden Use)
Purpose: Landmark Public House - Change Occupancy to include live entertainment operating before and after 10:30pm to existing restaurant.

Case: BOA-728516, **Address:** 121 Wilmington Avenue **Ward:** 17, **Applicant:** Nancy Ngo
Article(s): 65(65-9: Dimensional Regulations - Excessive F.A.R.; # of allowed stories has been exceeded)
Purpose: Amend ALT697592 to extend living area into basement and attic area. All cost and fees reflected on ALT697592. (Previous review performed by FD). Full costs were included in original ALT.

Case: BOA728276-, **Address:** 22 Albion Place **Ward:** 2, **Applicant:** Christian Poyant
Article(s): 10(10-1: Limitation of parking areas) 62(62- 62.29: Off Street parking requirements - Design size, Maneuverability, buffer) 62(62-08: Dimensional Regulations - Reduction in usable open space)
Purpose: Install curb cut to rear patio of condo unit and provide for 2 compact parking spaces on the property.

Case: BOA-734001, **Address:** 34 Westglow Street **Ward:** 16 , **Applicant:** Jeremiah Foley
Article(s): 65(65-42.2: Conformity w Ex Bldg Alignment) 65(65-9: Side Yard Insufficient)
Purpose: Confirm Occupancy as an existing single family home. Remove damaged existing front porch and replace with new porch.

Case: BOA-699465, **Address:** 39 Rosedale Street **Ward:** 17 , **Applicant:** Paulo Mendes
Article(s): 65(65-9: Dimensional Regulations)
Purpose: Extend living space to basement in existing single family residential. Finish basement walls, add a bathroom, laundry, and a wet bar. Construct new exterior stairs and doors for new means of egress.

Case: BOA-721551, **Address:** 20 Chapin Avenue **Ward:** 20 , **Applicant:** Tom Timko
Article(s): Left Side Yard Insufficient ; Floor area ratio is excessive; Rear Yard Insufficient)
Purpose: : Confirm as an existing 1 family dwelling. The owners of 20 Chapin Avenue are proposing to renovate Kitchen, plus add a Family Room and an additional Bedroom to accommodate the needs of their growing family. The proposed new work is all on the first floor, and has been kept low in scale in order to minimize the impact on the existing property and the neighborhood.

RE-DISCUSSION: 5 p.m.

Case: BOA-664957, **Address:** 289 Washington Street **Ward:** 14 , **Applicant:** Tyrone Davis

Article(s): 65(65-8: Office use is forbidden in a 3F-5000 Sub-district)

Purpose: Change occupancy from newspaper store to office. Complete renovation of existing building. #1374/1964
Newspaper store.

BOARD MEMBERS:

CHRISTINE ARAUJO- CHAIR
MARK FORTUNE-SECRETARY
ANTHONY PISANI

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