



City of Boston
Board of Appeal

THURSDAY, July 19, 2018

BOARD OF APPEAL

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BOSTON, MA

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5 p.m.

Case: BOA-831277, **Address:** 235 Main Street **Ward:** 2 , **Applicant:** Martha McLoughlin

Article(s): 9(9-1)

Purpose: Finish existing basement, Add new basement bulked door, install 1st floor sliding door in place of kitchen window. Modify rear deck.

Case: BOA-836113, **Address:** 40 Sullivan Street **Ward:** 2 , **Applicant:** Sean McCabe

Article(s): 62(62-8)

Purpose: Extend living space to existing single-family dwelling. Excavate basement to insulate slab and new ceiling height. Add new French door and bathroom. ZBA.

Case: BOA-835354, **Address:** 1 Nashua Street **Ward:** 3 , **Applicant:** Swissbakers, Inc

Article(s): 39(39-12)

Purpose: Change of occupancy to add Bakery with take out to existing occupancy in existing tenant space. Bakery consists of new bathroom, Kitchen area, and Cookline, and sitting area.

Case: BOA-843335, **Address:** 42 Chestnut Street **Ward:** 5 , **Applicant:** Katherine O'Keefe

Article(s): 10(10-1)

Purpose: Parking for 2 vehicles.

Case: BOA-837308, **Address:** 131hf West Third Street **Ward:** 6 , **Applicant:** Neil Gulden

Article(s): 57(57-22) 57(57-9: Height requirement is excessive & Required side yard setback is insufficient)

Purpose: Amendment to issue permit ALT646208 reviewed and approved by MJ to provide for a Roof Deck as approved by ZBA and BPDA. Cost reflected on issued permit ALT646208.

Case: BOA-822182, **Address:** 300-300C Centre Street **Ward:** 10, **Applicant:** Golden Rice Bowl, Inc

Article(s): 6(6-4)

Purpose: Remove the proviso "Take-out use granted to this petitioner only Hartalambos Kosmidis & Young Kong Restaurant, for this use only" to reflect the change of ownership from Lidan Pan to Golden Rice Bowl, Inc. (Change of owner only, no work).

Case: BOA-843578, **Address:** 128-136 South Street **Ward:** 11 , **Applicant:** JFR Fernandez, Inc

Article(s): 55(55-16: Take out restaurant forbidden & Liquor store conditional)

Purpose: Re-Inforce Column and Install new floors. Repoint Brick, Change occupancy to retail store with liquor sales and take out restaurant.

Case: BOA-833370, **Address:** 112-120 Savin Hill Avenue **Ward:** 13 , **Applicant:** Savin Hill Properties LLC

Article(s): 65(65-15)

Purpose: Change Occupancy from Restaurant, 14 Residential Units, Commercial Space, to Restaurant, 14 Residential Units, and Restaurant.

Case: BOA-824726, **Address:** 41 Glide Street **Ward:** 16 , **Applicant:** Patrick Keady

Article(s): 65(65-9)

Purpose: Adding family room and bathroom to back of existing home.

Case: BOA-828722, **Address:** 3 Pond Street **Ward:** 3 , **Applicant:** Luis Acosta

Article(s): 9(9-1)

Purpose: Above ground swimming pool.

Case: BOA-821198, **Address:** 25 Alaric Street **Ward:** 20 , **Applicant:** Michael Napier

Article(s): 56(56-8)

Purpose: Install shed dormer.

Case: BOA-822096, **Address:** 3 Mendum Street **Ward:** 20 , **Applicant:** Jeffrey Dugan

Article(s): 67(67-32)

Purpose: Proposed one (1) off-street parking.

Case: BOA-830909, **Address:** 61 Newburg Street **Ward:** 20 , **Applicant:** Charles Doherty

Article(s): 67(67-9: Side yard insufficient & Rear yard insufficient)

Purpose: Build new rear deck and egress stair.

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