



City of Boston
Board of Appeal

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THURSDAY, January 24, 2019 BOARD OF APPEALS 2019 JAN 17 A 10:14 010 MASS.
AVE, 5th FLOOR
BOSTON, MA

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5 p.m.

Case: BOA-901253, **Address:** 78 Washington Street **Ward:** 2 **Applicant:** Keith Hinzman
Article(s): 62(62-25)

Purpose: Approximately 244 SF dormer addition to top unit of existing 2-family. Two gable dormers left and right with a shed dormer in between.

Case: BOA-876476, **Address:** 21 South Russell Street **Ward:** 3 **Applicant:** Brian Lafauce
Article(s): 64(64-9) 64(64-9.4)

Purpose: Amendment to ALT763093. Replace existing rear structure with a proposed 7x14 ft deck.

Case: BOA-873789, **Address:** 18 Yarmouth Street **Ward:** 4 **Applicant:** Eben Kunz
Article(s): 64(64-9)

Purpose: Construct 2 decks off rear wall and related doors.

Case: BOA-890026, **Address:** 753 East Broadway **Ward:** 6 **Applicant:** Klaudjon Totoni
Article(s): 68(68-7)

Purpose: Change occupancy to include take-out restaurant from existing restaurant (Bagel Shop). No work to be done.

Case: BOA-902821, **Address:** 33-39 South Huntington Avenue **Ward:** 10 **Applicant:** Patrick Foley
Article(s): 59(59-7: Restaurant Forbidden & Take out restaurant forbidden)

Purpose: Construct a Dunkin Donuts restaurant in existing space all work to be done according to drawings submitted.

Case: BOA-896860, **Address:** 206-208 Harold Street **Ward:** 12 **Applicant:** Abdullah Mahmud
Article(s): 50(50-28)

Purpose: Add retail to core shell space in building.

Case: BOA-890234, **Address:** 24 Montrose Street **Ward:** 12 **Applicant:** Gladys Triplett
Article(s): 50(50-29: Side Yard Insufficient & Rear Yard Insufficient)

Purpose: Build rear porches with stairs. Cost reflected on SF843638.

Case: BOA-898589, **Address:** 14 Tuttle Street **Ward:** 13 **Applicant:** Ky Tran
Article(s): 65(65-9: Floor Area Ratio Excessive; Front Yard Insufficient & Rear Yard Insufficient)

Purpose: Enclose front porch.

Case: BOA-858186, **Address:** 109 Glenway Street **Ward:** 14 **Applicant:** Dynell Andrews
Article(s): 60(60-9)

Purpose: Remove closet and open space to basement built wall to separate common area from extended living from first floor.

Case: BOA-896200, **Address:** 39 Crockett Avenue **Ward:** 16 **Applicant:** Stephen Mullin
Article(s): 65(65-9: Floor Area Ratio Excessive; Building Height(#of Stories) Excessive; Front yard insufficient & Side Yard Insufficient)

Purpose: 2-1/2 story addition at rear and side of house.

Case: BOA-804148, **Address:** 12 Lonsdale Street **Ward:** 16 **Applicant:** Barrinton Anderson
Article(s): 65(65-9)

Purpose: Extend first floor apartment number one living space into the basement for new bedroom.

Case: BOA-897256, **Address:** 296 Neponset Avenue **Ward:** 16 **Applicant:** Du Ly
Article(s): 65(65-9) 65(65-41)

Purpose: Propose two (2) off-street parking.

Case: BOA-894291, **Address:** 62 Fairmount Street **Ward:** 17 **Applicant:** Javier Perez
Article(s): 65(65-9: Floor Area Ratio Excessive; Building Height(#of Stories) Excessive; & Side Yard Insufficient)

Purpose: Adding dormers to existing Roof to create a new 3rd Floor. Extend living space onto 3rd Floor.

Case: BOA-853295, **Address:** 31 Dell Avenue **Ward:** 18 **Applicant:** Elida Sanchez
Article(s): 09(9-1) 69(69-29.4)

Purpose: Install retaining walls and driveway on the front right of the house.

Case: BOA-903904, **Address:** 231-233 West Street **Ward:** 18 **Applicant:** Joseph Duca
Article(s): 09(9-1) 69(69-9)

Purpose: Adding shed dormers on the attic, making additional room.

Case: BOA-616440, **Address:** 31 Weld Hill Street **Ward:** 19 **Applicant:** Eben Kunz
Article(s): 55(55-9)
Purpose: Partial renovation of Unit 2 and add 2 dormers.

Case: BOA-886336, **Address:** 177 Beech Street **Ward:** 20 **Applicant:** Daniel Gavin
Article(s): 67(67-9)
Purpose: Adding addition that would extend home to meet current sun room footprint.

Case: BOA-868628, **Address:** 111 Belle Avenue **Ward:** 20 **Applicant:** Bruce Holmes
Article(s): 56(56-8)
Purpose: Demolish enclosed porch and rebuild attached addition to existing footprint. Propose 10 by 16 foot deck with a roof, landing and stairs to the back door and shed roof over the existing basement stairs.

Case: BOA-872945, **Address:** 55 Dwinell Street **Ward:** 20 **Applicant:** John Barry
Article(s): 56(56-8)
Purpose: Construct a new second story side addition on existing first floor footprint. Construct new front and rear porch with roof. Extend living space. As per the attached plans

Case: BOA-865897, **Address:** 11 Swan Street **Ward:** 20 **Applicant:** Samir Kobeissi
Article(s): 56(56-8)
Purpose: Construct new rear addition to existing single family dwelling.

RE-DISCUSSION: 5 p.m.

Case: BOA-861576 **Address:** 413 West Fourth Street **Ward:** 7 **Applicant:** Sara Mills
Article(s): 68(68-33) 68(68-8)
Purpose: Change of occupancy from single-family dwelling to two-family dwelling. Legalize existing two-family dwelling.

Case: BOA#861575, **Address:** 413 West Fourth Street **Ward:** 7 **Applicant:** Sara Mills
Purpose: Change of occupancy from single family dwelling to two family dwelling. Legalize existing two-family dwelling. Section 9th 780 CMR R311 Means of Egress. R311.1 Means of Egress (MA Amendment). Dwelling units shall be provided with a primary and secondary means of egress in accordance with this section. 9th 780 CMR R311 Means of Egress. R311.7.6 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served.

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