



City of Boston  
Board of Appeal

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BOSTON, MA

Tuesday, February 26, 2019

BOARD OF APPEALS

Room 801

The board will hold a hearing on February 26, 2019 starting at 9:30 a.m.

**APPROVAL OF HEARING MINUTES:**

January 29, 2019

**GCOD 9:30a.m.**

**Case:** BOA-917077 **Address:** 28 Fenway **Ward 4 Applicant:** Adam Grassi

**Article(s):** 32(32-4)

**Purpose:** Perform interior renovations; restore existing facade at front elevation; restore existing facade and modify several existing openings at rear elevation, to include, private parking at ground level.garage accessed from rear for owner. FP and FA per plans

**Case:** BOA-915772 **Address:** 130 West Newton Street **Ward 4 Applicant:** Catamount Builders

**Article(s):** 32 (32-4)

**Purpose:** Renovate 3 Unit Building per Plans.

**HEARING: 9:30 a.m.**

**Case:** BOA-896346 **Address:** 14-16 Aldie Street **Ward 22 Applicant:** Byungman Yoon

**Article(s):** 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9)

**Purpose:** Construct new third floor addition by removing existing roof to add mansard roof. Extend living space to basement for Unit 1 with excavation for new ceiling height. Renovation to existing two-family dwelling.

**Case:** BOA-911696 **Address:** 25-27 Leicester Street **Ward 22 Applicant:** Paulo Almeida

**Article(s):** 51(51-8) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-9) 51(51-40-5)

51(51-53)

**Purpose:** Change occupancy from two family dwelling to four family dwelling. Extend existing first floor living space into the basement. Build new three story rear addition with two car garage. Provide five on grade parking spaces. Work as per plans submitted with this application.

**Case:** BOA-917579 **Address:** 349-349A Baker Street **Ward 20 Applicant:** Patrick Mahoney, Esq

**Article(s):** 56(56-7) 56(56-8 56-8.3) 56(56-8) 56(56-8) 56(56-8) 56(56-8)

56(56-40.12)

**Purpose:** Erect new three family with parking on first level on same lot as new two family (see ERT 777003), and lots combined on ALT777033 & ALT 777034.

**Case:** BOA-917588 **Address:** 345-345B Baker Street **Ward 20 Applicant:** Patrick Mahoney, Esq

**Article(s):** 56(56-7) 56(56-8 56-8.3) 56(56-8) 56(56-8) 56(56-8) 56(56-8)

56(56-40.12)

**Purpose:** Erect new two family with parking on first level on same lot as new three family (see ERT 777038), and lots combined on ALT777033 & ALT 777034.

**Case:** BOA-908171 **Address:** 168 Dana Avenue **Ward 18 Applicant:** Brian Echavarria

**Article(s):** 69(69-8) 69(69-29)

**Purpose:** Change occupancy from 1 family to a 2 family. Rear porch addition as per plans.

**Case:** BOA-897974 **Address:** 602 Canterbury Street **Ward 18 Applicant:** Matt Miller

**Article(s):** 67(67-30) 67(67-32) 67(67-33.1)

**Purpose:** Construct a (9) unit townhouse design building which shall be one of two structures on one lot. This application has been filed in conjunction with ERT868686 for the construction of a detached commercial use structure (shell only for either a Café/retail -TBD) . E-Plan provided for courtesy purpose only; 2 sets will be submitted to Counter#2.

**Case:** BOA-908278 **Address:** 667 Beech Street **Ward 18 Applicant:** John Pulgini

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

**Purpose:** Erect a new two story 2 family dwelling on newly formed Lot A in conjunction with ALT 897484 and ERT897512.

**Case:** BOA-900189 **Address:** 27 Leedsville Street **Ward 15 Applicant:** Tong Vu

**Article(s):** 65(65-9)

**Purpose:** New Construction of 3 Family Residential Property on Vacant Land.

**Case:** BOA-914035 **Address:** 7 Parkway Street **Ward** 14 **Applicant:** Boston Homes Invest, LLC  
**Article(s):** 10(10-1) 29(29-4) 60(60-9) 60(60-9) 60(60-9) 60(60-9)  
**Purpose:** Construct new two family dwelling on a new subdivided lot created by subdividing 5 Parkway Street 5,702 square foot lot into two lots. New lot is for 7 Parkway Street which shall consist of 3,690 square feet and remaining shall be 2,012 square feet for 5 Parkway Street.

**Case:** BOA-914030 **Address:** 5 Parkway Street **Ward** 14 **Applicant:** Boston Homes Invest, LLC  
**Article(s):** 60(60-9) 60(60-9) 60(60-9) 60(60-9) 60(60-37)  
**Purpose:** Subdivide existing 5 Parkway Street 5,702 square foot lot into two lots. 2,012 square foot lot for 5 Parkway Street (Lot 1) and 3,690 square foot for 7 Parkway Street (lot 2) for construction of a new two family dwelling. ERT904975 No work to be done for 5 Parkway Street.

**Case:** BOA-893315 **Address:** 18-26 Bradshaw Street **Ward** 14 **Applicant:** Thomas Notto  
**Article(s):** 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41)  
**Purpose:** Erect 5 new townhouses as per plans. Permit set to be submitted upon ZBA approval.

**Case:** BOA-907324 **Address:** 1-7 Wilcutt Road **Ward** 14 **Applicant:** Derric Small  
**Article(s):** 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41)  
**Purpose:** We plan to build four - 3 story townhouses and combine two lots for parking. Existing building to be razed.

**Case:** BOA-890821 **Address:** 1069-1071 Dorchester Avenue **Ward** 13 **Applicant:** Mai Phung  
**Article(s):** 65(65-9) 65(65-9) 65(65-9) 65(65-41)  
**Purpose:** Confirm occupancy as two-family. Change of occupancy to three-family. Proposed to demolish an existing roof to construct a third floor addition on existing footprint. Construct exterior deck and egress stairs.

**Case:** BOA-821297 **Address:** 10 Midland Street **Ward** 13 **Applicant:** Vanko Studio Architects  
**Article(s):** 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9)  
**Purpose:** Vertical 2 story addition. Change occupancy from 2 to 3 Family.

**Case:** BOA-832215 **Address:** 36 Spring Garden Street **Ward** 13 **Applicant:** James Christopher  
**Article(s):** 65(65-8) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-9) 65(65-41)  
**Purpose:** To construct a new rear attached garage, with a residential unit above, confirm occupancy as one family and change to a three family residential building.

**Case:** BOA-821302 **Address:** 22 Edison Green **Ward** 13 **Applicant:** Peter Vanko  
**Article(s):** 65(65-9) 65(65-9) 65(65-9) 65(65-9)  
**Purpose:** Complete renovation of 3 family dwelling ,extend living space into the basement,3rd Floor Vertical Addition.

**Case:** BOA-912313 **Address:** 30 Dunreath Street **Ward** 12 **Applicant:** Kayo Futami-Wycoff  
**Article(s):** 50(50-29)  
**Purpose:** Change occupancy from 2 family to 3 family. House is already functioning as a 3-family, paying 3-family taxes with city, and fully equipped with bathrooms, kitchen, and 2 egresses for all units. No work to be done. two family doc#374/1897- 2008.

**Case:** BOA#912312 **Address:** 30 Dunreath Street **Ward** 12 **Applicant:** Kayo Futami-Wycoff  
**Purpose:** Change occupancy from 2 family to 3 family. House is already functioning as a 3-family, paying 3-family taxes with city, and fully equipped with bathrooms, kitchen, and 2 egresses for all units. No work to be done. two family doc#374/1897- 2008.  
SECTION: 9th Edition 780CMR 101 - 2009 IEBC Change of Occupancy code compliance with 2015 IBC/780 CMR is required.  
SECTION: 9th Edition 780CMR Chapter 09- Table 903.2 Change in Use classification; Change in legal use from R-3 to an R-2 requires sprinklers system protection.

**Case:** BOA-763639 **Address:** 37 Winthrop Street **Ward** 12 **Applicant:** Refuge Temple Church  
**Article(s):** 50(50-29) 50(50-43) 50(50-44.13)  
**Purpose:** Legalize existing building on lot as a two-family dwelling and church which was approved under permit #06-3085 but expired under BZC27444. We are seeking to erect a 2-story Church in the rear of the same lot as the existing building under ERT600897 (7 Cleveland St). No work to be done.

**Case:** BOA-763614 **Address:** 7 Cleveland Street **Ward** 12 **Applicant:** Refuge Temple Church  
**Article(s):** 50(50-29: Side Yard & Rear Yard Insufficient) 50(50-43: Off-Street Parking insufficient; Off Street Parking Shall Not Be Located In Any Part Of A Front Yard)

**Purpose:** Erect a new Church with proposed nine (9) off-street parking on same lot as existing building under ALT600871 (37 Winthrop St).

**Case:** BOA-905506 **Address:** 101 Heath Street **Ward** 10 **Applicant:** Patrick Mahoney, Esq  
**Article(s):** 59(59-18) 59(59-37) 59(59-37) 59(59-38)  
**Purpose:** Erect new 4 story building with 9 apartments on the upper 3 floors and retail, elevator lobby and 9 car parking garage on the first floor.

**Case:** BOA-909744 **Address:** 11 Ruggles Street **Ward** 9 **Applicant:** GBM Porfolio Owner, LLC  
**Article(s):** 50(50-8) 50(50-11) 50(50-43) 50(50-44)  
**Purpose:** Erect new building on vacant lot to contain 6 residential dwelling units with accessory parking in the rear yard.

**Case:** BOA-885367 **Address:** 6 Lagrange Place **Ward** 8 **Applicant:** The Greenville Group  
**Article(s):** 10(10-1) 50(50-28) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29) 50(50-29)  
**Purpose:** To raze existing structure and erect a three story building with eight residential units and eight parking spaces.

**Case:** BOA-864815 **Address:** 2-14 Taber Street **Ward 8 Applicant:** Patrick Mahoney, Esq  
**Article(s):** 50(50-11) 50(50-11) 50(50-11) 50(50-43) 50(50-43)  
**Purpose:** Erect new 6-story mixed use building with retail and parking on the 1st Floor and 10 Two-Bedroom Apartments and 35 one-bedrooms in the upper stories.

**HEARINGS: 10:30 a.m.**

**Case:** BOA-821295 **Address:** 40 Harvest Street **Ward 7 Applicant:** Peter Vanko  
**Article(s):** 65(65-9) 65(65-9) 65(65-9) 65(65-9)  
**Purpose:** Change of occupancy from two-family to three-family dwelling. Reconstruct roof from gable to flat roof. Extend living space to basement and third floor. Construct new roof deck for Unit #3. Propose three (3) off-street parking

**Case:** BOA-904721 **Address:** 21-35 West Second Street **Ward 6 Applicant:** Zero Athens, LLC  
**Article(s):** 27S(27S-5) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-33)  
**Purpose:** Erect a 6 story building with 55 residential units, 1 commercial core & shell space and 2 parking spaces on the ground level.

**Case:** BOA-900588 **Address:** 799 East Third Street **Ward 6 Applicant:** Russel Radcliffe  
**Article(s):** 27S(27S-5) 68(68-33) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8.3)  
**Purpose:** Raze existing building. Erect new six (6) townhouse-style dwelling with propose garage parking on each dwelling.

**Case:** BOA-866583 **Address:** 560 East Fifth Street **Ward 6 Applicant:** Marc LaCasse  
**Article(s):** 27S(27S-5) 68(68-29) 68(68-33) 68(68-8)  
**Purpose:** Change occupancy from 3 family to 4 family building w/4 car garage, first & third floor additions and side, rear and roof decks as per plans.

**Case:** BOA-906535 **Address:** 261 Bolton Street **Ward 6 Applicant:** George Morancy  
**Article(s):** 27S(27S-5) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 68(68-8) 69(69-29)  
**Purpose:** Erect new four-story two-family dwelling with two-car garage, rear deck, and roof deck.

**Case:** BOA-906536 **Address:** 261 Bolton Street **Ward 6 Applicant:** George Morancy  
**Purpose:** Erect new four-story two-family dwelling with two-car garage, rear deck, and roof deck.  
SECTION: 9th 780CMR 1028 - Exit Discharge-1028.5 Access to a public way. The exit  
SECTION: 9th 780CMR 1006 – Number of Exits and Exit Access Doorway- 1006.2.1 Egress based on occupant load and common path of egress travel distance. Two exits or exit access doorways required within the means of egress system shall comply with the provisions of Section 1006.2 for spaces, including mezzanines, and Section 1006.3 for stories. (Spiral stairways is not permitted means of egress)

**Case:** BOA-915220 **Address:** 140 Clarendon Street **Ward 4 Applicant:** Watermark Donut Company, Inc  
**Article(s):** 48(48-7)  
**Purpose:** Change occupancy to include restaurant with take out. Interior fit out for Dunkin Donuts work to include interior partitions, ceilings floors, wall finishes, millwork, kitchen equipment, all associated MEP life safety including minor sprinkler and fire alarm system modifications, exterior signage.

**Case:** BOA-894695 **Address:** 158 West Canton Street **Ward 4 Applicant:** Joseph Holland  
**Article(s):** 32(32-4) 64(64-9)  
**Purpose:** Full-gut interior remodel of single family residence including select structural re-framing , Includes massing alterations at the rear of building for a new oriel window bay at the parlor floor level. Includes new exterior deck off the rear , . Includes replacement window on the front building . Includes installation of new windows and doors on the rear of the building . Includes excavation of the basement level to a lower elevation and installation of a new groundwater recharge system. Includes installation of a new fire-suppression sprinkler system.

**Case:** BOA-906007 **Address:** 89-119 Canal Street **Ward 3 Applicant:** Amy Barrett  
**Article(s):** 46(46-9)  
**Purpose:** build out of new space for "Skin Spa New York" on the 1st floor work to include minor demo, treatment room for massages, kitchen area, two new ADA compliant restrooms, electrical room, storage room, reception area, waiting area, drywall, hard ceiling and open ceilings, new finishes, metal floors, MEP upgrades, install new handicapped ramp in reception.

**Case:** BOA-909608 **Address:** 1-13 Union Street **Ward 3 Applicant:** Jeff Barid  
**Article(s):** 45(45-14)  
**Purpose:** Change Occupancy of Restaurant to Restaurant with Live Entertainment and increase capacity from 311 persons to 325 persons.

**Case:** BOA-911449 **Address:** 85 Cambridge Street **Ward 2 Applicant:** Jerzy Glod  
**Article(s):** 2A(2A-2-1)  
**Purpose:** Replace 42ft of chain link fence in front of the house and 24ft of chain link fence on the left side of driveway with 6ft high red cedar fence. Replace 3ft wide chain link gate at the front entrance with 3ft wide red cedar gate. Install 14'-6 1/2 ft wide sliding gate for the driveway entrance.

**Case:** BOA-900548 **Address:** 65-67 Border Street **Ward 1 Applicant:** 65-67 Border Street, LLC  
**Article(s):** 9(9-1) 53(53-9) 53(53-9) 53(53-52)  
**Purpose:** Construct a new Headhouse and Roof Deck exclusive to Units # 5 & # 6 as per plans.

**Case:** BOA- 889512 **Address:** 25 Porter Street **Ward** 1 **Applicant:** London Street, LLC  
**Article(s):** 53(53-12) 53(53-12) 53(53-12) 53(53-56) 53(53-57)  
**Purpose:** Propose to combine parcels 0105916000 and 0105917000. Erect a new 5 story, Eight (8) Unit Residential Building. There will be 6 Parking spaces for Compact Vehicles located under Building.

**Case:** BOA-879022 **Address:** 247 Saratoga Street **Ward** 1 **Applicant:** Richard Beliveau  
**Article(s):** 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9)  
53(53-22) 53(53-52) 53(53-56)  
**Purpose:** Raze existing building and erect a 4 unit residential dwelling with roof deck.

**Case:** BOA-889515 **Address:** 226 Saratoga Street **Ward** 1 **Applicant:** Second Saratoga, LLC  
**Article(s):** 53(53-9) 53(53-9) 53(53-52) 53(53-56)  
**Purpose:** Confirm occupancy as two family and change occupancy from a two to a three family dwelling, renovate and erect a 3rd floor addition.

**Case:** BOA-889514 **Address:** 343-345 Chelsea Street **Ward** 1 **Applicant:** 343-345 Chelsea Street, Realty Trust  
**Article(s):** 53(53-12) 53(53-12) 53(53-12) 53(53-12) 53(53-56) 53(53-54)  
**Purpose:** Raze existing building and erect a four (4) story building with retail at grade and nine (9) residential units on floors 2-4.

**Case:** BOA-914596 **Address:** 47 Morris Street **Ward** 1 **Applicant:** Marc Savatsky  
**Article(s):** 27G 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-56)  
53(53-56.5.a)  
**Purpose:** Demo existing structure and erect 3-story, 3-family residential structure with private roof-deck, rear-deck on level 2 and finished basement with two-parking spaces.

**RE-DISCUSSIONS: 11:30a.m.**

**Case:** BOA-900138 **Address:** 191 Talbot Avenue **Ward** 14 **Applicant:** Travis Lee  
**Article(s):** 60(60-19) 60(60-20) 60(60-20) 60(60-37)  
**Purpose:** Erect 14 unit moderate income apartments, retail/restaurant/service/office use on ground floor and eight off street parking spaces.

**Case:** BOA-835792 **Address:** 3-5 South Whitney Street **Ward** 10 **Applicant:** Whitney South Nominee Trust  
**Article(s):** 59(59-15) 59(59-16) 59(59-37)  
**Purpose:** Demolish the existing structure. Erect a new 6-story building with nine (9) residential units and seven (7) parking spaces.

**Case:** BOA-826857 **Address:** 92 Maple Street **Ward** 12 **Applicant:** Abigail Properties, LLC  
**Article(s):** 50(50-28) 50(50-29: Lot area for add'l units is insufficient, Floor area ratio excessive, Height is excessive, Height is excessive, Usable open space is insufficient, Front yard setback requirements is insufficient, Side yard setback requirements is insufficient & Rear yard setback requirements is insufficient) 50(50-43)  
**Purpose:** To change occupancy from a two family dwelling to a six family dwelling. Also, to renovate the building, including extending the existing dormers and completing an addition.

**Case:** BOA-765159 **Address:** 139 Walter Street , **Ward** 20 **Applicant:** Nora Duclos  
**Article(s):** 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-9) 69(69-29.5)  
69(69-29)  
**Purpose:** Construct new 2-family town house dwelling per plans

**Case:** BOA-874391, **Address:** 608-610 East Eighth Street **Ward:** 7 **Applicant:** J. Derenzo Properties, LLC  
**Article(s):** 27S(27S-5) 68(68-8)  
**Purpose:** Construct rear addition on existing two-family dwelling. Excavate basement for new living space for Unit 1. Construct new roof deck. Full interior renovations.

**Case:** BOA-804240, **Address:** 686 East Fifth Street **Ward:** 6 **Applicant:** Douglas Stefanov  
**Article(s):** 68(68-8) 27S(27S-5) 68(68-29)  
**Purpose:** Enlarge existing single-family with additional story and extended living space.

**Case:** BOA-863411 **Address:** 141 West Second Street **Ward** 6 **Applicant:** David Arrowsmith  
**Article(s):** 68(68-29: Proposed work exceeds aggregate 330sf/10% of roof area, Roof platform > 12" above main roof & Access) 68(68-8) 68(68-27S-5)  
**Purpose:** Roof Top Private Decks Installation Per Plans. Roof Top Common Deck Installation Per Plans. Roof Top Penthouse and Stair Installation Per Plans.

**Case:** BOA#863415 **Address:** 141 West Second Street **Ward** 6 **Applicant:** David Arrowsmith  
**Purpose:** Roof Top Private Decks Installation Per Plans. Roof Top Common Deck Installation Per Plans. Roof Top Penthouse and Stair Installation Per Plans. Section: 9th Edition 780 CMR CHPT 01. ch 1, section 101.4; Referenced codes; 521 CMR Accessibility to common area roof deck required.

**Case:** BOA-835144 **Address:** 870 East Fifth Street , **Ward** 6 **Applicant:** Anthony Virgilio  
**Article(s):** 27S(27S-5)  
**Purpose:** Full gut interior renovation for existing three-family dwelling units. Extend living space to basement. Installation of new MEP/FA/FP.

**Case:** BOA-854658 **Address:** 200-202 Ipswich Street , **Ward 5 Applicant:** 1241 Boylston, LLC

**Article(s):** 32(32-9)

**Purpose:** Erect a 184 room hotel with a ground floor restaurant. Project will include approximately 105,000 square feet of building area and will be eight (8) stories with maximum height of ninety feet (90), there will be approximately 82 parking spaces in one below-grade level. Existing building to be removed by other permit.

**Case:** BOA-859195 **Address:** 79 White Street **Ward 1 Applicant:** First White, LLC

**Article(s):** 53(53-9: Excessive F.A.R., # of allowed stories exceeded (2.5 max), Insufficient open space per unit (350 sf/unit) & Insufficient rear yard setback) 53(53-52)

**Purpose:** Confirm occupancy as a single family and Change occupancy from a one to a two family dwelling, renovate and erect addition.

**Case:** BOA-859194 **Address:** 81 White Street **Ward 1 Applicant:** First White, LLC

**Article(s):** 53(53-52) 53(53-9: Excessive F.A.R. (.8), Insufficient open space per unit (350sf/unit req.) & # of allowed stories exceeded (2.5 max.)) 53(53-56)

**Purpose:** Confirm occupancy as single family and Change occupancy from a one to a two family dwelling, renovate and erect addition.

**Case:** BOA-870470 **Address:** 2 Brigham Street **Ward 1 Applicant:** Daniel Jacobson

**Article(s):** 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-52)

**Purpose:** Erect 4th floor addition and deck for unit 3

**Case:** BOA-810158 **Address:** 25 Everett Street , **Ward 1 Applicant:** William Moriarty

**Article(s):** 10(10-1) 53(53-8) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9) 53(53-9)

53(53-57.2) 53(53-56.5(a)) 53(53-56) 53(53-54)

**Purpose:** Demolish existing single family home at 25 Everett St and garage in rear at 3 Emmet Pl - Combine front lot with rear lot to create one lot and build a 4 story 8 residential unit building with 6 two bedroom units and 2 one bedroom units. \*Single family to be razed on a separate permit.

#### **INTERPRETATION: 12:00Noon**

**Case:** BOA-897118 **Address:** 115 Federal Street **Ward 3 Applicant:** 75-101 FED Owner, LLC

**Purpose:** The petitioner's seeks a determination that the Inspectional Services Department erred in issuing the permit FND870088. The permit was issued as an allowed use.

#### **RECOMMENDATION/HEARINGS:**

**Case:** BOA-911052, **Address:** 389 Maverick Street **Ward: 1 Applicant:** Yahya Noor

**Article(s):** 7(7-4)

**Purpose:** Remove proviso from previous owner and have it granted to new owner.

**Case:** BOA-908548, **Address:** 20 Polk Street **Ward: 2 Applicant:** Corie Hollien

**Article(s):** 62(62-25) 62(62-8: Excessive F.A.R., Insufficient side yard setback & Insufficient rear yard setback)

**Purpose:** Confirm occupancy as one family. Add a 12' by 14' partial addition to the second and third floor, add dormer to third floor, and interior renovation of existing floors.

**Case:** BOA-876333, **Address:** 70 Winthrop Street **Ward: 2 Applicant:** Timothy Sheehan

**Article(s):** 62(62-25)

**Purpose:** This proposal is for the addition of a 225 s.f. roof DECK. The roof deck will be located on the upper portion of an existing mansard roof and will be accessed via. a new set of stairs and hatch built on a raised plinth. (SEE ATTACHMENT FOR PLANS). \*Two family on record.

**Case:** BOA-911535, **Address:** 546 East Broadway **Ward: 6 Applicant:** Nicholas Landry

**Article(s):** 68(68-7)

**Purpose:** Change occupancy to include body art establishment. No work to be done on premises.

**Case:** BOA-909980, **Address:** 142 West Eighth Street **Ward: 6 Applicant:** Alexander Noren

**Article(s):** 27S(27S-5) 68(68-33) 68(68-8: Side yard insufficient & Rear yard insufficient)

**Purpose:** Change of occupancy from single-family to two-family dwelling. Excavating basement for extension of living space for Unit #1. Construct new rear deck with spiral stairway. Work to include full interior renovation, weather proofing the roof/paneling, and reframing. Cost reflected on SF859504.

**Case:** BOA-907807, **Address:** 660 East Seventh Street **Ward: 6 Applicant:** Douglas Stefanov

**Article(s):** 27S(27S-5) 68(68-8)

**Purpose:** Change Occupancy from three-family to two-family dwelling. Full interior renovation to include extending living space into finished basement for unit 1. Construct new partial third floor area addition, rear deck with exterior stairway and roof deck unit 2.

**Case:** BOA-892543, **Address:** 616-618 East Eighth Street **Ward: 7 Applicant:** Shayne Ferrara

**Article(s):** 68(68-29)

**Purpose:** Remove existing roof hatch, and install new head house.

**Case:** BOA-913590, **Address:** 65 G Street **Ward: 7 Applicant:** Heather Carbone

**Article(s):** 27S(27S-5)

**Purpose:** Construct new exterior rear deck with stairway. Full interior renovation to existing single-family dwelling to include remove some interior walls reframe, upgrade plumbing, electrical and mechanical, dry wall and plaster all floors, install new hardwood floors, paint entire unit, install hardi siding, install HVAC, install all new doors and windows.

**Case:** BOA-734127, **Address:** 58 East Springfield Street **Ward:** 8 **Applicant:** Lindita Coku  
**Article(s):** 64(64-9) 64(64-36)

**Purpose:** Parking in the rear of the property for 2 residential vehicles.

**Case:** BOA-848024, **Address:** 109-117A Blue Hill Avenue **Ward:** 12 **Applicant:** Domingo De La Paz  
**Article(s):** 50(50-28)

**Purpose:** Change Occupancy to include Coffee Shop.

**Case:** BOA-884185, **Address:** 2 Mills Street **Ward:** 12 **Applicant:** Jeffrey Worthy  
**Article(s):** 50(50-29)

**Purpose:** Remove existing deck off of ground floor at door opening at rear, raise elevation of existing deck to first floor level.

**Case:** BOA-899705, **Address:** 54 Bateman Street **Ward:** 18 **Applicant:** Kira Gagarin  
**Article(s):** 69(69-9)

**Purpose:** Extend living space to basement for Unit 1 to correct violation V386166.

**Case:** BOA-902566, **Address:** 38 Guernsey Street **Ward:** 20 **Applicant:** Seth Michell  
**Article(s):** 67(67-9: Floor area ratio excessive & Building height (# of stories) excessive)

**Purpose:** Convert existing Attic storage space into Living space, including one bedroom, laundry room, and 3/4 bathroom, adding HVAC unit. Add small dormer over existing staircase to third floor.

**Case:** BOA-912638, **Address:** 253-261 North Harvard Street **Ward:** 22 **Applicant:** Paul Sager  
**Article(s):** 51(51-8: Restaurant is forbidden use & Barber shop is forbidden use) 9(9-2)

**Purpose:** Change occupancy from 3 Stores to Restaurant and Barber Shop. Install aluminum storefront, 3 half baths, hardwood floors, clean exposed brick, rough for kitchen by others.

**Case:** BOA-893314, **Address:** 36 Lane Park **Ward:** 22 **Applicant:** Timothy Burke  
**Article(s):** 51(51-9: Insufficient side yard setback, Insufficient rear yard setback & Excessive F.A.R. (basement included))

**Purpose:** Change occupancy from a single family to a 2 family. Proposed 2 story side addition to provide for the second unit and garage, as per plans. Permit set to be submitted upon ZBA approval.

**BOARD FINAL ARBITER:**

**Case:** BOA-824678, **Address:** 301-303 Corey Street **Ward** 20 **Applicant:** Michael Kelly

**STEPHANIE HAYNES**  
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**617-635-4775**

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**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](https://www.municode.com/library/ma/boston/codes/redevelopment_authority)**