



City of Boston
Board of Appeal

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THURSDAY, May 16, 2019

BOARD OF APPEAL

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2019 MAY -8 P 4:08

BOSTON, MA

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5 p.m.

Case: BOA-883471, **Address:** 81 High Street **Ward:** 2 **Applicant:** Pat Otoole
Article(s): 62(62-25) 62(62-8): Insufficient side yard setback & Insufficient rear yard setback)
Purpose: Constructing a roof top deck on top of an existing roof structure. Deck is 16x18 and Supported by posting on exterior wall and brick wall. There was an existing roof deck constructed on the property prior that we had to remove due to rubber roof failure underneath, at that point we discovered the deck was constructed illegally.

Case: BOA-930621, **Address:** 1 Ludlow Street **Ward:** 2 **Applicant:** Eric Zachrison
Article(s): 62(62-25) 62(62-8): Floor area ratio excessive & Rear yard insufficient)
Purpose: Adding floor area on levels 2 and 3, adding a bathroom. Adding roof deck with headhouse.

Case: BOA-938002, **Address:** 208 Harold Street **Ward:** 12 **Applicant:** Derric Small
Article(s): 50(50-19)
Purpose: Change the legal occupancy to include a Retail/Convenience Store.

Case: BOA-912336, **Address:** 101-103 Rosseter Street **Ward:** 14 **Applicant:** Kenneth Battle
Article(s): 60(60-9)
Purpose: Add finish basement square footage to existing home square footage.

Case: BOA-923898, **Address:** 26 Saranac Street **Ward:** 16 **Applicant:** Seth Parker
Article(s): 65(65-9): Floor area ratio excessive & Side yard insufficient)
Purpose: Propose new second floor addition, new rear addition, new rear deck, and new roof over existing porch. New addition to include three beds and two baths and stairway access to second floor.

Case: BOA-922587, **Address:** 12 Waldeck Street **Ward:** 17 **Applicant:** Bryan Mann
Article(s): 65(65-9)
Purpose: Remodel attic to be used for living space.

Case: BOA-925440, **Address:** 301 Huntington Avenue **Ward:** 18 **Applicant:** Jose Pimentel
Article(s): 9(9-1) 69(69-9)
Purpose: Construct a 17'x28' rear addition per attached drawings.

Case: BOA-903736, **Address:** 416 Huntington Avenue **Ward:** 18 **Applicant:** Manuel Torres
Article(s): 69(69-25) 69(69-9) **Purpose:** Construct new rear addition with rear deck and front porch. Construct new addition for master bedroom on top of existing building. Build new dormer. Full interior renovation to existing single family dwelling.

Case: BOA-834419, **Address:** 243 West Selden Street **Ward:** 18 **Applicant:** Luckner Bay Associates
Article(s): 60(60-9): Floor area ratio excessive, Bldg height excessive (stories), Front yard insufficient & Side yard insufficient) 9(9-1)
Purpose: Construct new dormer additions to existing two-family dwelling. Extend living space to attic space for Unit 2.

Case: BOA-919184, **Address:** 13 Woodglen Road **Ward:** 18 **Applicant:** Robert Burk
Article(s): 69(69-9)
Purpose: Dormer rear section of roof to add bath and create better head height in already existing bedrooms. Install new insulation.

Case: BOA-921085, **Address:** 52 Cohasset Street **Ward:** 20 **Applicant:** Sergio Guimaraes
Article(s): 67(67-9.1): Excessive F.A.R., # of allowed stories has been exceeded (dormer/finished basement) & Insufficient rear yard setback)
Purpose: Interior and exterior remodel and add an addition.

Case: BOA-917828, **Address:** 24 Durant Street **Ward:** 20 **Applicant:** Jose Dos Anjos De Pina
Article(s): 56(56-40.1) 56(56-8)
Purpose: Adding a Two story addition to the existing home - see plans and elevations.

Case: BOA-915430, **Address:** 34 Edgemere Road **Ward:** 20 **Applicant:** North Eastern Pro Construction LLC
Article(s): 56(56-8) **Purpose:** Remove the existing porch on back of house and building on existing foot print a two story addition, remove the front stair and building new, new foundation for the front existing porch and renovate two bathrooms.

Case: BOA-944212, **Address:** 1431 Centre Street **Ward:** 20 **Applicant:** Abraham Gonzalez
Article(s): 67(67-9): Floor area ratio excessive & Side yard insufficient) 9(9-1)
Purpose: Install dormers on the 3rd floor to add a bathroom and closet.

Case: BOA-907387, **Address:** 27 Peaceable Street **Ward:** 22 **Applicant:** Kevin Burke

Article(s): 6(6-4)

Purpose: Remove proviso Granted to this owner only.

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://www.municode.com/library/ma/boston/codes/redevelopment_authority