



City of Boston
Board of Appeal

THURSDAY, July 18, 2019

BOARD OF APPEAL

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ZONING ADVISORY SUBCOMMITTEE

BOSTON, MA

HEARINGS: 5 p.m.

Case: BOA-962845 **Address:** 38 Green Street **Ward:** 2 **Applicant:** Keith Hinzman
Article(s): 62(62-62-25) 62(62-8)

Purpose: New dormers at 3rd floor facing street and back yard, existing 1.5 story rear ell made full 2.0 stories, with the new uncovered outside deck on top with walk out access from the existing 3rd floor. Anticipated violations: 62-25 roof structure restrictions. All work to be within existing footprint.

Case: BOA-942121 **Address:** 335A-335 E Street **Ward:** 6 **Applicant:** Timothy Johnson
Article(s): 68(68-8: Front yard insufficient, Side yard insufficient & Rear yard insufficient)

Purpose: Construct new rear deck & reconfigure exterior stairs as per plans submitted. Building is owner occupied single family.

Case: BOA-936456 **Address:** 258-262 Dudley Street **Ward:** 8 **Applicant:** Juan M. Vasquez
Article(s): 6(6-4)

Purpose: Remove proviso "take-out use granted to this petitioner only" under application BOA569878.

Case: BOA-939687 **Address:** 21 Edna Road **Ward:** 16 **Applicant:** Paul MacDonald
Article(s): 65(65-9)

Purpose: Add addition to existing single family per the plans.

Case: BOA-953013 **Address:** 184 Milton Street **Ward:** 16 **Applicant:** Brian McDermott
Article(s): 65(65-9)

Purpose: Add 2 shed dormers to existing structure. New framing and finishes.

Case: BOA-951806 **Address:** 83 Centre Street **Ward:** 17 **Applicant:** Lindsay Gittens
Article(s): 65(65-9: Floor area ratio is excessive, Height requirement is excessive (stories), Height requirement is excessive (ft), Side yard setback requirement is insufficient & Rear yard setback requirement is insufficient)

Purpose: Gut renovating existing structure plus finishing basement and adding a third level of living space. It will remain a 2-family.

Case: BOA-950630 **Address:** 82 Cummins Highway **Ward:** 19 **Applicant:** Jenny Guirado
Article(s): 67(67-31) 67(67-8)

Purpose: Change of Occupancy from single-family to a single family with a professional office. Construct new handicap accessible ramp. Legalize existing office space and existing free-standing sign.

Case: BOA-934366 **Address:** 16 Gerdan Avenue **Ward:** 20 **Applicant:** Paul Sullivan
Article(s): 56(56-8: Floor area ratio excessive & Bldg height excessive (stories))

Purpose: Finish bathroom that was roughed in when house was built a few years ago and finish 3rd floor space that was framed and prepped when house was built.

Case: BOA-940480 **Address:** 8 Cypress Street **Ward:** 20 **Applicant:** Jonathan McKinney
Article(s): 56(56-8)

Purpose: Finishing attic; Installing an additional bathroom.

Case: BOA-941174 **Address:** 7 Bryant Road **Ward:** 20 **Applicant:** Rita Nieves
Article(s): 56(56-8)

Purpose: This project will be about renovating the front entrance to the house by constructing a small roof that will overhang above the front door of the house to serve as an "awning". And will expand towards the front of the house the interior space at both sides of the front door by 3 feet.

Case: BOA-952207 **Address:** 6 Cedarcrest Lane **Ward:** 20 **Applicant:** Keith Wilson
Article(s): 56(56-8)

Purpose: Addition making the master bedroom larger and adding a master bath and new siding.

Case: BOA-955542 **Address:** 194 Bellevue Street **Ward:** 20 **Applicant:** Brian Kean
Article(s): 56(56-8: Floor area ratio excessive & Side yard insufficient)

Purpose: Enclosing rear porch to expand kitchen - approximately 28 square feet. Adding small deck to accommodate relocated rear entry door.

Case: BOA-938508 **Address:** 101 Westmoor Road **Ward:** 20 **Applicant:** Scott Rushton
Article(s): 56(56-8)

Purpose: Renovation of existing single family home, this interior renovation of kitchen, 2.5 bathrooms, and rebuild of side room with new poured foundations and new insulation. Exterior work - roof, replacement windows and siding as well.

Case: BOA-954795 **Address:** 6 Temple Terrace **Ward:** 20 **Applicant:** William Kelly
Article(s): 56(56-8: Front yard insufficient & Side yard insufficient)
Purpose: Erect 2nd floor verticle addition.

Case: BOA-955275 **Address:** 32 Woodard Road **Ward:** 20 **Applicant:** Iva Hernandez
Article(s): 56(56-8)
Purpose: Construct new single story addition to rear of existing dwelling per plans.

Case: BOA-921523 **Address:** 353 Baker Street **Ward:** 20 **Applicant:** O'Brian Stadhard
Article(s): 56(56-7)
Purpose: Change of occupancy from single fam to 2 family and build deck in order to create second mean of egress per drawing.

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