



City of Boston  
Board of Appeal

THURSDAY, August 22, 2019 BOARD OF APPEAL

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BOSTON, MA

**ZONING ADVISORY SUBCOMMITTEE**

**HEARINGS: 5 p.m.**

**Case:** BOA-851179 **Address:** 79 School Street **Ward:** 2 **Applicant:** David McDonald  
**Article(s):** 62(62-25)

**Purpose:** Cut open roof and install a 28 foot dormer and add in bathroom. (approved ALT34211) tom white originally reviewed and issued. \*BOA Decision expired.

**Case:** BOA-948820 **Address:** 31 Milford Street **Ward:** 3 **Applicant:** Derek Gann  
**Article(s):** 64(64-9)

**Purpose:** Comprehensive renovation of the Rear Yard at 31 Milford Street. Work to include : demolition of existing rear fence, site work including excavation, trench and concrete work, framing of new deck, pergola and rear fencing, masonry work.

**Case:** BOA-967989 **Address:** 753 East Broadway **Ward:** 6 **Applicant:** Kludjon Totoni  
**Article(s):** 68(68-7)

**Purpose:** Change occupancy to include Take-out and Delivery to an existing restaurant. No work to be done.

**Case:** BOA-950489 **Address:** 43 Elmont Street **Ward:** 14 **Applicant:** David McDonald  
**Article(s):** 65(65-9: Floor area ratio is excessive & Side yard setback requirement is insufficient)

**Purpose:** Build new dormer in existing attic space for additional head room.

**Case:** BOA-963269 **Address:** 39 Carruth Street **Ward:** 16 **Applicant:** Paul Eldrenkamp  
**Article(s):** 65(65-9: Side yard insufficient & Rear yard insufficient)

**Purpose:** Extending existing deck adding canopy (interior renovations - kitchen/bathroom/pantry) - Change occupancy from two family dwelling to a single family dwelling.

**Case:** BOA-954988 **Address:** 551 Park Street **Ward:** 17 **Applicant:** Condanse Weeks-Best  
**Article(s):** 65(65-41) 65(65-9: Floor area ratio excessive & Side yard insufficient)

**Purpose:** Convert a single family to 2 Family Residence. 2 car parking , Add a kitchen, front rear and side porch additions with 2 stairs cases and 2 egresses on the second floor. Repairs/Replace some sheetrock, plaster and paint. Repair/replace some floor areas, 2 bathrooms, plumbing and electrical for both floors.>> (New drawing plot plan and design to follow w/new contractor, Owner has 2nd set of old drawings ky).

**Case:** BOA-964002 **Address:** 121 Warren Avenue **Ward:** 18 **Applicant:** Neely O'Donnell  
**Article(s):** 69(69-9)

**Purpose:** Extension of living space into attic finishing attic space to game room with bathroom.

**Case:** BOA-955490 **Address:** 35 Albano Street **Ward:** 18 **Applicant:** Darren Evanchuk  
**Article(s):** 67(67-9: Floor area ratio excessive & Bldg height excessive (stories))

**Purpose:** Finish existing unfinished attic on the third floor.

**Case:** BOA-941149 **Address:** 60 Taunton Avenue **Ward:** 18 **Applicant:** Ivan Hernandez

**Article(s):** 69(69-8) 69(69-9: Floor area ratio excessive, Bldg height excessive (stories), Usable open space insufficient & Front yard insufficient)

**Purpose:** Change of occupancy from 1 dwelling units to 2 dwelling units. Construct right side addition to existing dwelling per plans. Nominal fee requested.

**Case:** BOA-950137 **Address:** 9 Rockwood Street **Ward:** 19 **Applicant:** Timothy Burke  
**Article(s):** 55(55-9)

**Purpose:** Install skylights and finish attic space for home occupation art studio space (404 sf ft). Remove/Repair walls on rear single story room. Walls are completely rotted. Install new roofing over room and roof over patio. (see SHORT FORM sf901426) for additional FOR ALL INTERIOR WORK IN KITCHEN AND BATHS. new LVL over door and interior opening as shown on plan, Build roof over rear patio.

**Case:** BOA-947317 **Address:** 37 Alleyne Street **Ward:** 20 **Applicant:** Lisa Sarkis  
**Article(s):** 10(10-1)

**Purpose:** Filing this application is within conjunction with curb cut application for residential parking for 2 vehicles.

**Case:** BOA-947492 **Address:** 9 Wilna Court **Ward:** 20 **Applicant:** Edward Lee

**Article(s):** 56(56-8: Floor area ratio excessive, Front yard insufficient & Rear yard insufficient)

**Purpose:** Build per drawing a new sun room on the back right of the house and new deck in the back of the house.

**Case:** BOA-955187 **Address:** 92 Redlands Road **Ward:** 20 **Applicant:** Tamara Ochoa-Arvelo  
**Article(s):** 56(56-8: Floor area ratio excessive, Bldg height excessive (stories) & Side yard insufficient)  
**Purpose:** Renovation of an unfinished attic space to include 3 new bedrooms and one bathroom.

**Case:** BOA-967741 **Address:** 145 Westmoor Road **Ward:** 20 **Applicant:** Top Prop Construction, Inc  
**Article(s):** 56(56-8)  
**Purpose:** Make a full bathroom, family room and mechanical room at the basement per drawing specifications.

**HEARINGS/RE-DISCUSSION: 5 p.m.**

**Case:** BOA-931274 **Address:** 220 Chelsea Street **Ward:** 1 **Applicant:** Jordan Lofaro  
**Article(s):** 53(53-9)  
**Purpose:** 2 Story 2 unit stand-alone house. Extending first floor living space into basement as per plans.

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