



City of Boston  
Mayor Martin J. Walsh  
Board of Appeal

**\*\*\*\*IMPORTANT NOTICE\*\*\*\***

**TO BE IN COMPLIANCE WITH**

**THE OPEN MEETING LAW'S 48**

**HOUR NOTICE REQUIREMENT,**

**THE OCTOBER 8, 2019 HEARING**

**OF THE CITY OF BOSTON'S**

**ZONING BOARD OF APPEAL**

**WILL BEGIN AT 11:30AM**



City of Boston  
Board of Appeal

Tuesday, October 8, 2019

BOARD OF APPEALS

Room 801

THIS IS AN EMERGENCY POST FOR THE AGENDA

The board will hold a hearing on October 8, 2019 starting at 11:30 a.m.

**EXTENSIONS: 9:30a.m.**

- Case: BOA-764048 Address: 5 Jerusalem Place Ward 3 Applicant: William G Ferullo, Esq
- Case: BOA-764051 Address: 7 Jerusalem Place Ward 3 Applicant: William G Ferullo, Esq
- Case: BOA-764043 Address: 9 Jerusalem Place Ward 3 Applicant: William G Ferullo, Esq
- Case: BOA-449621 Address: 135 Bremen Street Ward 1 Applicant: Jeffrey R. Drago, Esq
- Case: BOA-384021 Address: 190 I Street Ward 7 Applicant: Eben Kunz
- Case: BZC-30745 Address: 583-583B Ashmont Street , Ward 16 Applicant: Riva Development Corp
- Case: BZC-30746 Address: 585-585B Ashmont Street , Ward 16 Applicant: Riva Development Corp
- Case: BZC-30747 Address: 587-587B Ashmont Street , Ward 16 Applicant: Riva Development Corp
- Case: BOA-649454 Address: 400 Belgrade Avenue Ward 20 Applicant: John Pulgini, Esq
- Case: BZC-30642 Address: 340-360 Boylston Street Ward 3 Applicant: Adam R. Hundley, Esq
- Case: BOA-596775 Address: 158 Lexington Street Ward 1 Applicant: Sonya Hardiman
- Case: BOA-570065 Address: 10 Everett Street Ward 1 Applicant: Patrick Mahoney, Esq

RECEIVED  
CITY OF BOSTON OFFICE  
2019 OCT - 7 P 12:48  
BOSTON, MA

**BOARD FINAL ARBITER: 9:30 a.m**

- Case: BOA-862270 Address: 66 Lubec Street Ward 1 Applicant: Richard C. Lynds, Esq

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

- Case: BOA-995279 Address: 150 West Canton Ward 4 Applicant: Erinilda Medeiros  
Article(s): 32(32-4)  
Purpose: Interior renovation of an existing five story brownstone.
- Case: BOA-996703 Address: 15 Arlington Street Ward 5 Applicant: IREP Newbury Hotel, LLC  
Article(s): 32(32-9)  
Purpose: Renovation of the sidewalk and plaza along Newbury Street and Arlington Street, Boston. Work includes removal of existing sidewalk, installing new water retention tank and repaving. This work will be phased to accommodate pedestrian traffic.

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

- Case: BOA-992738 Address: 88 White Street Ward 1 Applicant: 88 White Street, LLC  
Article(s): 27S(27S-5) 53(53-57) 53(53-52)  
53(53-9):Insufficient rear yard setback (resulted from proposed addition @88R), Insufficient lot size (resulted from proposed addition @88R)& Excessive F.A.R. (resulted from proposed addition @88R)  
Purpose: Renovate structure and construct new dormer per plans submitted. Note: "Further zoning violations triggered by proposed addition to existing second building on same lot. This will remain one of two buildings on the same lot as #88R White Street. Please see ALT960368".
- Case: BOA-992744 Address: 88R White Street Ward 1 Applicant: 88 White Street, LLC  
Article(s):9(9-1) 27T(27T-5) 53(53-8) 53(53-52) 53(53-54) 53(53-56) 53(53-57)  
53(53-9):Lot Area Insufficient, Excessive F.A.R. (#88R), # of allowed stories exceeded (#88R) & Insufficient rear yard setback (#88R)  
Purpose: Seeking to renovate the existing structure and construct an addition on the rear building for a total of three residential dwelling units. One of two building on the same lot (#88 1 family). Please see alt984527

**Case:** BOA-972216 **Address:** 62 William C Kelly Square **Ward 1 Applicant:** Matthew Love

**Article(s):** 53(53-11) 53(53-12) 53(53-56)

**Purpose:** Change of Occupancy from 2 Retail Spaces, 1 Restaurant, 7 Apartments(ALT913963 issued 3/14/2019) to same to include Coffee Shop with Live Entertainment #38 by adding counter space, walled kitchen area with sinks and grease trap drop vinyl drop ceiling over kitchen and bar area stage area, walled storage area, table and chairs, plumbing for sinks and coffee equipment electrical for coffee equipment, sound equipment, added lighting.

**Case:** BOA#972217 **Address:** 62 William C Kelly Square **Ward 1 Applicant:** Matthew Love

**Purpose:** Change of Occupancy from 2 Retail Spaces, 1 Restaurant, 7 Apartments(ALT913963 issued 3/14/2019) to same to include Coffee Shop with Live Entertainment #38 by adding counter space, walled kitchen area with sinks and grease trap drop vinyl drop ceiling over kitchen and bar area stage area, walled storage area, table and chairs, plumbing for sinks and coffee equipment electrical for coffee equipment, sound equipment, added lighting.

Section: 248 CMR Chapter 10 Insufficient # of fixtures. 9th 780CMR 101 Referenced Codes.

**Case:** BOA-978472 **Address:** 3 Bond Street **Ward 3 Applicant:** Alston Ryan

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

64(64-9: Floor Area Ratio Excessive & Rear Yard Insufficient)

**Purpose:** Total renovation of single family dwelling per plans. Reconstruction of structurally compromised front and rear exterior walls of this row house. Enlarge rear dormer.

**Case:** BOA-957913 **Address:** 140-148 East Berkeley Street **Ward 3 Applicant:** Leo Motsis as Trustee of 140-148 East

**Article(s):** 10(10-1) 64(64-12)

**Purpose:** In connection with ISD Violation Number V228193, tenant seeks to change occupancy from garage for the repair of motor vehicles (and associated accessory uses) to warehousing and storage of food stuff and grocery items.

**Case:** BOA-976214 **Address:** 102 Saint Botolph Street **Ward 4 Applicant:** Douglas Stefanov

**Article(s):** 32(32-32-4) 41(41-6)

**Purpose:** Confirm occupancy as one family. Renovate interior of existing single family Row House. Install new elevator to service 4 floors. Outside repairs and windows replacement on rear façade. Build new 1st floor rear deck. Applicant to pick up drawings and return with updated design.

**Case:** BOA-998206 **Address:** 643A Tremont Street **Ward 4 Applicant:** Eil Sevigny

**Article(s):** 64(64-8)

**Purpose:** Change of Occupancy from Restaurant with Takeout to Retail Store(Pet Store) and Pet Grooming.

**Case:** BOA-973517 **Address:** 82 Chandler Street **Ward 5 Applicant:** Alpine Advisory Services

**Article(s):** 64(64-9.4)

**Purpose:** Amend ALT916564 Work Includes: Roof Deck, Rear Deck, Installation of Windows, Repointing front/Rear Elevation, and Patio at the rear Yard.

**Case:** BOA#973536 **Address:** 82 Chandler Street **Ward 5 Applicant:** Alpine Advisory Services

**Purpose:** Amend ALT916564 Work Includes: Roof Deck, Rear Deck, Installation of Windows, Repointing front/Rear Elevation, and Patio at the rear Yard.

SECTION: 9th 780 CMR Stairways 1011.12.2 Roof Access.

Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1510.2 Exception: In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less than 16 square feet (1.5 m<sup>2</sup>) in area and having a minimum dimension of 2 feet (610 mm).

**Case:** BOA-909666 **Address:** 265-275 Dartmouth Street **Ward 5 Applicant:** AP Newbury Street Portfolio # 1, LLC

**Article(s):** 9(9-1)

**Purpose:** To change and include retail space to add to restaurant named lolitas this application is for refusal letter only. Legal Use and Occupancy- 77 Apts, Stores, Rst#38, Rst#37, Hair Salon, alt767314.

**Case:** BOA-991604 **Address:** 751-753 East Fifth Street **Ward 6 Applicant:** Patrick Loftus

**Article(s):** 27S(27S-5) 68(68-29)

68(68-8: Side Yard Insufficient & Usable Open Space Insufficient)

**Purpose:** Construct new rear addition with roof deck. Renovate existing two-family dwelling.

**Case:** BOA-983259 **Address:** 105 M Street **Ward 6 Applicant:** Francisco Fuentes

**Article(s):** 27S(27S-5) 68(68-29) 68(68-8)

**Purpose:** Reconstruct rear addition. Construct new rear roof deck. Extend living space to basement. Full renovation to include reinforce joists on first and second floor, add lvl and columns, change windows, doors, re do two and a half bathrooms, one kitchen, finish carpentry and painting.

**Case:** BOA-992477 **Address:** 410 West Broadway **Ward 6 Applicant:** 410 West Broadway, LLC (by John Gorman)

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

**Purpose:** Change of Occupancy to include a new restaurant use with live entertainment after 10:30 pm on ground floor. Connect with existing restaurant LOCO at 412 West Broadway next door by constructing a short corridor with a fire shutter. See ALT976995.

**Case:** BOA-992482 **Address:** 412-414 West Broadway **Ward 6 Applicant:** 412 West Broadway, LLC (by John Gorman)

**Article(s):** 68(68-7) 9(9-2)

**Purpose:** Change of Occupancy to include live entertainment after 10:30 pm in an existing restaurant (LOCO). Connect with new proposed restaurant next door at 410 West Broadway by installing a short corridor with fire shutter. See ALT976995.

**Case:** BOA-984114 **Address:** 273 Gold Street **Ward 7 Applicant:** Nick Nunes  
**Article(s):** 68(68-29) 68(68-8: Side yard setback is insufficient & Rear yard setback is insufficient)  
**Purpose:** Install roof deck on top of building and creating access.

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

**Case:** BOA-981180 **Address:** 199-201 Hampden Street **Ward 8 Applicant:** Evan Smith  
**Article(s):** 50(50-19) 50(50-43)  
50(50-20: Floor Area Ratio is excessive, Rear Lot is insufficient, Usable open space is insufficient & Building Height in feet is excessive)  
**Purpose:** Erect new 5 story mixed use building with 14 Res Units and 1 Office Space by combining 4 Lots into one lot to be know as 199- 201 Hampden St as per plans.

**Case:** BOA-977345 **Address:** 46 Wareham Street **Ward 8 Applicant:** 46 Wareham Street, LLC  
**Article(s):** 64(64-15)  
**Purpose:** Build out fitness center on 1st floor (unit 1A) under base permit ERT747811, and per plans submitted 5.22.2019.

**Case:** BOA-992424 **Address:** 754 Tremont Street **Ward 9 Applicant:** Nicole Riggio  
**Article(s):** 64(64-34)  
**Purpose:** Clarification of scope of work: Install a private roof deck for Unit #4 to include, skylight, roof repair and HVAC DC/RC repair in accordance with submitted plans (This application has been refiled from ALT914269 previously assigned to K.Y)

**Case:** BOA-979491 **Address:** 1530 Tremont Street **Ward 10 Applicant:** Sociedad Latina, Inc.  
**Article(s):** 59(59-16)  
**Purpose:** Change Occupancy from a Store and Three Family Dwelling to a Community Center . Renovations to include new windows and doors, new partitions, upgrades to the mechanical, electrical, plumbing and HVAC systems. upgrades to the fire alarm and fire protection systems. Construct a small addition for the purposes of creating an elevator shaft for a new elevator.

**Case:** BOA-929763 **Address:** 21 Rocky Nook Terrace **Ward 11 Applicant:** 18 Robes LLC  
**Article(s):** 55(55-9) 55(55-40)  
**Purpose:** Erect a new Single Family House on newly subdivided Lot, as per plans. See ALT912468 for Lot subdivision. Permit set to be submitted upon ZBA approval.

**Case:** BOA-977469 **Address:** 55 Hutchings Street **Ward 12 Applicant:** Shanti Acquisition LLC  
**Article(s):** 50(50-29)  
**Purpose:** Amend ERT719852. Updating basement floor plans to extend living space. Correct violation V448301.

**Case:** BOA-997914 **Address:** 295-311 Blue Hill Avenue **Ward 12 Applicant:** Peter Caro  
**Article(s):** 50(50-26: Trade School Conditional & Ground floor catering Use Conditional)  
**Purpose:** Build out of approximately 5700 sq ft of ground floor space for Future Chefs youth enrichment and culinary training program. Occupancy to consist of a trade school and ground floor catering establishment, with accessory offices and incidental community dinners or events.

**Case:** BOA-970564 **Address:** 88 Waumbeck Street **Ward 12 Applicant:** Alfonso Sira  
**Article(s):** 50(50-44)  
50(50-29: Lot Area for Additional Dwelling Units Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient, Front Yard Insufficient, Side Yard Insufficient & Rear Yard Insufficient)  
**Purpose:** Erect a 3 story, Three ( 3 ) Family Dwelling on existing 4,025 sq. ft. vacant Lot.

**Case:** BOA-992109 **Address:** 24 Rand Street **Ward 13 Applicant:** Kenneth Daddabbo  
**Article(s):** 50(50-43)  
50(50-44: 50-44.3 Traffic Visibility Across Corner is Insufficient & 50-44.5 Special provisions for corner lots. front yard along Julian Street is insuffi-cient)  
50(50-29: Lot Area Insufficient, Add'l Lot Area Insufficient, Lot Width Insufficient, Lot Frontage Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient, Side Yard Insufficient & Rear Yard Insufficient)  
**Purpose:** Erect 3-family dwelling as per plan. Nominal fee requested pending ZBA approval.

**Case:** BOA-924708 **Address:** 213-217 Washington Street **Ward 14 Applicant:** Estarlyn Rosa  
**Article(s):** 9(9-1) 66(66-8)  
**Purpose:** Currently a meat market. We want to add take out sandwiches. Counter 2 staff told us to apply for a 36A: take out.

**Case:** BOA-940063 **Address:** 3 Aspinwall Road **Ward 17 Applicant:** Solmon Chowdhury  
**Article(s):** 65(65-8) 65(65-41)  
65(65-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Bldg Height Excessive (Feet), Front Yard Insufficient, Side Yard Insufficient & Rear Yard Insufficient)  
**Purpose:** Erect new five story multi-family dwelling. The building consists of 38 residential units with 29 underground parking spaces.

**Case:** BOA-962400 **Address:** 49 Summer Street **Ward 18 Applicant:** Alex Briceno  
**Article(s):** 9(9-1) 10(10-1)  
**Purpose:** Use premises to park 3 residential vehicles.

**Case:** BOA-986767 **Address:** 63 Violet Street **Ward 18 Applicant:** Castle Rock norfolk LLC c/o Eric Berke, Manager  
**Article(s):** 60(60-9: Lot size to erect a new dwelling is insufficient, Minimum lot width requirements is insufficient & Minimum lot frontage requirement is insufficient)  
**Purpose:** Subdivide and reconfigure existing 63 Violet Street and 65 Violet Street lots into two lot such that 63 Violet Street new lot size is 5,203 square feet and 65 Violet Street new lot size is 3,800 square feet. Construct new single family dwelling at 63 Violet Street. Work as per plans.

**Case:** BOA-986769 **Address:** 65 Violet Street **Ward 18 Applicant:** Castle Rock Norfolk LLC c/o Eric Berke, Manager  
**Article(s):** 60(60-9: Minimum lot size required to erect a dwelling is insufficient, Minimum lot width required is insufficient, Minimum lot frontage is insufficient, Minimum rear yard setback requirement is insufficient & Dimensional Regulations)  
**Purpose:** Subdivide and reconfigure existing 63 Violet Street and 65 Violet Street lots into two new lots such that 63 Violet Street new lot size is 5,203 square feet and 65 Violet Street new lot size is 3,800 square feet. Construct new single family dwelling at 65 Violet Street. Work as per plan.

**Case:** BOA-663710 **Address:** 43 Lochdale Road **Ward 19 Applicant:** George Morancy  
**Article(s):** 55(55-19)  
55(55-20: Floor Area Ratio Excessive, Building Height Excessive & Rear Yard Setback Insufficient)  
55(55-40: Off-Street Parking Insufficient & Off-Street Loading Insufficient)  
**Purpose:** Subdivide parcel ID# 1902884000 into 2 lots: Lot 1 to have 3,800 sq ft and Lot 2 to have 4,000 sq ft. (Lot 2 is to remain a vacant Lot). Combine Lot 1 and Lot 3 (parcel ID#1902888010) to have 22,500 sq ft (current propose land). Erect a new multi-family (42 38 units) with parking on ground level as per plans.

**Case:** BOA-984240 **Address:** 71 May Street **Ward 19 Applicant:** Meredith McGuirk  
**Article(s):** 55(55-41.12)  
**Purpose:** Companion application to 71R May Street ALT953471 which seeks to change occupancy of existing garage on this lot to a one family dwelling, the resulting condition to be two single family buildings on this single lot.

**Case:** BOA-984246 **Address:** 71R may Street **Ward 19 Applicant:** Meredith McGuirk  
**Article(s):** 55(55-41.1) 55(55-41.12)  
55(55-9: Side Yard Insufficient & Rear Yard Insufficient)  
**Purpose:** Confirm Occupancy as a Garage and Change Occupancy to a One Family Dwelling and expand and renovate as per plans. See ALT970111.

**Case:** BOA-988696 **Address:** 1143-1155 Commonwealth Avenue **Ward 21 Applicant:** David Wong  
**Article(s):** 7(7-4)  
**Purpose:** Remove proviso for takeout from previous owner and transfer over to new owner.

**Case:** BOA-903505 **Address:** 49 Hobart Street **Ward 22 Applicant:** John Lin By Jim Chen  
**Article(s):** 51(51-9: Height is excessive (2 1/2 stories max. allowed), Required side yard setback is insufficient & Floor area ratio is excessive)  
**Purpose:** Change of Occupancy from Single Family to Two Family dwelling units. Construction of two new floor on top on existing footprint and three-story addition toward the rear of the property.

**Case:** BOA-968680 **Address:** 50-56 Leo M Birmingham Parkway **Ward 22 Applicant:** CRM Property Management Corp  
**Article(s):** 29(29-8)  
51(51-16: Use Multifamily Dwelling Forbidden & Use Accessory Parking Forbidden)  
51(51-17: Floor Area Ratio Excessive & Building Height Excessive)  
51(51-56: Off-Street Parking Insufficient & Off-Street Loading Insufficient)  
**Purpose:** Seeking to consolidate parcel ID 2200686000 and Parcel ID 2200685000 into one new parcel with a total area of 16,380 to be known as 50 Leo M. Birmingham Parkway. Also, to raze the existing structure and erect a new 6 story building with 49 Residential Units and 50 Parking spaces. ALT946191.

**Case:** BOA-966831 **Address:** 21 Rushmore Street **Ward 22 Applicant:** Chris Pleim  
**Article(s):** 51(51-8)  
51(51-9: Excessive F.A.R. & of allowed stories exceeded (2.5 stories max.)  
51(51-56: Off street parking requirements (5)Design - (d)Size, Off-Street Parking & Loading Req(4)Location: Frontyard parking & Off-Street Parking Insufficient 1.75/unit req)  
**Purpose:** Seeking a permit and BOA approval to build a new six unit building with 4 parking spots on lower level and 2 on exterior. Please see SF959649 for take-down permit for existing building.

**Case:** BOA#966830 **Address:** 21 Rushmore Street **Ward 22 Applicant:** Chris Pleim  
**Purpose:** Seeking a permit and BOA approval to build a new six unit building with 4 parking spots on lower level and 2 on exterior. Please see SF959649 for take-down permit for existing building.  
SECTION:9th 780CMR 101 Referenced Codes. AAB Accessibility Requirements  
Architctual Access Board 521 CMR Section 20 Accessible Routes.  
Architctual Access Board 521 CMR Section Section 9; Group 1 Dwelling Design.

#### **45 Minute Lunch Break**

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

**Case:** BOA-944276 **Address:** 98 Prescott Street **Ward 1 Applicant:** 50 Lebanon Street Realty Trust  
**Article(s):**27T(27T-9) 53(53-8) 53(53-56)  
53(53-9: Lot Area for Additional Dwelling Units Insufficient, Floor Area Ratio Excessive, Usable Open Space Insufficient & Rear Yard Insufficient)  
**Purpose:** Demolish the existing Single story Commercial Building. Construct a new 3 story, 9 Unit, Residential Building. Building will be fully Sprinklered. We are seeking a Nominal Filing Fee application to obtain the necessary Zoning Code relief and review.

**Case:** BOA-920014 **Address:** 40 William C Kelly Sq **Ward 1 Applicant:** William Kelly Forty, LLC  
**Article(s):** 53(53-56: Off-street parking & loading req - Insufficient parking (residential/restaurant/retail use) & Off-street parking & loading req - Newly proposed stackers (design and maneuverability)) 53(53-12: Excessive F.A.R., Height exceeded, Insufficient open space/unit & Insufficient rear yard setback)  
**Purpose:** Erect a six (6) story mixed-use building with commercial space on the first two levels and 9 dwelling units above. (Revised plans 1.18.19).

**Case:** BOA-962018 **Address:** 60 South Street **Ward 3 Applicant:** Lincoln Property Company by John Cappellano  
**Article(s):** 44(44-6)  
**Purpose:** Improvement to office building, Phase 1: Reconfiguration of the restrooms, floors 2-7. Phase 2: Extension of an egress stairway to the roof (Levels 11 and 12), added stop for 1 elevator to roof level, build roof deck for tenants, Phase 3: building lobby addition of door & wall reconfiguration.

**Case:** BOA-975065 **Address:** 7 Beaver Place **Ward 5 Applicant:** Stephen Payne  
**Article(s):** 32(32-4)  
**Purpose:** To correct an "unsafe" violation, V439035: Remove the front facade of the building and structural elements (primarily floor joists, and rafters ) that bear on it. nominal paid on ALT 8024843. \* Clarification: Pursuant to the issuance of SF936731 to make structure safe, applicant is seeking to reconstruct building back to its original foot print, F.A.R and Legal Use of record as a single family dwelling per plans submitted to correct conditions as cited on V443120.

**Case:** BOA-967936 **Address:** 424 Marlborough Street **Ward 5 Applicant:** John Barry  
**Article(s):** 32(32-4)  
**Purpose:** Interior renovations and building code upgrade as per attached plans.

**Case:** BOA-937963 **Address:** 12-14 Commonwealth Avenue **Ward 5 Applicant:** Akelius Real Estate Management, LLC  
**Article(s):** 8(8-7) 17(17-1) 23(23-1) 32(32-9)  
**Purpose:** Change Occupancy from 58 Residential Units to 63 Residential Units. Renovate Building interior on all Floors and Basement. Renovations to include : demolition of existing interior walls, new drywall partitions, new Kitchens and Bathrooms, all new Architectural finishes, new Handicap Lift, upgrading the Building infrastructure ( plumbing, electrical, mechanical and fire protection systems ), upgrading of all Public areas in Building and all new Elevator upgrades.

**Case:** BOA-928395 **Address:** 177 West Eighth Street **Ward 7 Applicant:** Douglas Stefanov  
**Article(s):** 27S(27S-5) 68(68-29) 68(68-34.2)  
68(68-8: Bldg Height Excessive (Feet)& Front Yard Insufficient)  
**Purpose:** Erect new Multi-Family Dwelling (three-units) with roof deck and four parking spaces. Project consist of a common entry, accessed by a common stair, residential elevator, and exterior egress stair.

**Case:** BOA-939964 **Address:** 77 Worcester Street **Ward 9 Applicant:** Bryan Jafry  
**Article(s):** 64(64-34)  
**Purpose:** Build new roof head house and 10x19ft deck as per plans attached.

**Case:** BOA#994371 **Address:** 77 Worcester Street **Ward 9 Applicant:** Bryan Jafry  
**Purpose:** Build new roof head house and 10x19ft deck as per plans attached.  
Section: 9th 780 CMR 1011 Stairways 1011.12.2 roof access(head house required)

**Case:** BOA-878988 **Address:** 822 Canterbury Street **Ward 18 Applicant:** Edwin Solano  
**Article(s):** 67(67-8: 2 Family is a forbidden use & Basement units are forbidden for this location) 67(67-9: Insufficient usable open space, Insufficient rear yard setback & Excessive F.A.R.) 67(67-32)  
**Purpose:** Add new basement unit and change occupancy from single family to two family per submitted plans.

**Case:** BOA-954709 **Address:** 361 Belgrade Avenue **Ward 20 Applicant:** John Gorman  
**Article(s):** 29(29-4) (67(67-32)  
67(67-12: Floor area ratio is excessive, Height is excessive & Front yard setback requirement is insufficient)  
67(67-33: Front modal building alignment & Off street parking design (access drive and maneuverability)  
**Purpose:** Erect new Roxbury Prep High School per plans. Demolish existing auto dealership and garage under separate permit. Some of the accessory off street parking are located in vacant lot of 371 Belgrade Ave (the lots are under the same ownership) Request nominal fee application.

**Case:** BOA-954714 **Address:** 371 Belgrade Avenue **Ward 20 Applicant:** John Gorman  
**Article(s):** 10(10-1) 29(29-4) 67(67-30)  
**Purpose:** On vacant Parcel 5 that is 7,048sf Parcel ID 2001593005, with deed restriction to allow only parking, create 20 off street accessory parking on said lot to exclusive use of proposed new school at 361 Belgrade Ave ( ERT931128).

**RECOMMENDATION/HEARINGS:**

**Case:** BOA-971075 **Address:** 8-14 Monument Avenue **Ward:** 2 **Applicant:** Timothy Burke

**Article(s):** 62(62-8) 63(63-20)

**Purpose:** Renovate interiors to install new stair and elevator. Install new kitchen and bathroom. Construct addition on Third Floor. Install new finishes and associated mechanical and electrical work.. Confirm occupancy as a 2 family no record of occupancy.

**Case:** BOA-941406 **Address:** 54 Telegraph Street **Ward:** 7 **Applicant:** Jason Gell

**Article(s):** 68(68-8)

**Purpose:** Extend living space to basement, relocate existing bathroom to new location, add n-b partition walls as per plans.

**Case:** BOA-986483 **Address:** 152 Hampden Street **Ward:** 8 **Applicant:** Michael Feldman

**Article(s):** 50(50-32)

**Purpose:** There is no construction associated with this job. We propose to move a few picnic tables, with a collapsible awning into our parking lot, as designated on the attached plan set. see alt738135.

**Case:** BOA-983241 **Address:** 80 Harbor View **Ward:** 13 **Applicant:** Leonard Pierce

**Article(s):** 65(65-39) 65(65-41) 65(65-9)

**Purpose:** Off street parking "Driveway".

**Case:** BOA-952937 **Address:** 30 Beaumont Street **Ward:** 16 **Applicant:** Michael McGough

**Article(s):** 65(65-9: Side yard setback is insufficient & Rear yard setback is insufficient)

**Purpose:** Erect attached 2 car garage per plans.

**Case:** BOA-966535 **Address:** 131 Elmer Road **Ward:** 16 **Applicant:** Christine McCarthy

**Article(s):** 65(65-9: Floor area ratio excessive & Side yard insufficient)

**Purpose:** Two story addition with crawlspace in the rear of the house, including second floor bathroom and reworking of second floor, floor plan.

**Case:** BOA-967407 **Address:** 38-40 Grayson Street **Ward:** 16 **Applicant:** Richard Finn

**Article(s):** 9(9-1) 65(65-9: Floor area ratio excessive, Bldg height excessive (stories), Side yard insufficient & Rear yard insufficient)

**Purpose:** Attic dormer addition to existing non conforming 2 family dwelling.

**Case:** BOA-968857 **Address:** 50 Whitten Street **Ward:** 16 **Applicant:** David D. Le

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

**Purpose:** To used rear yard to park one car.

**Case:** BOA-962835 **Address:** 88 Hemman Street **Ward:** 18 **Applicant:** Orod Soleimani

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

**Purpose:** This permit will accompany an application to cut the curb in front of an already existing 2 car driveway. That application has been completed and stamped by a licensed civil engineer and a includes plot plan and diagram of changes.

**Case:** BOA-980138 **Address:** 40 Rosecliff Street **Ward:** 18 **Applicant:** Wellington G. Rossi

**Article(s):** 67(67-9)

**Purpose:** The contractor shall construct a new one floor addition at the rear of the property for a family room and half bath. This shall be built according to the plans A1,A2,A3,A4,A5 drawn by Harry McGonagle dated 1.23.19. The Contractor shall also replace the existing kitchen cabinets.

**Case:** BOA-924297 **Address:** 41 Pershing Road **Ward:** 19 **Applicant:** Margie Klein-Ronkin

**Article(s):** 55(55-9)

**Purpose:** Renovate existing Attic to create additional Living Space. Work to include a new Master Bedroom, walk-in closet and Bathroom. Add stairs to access the Attic and increase Attic space by constructing a new Dormer per plans.

**Case:** BOA-964030 **Address:** 88 Sycamore Street **Ward:** 19 **Applicant:** John LoRusso

**Article(s):** 67(67-9: Floor area ratio excessive, Side yard insufficient & Rear yard insufficient)

**Purpose:** Build 2.5 story addition to rear of existing two family home.

**Case:** BOA- 955831 **Address:** 8 Pomeroy Street **Ward:** 21 **Applicant:** Margaret-Mary O'Connell

**Article(s):** 51(51-51-57)

**Purpose:** Parking for single family 2 car driveway.

**Case:** BOA-957367 **Address:** 91 Faneuil Street **Ward:** 22 **Applicant:** Yuyun Yi

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

**Purpose:** Rear attach addition (20'X16") 2.5 stories and renovate the existing kitchen. See attached plans for details.

**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.

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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)**