



City of Boston
Board of Appeal

THURSDAY, October 17, 2019 BOARD OF APPEAL

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BOSTON, MA

ZONING ADVISORY SUBCOMMITTEE

HEARINGS: 5 p.m.

Case: BOA-961698 **Address:** 59 White Street **Ward:** 1 **Applicant:** David Lammers
Article(s): 53(53-52) 53(53-9: Excessive f.a.r.& Insufficient side yard setback)
Purpose: 12'x14'-11" addition above third story.

Case: BOA-985029 **Address:** 31 Prospect Street **Ward:** 2 **Applicant:** Courtney Kiernan
Article(s): 62(62-62-25)
Purpose: Add roof deck and stairway head house.

Case: BOA-997852 **Address:** 9 Ingleside Street **Ward:** 13 **Applicant:** Daryl Greese
Article(s): 9(9-1) 50(50-29)
Purpose: Extend living space by building out basement space to add 3 bedrooms and 1 full bathroom to the existing first floor unit.

Case: BOA-995563 **Address:** 332 Savin Hill Avenue **Ward:** 13 **Applicant:** Brian Carthas
Article(s): 65(65-9: Floor Area Ratio Excessive, Bldg Height Excessive (Stories), Bldg Height Excessive (Feet) & Side Yard Insufficient)
Purpose: Altering an existing peaked dormer. Will be extending and creating a shed dormer. This will allow for the conversion of an unfinished room into a bedroom for a second child.

Case: BOA-992086 **Address:** 51 Charlotte Street **Ward:** 14 **Applicant:** Clayton Weston
Article(s): 60(60-9)
Purpose: Change occupancy from a one to a two family with living space in the basement. Install 2 new windows in basement, frame three bedrooms in basement, frame bathroom, install new framing and sub floor, strap ceiling, insulate exterior walls, drywall and plaster all walls and ceiling. Install interior doors and trims, tile floor area, paint walls and ceilings, install new plumbing for bathroom and laundry, install new duct work, install new electrical.

Case: BOA-976954 **Address:** 48 Murray Hill Road **Ward:** 19 **Applicant:** Juan Camilo Mendez Guzman
Article(s): 10(10-1) 67(67-32) 67(67-9)
Purpose: On existing parcel # 1903149000 with a single family dwelling install new driveway and 2 off-street parking as per plans.

Case: BOA-967352 **Address:** 1587 Centre Street **Ward:** 20 **Applicant:** Theresa Lynn
Article(s): 9(9-1) 56(56-8)
Purpose: Extend living area into the basement area as per plan.

Case: BOA-989017 **Address:** 709 VFW Parkway **Ward:** 20 **Applicant:** Brian Burke
Article(s): 56(56-7: Local retail business forbidden & Outdoor sale/ display use forbidden)
Purpose: Change of use and occupancy from Real Estate offices to retail store with outdoor monument display.

Case: BOA-982876 **Address:** 57 Dent Street **Ward:** 20 **Applicant:** Venice Constructionk, LLC
Article(s): 56(56-8)
Purpose: Remove rear porch and add mudroom addition per plans.

Case: BOA-965584 **Address:** 34 Linnet Street **Ward:** 20 **Applicant:** Edward Ahern
Article(s): 56(56-39)
Purpose: Add driveway for off street parking.

Case: BOA-963024 **Address:** 111 Maple Street **Ward:** 20 **Applicant:** Franziska Amacher
Article(s): 56(56-8: Floor Area Ratio Excessive, Front Yard Insufficient & Rear Yard Insufficient)
Purpose: Erect vertical addition on top of existing garage - see plans filed.

Case: BOA-978421 **Address:** 59 Penfield Street **Ward:** 20 **Applicant:** Todd Miles
Article(s): 67(67-9)
Purpose: Finish Basement. Build a new Office, Playroom and Bathroom. Install new windows. Homeowner waiver.

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