

BOARD OF ZONING APPEALS - STATUS OF CASES

Case #	Project Name/Applicant	St #	Street Locus	Sheet	Block	Lot	Zoning District	Date Filed	Hearing Date	Hearing Closed	Application Voted (Decision to be transcribed)	Comments
3055	Cannon Construction Corp.	approximately 188	Idlewell Blvd. adjacent to 192 Idlewell Blvd.	9	136	18	R-1	9/4/2009	10/28/09 cont. to 11/4/09 1/6/2010 2/3/10 2/24/10 3/17/10 4/7/10	4/7/2010	4/7/2010	construct a single family home on a lot within the Floodplain District Zone A4. The property meets the requirements of 120-38.4. The applicant is seeking to encroach on the side yard setback so as to construct a more user friendly and cost effective dwelling. Approved
3056	James Daugherty, Trustee The Daugherty Trust	167	Idlewell Blvd.	9	139	13	R-1	9/11/2009	10/28/2009	10/28/2009	10/28/2009	Demolish existing single family home and replace it with a single family modular home. The application also seeks to demolish the existing garage and construct a new garage of 16.0 x 22.0 feet. Approved
3057	South Shore Hospital	55	Fogg Road	Sheet 45, Block 515, Lot 2 Sheet 45, Block 518, Lots 11, 14, 15, and 37 Sheet 45, Block 519, Lots 1, 3, and 5 Sheet 45, Block 520, Lots 1, 3, 4, 6, 8, 9, 10, 11, 12, and 14 Sheet 45, Block 521, Lot 1 and 5			MSD	9/16/2009	10/28/2009	10/28/2009	11/4/2009	Special Permit to build a 2 story addition to the existing 4 story Emerson Building and a 6 story addition adjacent to the existing Emerson Building. The new addition would be 69 feet in height. Approved
3058	Paul Brooks	38	Ocean Avenue	4	49	10	R-1	10/2/2009	11/4/2009	11/4/2009	11/4/2009	a one story addition to an existing single family home. Approved
3059	Robert Kanash	49	Morning Side Path	26	347	25	R-1	10/8/2009	11/4/2009	11/4/2009	11/4/2009	2nd story addition on a nonconforming lot less than 5,000 sq. ft. Approved
3060	Ryder Development	419	Summer Street	32	358	9	R-1	10/21/2009	12/2/2009	12/2/2009	12/2/2009	subdivide a 42,800 square foot lot into two lots and the removal of a single family dwelling and the construction of two single family homes. Approved
3061	Michael Mouhanna	316	Washington Street	24	324	1	B-1	10/26/2009	12/2/2009 cont. to 1/20/10	11/20/2010	1/20/2010	Request to eliminate police detail at Fox Plaza. Approved

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3062	David Brownell	14	Ocean Avenue	4	49	14	R-1	11/2/2009	12/2/2009	12/2/2009	12/2/2009	enclose a side covered porch, part of which lies within a setback area. Approved
3063	George Elder/DEF Realty	312	Bridge Street	7	58	12	B-2	11/2/2009	12/2/2009	12/2/2009	12/2/2009	to convert office space into residential with 2 2 bedroom units and 1 3 bedroom unit for residential and 1,757 s.f. for business. Approved with 2 residential units
3064	Larry Dutra	711	Commercial Street	13	180	1	R-1	11/10/2009	12/2/2009	12/2/2009	12/2/2009	Add an enclosed foyer to a single family house. Approved
3065	Paul Zona	450	Green Street	13	121	16	R-1	11/12/2009	12/2/2009	12/2/2009	12/2/2009	to extend non-conforming use to add a second floor office. Approved
3066	Salon Seven	777	Broad Street	23	301	47	B-2	11/12/2009	12/2/2009	12/2/2009	12/2/2009	to allow 2 signs perpendicular to the building and 2 flags on the front building wall. Approved
3067	Valdimir & Melsi Xhengo	82	Broad Street	20	269	19	B-1	11/12/2009	12/16/2009 cont. to 1/6/10	1/6/2010	2/24/2010	to convert an existing office building to a restaurant with some off-street and off-site parking together with some on street parking more than 150 feet of the locus. Further due to the use of valet parking some spaces may be less than 9 feet by 18 feet. Denied
3068	Icon Identity Solutions (CVS)	474	Washington Street	25	330	13	B-1	11/17/2009	12/16/2009	12/16/2009	12/16/2009	request to replace existing pylon sign (62.2 sq. ft.) with an illuminated monument with electronic message center (58.5 sq. ft.) Denied
3069	Fox Rock Properties	90	Libbey Parkway	33	433	4	POP	11/24/2009	12/16/2009	12/16/2009	1/6/2010	variance from medical office parking requirements. Approved
3070	Atlantic Management	541	Main Street	37	460	1	B-1	11/24/2009	12/16/2009	12/16/2009	12/16/2009	minor expansion to an existing nonconforming structure. Approved

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3071	RCL Realty LLC	141	Broad Street	20	274	17	R-4	12/4/2009	1/6/2010	1/6/2010	1/6/2010	modify an existing non-conforming building by adding an exterior wall mounted ATM and to add a sign on the liquor store side. Denied
3072	Eric Coldwell	32	Mamie Road	41	489	68	R-1	12/9/2009	1/6/2010	1/6/2010	1/6/2010	add a single story addition behind main dwelling. Addition squares off with existing 1 story family room/garage. Approved
3073	BC Tammy Brook LLC	95 & 155	King Avenue	20	283 - 1 284 - 1		R-1 & R-3	12/22/2009	1/20/2010	1/20/2010	1/20/2010	construction of a maintenance garage on the 95 King Avenue parcel and removal of various sheds throughout the 155 King Avenue parcel. Approved
3074	Kirsty Robinson	48	Robinswood Road	52	584	5	R-1	12/30/2009	1/20/2010	1/20/2010	1/20/2010	add a second story addition to an existing single family dwelling, part of which lies within the side yard setback. Approved
3075	Peter R. Norton	1190	Commercial Street	19	252	3	R-1	1/4/2010	2/3/2010	2/3/2010	2/3/2010	addition to the rear , part of which lies in the side setback area. Approved
3076	James E. Bristol, Jr. & James E. Bristol, III, Trustees, Pleasant Street Nominee Trust		Jacobs Lane	27	352	33, 51-56	R-1	1/8/2010	2/3/2010	2/3/2010	2/3/2010	variance from Table 1 District Regulations Minimum Lot Area of 25,000 square feet per dwelling unit; and Minimum Upland Area with respect to Lots 55 and 56. Approved with one less lot
3077	Back Bay Sign for CVS	474	Washington Street	25	330	13	B-1	1/11/2010	2/3/2010	2/3/2010	2/3/2010	requesting an increase in the size and quantity of wall signs. The existing wall signs have the maximum 75 square feet allowed by the Zoning Ordinance. Withdrew without prejudice
3078	Chris Hardie	164 Union Street and 14 Erin Way		Sheet 50, Block 535, Lot 48 Sheet 46, Block 535, Lot 14			R-1	1/22/2010	cont. to 2/24/10	2/24/2010	2/24/2010	to straighten out a lot line between two neighbors Approved
3079	Paul and Collette Murphy	57	Harding Avenue	16	216	6	R-1	2/2/2010	3/3/2010	3/3/2010	3/3/2010	convert a 1 1/2 story single family into a 2 story building. Approved

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3080	Michael Nervi	132	Pond Street	53	553	2	R-1	2/5/2010	3/3/2010	3/3/2010	3/3/2010	subdivide 1 lot into 2 lots. Approved
3081	Mike & Cherylanne Harkin	132	Union Street	46	529	6	R-1	2/5/2010	3/3/2010 cont. to 3/17/10	3/17/2010	3/17/2010	extend a nonconforming building by creating a mud room/laundry from the existing porch. Withdrawn
3082	Pamela J. Duprez	119	Fort Point Road	2	7	2	R-1	2/9/2010	3/3/2010	3/3/2010	3/3/2010	join the house to garage to allow access to existing room above garage. Approved
3083	Dong Doan Phan	31	Woodbine Road	30	391	16	R-1	2/26/2010	3/17/2010	3/17/2010	3/17/2010	to add a first floor and second floor addition to an existing non-conforming single family dwelling. Approved
3084	Cavern Rock Realty Trust	0/32	Oak Cliff Road	30	396	35	R-1	3/10/2010	5/19/2010			dimensional variance due to hardship because lot has 40 feet of frontage as required but narrows to 18.35 feet before it widens again.
3085	Mike & Cherylanne Harkin	132	Union Street	46	529	6	R-1	3/10/2010	4/7/2010	4/7/2010	4/7/2010	extend a nonconforming building by creating a mud room/laundry from existing porch and to extend the roof on the barn. Approved
3086	FCR Inc.	1159 and 1167 Washington Street and 71 Mutton Lane		35	447	7, 8, 9 & 10	B-1 and HT	3/30/2010	4/21/2010	4/21/2010	4/21/2010	remove a garage and replace it with a building about 40 by 75 feet associated with a repair garage. Approved
3087	Barry Drew	115	Pilgrim Road	4	26	10	R-1	4/10/2010	5/5/2010			construct and expand a deck to a single family house within the side yard setback.
3088	Patrick J. Corcoran	49	Fore River Avenue	4	50	2	R-1	4/9/2010	5/5/2010			add a second story with a roofed porch with an open deck on top, part of which lies within a 100 year floodplain.
3089	Daniel Buchanan	206	Lake Shore Drive	30	385	12	R-1	4/27/2010	5/19/2010			add a farmers porch on the front of the house within the front yard setback
3090	Ryder Development	1340	Washington Street	35	408	3	R-3	4/29/2010	5/19/2010			remove the single family dwelling and construct a mutli-family dwelling.

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3091	Moenes Elzeiny	126	Bridge Street	6	62	10	B-2	4/29/2010	5/19/2010			special permit for auto sales/repair garage.
3092	Francis X. & Phyllis E. Hayes	979	Pleasant Street	31	406	5	R-1	4/29/2010	5/19/2010			subdivide existing lot 5 containint 21,938 square feet and create two lots containing 11,223 sqare feet and 10,715 square feet and maintain required lot width and construct single family dwelling.