



City of Boston  
Board of Appeal

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*By City Clerk at 11:14 am, Nov 16, 2020*

THURSDAY, NOVEMBER 19, 2020

BOARD OF APPEAL

1010 MASS AVE, 5TH FLOOR

**ZONING ADVISORY SUBCOMMITTEE**

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON THURSDAY, NOVEMBER 19, 2020 BEGINNING AT 5:00 PM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS NOVEMBER 19, 2020 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

**PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:**

**THE NOVEMBER 19, 2020 HEARING WILL BE HELD VIRTUALLY VIA VIDEO TELECONFERENCE AND TELEPHONE VIA THE WEBEX EVENT PLATFORM.**

**Interested persons can participate in the hearing REMOTELY by going to <https://bit.ly/zbaNov19SChearing> or by calling 1-617-315-0704 and entering access code 173 854 4557.**

**If you wish to offer testimony on an appeal, please click <https://bit.ly/zbaNov19SCcomment> to sign up. Please provide your name, address, the address and/or BOA number of the appeal on which you wish to speak, and if you wish to speak in support of or opposition to the project.**

**For individuals who need translation assistance, please notify the Board at least 48 HOURS in advance either by signing up at <https://bit.ly/zbaNov19SCcomment>, calling 617-635-4775 or emailing [isdboardofappeal@boston.gov](mailto:isdboardofappeal@boston.gov).**

**The ZBA Ambassador will be available within the WebEx Event from at 4:00 PM to 5:00 PM to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via WebEx. Questions and/or concerns can also be emailed to the ZBA Ambassador at [zba.ambassador@boston.gov](mailto:zba.ambassador@boston.gov).**



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**If you wish to offer comment within the meeting platform, please use the “raise hand” function, if connected by video, or dial \*3, if connected by phone. The requester will be administratively unmuted and asked to state their name, address and comment. Comments will be limited as time requires.**

**IF YOU WISH TO OFFER TESTIMONY ON AN APPEAL, PLEASE LOG IN TO THE HEARING NO LATER THAN 4:30 PM TO ENSURE YOUR CONNECTION IS PROPERLY FUNCTIONING.**

**MEMBERS OF THE COMMUNITY ARE STRONGLY ENCOURAGED TO HELP FACILITATE THE VIRTUAL HEARING PROCESS BY EMAILING LETTERS IN SUPPORT OF OR OPPOSITION TO AN APPEAL TO [isdboardofappeal@boston.gov](mailto:isdboardofappeal@boston.gov) IN LIEU OF OFFERING TESTIMONY ONLINE. PLEASE SUBMIT ALL WRITTEN TESTIMONY AT LEAST 48 HOURS IN ADVANCE OF THE HEARING.**

**THE RECOMMENDATIONS OF THE SUBCOMMITTEE WILL BE VOTED ON BY THE FULL BOARD ON TUESDAY, DECEMBER 1, 2020. APPELLANTS APPEARING FOR THE SUBCOMMITTEE HEARING DO NOT NEED TO BE PRESENT FOR THE DECEMBER 1, 2020 HEARING UNLESS EXPLICITLY INSTRUCTED BY THE BOARD.**



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## **HEARINGS: 5:00 PM**

**Case: BOA-1110114 Address: 7-9 Putnam Street Ward: 2 Applicant: Jeffrey M. Wolf**

**Articles: Article 62,Section 8 Insufficient rear yard setback 15' min required Article 62,Section 8 # of allowed stories has been exceeded 3 habitable stories max Article 62, Section 25Roof Structure Restrictions " Dormers" creating a 3 1/2 story structure**

**Purpose: Work at Unit 9: Renovate entire home according to attached plans and contract: New wall, insulation, electrical and plumbing, HVAC, Appliances, Floors, Fixtures, Paint, Windows and Doors, Bathrooms and Kitchen.**

**Case: BOA-1112796 Address: 43 Cook Street Ward: 2 Applicant: Matthew Wicker**

**Articles: Art. 62 Sec. 08 Insufficient rear yard setback 15' Min setback req. on a shallow lot (2nd story porch)  
Art. 62 Sec. 08 Insufficient side yard setback 2.5' setback req.**

**Purpose: Install dormer in the rear and patio/deck in the rear yard as per plans.**

**Case: BOA-1115015 Address: 7 Claremont Park Ward: 4 Applicant: Gerad Allen**

**Article: Article 64, Section 9 Town House/Row House Extension into Rear Yard Row house extension into rear yard is conditional**

**Purpose: This is a request to Amend permit number ALT1082116. More specifically, we are requesting that the approval of two 16' x 3' steel balconies be increased to 16' x 5' (4th level) and 16' x 6' (third level) and reconnect said fire escape decks to the adjacent building 5 Claremont Pk. The cost is reflected on permit number SF1041290, which has been paid.**

**Case: BOA-1097582 Address: 11 HF Claremont Park Ward: 4 Applicant: The Newt, LLC**

**Article: Article 64, Section 9.4 Town House/Row House Extension 2nd occupied story above street grade/3rd story above rear grade**

**Purpose: AMEND ALT1043959 to construct a Rear deck (2nd story above street grade).**

**Case: BOA-1070834 Address: 537 East First Street Ward: 6 Applicant: Kerri Slavin**

**Article: Art. 68 Sec. 07 Use Regs. Hair salon use is a forbidden use in this MFR zoning subdistrict**

**Purpose: Change occupancy to Beauty Shop per First Street NDA. No work to be done. E PLAN**

**Case: BOA-1117419 Address: 28 Woodward Street Ward: 7 Applicant: Zuren Tai Zhang**

**Articles: Art 68 Sec 29 Roof Structure Restrictions Roof structures restricted district Art 68 Sec 8 Side yard setback is insufficient Art 68 Sec 8 Rear yard setback is insufficient Art 68 Sec 8 Height requirement is excessive**

**Purpose: Roof deck**

**Case: BOA-1114533 Address: 1A Cottage Street Ward: 7 Applicant: Ran Long**

**Article: Article 68, Section 29 Roof Structure Restrictions Exceeding prior building height: 2 story. Proposing: 4 story**

**Purpose: Proposed 2 story addition and renovate as per plans. [ePlan] > BOA**



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**Case: BOA-1123936 Address: 13 Fox Point Road Ward: 13 Applicant: James Giordani**

**Articles: Article 65, Section 9 Insufficient lot size 7,000sf req. (New dwelling as "other use" on vacant lot), Article 65, Section 9 Insufficient lot width 70' req., Article 65, Section 9 Insufficient lot width frontage 70' req., Article 65, Section 9 Insufficient front yard setback 15' req., Article 65, Section 9 Insufficient side yard setback 12' Req., Article 65, Section 9 Insufficient rear yard setback 15' req.**

**Purpose: Construct a 2 car garage on accessory/2nd lot. [ePlan]**

**Case: BOA-1122443 Address: 11 Hartford Street Ward: 13 Applicant: Benjamin Ha**

**Articles: Article 50, Section 29 Bldg Height Excessive (Feet) Article 50, Section 29 Side Yard Insufficient Article 50, Section 43 Off-Street Parking & Loading Req**

**Purpose: Changing a single family to a two family residence. The changes to the building include a small addition and additional egress at the rear of the building. Also, the basement will be finished and we will perform other interior special alterations. BOA**

**Case: BOA-1051271 Address: 654 Washington Street Ward: 17 Applicant: Caridad M. Sanchez**

**Article: Article 65 Section 15 Use Regulations Beauty Salon: Conditional use**

**Purpose: Change Occupancy to Beauty Salon, all work done in SF1036978.**

**Case: BOA-1050234 Address: 25 Larchmont Street Ward: 17 Applicant: Neville Walker**

**Articles: Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient**

**Purpose: Remove and replace 1st Floor Front Porch and construct a new 2nd Floor Front Porch as per plans.**

**Case: BOA1112586 Address: 66 Alban Street Ward: 17 Applicant: Timothy Johnson**

**Articles: Article 65, Section 8 Use Regulations 2 family use: Forbidden Article 65, Section 9 Lot Width Insufficient required: 70' Existing: 60' Article 65, Section 9 Lot Frontage Insufficient required: 70' Existing: 60' Article 65, Section 9 Rear Yard Insufficient Required: 50' Proposed: 37.7'**

**Purpose: Change occupancy from 1-Family to 2 Family Dwelling. Owner Occupied and Erect new garage addition as per plans submitted. \*eplan >BOA**

**Case: BOA-1110887 Address: 5 Crandall Street Ward: 18 Applicant: Tom R Counts**

**Articles: Article 67, Section 9 Floor Area Ratio Excessive Article 67, Section 9 Bldg Height Excessive (Stories) Article 67, Section 9 Side Yard Insufficient Article 67, Section 9 Rear Yard Insufficient**

**Purpose: Confirm occupancy as single family dwelling and extend living space to attic by renovating attic to master bedroom with a bathroom as per plans. Homeowner Waiver**

**Case: BOA-1016610 Address: 22 Hopewell Road Ward: 18 Applicant: Laurel Prentice**

**Articles: Article 10, Section 1 Limitation of Area Limitation of Area of Accessory Uses Article 69 Section 29.4 Off Street Parking Location Location of Off Street Parking**

**Purpose: Off Street Parking for Two Vehicles.**



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**Case: BOA-1120997 Address: 16 Faraday Street Ward: 18 Applicant: Sean Smith**  
**Article: Article 69 Section 9 Insufficient side yard setback 10' required**  
**Purpose: Remove existing roof and construct a new floor and new roof, per attached drawings.**

**Case: BOA-1097598 Address: 491 Metropolitan Avenue Ward: 18 Applicant: Pulgini & Norton, LLP**  
**Articles: Article 69, Section 8 Use: Forbidden 2F in 1F Zone Article 69, Section 9 Floor Area Ratio Excessive 0.7; 0.5 max Article 69, Section 9 Usable Open Space Insufficient 3600sqft req'd Article 69, Section 9 Side Yard Insufficient 8.5' at dormer; 8.75' req'd (Narrow Lot) Article 69, Section 9 Rear Yard Insufficient 28.1' avg; 40' avg req'd. 24.6'; 30'min (Non Parallel Lot Line) Article 69 Section 29 Off Street Parking & Loading Req 2 add'l req'd plus maneuverability.**  
**Purpose: Change of occupancy from single family to two family dwelling. Proposed renovations with building additions to rear and side. New deck above existing front enclosed porch foot print. [eplan]**

**Case: BOA-1092526 Address: 354 Belgrade Avenue Ward: 20 Applicant: Wellington Rossi**  
**Articles: Article 67, Section 9 Floor Area Ratio Excessive 0.6; 0.5max Article 67, Section 9 Side Yard Insufficient 5.3'; 10' min Article 67, Section 9 Rear Yard Insufficient**  
**Purpose: The contractor shall provide the labor and material for an addition over the existing first floor living room. Demo and renovate the existing kitchen, expand the existing living room area, and build a new exterior deck with set of stairs. This includes mechanical work, finish carpentry, and exterior**

**Case: BOA-1101787 Address: 34 Cass Street Ward: 20 Applicant: Dermot Power**  
**Article: Article 56. Section 8 Side Yard Insufficient**  
**Purpose: Construct new rear dormer in an existing single family dwelling. Add new bedroom and bathroom. [ZBA ePlan]**

**Case: BOA-1110053 Address: 29R Meredith Street Ward: 20 Applicant: William Roberts**  
**Article: Article 56, Section 8 Article 2a , 8 ft min from accessory structure**  
**Purpose: Amend ERT507225. Construct a portion of exterior deck measuring approximately 6ft x 8ft between existing rear door landing and exterior deck on top of accessory building (garage). See attached letter to ISD dated July 1, 2020. [ePlan]**

**Case: BOA-1092470 Address: 49 Undine Road Ward: 22 Applicant: Boris Aronchik**  
**Articles: Article 51 Section 9 Front Yard Insufficient Article 51 Section 9 Side Yard Insufficient Article 51, Section 57 Application of Dimensional Req Conformity with Existing Building Alignment**  
**Purpose: To put an Accessory Building in the form of a Carport / Garage on the existing driveway. E Plans**



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**RE-DISCUSSIONS: 5:00 PM**

**Case: BOA- 1093721 Address: 78 Washington Street Ward: 2 Applicant: Patrick Myers**

**Articles: Article 62, Section 8 Excessive F.A.R. Article 62, Section 25 Roof Structure Restrictions**

**Purpose: Change occupancy from a two family to a one family. The proposed project includes the renovation & expansion of an existing garage and mudroom, while incorporating a new roof deck above the garage, a kitchen extension above the mudroom and a new staircase to connect first floor and garden level. (Previously separate apartments).**

**Case: BOA- 1057679 Address: 18 Bichcroft Road Ward: 18 Applicant: Said Ennaya**

**Article: 69(69-9: Bldg Height excessive (stories), Side yard insufficient & Rear yard insufficient)**

**Purpose: Legalize all work not on permit # SF 890899, add third floor, and front deck conforming to the new drawings submitted, new electric and heating system.**

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