



City of Boston
Board of Appeal

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THURSDAY, FEBRUARY 11, 2021

BOARD OF APPEAL

1010 MASS AVE, 5TH FLOOR

ZONING ADVISORY SUBCOMMITTEE

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON THURSDAY, FEBRUARY 11, 2021 BEGINNING AT 5:00 PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS FEBRUARY 11, 2021 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE FEBRUARY 11, 2021 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 <http://bit.ly/zbaFeb11SChearing> or by calling 1-617-315-0704 and entering access code 179 158 4588.

If you wish to offer testimony on an appeal, please click <http://bit.ly/zbaFeb11SCcomment> 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 <http://bit.ly/zbaFeb11SCcomment>, calling 617-635-4775 or emailing 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.



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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 IN LIEU OF OFFERING TESTIMONY ONLINE. PLEASE SUBMIT ALL WRITTEN TESTIMONY AT LEAST 48 HOURS IN ADVANCE OF THE HEARING. WHEN DOING SO, PLEASE INCLUDE IN THE SUBJECT LINE THE BOA NUMBER, THE ADDRESS OF THE PROPOSED PROJECT AND THE DATE OF THE HEARING.

THE RECOMMENDATIONS OF THE SUBCOMMITTEE WILL BE VOTED ON BY THE FULL BOARD ON TUESDAY, FEBRUARY 23, 2021. APPELLANTS APPEARING FOR THE SUBCOMMITTEE HEARING DO NOT NEED TO BE PRESENT FOR THE FEBRUARY 23, 2021 HEARING UNLESS EXPLICITLY INSTRUCTED BY THE BOARD.



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HEARINGS: 5:00 PM

**Case: BOA-970452 Address: 1 Brigham Street Ward: 1 Applicant: Lily Zhuang
Articles: Article 53 Section 9 Dimensional Regulations Open Space Article 53 Section 57 Application of Dimensional Req (5) Visibility across a corner lot Article 53 Section 56.5.a Parking maneuverability Design
Purpose: Parking for 1 car.**

**Case: BOA- 1145820 Address: 5-5A Franklin Street Ward: 2 Applicant: Jason Raisner
Articles: Article 63, Section 20 Roof Structure Restrictions Access Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg.Extension of Nonconforming Height of structure increase <25% 35' max
Purpose: Adding roof deck and access stair. *2 Family ERT451996/2016**

**Case: BOA-1129072 Address: 18 Ferrin Street Ward: 2 Applicant: Timothy Sheehan
Articles: Article 62, Section 12 Roof Structure Restrictions Article 62, Section 8 Excessive F.A.R. 2.0 max. Article 62,Section 8 Insufficient rear yard setback 15' max allowed on a shallow lot Article 62,Section 8 Insufficient side yard setback 2.5' min. req.
Purpose: Construct a second floor rear walk in closet addition over an existing first floor plan. [ZBA ePlan]**

**Case: BOA1128906- Address: 32 Pleasant Street Ward: 2 Applicant: Timothy Sheehan
Article: Article 62, Section 8 Excessive F.A.R
Purpose: This is the conversion of an existing uninhabited basement into habitable space. There will be windows along with egress / light wells along with a bathroom added. ZBA approval will be required because we will exceed allowable F.A.R. with the additional habitable area.**

**Case: BOA- 1132953 Address: 25 Greenbrier Street Ward: 15 Applicant: Nilton Amando
Articles: Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9 Side Yard Insufficient
Purpose: Adding a deck on the second floor.**

**Case: BOA-1071906 Address: 93 Barry Street Ward: 15 Applicant: David Choi
Articles: Art. 65 Sec. 9 Residential Dimensional Reg.s Floor area ratio is excessive Art. 65 Sec. 9 Residential Dimensional Reg.s Height requirement is excessive (2 1/2 stories max. allowed) Art. 65 Sec. 9 Residential Dimensional Reg.s Usable open space requirement is insufficient Art. 65 Sec. 9 Residential Dimensional Reg.s Side yard setback requirement is insufficient Art. 65 Sec. 9 Residential Dimensional Reg.s Rear yard setback requirement is insufficient, Art. 65 Sec. 41 Off street parking requirements Off street parking requirement is insufficient
Purpose: Change occupancy from Church to a two family dwelling unit. Add 2nd and attic floors.**

**Case: BOA-1143815 Address: 133 Florence Street Ward: 19 Applicant: Kara Bonanni
Article: Article 67, Section 9 Side Yard Insufficient
Purpose: On first floor, add a bathroom and a laundry room, to allow an elderly couple to access easily the bathroom from their first floor bedroom; there is no bathroom on first floor at present.**



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Case: BOA-1119524 Address: 15-17 Arborough Road Ward: 20 Applicant: Dennis Patch

Article: Article 67, Section 9 Floor Area Ratio Excessive

Purpose: Extend unit one into basement. Finish existing basement with 7'2" ceilings. Remodel Bathroom, remodel 2 existing bedrooms, new finishes, electric, plumbing, HVAC for living room, laundry, Study. Add and expand window and door openings for egress.

Case: BOA- 1143220 Address: 34-36 Guernsey Street Ward: 20 Applicant: Virginia Tierney

Article: Article 67, Section 9 Floor Area Ratio Excessive 0.6 > 0.5max

Purpose: Confirm as Two family condominium with two units. The first floor unit includes a garage which cannot be used as a garage as access is from the back yard. We would like to convert it to a master bedroom / bath with access via stairs in the kitchen without side access to back yard.

Case: BOA-1065948 Address: 44 Worley Street Ward: 20 Applicant: Richard McDermott

Articles: Article 56, Section 7 Use Regulations Extension of non conforming use (2 family) Article 56, Section 8 Bldg Height Excessive (Stories) Allowed: 2.5 Proposed: 3

Purpose: Add a Dormer on left side of the house approx 11' x 11 1/2". Amendment to ALT1019953.

Case: BOA-1142855 Address: 10 Westbourne Street Ward: 20 Applicant: Paul Cronin

Articles: Article 67, Section 9 Insufficient rear yard setback (40' required) Article 67, Section 9 # of allowed stories exceeded (2.5 story max.)

Purpose: Renovate interior of house, renovation of bathrooms, bedrooms and adding shed dormer in rear, Install new siding on House.

Case: BOA-1082196 Address: 35 Hunnewell Avenue Ward: 22 Applicant: Robert Manley

Articles: Article 51, Section 9 Bldg Height Excessive (Stories) Article 51, Section 9 Side Yard Insufficient Article 51, Section 9 Rear Yard Insufficient

Purpose: Demo interior of 2nd & 3rd floor. Remove existing roof & dorm on the third floor in order to create more space to accommodate new floor plan submitted. Enclose back porch on 2nd floor & add new staircase on outside of house from 1st floor to 3rd floor.



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RE-DISCUSSION: 5:00 PM

Case: BOA-999494 Address: 6 Mount Vernon Avenue Ward: 2 Applicant: Timothy Burke

Article: Article 09-sec 1, Article 62-sec 25, Article 62-sec 8

Purpose Amend permit to construct a new dormer on rear of house with roof deck above. Access to roof deck from new stair and hatch. Work includes new framing, cladding, windows, decking, roof hatch and railings. Work includes associated electrical, plumbing and mechanical work.

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.