



City of Boston
Board of Appeal

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THURSDAY, MARCH 18, 2021

BOARD OF APPEAL

1010 MASS AVE, 5TH FLOOR

ZONING ADVISORY SUBCOMMITTEE

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON THURSDAY, MARCH 18, 2021 BEGINNING AT 5:00 PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS MARCH 18, 2021 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE MARCH 18, 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/zbaMar18SChearing> or by calling 1-617-315-0704 and entering access code 129 533 0009.

If you wish to offer testimony on an appeal, please click <http://bit.ly/zbaMar18SCcomment> 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/zbaMar18SCcomment>, calling 617-635-5300 or emailing zba.ambassador@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, MARCH 23, 2021. APPELLANTS APPEARING FOR THE SUBCOMMITTEE HEARING DO NOT NEED TO BE PRESENT FOR THE MARCH 23, 2021 HEARING UNLESS EXPLICITLY INSTRUCTED BY THE BOARD.



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HEARINGS: 5:00 PM

Case: BOA-1130472 Address: 754-756 East Sixth Street Ward: 6 Applicant: Kevin Platt
Articles: Art 68 Sec 08 Rear yard setback is insufficient
Purpose: Erect a deck at rear of property according to plans attached..

Case: BOA-1151698 Address: 252 West Third Street Ward: 6 Applicant: Drew Lloyd
Articles: Art 68 Sec 29 Roof Structure Restrictions Roof structures restricted district Art 68 Sec 8 Rear yard setback requirement is insufficient
Purpose: To erect a roof deck.

Case: BOA-1157542 Address: 6 Viking Street Ward: 7 Applicant: Jeremy Sears
Articles: Art. 68 Sec. 33 Off Street Parking Req. Off street parking required for the new unit is insufficient Art. 68 Sec. 08 Side yard setback requirements is insufficient Art. 68 Sec. 08 Rear yard setback requirements is insufficient Art. 68 Sec. 08 Usable open space requirements is insufficient Art. 68 Sec. 08 Floor area ratio is excessive Art. 68 Sec. 08 Lot area for the add'l dwelling unit is insufficient
Purpose: Full renovation 2 families. Legal occupancy is single family. Change occupancy to a 2 family.

Case: BOA-1111651 Address: 165 Harvard Street Ward: 14 Applicant: Willston Johnson
Article: Article 60, Section 9 Rear Yard Insufficient Required: 30' Proposed: 7.5'
Purpose: Floor addition (extension of bedroom and addition of bathroom).

Case: BOA- 1118842 Address: 28 Hill Top Street Ward: 16 Applicant: Deborah Nee
Articles: Art. 09 Sec. 01 Extension of Non Conforming Use Existing non conforming 2 family in a 1F 5000 district Article 65, Section 9 Floor Area Ratio Excessive Max. allowed: 0.5 Existing: 0.69 Proposed: 0.76 Article 65, Section 9 Front Yard Insufficient Required: 15' Existing 9.6' but enclosing front decks Article 65, Section 9 Side Yard Insufficient Required: 10' Proposed:5.5' (Backyard decks) Article 65, Section 9 Rear Yard Insufficient Required: 20' Proposed: 15.1' (Backyard decks) Article 65, Section 9 Bldg Height Excessive (Stories) Max. allowed: 2.5 Proposed: 3
Purpose: Remodel kitchens and baths, remove and replace some windows and doors. Repair or replace deck as needed with existing footprint.

Case: BOA-1149775 Address: 7 Mather Street Ward: 16 Applicant: Mardai Buchan
Articles: Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient
Purpose: Demo Existing Front Porch and build new 2 level front porch in same footprint.

Case: BOA-1153476 Address: 27 Lenoxdale Avenue Ward:16 Applicant: Michelle Clough
Articles: Art. 65 Sec. 9 Floor Area Ratio: Excessive Art. 65 Sec. 9 Height: Excessive Art. 65 Sec. 9 Front yard: Insufficient Art. 65 Sec. 9 Side yard: Insufficient
Purpose: Attic expansion and dormer addition to an existing 1,324 SF house. The new space in the attic will include two (2) bedrooms and a new bathroom.



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**Case: BOA- 1158667 Address: 1616 Dorchester Avenue Ward: 16 Applicant: 1616 Dorchester Avenue, LLC
Article: Article 6, Section 4. Other Cond Necc as Protection**

Purpose: File to remove Proviso for Tri Seafood only (BOA461010) to the new operator Yong Shun, Inc. dba Shaking Seafood. No work to be done.

**Case: BOA- 1131843 Address: 35 Roslin Street Ward: 17 Applicant: Shawn Duhamel and Nicole Duhamel
Article: Article 65, Section 9 Rear Yard Insufficient**

Purpose: Move Garden shed to new location as laid out in the drawings, build new one story addition as per plans, upgrade kitchen cabinets and countertops upgrade plumbing and electrical fixtures.

Case: BOA-1135712 Address: 26 Orchard Street Ward: 18 Applicant: Matthew Veerman

Articles: Article 69, Section 9 Front Yard Insufficient Article 69, Section 9 Side Yard Insufficient

Purpose: Proposed construction is converting a 1 1/2 story single family cape to a 2 1/2 story single family cape. First floor alterations include the removal of two walls. Second floor consist of 3 beds 1 bath. The attic floor will contain a bedroom and a family room. Exterior comprises a rear porch.

Case: BOA- 1151329 Address: 64 Radcliffe Road Ward: 18 Applicant: Vanessa Denaud

Articles: Article 69 Section 9 Lot Area for Additional Dwelling Units Insufficient Article 69 Section 9 Usable Open Space Insufficient Article 69 Section 29 Off Street Parking & Loading Req Off Street Parking Insufficient

Purpose: Change of Occupancy from a Single Family Dwelling to a Two (2) Family Dwelling. Renovation is completed, one floor added with 3 bedroom, 2 bathroom to the existing floor, the existing permit Number of the alteration #ALT 893962.

Case: BOA- 1155715 Address: 28 Rosebery Road Ward: 18 Applicant: Derric Small

Articles: Article 69 Section 29 Off Street Parking & Loading Req Off street parking is insufficient. Article 69, Section 9 Lot Area Insufficient Article 69, Section 9 Usable Open Space Insufficient Article 69 Section 9 Floor area ratio is excessive

Purpose: Change of Occupancy from a one family dwelling to a two family dwelling.

Case: BOA-1152298 Address: 59-61 Archdale Road Ward: 19 Applicant: Fatiha Rakeb

Article: Article 67, Section 9 Usable open space is insufficient

Purpose: To create 1 off street parking at the backyard, pave. A company will do the curve. Waiting for your approval.

Case: BOA- 1153363 Address: 36 Miami Avenue Ward: 20 Applicant: Brian Carlson

Articles: Article 56, Section 8 Excessive F.A.R. Article 56, Section 8 Insufficient rear yard setback

Purpose: Proposed second story addition at rear for new master suite, as per plans. Permit set to be submitted upon ZBA approval.



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Case: BOA- 1149440 Address: 59 Dwinell Street Ward: 20 Applicant: Emily Ryan

Article: Article 56, Section 8 # of allowed habitable stories exceeded

Purpose: Cut off existing roof and frame new walls and roof for third floor addition according to drawings. Wire new bedroom and bathroom. Run new cooling and heating system for the new space. Insulate all walls and roof rafters. Provide new windows according to drawings. New rake boards and vinyl siding.

Case: BOA-1157053 Address: 58 Montclair Avenue Ward: 20 Applicant: Kathleen & James Henry

**Articles: Art. 09 Sec. 01 **Extension of Non Conforming Use Extension of non conforming use is conditional
Art. 56 Sec. 8 Left Side Yard insufficient Required side yard setback is insufficient**

Purpose: Addition of a family room at the rear of the property as well as a remodel of the existing kitchen and half bath. The current residence is already existing non conforming and sits in the side setback. The addition will as well and we will need a variance.

Case: BOA-1065297 Address: 16 Dustin Street Ward: 22 Applicant: Alex Norman

Article: Article 51, Section 9 Floor Area Ratio Excessive

Purpose: Amendment to ALT399170. Built out basement according to submitted floor plan.

RE-DISCUSSION: 5:00 PM

Case: BOA-1124052 Address: 181 Maple Street Ward: 20 Applicant: Kendall Dacey

Articles: Article 56, Section 8 Front Yard Insufficient Article 56, Section 8 Side Yard Insufficient

Purpose: Single Family Building; adding front porch and rear addition to the existing building in order to create another bedroom and bathroom in the home. EPLAN

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.

BOARD MEMBERS:

CHRISTINE ARAUJO-CHAIR

MARK FORTUNE-SECRETARY

ERIC ROBINSON

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.