



City of Boston
Board of Appeal

THURSDAY, August 19, 2021

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE
REVISED AGENDA

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON AUGUST 19, 2021 BEGINNING AT 5:00 PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS AUGUST 19, 2021 SUBCOMMITTEE HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE AUGUST 19, 2021 SUBCOMMITTEE HEARING WILL BE HELD VIRTUALLY VIA VIDEO TELECONFERENCE AND TELEPHONE VIA THE WEBEX EVENT PLATFORM.

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CITY CLERK'S OFFICE
2021 AUG 16 10:45
BOSTON, MA

Interested persons can participate in the hearing REMOTELY by going to <https://bit.ly/zbaAugust19SChearing> or by calling 1-617-315-0704 and entering access code 179 870 1748.

If you wish to offer testimony on an appeal, please click <https://bit.ly/August19SCComment> 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/August19SCComment> calling 617-635-5300 or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the WebEx Event from at 4:00PM to 5:00PM 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.

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.



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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 ZBAPublicInput@boston.gov IN LIEU OF OFFERING TESTIMONY ONLINE OR FROM BPDA BOARD ROOM. IT IS STRONGLY ENCOURAGED THAT WRITTEN COMMENTS BE SUBMITTED TO THE BOARD AT LEAST 48 HOURS PRIOR TO 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.



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HEARINGS: 5:00 P.M

Case: BOA-1194620 Address: 33 Bartlett Street Ward: 2 Applicant: Timothy Sheehan

Articles: Art. 62 Sec. 25 Roof Structure Restrictions Article 62, Section 8 Side Yard Insufficient

Purpose : This is the renovation of an existing third floor attic. The renovated space will consist of a master bedroom along with bath and guest bedroom. The existing gable roof will be enlarged with the addition of shed and gable dormers.

Case: BOA-1190278 Address: 252 Bunker Hill Street Ward: 2 Applicant: 252 Bunker Hill Street Condo Trust

Articles: Art. 62 Sec. 25 Roof Structure Restrictions Art. 09 Sec. 01 Extension of Non Conforming Use Article 62, Section 14 Rear yard setback requirements is insufficient

Purpose : Demo sections of existing roof. Add new dormers, windows, roofing and siding. Please note that new dormer height will be lower than the existing ridge/shed roof height.

Case: BOA-1193432 Address: 41 Monument Avenue Ward: 2 Applicant: Timothy Sheehan

Articles: Article 62, Section 8 Bldg Height Excessive (Feet) Article 62, Section 25 Roof Structure Restrictions Article 9 Section 1 Extension of Nonconforming Use

Purpose : This is for a 20' wide x 26' long new roof deck accessed via a roof hatch.

Case: BOA-1173917 Address: 36 Baldwin Street Ward: 2 Applicant: Kelly Parvani

Articles: Art. 62 Sec. 25 Roof Structure Restrictions

Purpose : Create new master bedroom with walk in closet and bathroom in attic space. Extending living space into the attic and construct dormers in accordance with the submitted plans.

Case: BOA-1179009 Address: 70 Russell Street Ward: 2 Applicant: Timothy Sheehan

Articles: Article 62, Section 8 Floor Area Ratio Excessive

Purpose : Extend living space to basement for Unit #1. There will be exterior window replacement / enlargement. Level 2 work area will be under 50% of total building area No sprinklers will be required

Case: BOA-1192874 Address: 123 Pembroke Street Ward: 4 Applicant: Sean Kennedy

Articles: Article 64, Section 9.4 Town House/Row House Extension

Purpose : Construct rear deck at parlor level per plans. Construct roof deck per plans. Amendment to ALT1156723.

Case: BOA#1194422 Address: 123 Pembroke Street Ward: 4 Applicant: Sean Kennedy

Purpose: Construct rear deck at parlor level per plans. Construct roof deck per plans. Amendment to ALT1156723.

Articles: Violation Description Violation Comments 9th 780 CMR 1011 Stairways 1011.12.2 Roof access. Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse comply with Section 1510.2.

Case: BOA- 1215852 Address: 892 East Broadway Ward: 6 Applicant: Brian Donovan

Articles: Article 68, Section 7 Use Regulations-Accessory pool conditional.

Purpose : Building a pool in my backyard.

Case: BOA-1126695 Address: 168 Humboldt Avenue Ward: 12 Applicant: Carlos Martins

Articles: Art. 50 Sec 29 Side Yard Insufficient Art. 50 Sec 29 Rear Yard Insufficient

Purpose : Reframe roof where damaged by the fire reframe exterior wall damaged by fire new plumbing, new electrical, new hardwood floor remove and replace siding and windows, painting.

Case: BOA-1164411 Address: 48 Boutwell Street Ward: 16 Applicant: Brian Kelly

Articles: Article 65, Section 32 NDOD Review Required Article 65, Section 9 Floor Area Ratio Excessive

Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Side Yard Insufficient

Purpose : Renovation to an existing 2 family house, including the addition of two (2) shed dormers in the existing attic. Project will also include adding living area to the basement and a new 2 story deck with stairs at the back of the house.



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Case: BOA-1157678 Address: 41 Rockwell Street Ward: 17 Applicant: Alex Lawrence

Articles: Art. 65 Sec. 9 Side yard requirement is insufficient

Purpose : Build new addition as per plans Interior renovation as per plans.

Case: BOA- 1180983 Address: 24 Dodge Road Ward: 18 Applicant: Jean Ernest Marc

Articles: Art. 69 Sec. 30.5 Side Wall Unparallel to Lot Article 69, Section 9 Floor Area Ratio Excessive

Purpose : Adding a one car garage to the side and more living square footage to the rear of the house.

Case: BOA-1183955 Address: 20 Clare Avenue Ward: 18 Applicant: Norberto Leon

Articles: Art. 88 Sec. 04 Design Review Req. Art. 67 Sec. 09 Side Yard Insufficient

Purpose: New porch and bedroom addition at front of house, extension of habitable space.

Case: BOA-1190438 Address: 9 McDonough CT Ward: 18 Applicant: Timothy Burke

Articles: Article 69, Section 9 Floor Area Ratio Excessive Article 69, Section 9 Rear Yard Insufficient

Purpose : Construct new Second Floor addition for new bedroom and bathroom. Install new Hall bathroom and alter existing partition layout. Work includes associated mechanical, plumbing and electrical work.

Case: BOA- 1198930 Address: 10 Crandall Street Ward: 18 Applicant: Michael

Articles: Art. 67, Sec. 28 Design review required Article 67, Section 9 Rear Yard Insufficient

Article 67, Section 9 Side Yard Insufficient Article 67, Section 9 Front Yard Insufficient Article 67, Section 9 Bldg Height Excessive (Stories) Article 67, Section 9 Floor Area Ratio Excessive

Purpose : Third floor dormer; third floor insulation and finishes; heat pump installation; siding repair; and associated tasks.

Case: BOA-1184268 Address: 80 Prince Street Ward: 19 Applicant: Henry Spitzer

Articles: Article 55, Section 9 Floor Area Ratio Excessive

Purpose: Renovate basement for small office, mechanical room and play area. Renovate existing 1/2 bath in basement.

Case: BOA-1184465 Address: 11 Bertson Avenue Ward: 20 Applicant: Robert Reissfelder

Articles: Article 56, Section 8 Floor Area Ratio Excessive Article 56. Section 8 Side Yard Insufficient

Purpose : Add 8' Dormer for 2 floor bath.

Case: BOA-1211162 Address: 227 Manthorne Road Ward: 20 Applicant: Edward Coppinger

Articles: Article 56, Section 8 Floor Area Ratio Excessive Article 56. Section 8 Side Yard Insufficient

Purpose : Addition to single family residence per plans.

Case: BOA-1190582 Address: 45 Selwyn Street Ward: 20 Applicant: Michael Keane

Articles: Article 67, Section 9 Insufficient Side Yard setback -10' req.

Purpose : Take off existing second floor and roof and replace with new second floor and roof on existing footprint of house as per plans. Remodel whole house new kitchens and bathrooms, new siding, new windows, new electrical/plumbing/hvac.

Case: BOA-1197822 Address: 130 Greaton Road Ward: 20 Applicant: Beth Mclean

Articles: Article 56, Section 8 Floor Area Ratio Excessive Article 56, Section 8 Front Yard Insufficient Article 56, Section 8 Rear Yard Insufficient Article 56. Section 8 Side Yard Insufficient

Purpose : Adding a new floor and a rear addition to a single family home.

Case: BOA- 1185823 Address: 35 Foster Street Ward: 22 Applicant: Marc LaCasse

Articles: Article 51, Section 9 Floor Area Ratio Excessive

Purpose : Add living space into the basement for 2nd floor only (access through the front of main entrance for the 2nd floor only and not passing through a unit)



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Case: BOA-1208353 Address: 200 Faneuil Street Ward: 22 Applicant: Ruth Jean

Articles: Art. 10 Sec. 01 Limitation of parking areas -5' side yard buffer requirement Article 51, Section 56 Off Street Parking & Loading Req - Insufficient parking Art. 51 Sec. 56^Off street parking requirements - Maneuverability

Purpose : Moving residential driveway. Close one curb cut and open a new one on other side of the property.

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