



City of Boston
Board of Appeal

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THURSDAY, April 14, 2022

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE AGENDA

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON APRIL 14, 2022 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS APRIL 14, 2022 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE APRIL 14, 2022 HEARING WILL BE HELD VIRTUALLY VIA VIDEO TELECONFERENCE AND TELEPHONE VIA THE ZOOM WEBINAR EVENT PLATFORM.

Interested persons can participate in the hearing REMOTELY by going to <https://bit.ly/ZBAsubcommittee>. You may also participate by phone by calling into the Zoom Webinar at (312) 626-6799 and entering the Webinar ID: 977 9540 4707 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/April14Comment> 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/April14Comment> calling 617-635-4775 or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the Zoom Webinar Event from 4:00pm to 5:00pm to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via Zoom. 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 that should appear on the bottom of your screen, if connected by computer or device, or dial *9, if connected by phone. On a computer or device, you will receive a request to unmute yourself from the event host. You must select yes before you can speak. On a phone, you will hear a prompt that the event host is asking you to unmute yourself. You must press *6 to unmute yourself before you can speak. Commenters will be 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 4:00PM TO ENSURE YOUR CONNECTION IS PROPERLY FUNCTIONING.

The hearing can also be viewed via live-stream on the City’s website at <https://www.boston.gov/departments/broadband-and-cable/watch-boston-city-tv>. Closed captioning is available.

Interested persons who are unable to participate in the hearing remotely may make an appointment to appear in person at 1010 Massachusetts Avenue. Please notify the Board at least **48 HOURS** in advance either by calling 617-635-4775 or emailing isdboardofappeal@boston.gov for accommodations to be made. Individuals appearing at City Hall without an appointment will not be permitted to enter.

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-1283840 Address: 102 High Street Ward:2 Applicant: Concept Building, Inc

Article(s): Article 62, Section 25 Roof Structure Restrictions-Lower roof, roof deck

Purpose: Install 12x12' roof deck over existing first floor EPDM roof.

Case: BOA- 1283294 Address: 47-48 Snow Hill Street Ward: 3 Applicant: Ryan Medows

Article(s): Article 54, Section 10 Rear Yard Insufficient Article 54, Section 10 Floor Area Ratio Excessive

Article 54, Section 18 Roof Structure Restrictions

Purpose: Construct new 1 story vertical addition and roof deck on existing three story building. Upper unit 2 to be renovated

Case: BOA- 1299297 Address: 149 H Street Ward: 7 Applicant: Kenneth Woods

Article(s): Article 68, Section 29 Roof Structure Restrictions Article 68, Section 33 Off Street Parking & Loading Req- Off Street Parking Insufficient Article 68, Section 8 Floor Area Ratio Excessive Article 68, Section 8 Bldg Height Excessive (Feet) Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Add'l Lot Area Insufficient

Purpose: Change occupancy from a one to a two family dwelling. Proposed rear and vertical additions with rear and roof decks and renovate as per plans.

Case: BOA- 1261647 Address: 15 Meehan Street Ward: 11 Applicant: 15 Meehan Street LLC

Article(s): Article 55, Section 9 Floor Area Ratio Excessive Article 55, Section 9 Side Yard Insufficient

Article 55, Section 9 Rear Yard Insufficient Article 55, Section 41.1 Conformity Ex Bldg Alignment-Modal calculation not provided to verify compliance

Purpose: Increase living space and add extension for egress/porches at rear.

Case: BOA- 1287825 Address: 14 Victoria Street Ward: 13 Applicant: Henrik & Andrea Strandberg

Article(s): Article 65, Section 9 Side Yard Insufficient

Purpose: Extend existing dormer to the exterior wall for the stairway from 2nd to 3rd floor, to allow enough headroom to walk up or down the stairs.

Case: BOA- 1288317 Address: 69 Richview Street Ward: 16 Applicant: Matthew Murphy

Article(s): Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient

Purpose: Remodel Kitchen, 1st Fl bathroom addition, new rear deck addition.

Case: BOA- 1295401 Address: 19-21 Cheverus Road Ward: 16 Applicant: Jeremy Sears

Article(s): Article 65, Section 42.7 Side Yd of Certain Narrow Lots-No Side Yard in which there is a driveway providing access to off street parking or off street loading facilities required by this Article shall be less than ten (10) feet wide. Art. 10 Sec. 01 Limitation of parking areas - Proposed parking is within 5 feet of side lot line.

Purpose: Add two, non required, parking spaces located entirely in side yard in tandem configuration, for this existing two family.

Case: BOA-1301293 Address: 609 Adams Street Ward: 16 Applicant: Gabriella Solimando

Article(s): Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Front Yard Insufficient

Purpose: Remove existing one story 7'x22' addition including brick and stone frost wall and replace with reinforced concrete foundation, new exterior walls and Structural support beam. Add a second floor to the new addition for a bathroom accessed from master bedroom. Remove and replace kitchen cabinets and appliances. Remove existing bearing wall to open kitchen to living area and install Structural beam supported by new Structural columns installed on new footings in basement. Remove, expand and replace existing dormer attic. Upgrade existing 100amp electric service to 200 amp. Add air conditioning. New siding.



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Case: BOA-1245010 Address: 1224 Morton Street Ward: 17 Applicant: Tyrone Smith

Article(s): Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient

Purpose: Move the kitchen from the right side of the home to the left and extend the front wide and forward as to make it larger. The old kitchen will now be vacant with sliding doors and an outside bathroom on the side. Also raise the roof on the second level with a roof deck with sliding doors. Confirm as single family.

Case: BOA-1289733 Address: 38 Wellesley Park Ward: 17 Applicant: Paul Losordo

Article(s): Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories)

Purpose: Increase living area, renovation of unfinished space on partially finished 3rd floor, no structural or exterior changes, install bathroom, insulation, heating/cooling, lighting, branch power, CO/smoke, finishes and floor.

Case: BOA- 1258032 Address: 19 Webster Street Ward: 18 Applicant: Nathalie Fontanez

Article(s): Art. 69 Sec. 09 Dimensional Reg.-Lot area for the add'l dwelling unit is insufficient Art. 69 Sec. 09 Dimensional Reg.-Usable open space requirements is insufficient Art.80 Sec. 80E 2 Appl. of Small Project Review-Art. 80 Sec. 80E 2 (NDOD APPLICABILITY)

Purpose: Currently under Renovation (separate permit); change occupancy from a 1 family to a 2 family residence.

Case: BOA- 1282898 Address: 80 Poydras Street Ward: 18 Applicant: Gladys Frias

Article(s): Article 69, Section 9 Floor Area Ratio Excessive Article 69, Section 9 Side Yard Insufficient Article 69, Section 9 Rear Yard Insufficient

Purpose: Renovation of first unit and conversion from a single family to a two family residence. Demo interior and roof and rebuild with addition.

Case: BOA-1288989 Address: 160 Austin Street Ward: 18 Applicant: David Power

Article(s): Article 69, Section 9 Front Yard Insufficient Article 69, Section 9 Side Yard Insufficient

Purpose: Add a second floor addition to our home, which includes: Cantilever (1 foot) on the two long sides of the current residence. Overhanging deck on the back side (23.5' long by 2.1" wide). Squaring off corner on the front left side of the house to add additional living space (corner approximately size 5'x2').

Case: BOA- 1283265 Address: 26 Hawthorne Street Ward: 19 Applicant: Marion Simoneau

Article(s): Art. 67 Sec. 08 Use Regulations Applicable in Residential Sub Districts - Accessory office use: Forbidden

Purpose: Create a two room office space with half bath in the interior of existing garage. Windows and exterior doors are pre existing.

Case: BOA- 1281381 Address: 99-101A Franklin Street Ward: 22 Applicant: Owen Mack

Article(s): Article 51 Section 16 Use Regulations - two dwelling units is a conditional use in a LC 5 Sub district.

Purpose: Remove Proviso granted to this owner/occupant only under BZC17102, permit #3886/1994 and Change occupancy from Single Family w/art accessory use to mixed use: 2 family with Office Accessory use and one Retail (to better reflect actual use since 2010). Upgrade plumbing run and add bathroom to meet commercial code, replace damaged existing OH door.

RE-DISCUSSION: 5:00 P.M

Case: BOA-1289454 Address: 4 Cherokee Street Ward: 10 Applicant: John Pulgini

Article(s): Art. 59, Section 37 Off-Street Parking Insufficient - Off street parking requirement is insufficient Art. 59, Section 8 Floor area ratio is excessive Art. 59, Section 8 Height is excessive Art. 59, Section 8 Front yard setback is insufficient Art. 59, Section 8 Side yard setback is insufficient Art. 59, Section 8 Rear yard setback is insufficient

Purpose : Proposed renovation and dormer addition to change the use from a single family house to a two family, as per plans



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STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:

CHRISTINE ARAUJO-CHAIR
MARK FORTUNE-SECRETARY
HANSY BETTER BARRAZA

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