



City of Boston  
Board of Appeal

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THURSDAY, April 6, 2023

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

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**ZONING ADVISORY SUBCOMMITTEE**

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON APRIL 6, 2023 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS APRIL 6, 2023 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

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

**THE APRIL 6, 2023 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/SubcommitteeZBA>. You may also participate by phone by calling into the Zoom Webinar at (301) 715-8592 and entering the Webinar ID: 832 9388 9736 followed by # when prompted.**

**If you wish to offer testimony on an appeal, please click <https://bit.ly/April6Comment> 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/April6Comment>, calling 617-635-4775, or emailing [zba.ambassador@boston.gov](mailto: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](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 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.**

**Interested persons who are unable to participate in the hearing remotely may make an appointment to offer testimony. Please notify the Board at least 48 HOURS in advance either by calling 617-635-4775 or emailing [isdboardofappeal@boston.gov](mailto:isdboardofappeal@boston.gov) for accommodations to be made.**

**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](mailto:ZBAPublicInput@boston.gov) IN LIEU OF OFFERING TESTIMONY ONLINE. 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-1421688 Address: 1066 Bennington Street Ward: 1 Applicant: Raul Sanclemente**

**Article (s):** Art. 10 Sec. 01 Limitation of parking areas Art. 53 Sec. 09 Insufficient open space Art. 53 Sec. 09 Through lot results in two required front yards of open space. (front yard parking is not allowed)

**Purpose:** PARKING FOR 3 TOTAL CARS; Requesting two additional reduced sized compact motor vehicles in rear of through lot on ASHLEY street side to include expanding of existing curb cut. \*Modified scope of work 11/18/22 due to one existing space previously permitted in 2004.

**Case: BOA-1352188 Address: 88 Chelsea Street Ward: 1 Applicant: El Sabroson Taqueria**

**Article (s):** Art. 08 Sec. 03 Conditional Uses

**Purpose:** Remove proviso from previous BOA decision for this "Relief is limited to this Petitioner Only" for takeout under BOA 1018491 ALT1010508

**Case: BOA- 1424488 Address: 36 High Street Ward: 2 Applicant: Cameron Merrill**

**Article (s):** Art. 62 Sec. 19 Neighborhood Design Overlay Districts - NDOD Zoning overlays Art. 62 Sec. 25 Roof Structure Restrictions - Alteration of Existing Roof Profile Article 62,Section 8 Building Height (# of Feet) Excessive Art. 09 Sec. 01 Extension of Non Conforming Use - 3F 2000 3 story 35 foot height limit in this Zoning District. Proposed additional new floor area at 5th level of the building.

**Purpose:** We have Permit (SF1324564). After demo discovered we need to install new footings and steel beam in basement to replace rotted post and beam. Install new concrete floor in basement. Install new headers on all bathrooms. On top floor install LVL for opening for the skylight and stairs to equipment. Erect new roof deck with hatch access more than 30 inches.

**Case: BOA- 1399338 Address: 9 Sackville Street Ward: 2 Applicant: Eric Zachrison**

**Article (s):** Article 62, Section 8 Side Yard Insufficient

**Purpose:** Nominal fee requested to add one story and add area at the front of an existing single family home, and convert to a two family.

**Case: BOA- 1408580 Address: 24 Pleasant Street Ward: 2 Applicant: Grant Ewing**

**Article (s):** Art. 62 Sec. 62-25 Roof Structures Restricted

**Purpose:** Construct dormer addition per plans.

**Case: BOA- 1435497 Address: 11 Louisburg Square Ward: 5 Applicant: 11 Louisburg Square Nominee Trust**

**Article (s):** Article 13, Section 3 Nonconformity to Dimen Req - Existing Non Conforming FAR exceeds 2

**Purpose:** Original Permit # ALT1345472 Complete infill of rear ell atrium floor.

**Case: BOA-1394771 Address: 1002-1004 Tremont Street Ward: 9 Applicant: Bakalooa Kitchenette, Inc**

**Article (s):** Art. 06 Sec. 04 Other Protectional Conditions

**Purpose:** Removing proviso for new petitioner no work to be done.

**Case: BOA-1434938 Address: 9 Wenlock Road Ward: 16 Applicant: Graden Foley**

**Article (s):** Art. 65 Sec. 65 8 Floor Area Ratio excessive

**Purpose:** To renovate existing single family. Add an addition on the left side of the building & expand living space into the basement as per plans.

**Case: BOA-1409011 Address: 26 Greenview Avenue Ward: 19 Applicant: Robert Davol**

**Article (s):** Article 55, Section 9 Floor Area Ratio Excessive Article 55, Section 9 Bldg Height Excessive (Stories)

Article 55, Section 9 Usable Open Space Insufficient Article 55, Section 9 Side Yard Insufficient Article 55, Section 9 Front Yard Insufficient

**Purpose:** Installation of addition on rear of house as shown in drawings. Installation of dormer at attic location as shown in drawings. Reconfigure 1st and 2nd floor plans. New HVAC, electrical and plumbing systems throughout home.



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**Case: BOA- 1415260 Address: 4 Wallingford Road Ward: 21 Applicant: Hilltop Trust**

**Article (s):** Article 51, Section 9 Floor Area Ratio Excessive

**Purpose:** Partial demolition of partition walls, chimney demolition. Total renovation in both apartments, structural work according to drawings, kitchens and bathrooms relocation, new hardwood floors, Plumbing, HVAC, Electrical work. Insulation, sheetrock, plastering and painting work. Change Occupancy from a 1 Family to a 2 Family.

**Case: BOA-1382453 Address: 226 Harvard Avenue Ward: 21 Applicant: PF Supreme, LLC d.b.a Planet Fitness**

**Article (s):** Art. 08 Sec. 03 Conditional Uses - 1 Fitness center/gym in Community Commercial is a conditional use. 2 24hr operation Conditional also see article 9 1A

**Purpose:** Renovation of existing vacant space to combine existing tenant spaces on the 1st and 2nd floor to accommodate a multi level fitness center. Fitness center to operate 24 a day, 7days a week per business model. Change in use/occupancy.

**RE-DISCUSSION: 5:00 P.M**

**Case: BOA-1434811 Address: 18-20 Meridian Street Ward: 1 Applicant: Antinea Noguera**

**Article (s)** Art. 53 Sec. 11 Conditional - Large Take Out Restaurant Conditional

**Purpose:** Remove Proviso and grant to this Petitioner only (Notice of Decision 03-30-2021 BOA 1158518).



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BOARD MEMBERS:

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NORM STEMBRIDGE-SECRETARY  
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**For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to [https://ww.w.municode.com/library/ma/boston/codes/redevelopment\\_authority](https://ww.w.municode.com/library/ma/boston/codes/redevelopment_authority)**