



City of Boston
Board of Appeal

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THURSDAY, DECEMBER 7, 2023

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON DECEMBER 7, 2023 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS DECEMBER 7, 2023 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE DECEMBER 7, 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/December7Comment> 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/December7Comment>, 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



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concerns can also be emailed to the ZBA Ambassador at zba.ambassador@boston.gov.

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 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 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-1530571 Address: 665 Boylston Street Ward: 5 Applicant: 3 Jays Trust, Inc

Article: Art. 06 Sec. 04 Other Protectional Conditions- Take out proviso granted to previous petitioner only. Requesting to change petitioner.

Purpose: For new restaurant "Sakabayashi" (replacing "B Good" restaurant on the ground floor and mezzanine), allow for "take out 36A" use item restricted by the "this petitioner only" proviso on the ZBA June 17, 2014 decision for ALT324710 (issued 7/21/14). No work to be done.

Case: BOA-1530576 Address: 665 Boylston Street Ward: 5 Applicant: 3 Jays Trust, Inc

Article(s): Art. 09 Sec. 01 Extension of Non Conforming Use Art. 18 Sec. 01 Front Yard Insufficient - Extension of non conforming dimensional requirement.

Purpose: For new restaurant "Sakabayashi" (replacing "B Good" restaurant), increase the outside seating from 13 patrons to 16 patrons. The outside seating for 13 was established by U49365155 issued on December 9, 2014.

Case: BOA- 1267536 Address: 26 Spring Garden Street Ward: 13 Applicant: Kyle Keane

Article(s): Art. 65 Sec. 9 Residential Dimensional Reg.s - Insufficient usable open space Art. 65 Sec. 9 Residential Dimensional Reg.s - Parking within required front yard Art. 10 Sec. 01 Limitation of parking areas - 5' side yard buffer

Purpose: I would like to add a curb cut and parking space to my house. I would not remove any existing street parking and would add one private parking.

Case: BOA-1515093 Address: 14 Tarleton Road Ward: 20 Applicant: Donald Coleman

Article(s): Article 56, Section 8 Insufficient side yard setback 10' required Article 56, Section 8 Insufficient front yard setback 20' req.

Purpose: Full renovation of kitchen, bathroom and dining room. Relocation of front entrance. Relocation of other point of egress. Relocation of stairs. New second floor construction: roof with front and rear dormer. New siding. Addition to kitchen.

Case: BOA-1524741 Address: 6 Sunnybank Road Ward: 20 Applicant: Rick Ames

Article(s): Article 56, Section 8 Floor Area Ratio Excessive

Purpose: To upgrade existing Attic room into Bedroom/bath suite using existing stair. Add windows and skylights. No change to envelope or footprint. Existing Lot and House are Non conforming. project will need Zoning Relief for FAR

Case: BOA-1528266 Address: 112 Temple Street Ward: 20 Applicant: Daniel Nephew

Article(s): Article 56. Section 8 Side Yard Insufficient - Side yard setbacks for the proposed addition do not meet requirements of 10' (feet) Art.80 Sec. 80E 2 Appl. of Small Project Review - Design Review and Design Guidelines required by Boston Planning & Development Agency per Article 56, section 35.

Purpose: Confirming single family home in existence for many years. Remove an existing uninsulated three seasons room from the rear of an existing Victorian home and construct a new addition including a Great Room, bath, laundry, renovations to the existing kitchen, and an expanded deck.

Case: BOA-1516206 Address: 41 Coolidge Road Ward: 22 Applicant: Stephen Brickman

Article(s): Art. 10 Sec. 01 Limitation of Area of Accessory Uses - 5' buffer requirement Art. 51 Sec. 09 Insufficient usable open space per unit free from motor vehicle use Art.51 Sec.56 Off St Parking Design - (4) No parking allowed in required front yards

Purpose: Proposed off street parking for two vehicles on right side of home access via new driveway with curb cut per plan submitted.

RE-DISCUSSION: 5:00 P.M

Case: BOA-1462924 Address: 25 Burr Street Ward: 19 Applicant: Cameron Merrill

Articles (s): Article 55, Section 9 Side Yard Insufficient Article 55, Section 9 Front Yard Insufficient

Purpose: We are looking to widen the curb cut for our driveway. Proposing 4 parking spaces.



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BOARD MEMBERS:

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KATIE WHEWELL

SUBSTITUTE MEMBER:

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