



City of Boston
Board of Appeal

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THURSDAY, JANUARY 18, 2024

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON JANUARY 18, 2024 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS JANUARY 18, 2024 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE JANUARY 18, 2024 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/ZBASubcommittee2024>. You may also participate by phone by calling into the Zoom Webinar at (305) 224-1968 and entering the Webinar ID: 876 4095 8567 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/CommentJanuary18> 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/CommentJanuary18>, 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-1529769 Address: 1301-1305 Boylston Street Ward: 5 Applicant: Fenway Enterprises 1301 Boylston Street LLC

Article(s): Art. 07 Sec. 03 Conditions for Variance Art. 07 Sec. 4 Other Protectional Conditions Art. 06 Sec. 04 Other Protectional Conditions Art. 06 Sec. 03A Additional Conditions in Restricted Parking District

Purpose: The applicant is requesting a zoning code refusal letter from ISD in order to file an application with the board of appeal to extend the existing and long-standing zoning relief for use of the property for parking. see the enclosed materials for additional information.

Case: BOA-1519941 Address: 506 East Third Street Ward: 6 Applicant: Lindsey Callahan

Article(s): Art 68 Sec 8 Insufficient rear yard setback Art 68 Sec 8 Insufficient side yard setback
Art 68 Sec 29 Roof Structure Restrictions - Max allowed height on parcel has been exceeded Art 68 Sec 29 Roof Structure Restrictions - Reconfiguration of existing roof profile

Purpose: Nominal fee requested. Add a third story to an existing single-family home.

Case: BOA-1501014 Address: 3141 Washington Street Ward: 11 Applicant: Paula Martinez

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

Purpose: Changing provisional granted.

Case: BOA-1527160 Address: 188-190 Fuller Street Ward: 17 Applicant: Alfonso Sira

Article(s): Article 65, Section 9 Floor Area Ratio Excessive - Proposed project will increase FAR by extending living space into the attic for Unit #2. Required FAR .5; Proposed project .67

Art. 80 Sec. 80E 2 Small Proj. Review - Design Review and Design Guidelines required Boston Planning & Development Agency per Article 65, section 37.

Purpose: Demolition of existing roofing and framing. Conversion of attic into additional living space for second floor unit.

Case: BOA-1498625 Address: 4-6 Milton Avenue Ward: 17 Applicant: Simon Suazo

Article(s): Article 60, Section 8 Use Regulations - Use Conditional

Purpose: Adding used car sales for 6 cars, access is through the garage.

Case: BOA-1521693 Address: 83 Deforest Street Ward: 18 Applicant: Vaughn Gibson

Article(s): Article 69 Section 9 Side Yard Insufficient. Art. 69 Sec. 09 FAR Excessive. Art. 69 Sec. 09 Front yard Insufficient. Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg. > 1000 s.f. Conditional Use.

Purpose: Addition to rear of existing building.

Case: BOA-1498471 Address: 92 Windham Road Ward: 18 Applicant: Rogerio Lopes

Article(s): Article 69, Section 9 Rear Yard Insufficient

Purpose: Adding a four-season room 8x16 on the right side of the house.

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. *Parcel # 2008763000 and Parcel # 2008762000 combined into one new lot to be 9,006sf.



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BOARD MEMBERS:

SHERRY DONG-CHAIR
NORMAN STEMBRIDGE-SECRETARY
HANAY BETTER BARRAZA

SUBSTITUTE MEMBER:

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