



City of Boston  
Board of Appeal

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*By City Clerk at 5:14 pm, Feb 05, 2024*

THURSDAY, February 15, 2024

BOARD OF APPEAL

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**ZONING ADVISORY SUBCOMMITTEE**

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON FEBRUARY 15, 2024 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS FEBRUARY 15, 2024 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

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

**THE FEBRUARY 15, 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/2-15Comment> 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/2-15Comment> 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**



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concerns can also be emailed to the ZBA Ambassador at [zba.ambassador@boston.gov](mailto: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](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-1539958 Address: 68 Horace Street Ward: 1 Applicant: Claudio Araujo**

**Article(s):** Art. 27G E Boston IPOD

**Purpose:** Project consists of attic renovation, with a roof replacement.

**Case: BOA-1516063 Address: 49 Monmouth Street Ward: 1 Applicant: Agui Desouza**

**Article(s):** Article 63, Section 8 Floor Area Ratio Excessive Article 63, Section 8 Side Yard Insufficient  
Article 63, Section 8 Rear Yard Insufficient

**Purpose:** Change occupancy from a 1 family to a 2 family & Enlarge rear deck as per plans ZBA approval needed for setbacks & far.

**Case: BOA-1549627 Address: 7 Hill Street Ward: 2 Applicant: Reinaldo Santos**

**Article(s):** Art. 62 Sec. 25 Roof Structure Restrictions - Reconfiguration of existing roof profile. (Dormers)

**Purpose:** 3rd floor dormer the back and front of house/master bathroom/laundry/roofing/siding and refinishing basement.

**Case: BOA-1547328 Address: 8 Lawrence Street Ward: 2 Applicant: Coliseum Development Advisors, Inc.**

**Article(s):** Article 62, Section 8 Floor Area Ratio Excessive Article 62, Section 8 Bldg Height Excessive (Feet)  
Article 62, Section 25 Roof Structure Restrictions

**Purpose :** Install roof deck on pitched flat roof.

**Case: BOA- 1544497 Address: 71-77 Summer Street Ward: 3 Applicant: Aarsal Jaffery (Reliance Hospitality Group)**

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

**Purpose :** Alteration of a previous hair salon to a proposed Taco John's quick service restaurant (with takeout). Scope to include MEP, restrooms, equipment, walls, finishes, etc.

**Case: BOA-1511559 Address: 791 East Third Street Ward: 6 Applicant: Don Lange**

**Article(s):** Art 68 Sec 29 Roof Structure Restrictions - Walk out roof deck from lower roof

**Purpose :** Proposal to install a deck off of the 3rd story walk out. If proposal is approved, existing juliet balcony to be removed as part of proposal.

**Case: BOA- 1548743 Address: 11 Edge Hill Street Ward: 10 Applicant: Andrew Litchfield**

**Article(s):** Art. 55 Sec. 09 Excessive f.a.r

**Purpose :** Nominal fee request. Renovate existing single family home per plans, including finishing basement into living space. In addition to SF1533582 and SF1529954.

**Case: BOA-1545620 Address: 75 McBride Street Ward: 11 Applicant: Tim Bailey**

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

**Purpose:** Remove and replace first floor rear porch. Current porch is 3'X5'. New porch to be 11'X14' Porch to have roof.

**Case: BOA-1534425 Address: 14 Victoria Street Ward: 13 Applicant: Matt Jeske**

**Article(s):** Article 10, Section 1 Limitation of Area - Limitation of Area of Accessory Uses Article 65, Section 41 Off Street Parking Regulations - Off Street Parking Design / Maneuverability

**Purpose:** We would like to add a 2 vehicle driveway on the left side of the house when facing it from the street in order to park there. Out application for a curb cut has also been submitted.



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**Case: BOA- 1535324 Address: 55 Samoset Street Ward: 16 Applicant: Carl Dumas**

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

**Purpose:** Construct a 33' x 24' third level addition.

**Case: BOA-1527583 Address: 899-901 Washington Street Ward: 17 Applicant: Charles Mickle**

**Article(s):** Article 65, Section 9 Lot Area Insufficient

**Purpose :** Change of occupancy from 1 Family to 2 Family. New unit within 2nd story, existing unit to remain on 1st story and basement. Basement for storage/utilities only. See SF1510841 for related work.

**Case: BOA-1525805 Address: 44 Bournedale Road Ward: 19 Applicant: Justin Longval**

**Article(s):** Article 55, Section 9 Side Yard Insufficient Article 55, Section 9 Rear Yard Insufficient

**Purpose :** Addition of bathroom via and l shape addition and deck bump out on the rear of an existing single family home.

**Case: BOA-1543234 Address: 77 Woodland Road Ward: 19 Applicant: John Pulgini**

**Article(s):** Article 55, Section 9 Rear Yard Insufficient Article 55, Section 9 Side Yard Insufficient

**Purpose :** Confirming occupancy of single family home for many years. Scope includes renovation with an addition. Sonotube foundation, as per structural engineer design. Framing second floor addition on top of remains of the main house. Following the architectural drawings and the structural engineers detail for all the work.

**Case: BOA-1544745 Address: 615-619 Centre Street Ward: 19 Applicant: Shea Butter Smoothies**

**Article(s):** Art. 06 Sec. 04 Other Protectional Conditions - Remove Proviso petitioner. Conditional use.

**Purpose:** Remove proviso. Change occupancy to include juice/smoothie bar

**Case: BOA- 1528556 Address: 14 Converse Street Ward: 22 Applicant: Len Stasiukiewicz**

**Article(s):** Article 51, Section 9 Side Yard Insufficient

**Purpose :** Install new kitchen addition on existing foundation. Remove and install new first floor bath remodel existing second floor bath install new rear deck with landing.



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**BOARD MEMBERS:**

SHERRY DONG-CHAIR  
NORMAN STEMBRIDGE-SECRETARY  
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**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](https://www.w.municode.com/library/ma/boston/codes/redevelopment_authority)**