



City of Boston
Board of Appeal

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THURSDAY, JULY 25, 2024

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON JULY 25, 2024 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS JULY 25, 2024 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE JULY 25, 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/CommentJuly25> 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/CommentJuly25> 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- 1602850 Address: 358-360 Hanover Street Ward: 3 Applicant: Anthony Virgilio

Article(s): Article 54 Section 12 Use Regulations Restaurant Use Conditional

Purpose : Extend restaurant to same address for extra seating new electric new plumbing framing and sheetrock tile and finish carpentry, new windows

Case: BOA-1603917 Address: 55-59 Causeway Street Ward: 3 Applicant: Muhammad Umair Ejaz

Article(s): Article 06 Section 04 Other Protectional Conditions

Purpose : Remove proviso and grant to this petitioner only.

Case: BOA- 1599266 Address: 767 East Broadway Ward: 6 Applicant: Andry Rezende

Article(s): Article 68, Section 8 Side Yard Insufficient

Purpose : Seeking relief for (2) proposed shed dormers and the removal of a flat roof to be replaced by a gable roof in the rear section of the structure that alter the existing roofline. Add (2) fire rated windows on the facade of the west side dormer.

Case: BOA- 1588821 Address: 12 Marmion Street Ward: 11 Applicant: Michael Datko

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

Article 55, Section 9 Floor Area Ratio Excessive

Purpose : A two story 720 square feet addition on the back of house that is 12' x 24'. It includes, first floor bathroom and bedroom, second floor bathroom, laundry room, and dining room, and a bathroom in finished attic area. Also 195 square feet of deck space.

Case: BOA-1589188 Address: 1362-1378 Dorchester Avenue Ward: 15 Applicant: Bon Beaute

Article(s): Article 65, Section 15 Use: Forbidden

Purpose: Suite 24. Change occupancy to include permanent makeup body art tattoo (No Work adding furniture)

*Restaurant, w/Live Entertainment ,Offices, Driving School ALT237984/2013

Case: BOA-1603475 Address: 400-412 Neponset Avenue Ward: 16 Applicant: Brian Lee

Article(s): Article 06 Section 04 Other Protectional Conditions

Purpose : To remove the proviso from previous owner and include take out 36a

Case: BOA- 1593040 Address: 9 Moultrie Street Ward: 17 Applicant: Danielle Miller

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

Purpose: Addition of a new window and door. Addition of a freestanding deck. Demolition of chimney and select interior partition walls.

Case: BOA- 1561260 Address: 25 Nelson Street Ward: 17 Applicant: Kelby Pontes

Article(s): Art. 10 Sec. 01 Limitation of parking areas 5' Side yard buffer requirement

Purpose : Curb cut for three proposed off street tandem parking spaces

Case: BOA- 1591995 Address: 497-505 Washington Street Ward: 17 Applicant: Christina Cange

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

Purpose : Remove provisos & grant this practitioner



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Case: BOA- 1578468 Address: 15 Cornell Street Ward: 18 Applicant: Luke Winslow & Taylor Leach

Article(s): Article 67, Section 32 Off-Street Parking - Proposed parking for one vehicle will be in the front yard setback. Article 67, Section 9 Front Yard Insufficient Article 67, Section 9 Side Yard Insufficient Article 67, Section 9 Rear Yard Insufficient

Purpose: Extension of Living Space. This project proposes renovating and finishing the basement of 15 Cornell St, Roslindale. The renovation will include the addition of two bedrooms, a bathroom, and living space in currently unfinished space.

Case: BOA- 1601690 Address: 470 Centre Street Ward: 19 Applicant: Mari Perez-Alers & David Doyle

Article(s): Art. 55, Section 17 Rear yard. Min. required: 20' Existing: 16.9' Proposed: 2.1'

Purpose: This project is for the addition of a deck and stairs to the second floor unit on the rear of the home. A new door will be added for access to the deck from the second floor unit.

Case: BOA- 1567484 Address: 6 Slocum Road Ward: 19 Applicant: Karyn Stewart

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

Purpose: Remove, replace and extend current additions. Interior renovations.

Case: BOA- 1587527 Address: 287-289 Beech Street Ward: 20 Applicant: Ivone Tharion

Article(s): Article 67, Section 9 Floor Area Ratio Excessive Article 67, Section 8 Use: Forbidden

Purpose: Basement Renovation

Case: BOA-1608760 Address: 100 Westover Street Ward: 20 Applicant: Tony Saroufim

Article(s): Article 56, Section 8 Front Yard Insufficient

Purpose : Enlarge the front mudroom. Build front Canopy and repair/replace front siding. *one family #955/1988

Case: BOA-1605078 Address: 41 Redgate Road Ward: 20 Applicant: Jeffrey Sarin by Anthony Ross, Esq

Article(s): Article 56 Section 08 Floor Area Ratio excessive

Purpose : Build out of a finished basement *Single Family #ERT772388/2017



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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://ww.w.municode.com/library/ma/boston/codes/redevelopment_authority