



City of Boston
Board of Appeal

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THURSDAY, SEPTEMBER 19, 2024

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

HEARING AGENDA

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON SEPTEMBER 19, 2024 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS SEPTEMBER 19, 2024 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE SEPTEMBER 19, 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/September19Comment> 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/September19Comment> calling 617-635-4775, or emailing zba.ambassador@boston.gov.



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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.

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- 1629400 Address: 1-3 Center Plaza Ward: 3 Applicant: Meixiang Kass

Article(s): Art 45 Sec.14 Use: Conditional

Purpose: Meixiang Kass the owner of Pretty Chic is a tenant (suite 33) located at 3 Center Plaza, Boston, MA 02108 in Sola Salon. Meixiang Kass the owner and tenant (suite 33) is applying for Permit to add Body Art. She is applying to the Board of Health for her permit. Work performed under ALT1497937 issued 8/14/23.

Case: BOA-1606999 Address: 141 West Canton Street Ward: 4 Applicant: Peter Bemis

Article(s): Art. 64 Sec. 09 Town House/Row House Extensions into Rear Yard - 4.Town House/Row House Extensions into Rear Yard. Notwithstanding any contrary provision of this Article or Code, any Proposed Project that otherwise meets the applicable use and dimensional requirements of this Article shall be conditional if such Proposed Project involves the extension of a Town House or Row House into a rear yard, where such extension: (b) involves the addition of a porch or balcony, other than a roof deck, above the first story.

Purpose: Extension of existing steel and glass deck. Remove existing galvanized steel rails for installation of 4.5 ft. x 13.5 ft. steel and glass deck extension with new rails and balustrade. Provide new footings and sonotube piers for deck support. Repair underground recharge system and reset bluestone pavers as required. Install new 6ft. privacy fence with integrated storage cabinets and relocated grill. Replace in kind existing rotted wood stair and lower storage.

Case: BOA- 1616914 Address: 51 Wyman Street Ward: 10 Applicant: Adam Ricci

Article(s): Art. 55 Sec. 09 Maximum Floor Area Ratio exceeded 0.87 proposed; 0.6 max allowed

Purpose : New bathroom and partition walls in basement for new home office. Extending living space into the basement.

Case: BOA-1603914 Address: 990-996 Dorchester Avenue Ward: 13 Applicant: Kevin Gonzalez

Article(s): Art.06 Sec.04 Conditional

Purpose: Remove proviso and grant to this petitioner only under Alt1306115, BOA1314013 (No Work)

Case: BOA- 1585024 Address: 14 Hancock Street Ward: 13 Applicant: Ayaz Shah

Article(s):Art. 06 Sec. 04 Other Protectional Conditions - Removal of previous BOA proviso order "to petitioner only" requested

Purpose: Remove proviso (No Work)

Case: BOA- 1600852 Address: 10 Brewer Street Ward: 19 Applicant: Steven Cohen

Article(s): Article 55, Section 40 Off Street Parking & Loading Req - Proposed parking in required front yard

Purpose: Curb cut and one off street accessory residential parking space.

Case: BOA- 1614441 Address: 66 Farquhar Street Ward: 20 Applicant: John Pulgini

Article(s): Article 67, Section 9 Floor Area Ratio Excessive - Applicant will need to seek relief for the proposed FAR of .75 Article 67, Section 9 Bldg Height Excessive (Stories) - Applicant will need to seek relief for three stories (existing non conforming). Article 67, Section 9 Front Yard Insufficient - Applicant will need to seek relief for Front yard setback of 17.9' (existing non conforming).Article 67, Section 9 Side Yard Insufficient - Applicant will need to seek relief for the Right side yard setback of 4.23' (Existing non conforming) Article 67, Section 32 Off Street Parking - Applicant will need to seek relief for TWO off street parking spaces.

Purpose: Construct a three story rear addition to the existing dwelling on the property, construct third floor dormers and second floor porch, and change occupancy from single family to two family



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BOARD MEMBERS:

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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