



City of Boston
Board of Appeal

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THURSDAY, AUGUST 20, 2020

BOARD OF APPEAL

1010 MASS AVE, 5TH FLOOR

ZONING ADVISORY SUBCOMMITTEE

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON THURSDAY, AUGUST 20, 2020 BEGINNING AT 5:00 PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS AUGUST 20, 2020 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

SOME MATTERS LISTED ON THIS AGENDA MAY HAVE BEEN SCHEDULED AND NOTICED FOR PRIOR HEARINGS WHICH WERE THEN DEFERRED TO A LATER HEARING DUE TO THE PUBLIC HEALTH EMERGENCY. ANY SUCH APPEALS ON THIS AGENDA HAVE BEEN RE-NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE AUGUST 20, 2020 HEARING WILL BE HELD VIRTUALLY VIA VIDEO TELECONFERENCE AND TELEPHONE VIA THE WEBEX EVENT PLATFORM.

Interested persons can participate in the hearing REMOTELY by going to <https://bit.ly/zbaAug20subcomhearing> or by calling 1-617-315-0704 and entering access code 129 886 2531.

If you wish to offer testimony on an appeal, please click <https://bit.ly/zbaAug20SCcomment> 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.



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For individuals who need translation assistance, please notify the Board at least 48 HOURS in advance either by signing up at <https://bit.ly/zbaAug20SCcomment>, calling 617-635-4775 or emailing isdboardofappeal@boston.gov.

The ZBA Ambassador will be available within the WebEx Event from at 4:00 PM to 5:00 PM to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via WebEx. 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, if connected by video, or dial *3, if connected by phone. The requester will be administratively unmuted and 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 4:30 PM TO ENSURE YOUR CONNECTION IS PROPERLY FUNCTIONING.

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 isdboardofappeal@boston.gov IN LIEU OF OFFERING TESTIMONY ONLINE.

THE RECOMMENDATIONS OF THE SUBCOMMITTEE WILL BE VOTED ON BY THE FULL BOARD ON TUESDAY, AUGUST 25, 2020. APPELLANTS APPEARING AT THE SUBCOMMITTEE HEARING DO NOT NEED TO BE PRESENT AT THE AUGUST 25, 2020 HEARING UNLESS EXPLICITLY INSTRUCTED BY THE BOARD.



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HEARINGS: 5:00 PM

Case: BOA-1056777 Address: 9 Cook Street Court Ward: 2 Applicant: Stephen Robinson

Article: 62(62-25) 62(62-8)

Purpose: Amend permit alt765045 according to plans. *Construction of an additional off of the third story on the left side of structure.

Case: BOA-1076329 Address: 44 Harvard Street Ward: 2 Applicant: Harold McGonagle

Article: 62(62-8)

Purpose: Build new rear addition, add one new window, relocate garage door to the new exterior wall, interior renovations to other areas of the existing one family as per plan.

Case: BOA-1069916 Address: 5 Armory Street Ward: 2 Applicant: David McDonald

Article: 62(62-8)

Purpose: convert basement storage area into two bedrooms and convert basement laundry room into a 3/4 bathroom increase the size of the existing first floor bathroom All work will be as per architect's plans. David McDonald (Professional I.D.#044660).

Case: BOA-1067126 Address: 5 Allston Street Ward: 2 Applicant: Timothy Sheehan

Article: 9(9-1) 62(62-14: Excessive F.A.R. per architect) & Reduction of open space (per architect) 62(62-25)

Purpose: This is the renovation of one unit of a two family house. The top floor will have new dormers front and back. A new bathroom. Work will not be over 50% of floor area . The bath room on the second floor within the same unit to be renovated as well. ZBA approval will be required for this project. Two Family DOC#24 / 1979.

Case: BOA-1070486 Address: 366 Main Street Ward: 2 Applicant: Timothy Sheehan

Article: 62(62-8: Add'l lot area insufficient & Usable open space insufficient) 62(62-29)

Purpose: Confirm occupancy as single family dwelling and change occupancy to a two family residence. The house will be renovated and brought up to current code. New kitchens and bathrooms along with new systems. Exterior work will be limited to window replacement and brickwork as needed. ZBA will be required.

Case: BOA-1078894 Address: 411 Main Street Ward: 2 Applicant: John Vining

Article: 62(62-25) 62(62-8)

Purpose: Build second floor addition on top of existing first floor footprint below, for remodeled master bedroom and bathroom.

Case: BOA-1064776 Address: 99 Elm Street Ward: 2 Applicant: Kevin Joyce

Article: 62(62-8: Side yard insufficient & Rear yard insufficient)

Purpose: Confirm occupancy as single family and Complete renovation of existing single family house.



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**Case: BOA- 1063297 Address: 35 Washington Street Ward: 2 Applicant: Lucas Robertson
Article: 62(62-25)**

Purpose: Full gut renovation of all interiors, new construction rear addition, and new rear-facing shed dormer at the existing 3rd floor. Change of Occupancy from a two family to a one family.

Case: BOA#1063303 Address: 35 Washington Street Ward: 2 Applicant: Lucas Robertson

Purpose: Full gut renovation of all interiors, new construction rear addition and new rear-facing shed dormer at the existing existing 3rd floor. Change of Occupancy from a two family to a one family. Section: 9th 780 CMR 705 – Exterior Walls – 2 not permitted exterior wall openings with insufficient fire separation distance.

Case: BOA-1066431 Address: 115-125 Jersey Street Ward: 5 Applicant: Mei Chen

Article: 66(66-8)

Purpose: Change occupancy from Laundromat to Restaurant (Café).

Case: BOA-1059734 Address: 15H Mount Vernon Street Ward: 7 Applicant: Mark Little

Article: 65(65-9)

Purpose: Building of third floor deck on existing second floor deck. Install 2 doors from third floor to access new deck.

Case: BOA-1072019 Address: 159 West Eighth Street Ward: 7 Applicant: Michael McGough

Article: 68(68-29) 68(68-8)

Purpose: Complete gut/renovation of existing single family home per plans. Conversion from a 2.5 story to a full three story dwelling.

Case: BOA- 1082474 Address: 36-38 Crockett Avenue Ward: 16 Applicant: Matthew Ascione

Article: 65(65-9)

Purpose: Adding bedroom and storage space to current attic space.

Case: BOA-1056718 Address: 25 South Munroe Terrace Ward: 16 Applicant: Adam Jaspon

Article: 65(65-9: Bldg height excessive (feet) & Side yard insufficient)

Purpose: Construct roof deck on top of building according to architectural and engineering plans.

Case: BOA- 106841 Address: 26 Salman Street Ward: 20 Applicant: Kelly and Rogelio Juarez

Article: 56(56-8: Front yard insufficient & Side yard insufficient)

Purpose: Building shed dormer on one side of the roof. Adding one more bedroom framing, roofing, insulation hanging bords siding the whole house.



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**Case: BOA-1071247 Address: 101 Lagrange Street Ward: 20 Applicant: William Boehm
Article: 56(56-8: Floor area ratio excessive, Front yard insufficient & Side yard insufficient)
Purpose: New dormer and interior renovations.**

**STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775**

**BOARD MEMBERS:
CHRISTINE ARAUJO- CHAIR
MARK FORTUNE- SECRETARY
MARK ERLICH**

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.