



City of Boston  
Board of Appeal

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THURSDAY, SEPTEMBER 17, 2020

BOARD OF APPEAL

1010 MASS AVE, 5TH FLOOR

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**ZONING ADVISORY SUBCOMMITTEE**

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON THURSDAY, SEPTEMBER 17, 2020 BEGINNING AT 5:00 PM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS SEPTEMBER 17, 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 SEPTEMBER 17, 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 <http://bit.ly/zbaSept17subcomhearing> or by calling 1-617-315-0704 and entering access code 173 964 6303.**

**If you wish to offer testimony on an appeal, please click <http://bit.ly/zbaSept17SCcomment> 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 <http://bit.ly/zbaSept17SCcomment>, calling 617-635-4775 or emailing [isdboardofappeal@boston.gov](mailto: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](mailto: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](mailto:isdboardofappeal@boston.gov) IN LIEU OF OFFERING TESTIMONY ONLINE. PLEASE SUBMIT ALL WRITTEN TESTIMONY AT LEAST 48 HOURS IN ADVANCE OF THE HEARING.**

**THE RECOMMENDATIONS OF THE SUBCOMMITTEE WILL BE VOTED ON BY THE FULL BOARD ON TUESDAY, SEPTEMBER 22, 2020. APPELLANTS APPEARING FOR THE SUBCOMMITTEE HEARING DO NOT NEED TO BE PRESENT FOR THE SEPTEMBER 22, 2020 HEARING UNLESS EXPLICITLY INSTRUCTED BY THE BOARD.**



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**HEARINGS: 5:00 PM**

**Case: BOA- 1070934 Address: 103 Cottage Street Ward: 1 Applicant: Theresa Melki  
Article: 9(9-1) 27S-5 53(53-52) 53(53-9)  
Purpose: Roof Deck.**

**Case: BOA-1092206 Address: 440-458 Rutherford Avenue Ward: 2 Applicant: Cambridge Corps, Inc  
Article: 62(62-17)  
Purpose: Cambridge Crops develops natural and sustainable food coatings to extend the shelf-life of perishable foods. Cambridge Crops recently leased office/warehouse space and wishes to perform research and development of it's food product within the warehouse space. No construction is taking place.**

**Case: BOA- 1051806 Address: 5 Wallace Court Ward: 2 Applicant: Alexandra French  
Article: 9(9-2) 62(62-25) 62(62-7) 62(62-8: Floor area ratio excessive & Rear yard insufficient)  
Purpose: Change Occupancy from two family dwelling to a single family with extended living space in the basement (Long standing existing condition). Complete renovation including, new plumbing, HVAC, electrical, new bathrooms, kitchen, new windows, new roof. Enlarge existing roof dormer as per attached plans.**

**Case: BOA-1071903 Address: 29 High Street Ward: 2 Applicant: Alfonso Sira  
Article: 62(62-25) 62(62-8)  
Purpose: Construct a new Headhouse for Roof access.**

**Case: BOA- 1090206 Address: 441-445 Hanover Street Ward: 3 Applicant: Jennifer Royle  
Article(s): 54(54-9)  
Purpose: Adding take out to the existing restaurant work to include installing 2 deli cases and counter tops, replace sinks, new lighting and refinish floors.**

**Case: BOA-1066030 Address: 2 to 14 High Street Ward: 3 Applicant: Paul Gibbs  
Article: 8(8-3)  
Purpose: Change occupancy from a Restaurant to a coffee shop. Use is conditional.**

**Case: BOA-1076053 Address: 283 Dartmouth Street Ward: 5 Applicant: IContour Anti-Aging Center  
Article: 8(8-7)  
Purpose: Change occupancy to include Body Art/Permanent Cosmetics. No construction required.**

**Case: BOA- 1064605 Address: 214 Metropolitan Avenue Ward: 18 Applicant: George Mavridis  
Article: 67(67-9: Floor area ratio excessive, Front yard insufficient & Side yard insufficient) 9(9-1)  
Purpose: Strip and renovate Unit 1 & Unit 2 based on attached plans. This includes renovation of existing bathrooms & kitchens, creation of new dormers, bedrooms & bathrooms and rear decks. Expand living space into Attic and Basement.**



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**Case: BOA- 1057679 Address: 18 Bichcroft Road Ward: 18 Applicant: Said Ennaya**  
**Article: 69(69-9: Bldg Height excessive (stories), Side yard insufficient & Rear yard insufficient)**  
**Purpose: Legalize all work not on permit # SF 890899, add third floor, and front deck conforming to the new drawings submitted, new electric and heating system.**

**Case: BOA-1092405 Address: 9 Littledale Street Ward: 18 Applicant: Arick Dyrdal**  
**Article: 69(69-9: Side yard insufficient & Rear yard insufficient)**  
**Purpose: The goal of this project is to improve the living space of the attic level of this humble bungalow by adding a dormer on the North and South side of the house. Project includes improving the R-value of the new work, updating the downstairs bathroom, and adding a chimney.**

**Case: BOA- 1068603 Address: 29 to 31 Brookdale Street Ward: 19 Applicant: Jared Long**  
**Article: 10(10-1) 67(67-30)**  
**Purpose: New curb cut for new driveway.**

**Case: BOA- 1092467 Address: 59 to 61 Willow Street Ward: 20 Applicant: Emily Patrick**  
**Article: 9(9-1) 56(56-8: Floor area ratio excessive, Bldg height excessive (stories) – Proposed addition adds a new story, Rear yard insufficient & Side yard insufficient)**  
**Purpose: Dormer out attic to add a second floor of living space that will include three bedrooms and two bathrooms.**

**Case: BOA- 1092735 Address: 50 Gardner Street Ward: 20 Applicant: Aidan and Mary Parkinson**  
**Article: 56(56-8)**  
**Purpose: 1 ½ story addition to rear of existing building, including 2 open air decks.**

**Case: BOA-1084489 Address: 87 to 89 Greaton Road Ward: 20 Applicant: Jim Moore**  
**Article: 9(9-1) 56(56-8: Rear yard insufficient 21.3ft provided; 30ft req'd & Side yard insufficient 10.2ft provided; 11.4ft req'd (narrow lot))**  
**Purpose: Remove existing back porches and replace with new decks according to my architectural plans.**

**Case: BOA- 1086905 Address: 134R Westmoor Road Ward: 20 Applicant: Durso Mario Giovanni**  
**Article: 56(56-40)**  
**Purpose: Erect a small garage in the rear of dwelling.**



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**Case: BOA-1098372 Address: 19 Gretter Road Ward: 20 Applicant: Wellington Rossi**

**Article: 56(56-8)**

**Purpose: The Contractor shall construct approx 305sq ft of first and second floor living space. Enclose existing deck and add second story over the existing building foot print with foundation work and new roof; per plans prepared by WRADESIGN Architect dated 12.02.2019. The Contractor shall renovate the existing front porch columns, trex decking, and RDI Titan vinyl railings, within existing footprint of front porch.**

**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](https://www.w.municode.com/library/ma/boston/codes/redevelopment_authority).**