



City of Boston  
Board of Appeal

**RECEIVED**

*By City Clerk at 7:23 pm, Oct 09, 2020*

THURSDAY, OCTOBER 15, 2020

BOARD OF APPEAL

1010 MASS AVE, 5TH FLOOR

**ZONING ADVISORY SUBCOMMITTEE**

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON THURSDAY, OCTOBER 15, 2020 BEGINNING AT 5:00 PM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS OCTOBER 15, 2020 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

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

**THE OCTOBER 15, 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/zbaOct15subcomhearing> or by calling 1-617-315-0704 and entering access code 173 758 6978.**

**If you wish to offer testimony on an appeal, please click <http://bit.ly/zbaOct15SCcomment> 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 <http://bit.ly/zbaOct15SCcomment>, 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).**



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**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, OCTOBER 20, 2020. APPELLANTS APPEARING FOR THE SUBCOMMITTEE HEARING DO NOT NEED TO BE PRESENT FOR THE OCTOBER 20, 2020 HEARING UNLESS EXPLICITLY INSTRUCTED BY THE BOARD.**



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### **HEARINGS: 5:00 PM**

**Case: BOA-1035585 Address: 90 Princeton Street Ward: 1 Applicant: Anthony Bellanti  
Articles: Art. 15 Sec. 01 Floor Area Ratio excessive Art. 20 Sec. 20 8 Rear Yard Insufficient Art. 53 Sec. 12  
\*Height Excessive**

**Purpose: Change occupancy from a 1 to a 2 family. New plumbing, new electrical, new HVAC, blue board, plaster, insulation, new flooring, interior trim and doors, new windows, interior painting.**

**Case: BOA- 1096330 Address: 37 Soley Street Ward: 2 Applicant: Nick Schiffer**

**Articles: Article 62, Section 25 Roof Structure Restrictions Article 62, Section 8 Dimensional Regulation Excessive F.A.R. Article 62, Section 8 Dimensional Regulations Insufficient rear yard setback**

**Purpose: Replace existing deck with an addition to expand the first floor and remodel the first floor and kitchen. No basement. Remove the rear section of the roof to install a dormer to allow for additional living space on the third floor.**

**Case: BOA- 1093721 Address: 78 Washington Street Ward: 2 Applicant: Patrick Myers**

**Articles: Article 62, Section 8 Excessive F.A.R. Article 62, Section 25 Roof Structure Restrictions**

**Purpose: Change occupancy from a two family to a one family. The proposed project includes the renovation & expansion of an existing garage and mudroom, while incorporating a new roof deck above the garage, a kitchen extension above the mudroom and a new staircase to connect first floor and garden level. (Previously separate apartments).**

**Case: BOA- 1090161 Address: 161 West Newton Street Ward: 4 Applicant: Urike Sitter**

**Article: Article 64 Section 8 Use: Oilseed Processing Operation: Forbidden**

**Purpose: Allow a tiny oilpress in the Garden Level of our Single-Family Townhouse. For food and beauty oil. Tiniest scale. No noise, no smell, no delivery disturbance of neighbors. I am a stay at home mum. Existing double sink, extra entrance, window, ventilation system, own bathroom, separate door in place. E Plans**

**Case: BOA-1109230 Address: 460 East Third Street Ward: 6 Applicant: Brian Boucher**

**Articles: Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient**

**Purpose: Proposed new second story rear deck as per plans. Permit set to be submitted upon ZBA approval.**

**Case: BOA-1051891 Address: 14 Linden Street Ward: 7 Applicant: Peter Vanko**

**Articles: Article 68, Section 8 Floor Area Ratio Excessive Article 68, Section 8 Side Yard Insufficient**

**Article 68, Section 29 Roof Structure Restrictions No roofed structure shall be enlarged on the roof of an existing building**

**Purpose: Construct dormer/flat roof in line with existing ridge. Create additional living space on 3rd floor. Preserve front facade and limit new dormer to within 3' 0" of front wall.**



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**Case: BOA- 1112646 Address: 355 Savin Hill Avenue Ward: 13 Applicant: Chris Drew**  
**Articles:Art. 18 Sec. 01 Front Yard Insufficient Art. 19 Sec. 01 Side Yard Insufficient Art. 20 Sec. 01 Rear Yard Insufficient**

**Purpose: Renovate existing single-family home. Add rear addition on the second floor over the first-floor single story structure. Add 2 new dormers to the third floor to increase living space. Create a common easement with (351 Savin Hill Ave. same owner) for a driveway for 355 Savin Hill Ave as per plans.**

**Case: BOA- 1030950 Address: 6 Westmoreland Street Ward: 16 Applicant: Michael Ahern**  
**Articles:Art. 20, Section 1 Rear Yard Insufficient Art. 19 Section 1 Side Yard Insufficient**  
**Purpose: Add an addition with a garage below and two floors above approx 800 sq feet.**

**Case: BOA-1087800 Address: 424 Gallivan BLVD Ward: 16 Applicant: Eric Perschke**  
**Article: Article 65, Section 9 Floor Area Ratio Excessive 0.83; 0.4 max allowed.**  
**Purpose: Extending living space to basement for owner-occupied single-family home Basement renovation. [ePlan].**

**Case: BOA-1101025 Address: 120 Ruskindale Road Ward: 18 Applicant: Bernardo Monique Denaud**  
**Articles:Article 69 Section 9 Insufficient additional lot area per dwelling unit Article 69 Section 9 Excessive F.A.R.**  
**Article 69 Section 9 Insufficient Usable open space per unit Article 69 Section 9 Insufficient side yard setback**  
**Purpose: Change occupancy from a one family to a two family and construct addition per plans. Also see UOP permit for parking ADDITION AS PER PLANS. 5.8.20**

**Case: BOA-1060522 Address: 39 Harding Road Ward: 18 Applicant: Anne Barrett**  
**Articles:Article 67, Section 9 Front Yard Insufficient Required: 20' Proposed: 12.8' Article 67, Section 9 Side Yard Insufficient Required: 10' Proposed dormer, left side at 8.7'**  
**Purpose: Add additional 1/2 floor above with 2 new dormers and new mud room addition out front.**

**Case: BOA-1087749 Address: 251 Reservation Road Ward: 18 Applicant: Eric Dutra**  
**Articles:Article 69 Section 9 Insufficient side yard setback Article 69 Section 9 # of allowed stories has been exceeded**  
**Purpose: 3rd floor dormer including demolition of existing roof, framing of new dormer, siding, roofing of dormer, interior/exterior trim, insulation at exterior walls/roof to code. Installation/extension of existing staircase up into the attic to replace current staircase leading up at other end. Eplan**

**Case: BOA- 1096119 Address: 20 Vogel Street Ward: 20 Applicant: Nicholas Bruce**  
**Articles:Article 56, Section 8 Floor Area Ratio Excessive Article 56, Section 8 Side Yard Insufficient**  
**Purpose: Add a second floor on to our single-story home. Second floor will consist of 3 bedrooms and 2 bathrooms. \* Expand kitchen Homeowner permit.**



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**Case: BOA- 1074617 Address: 34 Furbush Road Ward: 20 Applicant: David Guimaraes**  
**Article: Article 56, Section 8 Floor Area Ratio Excessive Max. FAR allowed: 0.4 Proposed: 0.41**  
**Purpose: Finish a portion of the basement using the Owens Corning Basement Finishing System to be used as a media/family room. eplan > ZBA**

**Case: BOA-1109995 Address: 16-18 Bradbury Street Ward: 22 Applicant: Mark Handley**  
**Article: Article 51, Section 9 Floor Area Ratio Excessive**  
**Purpose: Interior conversion of existing attic to home office, including new full bathroom, new electrical. No changes to existing structure or roof line.**

**Case: BOA-1071661 Address: 85 Parsons Street Ward: 22 Applicant: KINSELLABUILT, INC**  
**Articles: Article 51, Section 9 Side Yard Insufficient Required: 10' Proposed: 9' (L) Article 51, Section 9 Rear Yard Insufficient Required: 40' Proposed: 37'**  
**Purpose: Remove 1st floor deck. Extend 2nd floor bedroom over existing family living area. New 3 fixture bathroom and deck on 2nd floor roof. Eplan > ZBA**

**Case: BOA-1094388 Address: 1 Everett Street Ward: 22 Applicant: Thirty-One North Beacon Street, LLC**  
**Article: Article 51, Section 8 Use Regulations Restaurant, Nail spa and ATM are all forbidden uses in a 3F 4000 Sub district.**  
**Purpose: Change the occupancy from 20 apartments and retail to 20 apartments, Nails Spa, Deli and ATM. As per plans.**

### **RE-DISCUSSION: 5:00 PM**

**Case: BOA-1066431 Address: 115-125 Jersey Street Ward: 5 Applicant: Mei Chen**  
**Article: Article 66 Section 8 Use Regulations Take-out Restaurant (Café) Use: Conditional**  
**Purpose: Change occupancy from Laundromat to Take-out Restaurant (Café).**

### **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).