



City of Boston  
Board of Appeal

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TUESDAY, JANUARY 26, 2021

BOARD OF APPEAL

CITY HALL, ROOM 801

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON JANUARY 26, 2021 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS JANUARY 26, 2021 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

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

**THE JANUARY 26, 2021 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/zbaJan26hearing> or by calling 1-617-315-0704 and entering access code 179 753 9919.**

**If you wish to offer testimony on an appeal, please click <http://bit.ly/zbaJan26comment> 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/zbaJan26comment>, 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 8:30 AM to 9:30 AM 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 9:00 AM TO ENSURE YOUR CONNECTION IS PROPERLY FUNCTIONING.**

The hearing can also be viewed via live-stream on the City’s website at <https://www.boston.gov/departments/broadband-and-cable/watch-boston-city-tv>. Closed captioning is available.

Interested persons who are unable to participate in the hearing remotely may make an appointment to appear in person at City Hall, in the BPDA board room, 9th Floor, Room 900. Please notify the Board at least **48 HOURS** in advance either by calling 617-635-4775 or emailing [isdboardofappeal@boston.gov](mailto:isdboardofappeal@boston.gov) for accommodations to be made. Individuals appearing at City Hall without an appointment will not be permitted to enter.

**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 OR FROM BPDA BOARD ROOM. 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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**EXTENSIONS: 9:30 AM**

**Case: BOA-605455 Address: 734-742 Dudley Street Ward 7 Applicant: Derric Small, Esq**

**Case: BOA-833835 Address: 6 General William H Devine Way Ward 7 Applicant: Patrick Mahoney, Esq**

**Case: BOA-818377 Address: 111 Terrace Street Ward 10 Applicant: Michael P Ross, Esq**

**Case: BOA-874269 Address: 80-88 Welles Avenue Ward 16 Applicant: Joseph Feaster, Esq**

**Case: BOA- 642817 Address: 101A Morris Street Ward 1 Applicant: Abdallah Sahraouia**

**Case: BOA-771127 Address: 3 Allen Road Ward 22 Applicant: Kenneth Goldstein**

**HEARINGS: 9:30 AM**

**Case: BOA-1135696 Address: 85 Horace Street Ward 1 Applicant: Adam & Deana Featherston  
Articles: Article 27T-5 East Boston IPOD Applicability Article 53 Section 9 Insufficient lot frontage width 25' required Article 53 Section 9 Excessive F.A.R. .8 required Article 53 Section 9 Insufficient lot width 25' Required Article 53 Section 9# of allowed stories exceeded 2 1/2 stories max. Article 53 Section 9 Insufficient side yard setback 2.5' min.**

**Purpose: To subdivide the existing Parcel 010115800 into 2 lots. The 1st, to remain known as "87 Horace Street" will contain 3,817 SF. The 2nd, to be known as "85 Horace Street" will contain 2,433 SF. Also, to erect a 1 Family dwelling at 85 Horace Street. ZBA. Nominal Fee. E Plans. See ALT1089851.**

**Case: BOA-1135694 Address: 87 Horace Street Ward 1 Applicant: Adam & Deana Featherston  
Articles: Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg. Three family in a two family subdistrict alteration > 25% Forbidden Article 53 Section 8 Use Regulations Alteration is > 25% of existing lot size Three family use is Forbidden (i.e Article 9) Article 53 Section 9 Insufficient lot width 25' required (Lot 2) Article 53 Section 9 Excessive F.A.R. reduction in lot size (.08 max) Article 53 Section 56 Off Street Parking & Loading Req Insufficient parking 2 existing spaces eliminated**

**Purpose: Seeking to subdivide the existing parcel 0101158000 into two lots. The first, to remain known as "87 Horace Street" will contain 3,817 SF. The second, to be known as "85 Horace Street" will contain 2,433 SF. No work to be done. Submitted in conjunction with ERT application for 85 Horace Street.**

**Case: BOA-1113883 Address: 64 West Rutland Square Ward 4 Applicant: Statires Realty, LLC  
Article: Article 64, Section 9.4 Town House/Row House Extension Proposed project involves extension of a balcony or porch above the first story into a rear yard shall be Conditional  
Purpose: Erect roof deck with hatch access and rear decks per plans filed herewith. Amending ALT1021543. [ZBA ePlan]**



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**Case: BOA#1113881 Address: 64 West Rutland Square Ward 4 Applicant: Statires Realty, LLC**  
**Purpose: Erect roof deck with hatch access and rear decks per plans filed herewith. Amending ALT1021543.**  
**Violation: Violation Description: Violation Comments: 9th 780 CMR 1011 Stairways 1011.12.2 Roof access.**  
**Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1510.2.**

**Case: BOA- 1129216 Address: 400-416 Commonwealth Avenue Ward 5 Applicant: Marcus, Errico, Emmer & Brooks, P.C.**

**Article: Art. 19, Sec. 1a Fences/walls >6' not allowed**

**Purpose: Demolish and remove existing wooden wall, footer, and foundation wall. Construct and install a new reinforced footer, foundation wall, and wooden structural wall on the Charlesgate side of the Somerset. Cost reflected on SF1035529. [ePlan]**

**Case: BOA-1135213 Address: 540-542 East Fourth Street Ward 6 Applicant: John P Yetman**

**Articles: Art. 68 Sec.08 Usable open space requirement is insufficient Art. 68 Sec.08 Side yard setback requirement is insufficient Art. 68 Sec.08 Rear yard setback requirement is insufficient**

**Purpose: Build one story garage addition at rear of existing building according to plans.**

**Case: BOA-1131883 Address: 8 Lilly Street Ward 6 Applicant: Dave Moynihan**

**Articles: Article 68, Section 34.2 Traffic Visibility Across Corner Article 68, Section 8 Lot Area Insufficient Article 68, Section 8 Add'l Lot Area Insufficient Article 68, Section 8 Floor Area Ratio Excessive Article 68, Section 8 Bldg Height Excessive (Feet) Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 8 Front Yard Insufficient Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient Article 68, Section 33 Off Street Parking & Loading Req Off Street Parking Insufficient Article 68, Section 33 Off Street Parking & Loading Req 68 33.5 Design. Parking car space size does not meet design specification.**

**Purpose: Raze existing single family house to erect a new two family house with parking on ground level as per plans. [ZBA ePlan]**

**Case: BOA-1129025 Address: 564 East Broadway Ward 6 Applicant: SRP 564 East Broadway, LLC**

**Article: Article 68, Section 7 Use Regulations Office in basement Conditional Use**

**Purpose: Change occupancy from 3 residential units and office to 3 residential units and two offices; and renovate former living area basement space on H Street side of building for additional agency or professional office w/ separate entrance [conditional use under Table A of Art. 68]. [ePlan]**

**Case: BOA-1131787 Address: 500 East Eighth Street Ward 7 Applicant: John Barry**

**Articles: Article 68, Section 8 Floor Area Ratio Excessive  $3.2 > 1.5$ max Article 68, Section 29 Roof Structure Restrictions Article 68, Section 8 Rear Yard Insufficient  $5.7 < 15'$ min (Shallow Lot)**

**Purpose: Extend living space into basement. Proposed Unit #1 will become two bedroom, two bath, unit for owners. Modify existing head hatch, to a head house, for safety. Renovate existing roof deck, and extend deck by approximately 6 feet. [ePlan]**



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**Case: BOA-1140239 Address: 50 Rogers Street Ward 7 Applicant: Zachory Endicott**  
**Articles: Article 13, Section 1 Lot Area Insufficient Article 13, Section 1 Add'l Lot Area Insufficient**  
**Article 13, Section 1 Floor Area Ratio Excessive Article 13, Section 1 Usable Open Space Insufficient**  
**Article 13, Section 1 Front Yard Insufficient Article 13, Section 1 Rear Yard Insufficient Article 13, Section 1 Bldg**  
**Height Excessive (Stories) Article 23, Section 1 Off Street Parking Req Off Street Parking Insufficient**  
**Purpose: Construct a new 3 story, Two Family Dwelling with new foundation. condo #1 on basement and 1st fl.,**  
**condo #2 on 2nd & 3rd fl. Interior front stairs to all levels, circular staircase in rear from ground to 3 fl. interior**  
**rear stairs to ground. each condo has 2 beds, 2 baths, kitchen, living/dining room, washer & dryer. [ZBA ePlan]**

**Case: BOA-886016 Address: 882 South Street Ward 20 Applicant: Rick Ovesen**  
**Article: Article 67 Section 11 Use Regulations Cannabis establishment, conditional**  
**Purpose: Change Occupancy from 6 Apts, 2 Stores, Restaurant#36A to 6 Apts, Store, Restaurant#36A and adult**  
**use Cannabis Dispensary.**

### **RECOMMENDATIONS: 11:30 AM**

**Case: BOA-1128151 Address: 138-138A D Street Ward: 6 Applicant: John H Melander**  
**Articles: Article 68, Section 8 Side Yard Insufficient 1.0' < 2.9' min req'd (Narrow Lot) Article 68, Section 8 Floor**  
**Area Ratio Excessive 2.2 > 2.0 max**  
**Purpose: We're going to build additional living space above the basement to connect to the existing kitchen. Then**  
**we're going "finish" the already partially completed basement. The entire project is about extending living space**  
**to the property basement and first floor. [ePlan]**

**Case: BOA-1141605 Address: 527 East Sixth Street Ward: 7 Applicant: Paul DiMaggio**  
**Articles: Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient**  
**Purpose: I am looking to replace a ground level deck with decks off of the 1st and 2nd levels. They will retain the**  
**same measurements as the ground level deck.**

**Case: BOA-1136073 Address: 377 K Street Ward: 7 Applicant: Matthew Price**  
**Articles: Art 68 Sec 29 Roof Structure Restrictions Roof structures restricted district Art 68 Sec 8 Dim reg app in**  
**res sub dist Side yard setback requirement is insufficient Art. 68 Sec. 33 Off Street parking Req. Off street**  
**parking requirement is insufficient**  
**Purpose: Addition of a rear 3rd floor master bedroom suite, as well as a 4th floor study and deck within the**  
**footprint of the existing building.**

**Case: BOA-1135403 Address: 15 Sedalia Road Ward: 16 Applicant: Brian Roberts**  
**Articles: Art. 65 Sec. 9 Residential Dimensional Reg.s Front yard setback requirement is insufficient**  
**Art. 65 Sec. 9 Residential Dimensional Reg.s Side yard setback requirement is insufficient**  
**Purpose: Proposed front porch expansion and add new rear deck as per plans. Permit set to be submitted on**  
**ZBA approval.**



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**Case:BOA-1066044 Address: 10 Hale Street Ward: 18 Applicant: Kevin Zhang**  
**Articles: Article 69 Section 8 Use Regulations in Res District Two family forbidden Article 69 Section 29 Off Street Parking & Loading Req Article 69 Section 9 Excessive f.a.r. Article 69 Section 9 Insufficient side yard setback Article 69 Section 9 Section 9.3 Location of main entrance**  
**Purpose: Change occupancy from single family house to a Two family house.**

**Case: BOA-1069183 Address: 16 Drury Road Ward: 18 Applicant: Hezekiah Pratt**  
**Article: Article 69, Section 9 Side Yard Insufficient 7'; 8.75' min req'd for narrow lot.**  
**Purpose: Build new addition. Renovate interior of house with new kitchen, bath, new walls, new finishes, new plumbing, heating, and plumbing. Work as per plans. Seeking ZBA relief.**

**Case:BOA-1126081 Address: 220 Wood Avenue, Ward 18 Applicant: Harold Lee**  
**Articles: Article 56, Section 40.2 Traffic Visibility Across Corner Article 56. Section 8 Side Yard Insufficient 5' < 10' min Article 56, Section 8 Floor Area Ratio Excessive 0.44 < 0.4max**  
**Purpose: Addition to home to add more living space, a bedroom, and a bathroom. [ePlan]**

**Case: BOA-1136875 Address: 120 Woodard Road Ward: 20 Applicant: Thomas Stanley**  
**Article: Article 69, Section 9 Rear Yard Insufficient**  
**Purpose: Construct 10' X 20' X 2 1/2' high rear closed in porch in existing single family dwelling [ePlan]**

**Case: BOA-1124052 Address: 181 Maple Street Ward: 20 Applicant: Kendall Dacey**  
**Articles: Article 56, Section 8 Front Yard Insufficient Article 56, Section 8 Side Yard Insufficient**  
**Purpose: Single Family Building; adding front porch and rear addition to the existing building in order to create another bedroom and bathroom in the home. EPLAN**

**Case: BOA-1133312 Address: 199 Temple Street Ward: 20 Applicant: Michael R. Davis & Katherine McGuinness**  
**Articles: Article 13, Section 3 Nonconformity to Dimen Req Side yard, lot width, lot frontage, lot area. Article 56, Section 8 Rear Yard Insufficient Required: 30' Proposed: 8' (rear yard of Sherbrook St.) and 17.2' (rear yard of Temple St.) Article 56. Section 8 Side Yard Insufficient Required: 10' Proposed: 8' Article 56, Section 40.1 Conformity w Ex Bldg Alignment on Sherbrook St. (modal has not been provided)**  
**Purpose: No change in use or occupancy. Construct a 1 story (plus basement) addition to a 2 ½ story residence. The proposed addition includes first floor master for owner to retire in their home. It's a typical pre existing non conforming residence; the modest addition will trigger dimensional violations. eplan > BOA**

**Case: BOA-1128097 Address: 25 Sidley Road Ward:20 Applicant: John Roche AIA**  
**Article: Article 56, Section 8 Side Yard Insufficient 7.8' avg < 10' min & nearest point 7.25' < 7.5 min.**  
**Non-parallel rule**  
**Purpose: Construct new 2nd floor addition over first floor extension. Renovation of existing kitchen, bathrooms, and attic space as per plans provided by architect. [ePlan]**



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**Case: BOA- 1130420 Address: 1504 Centre Street Ward: 20 Applicant: Daniel A DiJohnson**

**Article: Article 67, Section 9 Floor Area Ratio Excessive**

**Purpose: Finish the currently unfinished basement extending the living space into the basement for unit number 1, adding 1 bathroom, living space, and relocating the washer/dryer to the basement.**

### **HEARINGS: 12:30 PM**

**Case: BOA-902883 Address: 829 Boylston Street Ward 5 Applicant: Sean O'Donovan**

**Article: Art. 08 Sec. 03 Conditional Uses Cannabis establishment is a conditional use in a B district.**

**Purpose: Change occupancy to include retail sales of Cannabis 1st floor.**

**Case: BOA-1120466 Address: 11 East Lenox Street Ward 8 Applicant: Scott Kirkwood**

**Articles: Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Bldg Height Excessive (Stories) Article 50, Section 29 Bldg Height Excessive (Feet) Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Front Yard Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Rear Yard Insufficient Article 50, Section 43 Off Street Parking & Loading Req Off Street Parking Insufficient Article 50, Section 43 Off Street Parking & Loading Req Off Street Loading Insufficient**

**Purpose: Erect 7 story (69') Type 4 multi family residential building with 34 apartments, amenity space and enclosed parking on vacant lot. [ZBA ePlan]**

**Case: BOA- 1133852 Address: 17A Forest Street Ward 8 Applicant: Suzette Collins**

**Article: Art. 10 Sec. 01 Limitation of off street parking areas Parking located less than 5ft from side lot line.**

**Purpose: Build a 2 space driveway. With a curve cut.**

**Case: BOA-1137184 Address: 3 Cedar Street Ward 9 Applicant: John M. Langone & Lauren Langone**

**Articles: Article 50 Section 26 Establish of Res. Subdistricts Insufficient usable open space per unit (650 Sf/unit free from motor vehicle traffic) Art. 10 Sec. 01 Limitation of parking areas 5' Buffer requirements**

**Purpose: There is a driveway with no curb cut right now that I want to put 2 parking spaces on. I already have the engineer designed plan and the approval from Abi Alemu, Principal Civil Engineer from Boston, to move forward.**

**Case: BOA- 1131581 Address: 8 Robeson Street Ward 11 Applicant: Andrew Litchfield**

**Articles: Article 55, Section 9 Add'l Lot Area Insufficient 4062sqft < 5000sqft req'd Article 55, Section 9 Floor Area Ratio Excessive 1.2 > 0.7max Article 55, Section 9 Usable Open Space Insufficient 1319sqft < 2200sqft req'd Article 55, Section 40 Off Street Parking & Loading Req 2 provided < 3 req'd plus maneuverability**

**Purpose: Renovation to an existing 2 family to add one unit, add dormers and extend living space to the basement. The project will add a sprinkler system at all levels. [ePlan]**



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**Case: BOA- 1121088 Address: 31 Wabon Street Ward 12 Applicant: Stephen Siuda**

**Articles: Article 50 Section 29 Insufficient lot size 5,000 sf req. Article 50 Section 29 Insufficient additional lot area 2,500sf/unit >2 req. Article 50 Section 29 Insufficient lot width 50' req Article 50 Section 29 Insufficient lot frontage 50' req. Article 50 Section 29 Excessive F.A.R. .8 max. allowed Article 50 Section 29 Insufficient Usable open space 650sf/unit req. Article 50 Section 29 Front yard setback 20' min req. /Modal alignment Article 50 Section 29 Insufficient side yard setback 10' min. req. Article 50, Section 43 Off Street Parking & Loading Req Access/Maneuvering areas**

**Purpose: New 4 story building with 6 4 residential units, 2 on the first level, 2 on the second level and two duplex units located on levels 3 and New three story, three family dwelling to include four off street parking spaces with easement access via 33 Wabon Street per revised plans submitted (U491109608 filed) \* Modified 9.8.20**

**Case: BOA-1135948 Address: 33 Wabon Street Ward 12 Applicant: Stephen Siuda**

**Article: Art. 09 Sec. 02 Nonconforming Use Change < 25% conditional (open space reduction)**

**Purpose: Create an 20' access easement for pedestrian and motor vehicle use to pass and repass from 33 Wabon to 31 Wabon St. (4 Parking Spaces) Application filed in conjunction with ERT1006848.**

**Case: BOA-1122790 Address: 8 Ashton Street Ward 14 Applicant: Peter Vanko**

**Articles: Article 60, Section 41.1 Conformity Ex Bldg Alignment Article 60, Section 8 Use: Forbidden 6 family use Article 60, Section 9 Lot Area Insufficient Required: 6,000 sqft Proposed: 5,100 sqft Article 60, Section 9 Add'l Lot Area Insufficient Required: 18,000 sqft Proposed: 5,100 sqft Article 60, Section 9 Floor Area Ratio Excessive Max. allowed: 0.8 Proposed: 1.58 Article 60, Section 9 Bldg Height Excessive (Feet) Max. allowed: 35' Proposed: 39' 9" Article 60, Section 9 Usable Open Space Insufficient Required: 3,600 sqft Proposed: + 1,000 sqft Article 60, Section 9 Rear Yard Insufficient Required: 22.5' Proposed: + 10'**

**Purpose: Erect new (6) family building with parking below grade. Provide (2) accessible units accessed via wheelchair lift (pending MAAB variance).**

**Case: BOA-1117723 Address: 32 Norwood Street Ward 16 Applicant: Edward Ahern**

**Articles Article 65, Section 16 Floor Area Ratio Excessive Article 65, Section 41 Off Street Parking & Loading Req Off Street Parking Insufficient**

**Purpose: Erect eight unit residential dwelling on 6439 sq ft lot. ZBA**





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**Case: BOA-1122360 Address: 1700 Dorchester Avenue Ward 16 Applicant: Patrick Mahoney Esq**  
**Articles: Article 65, Section 9 Lot Area for Additional Dwelling Units Insufficient Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Building Height Excessive Article 65, Section 9 Building Height (# of Stories) Excessive Article 65, Section 9 Usable Open Space Insufficient Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient Article 65, Section 41 \*\*Off Street Parking & Loading Req Off Street Parking Insufficient Article 65, Section 41 \*\*Off Street Parking & Loading Req Off Street Loading Insufficient**  
**Purpose: Erect a new 4 story, 25 Unit Residential building on combined lots. See ALT1114515 to combine lots. This ERT to be filed in conjunction with 1710 Dorchester Avenue see ERT1114527 to erect an 11 Unit Residential building. Both under Article 80 Small Project review. Construction documents to be submitted upon ZBA approval.**

**Case: BOA-1122400 Address: 1710 Dorchester Avenue Ward 16 Applicant: Patrick Mahoney, Esq**  
**Articles: Article 65, Section 9 Lot Area for Additional Dwelling Units Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Building Height Excessive Article 65, Section 9 Building Height (# of Stories) Excessive Article 65, Section 9 Usable Open Space Insufficient Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient Article 65, Section 41 Off Street Parking & Loading Req Off Street Parking Insufficient**  
**Purpose: Erect a new 4 story, 11 Unit Residential building as per plans. This ERT to be filed in conjunction with 1700 Dorchester Ave. see ERT1114525 to erect a 25 Unit Residential building. Both under Article 80 Small Project review. Construction Documents to be submitted upon ZBA approval.**

**Case: BOA-1137713 Address: 375 Cummins Highway Ward 18 Applicant: A Limited Liability Company, LLC**  
**Articles: Article 69, Section 8 Use: Forbidden 49 units use: Forbidden Article 69, Section 9 Floor Area Ratio Excessive Max. allowed (1F): 0.5 Proposed: 1.27 Article 69, Section 9 Bldg Height Excessive (Feet) Max. allowed: 35' Proposed: 67' Article 69, Section 9 Usable Open Space Insufficient Required: 88,200 sqft Proposed: 21,413 sqft Article 69, Section 30.1 Conformity Ex Bldg Alignment there are 3 buildings in the same lot to provide a modal street calculation Article 69, Section 9 Rear Yard Insufficient Required: 40' Proposed: 36' 4" Article 69 Section 29 Off Street Parking & Loading Req Spaces required: 98 Proposed: 21 (as per plans) Article 69, Section 9 Bldg Height Excessive (Stories) Max. allowed: 2.5 Proposed: 6**  
**Purpose: Seeking to combine Parcel ID 1807324000, Parcel ID 1807233000, and a piece of land formerly known as Wilmont Street to create one new parcel with a total area of 39,106 square feet to be known as 375 Cummins Highway. Also, to erect a six story building with 49 dwelling units and 61 parking spaces.**

**Case: BOA- 1069852 Address: 66 Pershing Road Ward 19 Applicant: Carol Marsh**  
**Article: Art.55 Sec 9 Excessive F.A.R.**  
**Purpose: Demolish existing garage, add new garage attached to house with new mudroom, finishing living area in basement, renovate kitchen, renovate bedroom, extend existing dormers to create additional third floor space (Full permit fee to be paid at time of issuance Nominal Fee requested after intake.)**



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**Case: BOA-897294 Address: 76 Turner Street Ward 22 Applicant: 76 Turner, LLC**

**Articles: Art. 51 Sec. 09 Lot area for the add'l dwelling units is insufficient Art. 51 Sec. 09 Floor area ratio is excessive Art. 51 Sec. 09 Usable open space is insufficient Art. 51 Sec. 09 Front yard setback is insufficient Art. 51 Sec. 09 Rear yard setback is insufficient Art. 51 Sec. 41 Driveway providing off street parking access cannot be less than 10 ft. Parking access driveway cannot be less than 10ft wide Art. 51 Sec. 56 Off street parking requirements Off street parking requirement is insufficient**

**Purpose: To change occupancy from a single family dwelling to a three family dwelling. Also to add a rear addition, dormers, and complete interior renovations. With 3 parking spaces.**

### **RE-DISCUSSIONS: 1:00 PM**

**Case: BOA-1019225 Address: 16 Cottage Street Ward 1 Applicant: Norberto Perez**

**Articles: Article 27T 5East Boston IPOD Applicability Article 53 Section 9# of allowed stories exceeded Article 53 Section 9 max allowed height exceeded Article 53 Section 9 Excessive F.A.R. Article 53 Section 9 Insufficient rear yard setback Article 53, Section 52Roof Structure Restrictions**

**Purpose: Seeking to add a rear addition and a fourth story addition. Also, to add a roof deck.**

**Case: BOA-1019227 Address: 18 Cottage Street Ward 1 Applicant: Norberto Perez**

**Articles: Article 27T 5East Boston IPOD Applicability Article 53, Section 52 Roof Structure Restrictions Article 53 Section 9 # of allowed stories exceeded Article 53 Section 9 Max allowed height exceeded Article 53 Section 9 Excessive F.A.R. Article 53 Section 9 Insufficient rear yard setback**

**Purpose: Seeking to add a rear addition and a fourth story addition. Also, to add a roof deck.**

**Case: BOA-1080462 Address: 88R White Street Ward 1 Applicant: 88 White Street, LLC**

**Articles: Article 53, Section 9 Rear Yard Insufficient Article 53, Section 56 Off Street Parking & Loading Req Off Street Parking Insufficient Article 53, Section 52Roof Structure Restrictions Article 27T 5East Boston IPOD Applicability**

**Purpose: Seeking to change the occupancy from a single family dwelling to a two family dwelling. Also, to renovate the building, including a two story side addition. This will be one of two dwellings on one lot. [ZBA ePlan].**

**Case: BOA-1043407 Address: 132 Marginal Street Ward 1 Applicant: Angelo Scippa**

**Article(s): 53(53-8) 53(53-9): Lot area for the add'l units is insufficient, Floor area ratio is excessive, Required height is excessive (stories), Required height is excessive (ft), Required front yard setback is insufficient, Required side yard setback is insufficient, Required rear yard setback is insufficient & Usable open space is insufficient) 53(53-56) 53(53-53-57) 27T(27T-5)**

**Purpose: Combine parcel 0104590000 of 2813 sf with parcel 0104591000 of 2813sf to create new lot of 5626 sf to be known as 132 Marginal Street and erect a new 6 Unit apartment building with two units per floor.**



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**Case: BOA-1029221 Address: 837 Saratoga Street Ward 1 Applicant: 22 Jerome Street, LLC**  
**Article(s): 10(10-1) 53(53-8) 53(53-8) 53(53-52) 53(53-56) 53(53-9): Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Usable open space insufficient, Side yard insufficient & Rear yard insufficient)**  
**Purpose: Change of Occupancy from Three-Family Dwelling to Multi-Family Dwelling (8 units). Erect rear addition and fourth-story addition. Propose (6) spaces.**

**Case: BOA-1060119 Address: 30 Mayfield Street Ward 13 Applicant: John Roche AIA**  
**Articles: Article 65, Section 8 Use Regulations Executive Suites Use: Forbidden Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Usable Open Space Insufficient Article 65, Section 9 Side Yard Insufficient**  
**Purpose: Change of Occupancy from single family home to 3 executive suites. Extend living space into the basement. Add kitchens second and third floor plans. Construct new dormers. Install sprinkler/fire alarm system per plans**

**Case: BOA-958462 Address: 18 Euclid Street Ward 17 Applicant: Chris Abner**  
**Article(s): 65(65-42.2) 65(65-42.3) 65(65-9): Max. allowed height exceeded, Insufficient lot size, Insufficient additional lot area per dwelling unit, Excessive F.A.R, # of allowed stories Exceeded & Insufficient open space per unit)**  
**Purpose: Confirm occupancy as single family. Change of occupancy to a three-family dwelling. Construct addition for two units onto existing structure per attached drawings. ZBA**

**Case: BOA-1076707 Address: 24 Gardenside Street Ward 19 Applicant: John D Barry, Esq**  
**Articles: Article 67 Section 32 Off Street Parking & Loading Req Off street parking is insufficient Article 67, Section 8 Use: Forbidden 3 Family is a Forbidden use in a 2F 5000 Sub district Article 67, Section 9 Lot Area Insufficient Article 67, Section 9 Floor Area Ratio Excessive Article 67, Section 9 Bldg Height Excessive (Stories) Article 67, Section 9 Usable Open Space Insufficient Article 67, Section 9 Side Yard Insufficient**  
**Purpose: Confirm occupancy as 2 family and change to 3 family. Add 3rd unit to existing 2 family via roof dormers.**



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**Case: BOA-1012008 Address: 190R Washington Street Ward 21 Applicant: Peter Ofman**  
**Article(s): Art. 10 Sec. 01 \*\* Limitation of off street parking areas 1 Parking space located on the front yard**  
**Article 51 Section 9.4 Dim Reg: Location of Main Entrance Article 51, Section 56. Off-Street Parking & Loading**  
**Req 51.56.5 Design Article 51, Section 9 Lot Area Insufficient Required: 5,000sqft Proposed: 4,104 sqft Article 51,**  
**Section 9 \*\*\* Front Yard Insufficient Required: 20' Proposed: 7.6' Article 51, Section 9 \*\*\*\* Rear Yard**  
**Insufficient Required: 30' Proposed: 6.3'**  
**Purpose: Erect a new single family 2-1/2 feet story detached dwelling. Propose two (2) off-street parking. ZBA**

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

**BOARD MEMBERS:**

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**For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to [https://www.municode.com/library/ma/boston/codes/redevelopment\\_authority](https://www.municode.com/library/ma/boston/codes/redevelopment_authority).**