



City of Boston  
Board of Appeal

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*By City Clerk at 1:56 pm, Mar 25, 2021*

TUESDAY, MARCH 30, 2021

BOARD OF APPEAL

CITY HALL, ROOM 801

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

**ALL MATTERS LISTED ON THIS MARCH 30, 2021 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

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

**THE MARCH 30, 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/zbaMar30hearing> or by calling 1-617-315-0704 and entering access code 129 742 3565.**

**If you wish to offer testimony on an appeal, please click <http://bit.ly/zbaMar30comment> 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/zbaMar30comment>, calling 617-635-5300 or emailing [zba.ambassador@boston.gov](mailto:zba.ambassador@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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**BOARD FINAL ARBITER: 9:30 AM**

**Case: BOA-970669 Address: 798B East Third Street Ward 6 Applicant: Michael & Maureen Murray**

**HEARINGS: 9:30 AM**

**Case: BOA-1164591 Address: 323 Maverick Street Ward 1 Applicant: Boston Building Company, LLC  
Articles: Article 27T 5 East Boston IPOD Applicability Article 53 Section 9 Insufficient additional lot area Article 53 Section 9 Excessive f.a.r. Article 53 Section 9 Maximum allowed height exceeded Article 53 Section 9 # of allowed stories exceeded Article 53 Section 9 Insufficient side yard Article 53 Section 56 Off Street Parking & Loading Req Insufficient parking  
Purpose: Seeking to raze the existing structure and erect a three family residential dwelling.**

**Case: BOA-1155218 Address: 22 Wordsworth Street Ward 1 Applicant: 22 Wordsworth, LLC  
Articles: Article 53, Section 52 Roof Structure Restrictions Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Front Yard Insufficient Article 53, Section 9 Side Yard Insufficient Article 27T 5 East Boston IPOD Applicability  
Purpose: Confirm occupancy as two family dwelling. Extend living space to basement. Renovate and erect half story addition with roof deck as per plans.**

**Case: BOA-1158518 Address: 18-20 Meridian Street Ward 1 Applicant: Derric Small  
Article: Art. 53 Sec. 11 Use: Conditional Large Take Out Restaurant Conditional  
Purpose: Change the legal occupancy to include a cafe/ coffee shop (Restaurant) with take out.**

**Case: BOA-1130747 Address: 1230-1264 Washington Street Ward 3 Applicant: Kristopher Kranzky  
Article: Art. 64, Section 18 Use: Forbidden Fitness studio is a forbidden use  
Purpose: Just need change of use from Barber Shop to 1 on 1 personal training studio (fitness studio). Only will need to paint interior walls, no other work needs to be done. Fitness studio is already allowed use on the parcel.**

**Case: BOA-1161589 Address: 55-59 Causeway Street Ward 3 Applicant: Media Vision, Inc  
Articles: Article 11, Section 2 On Premise Signs in Non Residential Districts On Premise Signs in all Other Districts Article 11, Section 6 Billboards Signs Subject to Other Regulations Article 11, Sec. 7 Electronic Signs  
Purpose: Erect a rooftop Digital Outdoor Advertising Device on roof of existing 2 story commercial structure. Digital sign to be 25' in width and 15' feet in height. Total height of the sign will be 46' 9.5" above grade of Causeway Street. Nominal Fee Requested.**

**Case: BOA- 1155307 Address: 52 Dwight Street Ward 3 Applicant: Highline Development  
Article: Article 64, Section 9.4 Town House/Row House Extension Balcony above the first story  
Purpose: Amendment to ALT1093406. New rear deck and roof deck for exclusive use of Unit 2.**



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**Case: BOA- 1153731 Address: 143-145 Warren Avenue Ward 4 Applicant: Highline Development  
Article: Article 64 Section 9 Town House / Row House Extensions into Rear Yard  
Purpose: New Rear Deck and Roof Deck for exclusive use of Unit 4. Amendment to ALT965717.**

**Case: BOA-1156954 Address: 29 M Street Ward 6 Applicant: Connor Bresnehan  
Article: Art 68 Sec 29 Roof Structure Restrictions Roof structures restricted district (access to the deck must be through a roof half only)  
Purpose: Install new roof deck and spiral stair access from the existing rear porch.**

**Case: BOA- 1150584 Address: 269-271 Dorchester Street Ward 7 Applicant: Patrick Mahoney Esq  
Articles: Article 13, Section 1 Lot Area Insufficient 806sqft < 5,000sqft min Article 13, Section 1 Add'l Lot Area Insufficient 806 sqft < 7,000 total sqft min Article 13, Section 1 Lot Width Insufficient 20ft < 50ft min Article 13, Section 1 Floor Area Ratio Excessive 3.3 > 1.0max Article 13, Section 1 Usable Open Space Insufficient 134 sqft < 1,200 sqft min Article 13, Section 1 Rear Yard Insufficient 5.1' < 20.7'min Art. 23 Section 1 Off Street Parking (Residential) Insufficient 0 provided < 3 req'd  
Purpose: Erect a new three family townhouse style building, as per plans. Permit set to be submitted upon ZBA approval.**

**Case: BOA-1123258 Address: 110 Buttonwood Street Ward 7 Applicant: Peter Vanko  
Articles: Article 65, Section 8 Use Regulations Multi Family Dwelling Use : Forbidden Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Bldg Height Excessive (Feet) Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient Article 9, Section 2 Change in Non Conforming Use  
Purpose: Combine 110 Buttonwood (PID: 0702749000) and 114 Buttonwood Street (PID: 0702748010) into a newly created single lot to be 7,600 SF. Change of Occupancy from Three Family Dwelling to Multi Family Dwelling (8 units). Construct new addition to existing structure with roof deck. Propose (9) off street parking and (2) additional ancillary parking from 118 Buttonwood Street. File with ALT1058894 and U491092151.**

**Case: BOA- 1164421 Address: 118 Buttonwood Street Ward 7 Applicant: Peter Vanko  
Article: Article 65, Section 8 Use Regulations Ancillary Parking Use: Conditional  
Purpose: Proposed (2) ancillary parking for 110 Buttonwood Street. File in conjunction with ALT1058899.**

**Case: BOA-1044720 Address: 3326-3328 Washington Street Ward 11 Applicant: Primary Development Group, LLC  
Articles: Article 55 Section 19 Use Regs in Local Industrial Multi Family Dwelling Use: Forbidden Article 55 Section 20 Floor Area Ratio Excessive Article 55 Section 20 Building Height Excessive Article 55 Section 20 Usable Open Space Insufficient Article 55 Section 20 Rear Yard Insufficient Article 55, Section 40 Off Street Parking & Loading Req Off Street Parking Insufficient Article 55, Section 40 Off Street Parking & Loading Req Off Street Loading Insufficient  
Purpose: Erect new Multi Family Dwelling (43 residential units).**



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**Case: BOA-1096128 Address: 10 Rockland Street Ward 12 Applicant: Eric Zachrison**  
**Articles: Art. 50 Sec. 43 Off street parking requirements Clear access to all spaces and maneuvering areas Article 50 Section 29 Insufficient lot size Article 50 Section 29 Insufficient additional lot area per unit Article 50 Section 29 Insufficient lot width Article 50 Section 29 Insufficient lot frontage minimum Article 50 Section 29 Excessive F.A.R. Article 50 Section 29 Max allowed height exceeded Corrected 1.19.21 Article 50 Section 29 # of allowed stories exceeded Corrected 1.19.21 Article 50 Section 29 Insufficient usable open space per unit Article 50 Section 29 Insufficient side yard setback Article 50 Section 29 Insufficient rear yard setback Article 50 Section 43 Off-Street Parking & Loading Req Insufficient parking Corrected 1.19.21 Article 50 Section 44.2 Conformity Ex Bldg Alignment Article 50 Section 28 Use regulations MFR-Forbidden**  
**Purpose: New 3.5 2 story building with 8 4 residential units and 5 6 parking space in the basement ground level. The building will be protected with an automatic sprinkler system.**

**Case: BOA- 1156135 Address: 14 Rockland Street Ward 12 Applicant: Derick Joyner**  
**Articles: Art. 50, Section 28 Use: Conditional 4f in 3F district Article 50, Section 29 Add'l Lot Area Insufficient 2,722sqft < 8,000sqft req'd Article 50, Section 29 Usable Open Space Insufficient Art. 50, Section 43 Off Street Parking Insufficient 1. (1) provided < 2 add'l spaces req'd 2. Maneuvering areas and access drives req'd Art. 10 Sec. 01 Limitation of off street parking areas Parking located less than 5ft from side lot line**  
**Purpose: Change existing two family occupancy into four family as per plans for full gut rehab (MEPS and sprinklers with fire alarm) and roof deck on third story to include parking in rear.**

**Case: BOA-1134751 Address: 45 Magnolia Street Ward 13 Applicant: Shane Gibbons**  
**Articles: Article 9 Section 1 Extension of Nonconforming Use Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Usable Open Space Insufficient**  
**Purpose: Change of Occupancy from Convent, Boarding House (20 Person), Daycare Center (32 children) to Boarding House (49 Person) and Daycare Center (32 children). Create four (4) additional boarding rooms on the first floor plan. Work to include selective demolition of interior partition walls (non structural), exterior work will consist of new side walks and ramps meeting MAAB, and new life safety equipment and sprinkler system will be added throughout the entire building.**

**Case: BOA- 1160540 Address: 128 Hamilton Street Ward 15 Applicant: Anthony Jean Baptiste**  
**Articles: Article 65, Section 8 Use Regulations Four unit dwelling use is a forbidden use Article 65, Section 9 Lot size required to erect the building is insufficient Article 65, Section 9 Lot width required is insufficient Article 65, Section 9 Floor area ratio is excessive Article 65, Section 9 Height requirement is excessive (2 1/2 stories max.) Article 65, Section 9 Front yard setback requirement is insufficient Article 65, Section 9 Side yard setback requirement is insufficient Article 65, Section 9 Rear yard setback requirement is insufficient Article 65, Section 9 Lot frontage requirement is insufficient Article 65, Section 41 Off Street Parking & Loading Req Off street parking requirement is insufficient**  
**Purpose: Looking to erect a 4 unit new construction building.**

**Case: BOA-1124646 Address: 419-429 Bowdoin Street Ward 15 Applicant: Israel Pacheco**  
**Article :Article 65, Section 15 Use: Conditional Café with Take out #36A**  
**Purpose: Change occupancy from market to café.**



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**Case: BOA-1160191 Address: 2-4 Denvir Street Ward 16 Applicant: Jeremy Sears**

**Articles: Art. 65 Sec. 08 Forbidden Three family dwelling use is a forbidden use Art. 65 Sec. 9 Floor area ratio is excessive Art. 65 Sec. 9 Height is excessive (2.5 stories max. allowed) Art. 65 Sec. 41 Off street parking requirement is insufficient**

**Purpose: Legalize existing 2 family into 3 family.**

**Case: BOA-1140176 Address: 1732 River Street Ward 18 Applicant: Timothy Johnson**

**Articles: Article 69 Section 8 Use Regulations in Res District 4 family use: Forbidden Article 69, Section 9 Lot Area Insufficient Required: 8,000 sqft Proposed: 5,000 sqft Article 69, Section 9 Floor Area Ratio Excessive Max. allowed: 0.5 Proposed: 1.56 Article 69, Section 9 Bldg Height Excessive (Stories) Max. allowed: 2.5 Proposed: 3 Article 69, Section 9 Bldg Height Excessive (Feet) Max. allowed: 35' Exceeded with Headhouse (43') which also occupies >33.3% of roof area with roof deck. Article 69, Section 9 Usable Open Space Insufficient Required: 7,000 sqft Proposed: 1,000 sqft Article 69, Section 30.1 Conformity Ex Bldg Alignment Street modal not provided. Article 69, Section 9 Side Yard Insufficient Required: 10' Proposed: 5' (R&L) Article 69, Section 9 Rear Yard Insufficient Required: 40' Proposed: 8.3' Article 69 Section 29 Off Street Parking & Loading Req Required: 8 spaces Proposed: 5 spaces**

**Purpose: On vacant land, erect a 3-Story 4-Unit Residential building w/garage and front, rear and roof decks as per plans submitted.**

**Case: BOA-1146931 Address: 3936 Washington Street Ward 19 Applicant: Manuel Marinez**

**Articles: Art. 67 Sec. 08 Use Regulations Applicable in Residential Sub Districts Multi family dwelling unit (Four) is a forbidden use Article 67, Section 9 Side yard requirement is insufficient Article 67, Section 9 Rear yard requirement is insufficient Article 67, Section 9 Floor area ratio is excessive Article 67, Section 9 Lot area for the add'l units is insufficient Article 67, Section 32 Off Street Parking Off street parking requirement is insufficient Article 67, Section 9 Location of main entrance of a dwelling unit must face the front lot line Article 67, Section 8 Use: Forbidden Hair salon in a residential subdistrict is a forbidden use**

**Purpose: Extension of residential living space from 2 to 4 dwelling units and from 2 existing stores to 1 store and 1 hair salon, then fully renovate. Building to be fully sprinklered and with fire alarm as required.**

**Case: BOA-1125657 Address: 49A Walk Hill Street Ward 19 Applicant: Moss Hill Investments, LLC**

**Articles: Art. 55, Section 8 Use: Forbidden 3F in 1F zone Article 55, Section 9 Lot Width Insufficient 42.5' avg < 45'min req'd Article 55, Section 9 Lot Frontage Insufficient 42' < 45'min req'd Article 55, Section 9 Bldg Height Excessive (Stories) 3 stories > 2 1/2max Article 55, Section 9 Floor Area Ratio Excessive 0.8 > 0.6max Article 55, Section 9 Usable Open Space Insufficient 185sqft < 3,116sqft min req'd Article 55, Section 9 Front Yard Insufficient 10.8' < 14'min req'd (Modal) Article 55, Section 40.5d Parking space sizes Greater than 50% of spaces required to be 8.5'x20' Article 55, Section 9 Side Yard Insufficient 7' < 9.7'min req'd (Narrow Lot)**

**Purpose: Erect a three unit dwelling with three off street parking spaces per zoning plans filed herewith. Once zoning relief is granted full construction plans will be filed. Nominal fee request filed.**



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**Case: BOA- 1157140 Address: 1580-1582 Centre Street Ward 20 Applicant: Thomas Cunniffe**  
**Articles: 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 Required lot for 3 family is 8000sf. Existing lot is 3622sf. Article 67, Section 9 Usable Open Space Insufficient Article 67, Section 32 Off Street Parking Off street parking is insufficient. None provided.**

**Purpose: I am seeking to change occupancy of my property from a 2 to 3 family dwelling. I previously applied for and was approved to finish the third floor with electric, heat, and a bathroom addition. There are 2 means of egress, fire alarms are hard wired, and high ceilings.**

**Case: BOA-1153496 Address: 59 Hillock Street Ward 20 Applicant: Simone Mourad Barnett**  
**Articles: Article 66, Section 9 Lot area for the add'l unit is insufficient Article 67, Section 9 Lot area for the add'l unit is insufficient Article 67, Section 9 Floor area ratio is excessive Article 67, Section 9 Height requirement is excessive Article 67, Section 9 Usable open space is insufficient Article 67, Section 9 Front yard requirement is insufficient Article 67, Section 9 Minimum lot width requirement is insufficient Article 67, Section 9 Rear yard requirement is insufficient Art. 67 Sec. 33 App. of Dimensional Req. Front modal alignment of the block**  
**Purpose: Combined two parcels to make a total of 5820sf and construct a two family dwelling on the combined lot.**

**Case: BOA-1160394 Address: 39 Dustin Street Ward 21 Applicant: John Walsh**  
**Articles: Article 51 Section 8 Use Regulations Use: Three (3) Family Dwelling: Forbidden Article 51 Section 9 Floor Area Ratio Excessive Article 51 Section 9 Building Height (# of Stories) Excessive Article 51 Section 9 Rear Yard Insufficient Article 51, Section 56. Off Street Parking & Loading Req Off Street Parking Design / Maneuverability. Proposed Parking spaces do not comply dimensionally. Tandem Parking is not permitted Article 10, Section 1 Limitation of Area Limitation of Area of Accessory Uses**  
**Purpose: Confirm Occupancy as an existing Two Family Dwelling. Construct a new 3 story addition with decks. Change Occupancy from a Two Family Dwelling to a Three Family Dwelling. Hard Copy**

**Case: BOA-1158216 Address: 1515-1525 Commonwealth Avenue Ward 21 Applicant: DIV 1515 Commonwealth, LLC**  
**Articles: Article 29 Section 4 GPOD Applicability Applicable due to erecting a building having a total gross floor area in excess of five thousand (5,000) square feet Article 51, Section 8 Use Regulations Artist Live / Work Use : Forbidden Article 51, Section 9 Add'l Lot Area Insufficient Article 51, Section 9 Floor Area Ratio Excessive Article 51, Section 9 Bldg Height Excessive (Stories) Article 51, Section 9 Bldg Height Excessive (Feet) Article 51, Section 9 Usable Open Space Insufficient Article 51, Section 9 Front Yard Insufficient Article 51, Section 9 Side Yard Insufficient**  
**Purpose: Erect a new building to contain 253 residential units (including 8 artist live/work units), related amenity spaces and parking garage.**



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**HEARINGS: 12:30 PM**

**Case: BOA-1156531 Address: 277 Bunker Hill Street Ward 2 Applicant: Nicholas Mandonas**

**Articles: Article 62, Section 8 Rear Yard Insufficient**

**Purpose: Build roof deck onto existing structure, create access point via stairway in master bedroom with hatch.**

**Case: BOA-1157191 Address: 54 Windham Road Ward 18 Applicant: John Cali**

**Articles: Article 69, Section 9 Front Yard Insufficient 15.9' < 25' min Article 69, Section 9 Side Yard Insufficient 6.1' < 9.6' (Narrow Lot)**

**Purpose: Amendment to ALT1086212; Construction cost reflected on ALT1086212 In addition to the scope on ALT1086212, a 6' 0" x 9' 0" mud room would be added to the driveway side of the house, as well as a portico roof above the front door.**

**Case: BOA-1156028 Address: 119 Neponset Avenue Ward 18 Applicant: Rosa Design & Construction, LLC**

**Articles: Article 69 Section 9 Insufficient lot width 70' Required Article 69 Section 9 Insufficient front yard setback 25' req./modal Article 69 Section 9 Insufficient side yard setback 10' req. Article 69 Section 9 # of allowed stories has been exceeded 2.5 story max.**

**Purpose: Erect new single family home per plans. SEE ERT1137403 (121 Neponset Avenue).**

**Case: BOA-1156045 Address: 121 Neponset Avenue Ward 18 Applicant: Rosa Design & Construction, LLC**

**Articles: Article 69 Section 9 Insufficient lot size Article 69 Section 9 Insufficient lot width Article 69 Section 9 Insufficient lot frontage Article 69 Section 9 Excessive f.a.r. Article 69 Section 9 # of allowed habitable stories has been exceeded Article 69 Section 9 Insufficient front yard setback/modal Art. 10 Sec. 01 Limitation of parking areas > 25% of rear yard**

**Purpose: Erect New Single Family Home: per plans in conjunction with ERT1137400.**

**Case: BOA-1163324 Address: 235-259 Independence Drive Ward 20 Applicant: Chestnut Hill Realty**

**Articles: Article 56, Section 7 Use Regulations Use: Office: Forbidden Article 56, Section 8 Front Yard Insufficient**

**Purpose: Change Occupancy from 13 Apartments to 13 Apartments with Real Estate / Leasing Office. Install a new walkway awning.**





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**RE-DISCUSSION: 12:30 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 52 Roof 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-1048915 Address: 229-231 Bunker Hill Street Ward 2 Applicant: Patrick Mahoney**

**Article(s): Article 62, Section 13 Main use – Three family detached dwelling - Conditional Article 62, Section 13 Accessory use first story – Conditional (= to proposed main use) Article 62, Section 14 Excessive F.A.R. – 2.0 max Article 62, Section 14 Max allowed height exceeded – 35’ max Article 62, Section 14 Insufficient usable open space per unit – 50f/unit req. Article 62, Section 14 Insufficient rear yard setback – 15’ min. setback req./shallow lot Article 62, Section 14 Insufficient side yard setback – 2.5’/footnote (4) Article 62, Section 30 Conformity with existing street wall alignment – Modal Article 62, Section 29 Off Street Parking Insufficient – 1.5/unit req. Article 62, Section 29 Off Street Parking Insufficient – Design; -size and clear maneuvering areas Art. 62 Sec. 62 27 Screening and Buffering Required**

**Purpose: Demolish existing one story restaurant and erect a new 4 story 3 unit residential building with enclosed garage and roof deck. \*Private roof deck**

**Case: BOA- 1038178 Address: 30-36 Batterymarch Street Ward 3 Applicant: Sonder USA, Inc**

**Article(s): 45(45-14) Use Regulations Conditional**

**Purpose: To change the occupancy from commercial spaces and 26 residential units to commercial spaces and 26 Executive suites. Also, to complete interior renovations. \*Stores, Restaurant#36A, Medical Office, 26 Executive Suites & restaurant; renovations to unit 5A**

**Case: BOA-1131644 Address: 97 Williams Street Ward 11 Applicant: Joseph Federico**

**Articles: Art. 55 Sec. 09 Lot size requirements is insufficient to support the existing building, due to subdivision Art. 55 Sec. 09 Floor area ratio is excessive, due to subdivision Art. 55 Sec. 09 Usable open space is insufficient, due to subdivision Art. 55, Section 9 Rear yard setback requirements is insufficient**

**Purpose: Subdividing 680 sf of land from 97 Williams St to 99 Williams St. See ERT1087525.**



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**Case: BOA-1116715 Address: 99 Williams Street Ward 11 Applicant: Joseph Federico**

**Articles: Article 55, Section 8 Use Regulations Multi family dwelling unit use (6) is forbidden, Article 55, Section 9 Lot area for the add'l dwelling unit is insufficient, Article 55, Section 9 Floor area ratio is excessive, Article 55, Section 9 Side yard setback requirement is insufficient, Art. 55, Section 40 \*\* Off Street Parking Insufficient Off street parking requirement is insufficient**

**Purpose: Erect a new 6 unit residential building on two combined vacant lots. EPLAN**

**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.**



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**Case: BOA- 1068506 Address: 12 Rock Hill Road Ward 19 Applicant: Matthew Hayes**

**Articles: Article 55, Section 40.5a Parking Maneuverability 3 spaces are on tandem spaces, Article 55, Section 40.5d Parking space sizes 1 space should be accessible according to 521 CMR, Article 55, Section 41.1 Conformity Ex Bldg Alignment, Article 55, Section 8 Use Regulations 12 residential unit use: forbidden, Article 56, Section 8 Floor Area Ratio Excessive Max. allowed: 0.6 Proposed: 1.82, Article 56, Section 8 Bldg Height Excessive (Stories) Max. allowed: 3 Proposed: 4, Article 56, Section 8 Bldg Height Excessive (Feet) Max. allowed: 35' Proposed: 36', Article 55, Section 9 Side Yard Insufficient Required: 7' and 10' Proposed: Right: 5.8' and Left: 4.5', Article 55, Section 9 Rear Yard Insufficient Required: '20 Proposed: 15.4'**

**Purpose: Combine 3 existing Lots into one 10,138 sq ft Lot of land, Lot A 29 Rock Hill Rd. Parcel#1900258000 with Lot B, 31 Rock Hill Rd Parcel#1900258001 and Lot C Parcel #1900258002. This Lot to be known as 12 Rock Hill Rd. Erect a new 4 story, 12 Unit Residential Building (2 affordable rental units) with 20 19 parking spaces. There will be a full Sprinkler system being installed. Propose (10) ancillary parking from 29 Rock Hill Road (ALT1060818).**

**Case: BOA-1068509 Address: 29 Rock Hill Road Ward 19 Applicant: Matthew Hayes**

**Articles: Article 55, Section 8 Use Regulations Ancillary parking use: Conditional Article 55, Section 9 Front Yard Insufficient Required: 15' Proposed: 2' Article 55, Section 9 Floor Area Ratio Excessive Max. allowed: 0.6 Article 55, Section 9 Rear Yard Insufficient Required: 20' Proposed: 2' Article 55, Section 9 Usable Open Space Insufficient Article 55, Section 40 Off Street Parking & Loading Req Design. Maneuvering of tandem parking Purpose: Erect an addition as per plans. Provide ten (10) ancillary parking to 12 Rock Hill Road (ERT1060820).**

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

**BOARD MEMBERS:**

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**SUBSTITUTE MEMBERS:**

**HANSY BETTER BARRAZA  
TYRONE KINDELL, JR.**

**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).**