



City of Boston
Board of Appeal

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THURSDAY, JUNE 17, 2021

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON JUNE 17, 2021 BEGINNING AT 5:00 PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS JUNE 17, 2021 SUBCOMMITTEE HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE JUNE 17, 2021 SUBCOMMITTEE 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/zbaJun17SChearing> or by calling 1-617-315-0704 and entering access code 173 481 2260.

If you wish to offer testimony on an appeal, please click <http://bit.ly/zbaJun17SCcomment> 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/zbaJun17SCcomment>, calling 617-635-5300 or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the WebEx Event from at 4:00PM to 5:00PM 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.



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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 ZBAPublicInput@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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HEARINGS: 5:00 P.M

Case: BOA-1153407 Address: 177 Coleridge Street Ward: 1 Applicant: Eric Nelsen

Articles: Article 53, Section 52 Roof Structure Restrictions Article 53 Section 9 Insufficient side yard setback

Purpose: Unit 2: Add new private roof deck via spiral staircase along exterior of the building. Unit #2 will have exclusive access to roof deck.

Case: BOA-1175423 Address: 113 Elm Street Ward: 2 Applicant: Regina Oliveri

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

Purpose: Add shed dormer back of the house and add 2x windows . extend existing 2x4 wall rear wall and build new roof. Existing renovation Permit # SF 1115342.

Case: BOA -1170934 Address: 186-188 Emerson Street Ward: 6 Applicant: Vernon Woodworth

Articles: Article 68, Section 29 Roof Structure Restrictions Change in building height. Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Front Yard Insufficient Article 68, Section 8 Floor Area Ratio Excessive

Purpose: Extend upstairs dwelling unit with rooftop construction of penthouse with roof deck. Nominal fee requested pending Zoning Board of Appeals hearing.

Case: BOA1166282 Address: 2 Greenwich CT Ward: 9 Applicant: Elionay Afonso

Article: Art. 50, Section 29 Floor area ratio is excessive

Purpose: Increase the size of a usable space in the basement, as the PERMIT ALT1054427.

Case: -BOA-1131987 Address: 2 Copeland Park Ward: 12 Applicant: Balkys Sicard

Articles: Article 50, Section 29 Lot Frontage Insufficient Article 50, Section 29 Front Yard Insufficient Article 50, Section 29 Rear Yard Insufficient

Purpose: Interior and exterior renovations to existing two family residence. Work includes internal renovations to second floor unit and expansion of that unit up into the attic/third floor by way of interior renovations and new roof framing. Building to remain a two family dwelling.

Case: BOA-1161792 Address: 7 Iowa Street Ward: 15 Applicant: Auliane Hold

Articles: Article 65, Section 9 Floor Area Ratio Excessive $1.1 > 0.5\max$ Article 65, Section 9 Bldg Height Excessive (Stories) $3 > 2 \frac{1}{2}\max$ Article 65, Section 9 Side Yard Insufficient $5.7' < 10'\min$ Article 65, Section 9 Rear Yard Insufficient $7' < 10'\min$ (Shallow Lot)

Purpose: Correct work done by previous contractor, replace siding and continuo work follow the contract and the new plans.

Case: BOA-1170526 Address: 165 Milton Avenue Ward: 18 Applicant: Kevin Romano

Article: Art. 69 Sec.23 Neighborhood Design O.D.

Purpose: Kitchen renovation, replace existing porch, single story addition approx 150 sq. ft.

Case: BOA-1163940 Address: 1825-1827 River Street Ward: 18 Applicant: David McSweeney

Articles: Art. 69 Sec. 09 Floor area ratio is excessive Art. 69 Sec. 09 Height requirement is excessive

Purpose: Removing roof, adding 3rd floor, Removing 1 full bath and bedroom, turning original bed into dining room and original bath into extended kitchen on main floor of unit 1827. On proposed addition (3rd for) 3 beds 2 bath. (1 master bedroom with bath) and 2 regular bedroom with accompanied bath.



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Case: BOA-1171320 Address: 5 West Milton Street Ward: 18 Applicant: Eric Williams

Article: Art. 69 Sec.23 Neighborhood Design O.D. You need to seek relief from the BOA (Board of Appeals) as this is in a Neighborhood Design Review District

Purpose: Extend kitchen, add bathroom,, washroom and storage area. Remove existing wall.

Case: BOA-1143606 Address: 8 Alveston Street Ward: 19 Applicant: Pablo Alvarado Alvarado

Articles: Article 55, Section 12 Side Yard Insufficient Article 55, Section 12 Rear Yard Insufficient

Purpose: Demo existing garage and build a new attached garage as per plan.

Case: BOA 1180289 Address: 203 Chestnut Avenue Ward: 19 Applicant: Kyle Richard Costello

Articles: Article 55, Section 9 Side Yard Insufficient Article 55, Section 9 Rear Yard Insufficient Article 55, Section 9 Bldg Height Excessive (Stories)

Purpose: Create master bedroom by adding a 3rd floor on top of existing second floor bump out footprint

Case: BOA-1177169 Address: 320 Cornell Street Ward: 20 Applicant: Andrew Dore

Articles: Art. 67 Sec. 28 Design Review Required Article 67, Section 9 Bldg Height Excessive (Stories)

Purpose: The scope of the project consists of finishing the existing attic space with one new shed dormer to create a study and master suite. There are also cosmetic updates to the second floor rear hall and laundry area. There is no change in occupancy or use group.

Case: BOA-1176271 Address: 7 Glenellen Road Ward: 20 Applicant: Christopher Springer

Articles: Article 56, Section 8 Floor Area Ratio Excessive $0.8 > 0.4_{max}$ Art. 56 Sec. 40 Conformity with Existing Building Alignment 3.9' proposed front setback Article 56. Section 8 Side Yard Insufficient $5.5'/9.8' < 7.5'/10'_{min}$

Purpose: Raise roof of existing house and add second level of living space.

Case: BOA 1167643-Address: 199 Wren Street Ward: 20 Applicant: Alphonse DePalma II

Article: Article 56, Section 8 Rear Yard Insufficient 1. $6' < 15'_{min}$ (Shallow Lot); for privacy wall 2. $6' < 10'_{min}$; for deck

Purpose: Adding Deck above garage with new slider.

Case: BOA-1157796 Address: 105 Corey Street Ward: 20 Applicant: James Christopher

Article: Art.56 Sec.40 Appl of dimensional req 56 40.7 Max Height 15 feet

Purpose: Addition to existing garage as per the attached plans.

Case: BOA-1174196 Address: 31 Willers Street Ward: 20 Applicant: Marc A Joseph

Articles: Article 56, Section 40 Application of Dimensional Req Accessory Buildings in Side or Rear Yard Article 56, Section 8 Floor Area Ratio Excessive

Purpose: Amend ALT511589 to replace existing shed located at the rear southwest corner with a pergola 12x18.change garage storage 2nd floor to home office for remote work.repair front soffit and gutters due to snow damage.



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Case: BOA-1184282 Address: 67 Hopedale Street Ward: 22 Applicant: Linceo, LLC

Articles: Article 51, Section 8 Use: Forbidden 2F in 1F Zone Article 51, Section 9 Side Yard Insufficient
Article 51, Section 9 Rear Yard Insufficient

Purpose: Change occupancy from 1 family to 2 family; renovate existing basement living area as part of Unit 1; add 2 new egress windows in basement. Renovate kitchens on floors 1 and 2 and bathrooms on floors basement, 1, 2 & 3. Add exterior rear stair and deck. Add parking for 4 cars in rear yard from existing driveway as shown on plans.

BOARD MEMBERS:

CHRISTINE ARAUJO-CHAIR

MARK FORTUNE-SECRETARY

ERIC ROBINSON

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