



City of Boston
Board of Appeal

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THURSDAY, September 23, 2021

BOARD OF APPEAL

1010 MASS.
AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON SEPTEMBER 23, 2021 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS SEPTEMBER 23, 2021 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE SEPTEMBER 23, 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 <https://bit.ly/zbaSeptember23Hearing> or by calling 1-617-315-0704 and entering access code 173 240 8070 If you wish to offer testimony on an appeal, please click <https://bit.ly/zbaSeptember23Comment> 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 <https://bit.ly/zbaSeptember23Comment>, calling 617-635-5300 or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the WebEx Event from 4:30 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.



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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 5:00 PM 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 1010 Mass Ave. Please notify the Board at least **48 HOURS** in advance either by calling 617-635-4775 or emailing isdboardofappeal@boston.gov for accommodations to be made. Individuals appearing 1010 Mass Ave 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 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-1215905 Address: 34 High Street Ward: 2 Applicant: Kendall Miller and Jefferson Miller

Article(s): Article 62, Section 8 Rear Yard Insufficient Article 62, Section 8 Usable Open Space Insufficient Article 62, Section 29 Off Street Parking Insufficient -Off Street Parking Design / Maneuverability (Minimum Conforming Parking Space must be 7' x 18' in this Zoning District)

Purpose : Construct a new 2 story addition onto existing Dwelling. Addition will feature a 2 level oriel window. There will be a new Deck built into Rear Yard which will cover existing Parking spaces. Building will be fully sprinklered.

Case: BOA- 1225487 Address: 777 East Broadway Ward: 6 Applicant: George Morancy

Article(s): Art. 68 Sec.31 Screening and Buffering Article 68, Section 8 Side Yard Insufficient Article 68, Section 34.6 Side Yard of Certain Narrow Lots

Purpose : Pave portions of side and rear yards with permeable pavers and create two off street parking spaces accessory to 777 East Broadway, with access provided by side driveway accessed by existing curb cut; widen curb cut approximately 5.2 feet; remove or modify existing side bay for access.

Case: BOA- 1190195 Address: 683 East Seventh Street Ward: 7 Applicant: Tremont Construction Management

Article(s): Article 68, Section 7.2 Basement Units Forbidden Article 68, Section 8 Add'l Lot Area Insufficient Article 68, Section 8 Floor Area Ratio Excessive Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient Article 68, Section 8.3 Dim Regs: Location of Main Entrance Article 68, Section 33 Off Street Parking & Loading Req - 0 < 1 req'd (Studio)

Purpose : Change of occupancy to 2 family at 683 E 7th St. Convert basement of single family residence to a second unit. New finishes and fixtures throughout basement. New and reworked MEP's to accommodate added unit. Replace rear bulkhead with new unit entrance as shown.

Case: BOA-1087142 Address: 15 Nottingham Street Ward: 14 Applicant: Rubem Gomes

Article(s): Art. 65 Sec. 9 Floor area ratio is excessive

Purpose: Extend living space in basement add 2 bedroom and bathroom per attached drawing.

Case: BOA- 1206766 Address: 99 Woodrow Avenue Ward: 14 Applicant: Melissa King

Article(s): Article 60, Section 9 Side Yard Insufficient

Purpose: Confirm occupancy as existing single family. Changing permit from short form to long form permit. Extending existing dormer to the right side of the home 5ft by 8ft. Adding 1 lolly column to the basement. Digging 3 footings for the front porch.

Case: BOA-1228701 Address: 9 Blake Street Ward: 18 Applicant: Romano Silva

Article(s): Article 69, Section 9 Side Yard Insufficient Article 69, Section 9 Bldg Height Excessive (Stories) Art. 69 Sec.23 Neighborhood Design O.D.

Purpose : Construct 3rd Story bedroom addition.

Case: BOA-1213068 Address: 18 Prescott Street Ward: 18 Applicant: Fitzroy L Brown

Article(s): Article 69, Section 9 Usable Open Space Insufficient Article 69, Section 9 Bldg Height Excessive (Stories) Article 69, Section 9 Floor Area Ratio Excessive Article 69, Section 8 Two Family Dwelling Use:Forbidden Article 69 Section 29 Off Street Parking & Loading Req - Off Street Parking Insufficient

Purpose: Confirm as single family dwelling. Change occupancy from a single to a two family dwelling. Legalize two family dwelling and extension of living space to attic. Correct violation # V508957 and work associated with SF1157238 (all cost on this permit).

Case: BOA-1180850 Address: 302 Lamartine Street Ward: 19 Applicant: Willard Simmons

Article(s): Art. 55 Sec. 09 Side yard setback requirement is insufficient Art. 55 Sec. 09 Rear yard setback requirement is insufficient Art.55 Sec.41 Appl of Dimensional Req - Front modal alignment with the existing block

Purpose : Demolish the existing front and rear decks. Construct new front and rear porches. Replace existing slate on the mansard roof with new slate. Install a new window in the Dining Room.



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Case: BOA- 1203875 Address: 73 Pershing Road Ward: 19 Applicant: Robert Cohen

Article(s): Article 55, Section 9 Floor Area Ratio Excessive

Purpose : Extend living space to basement for Unit #1. The finishing of 632 sq. ft. of unfinished basement space to increase the livable area for unit 1. Project scope to include new access stair from unit 1, children's playroom, game room, full bath & kitchenette. No changes to the building footprint or existing exterior.

Case: BOA- 1213674 Address: 26 Bertson Avenue Ward: 20 Applicant: Shane O'Neil

Article(s): Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg Article 56, Section 8 Floor Area Ratio Excessive

Purpose : Confirm occupancy as single fam and add Addition of second storey and rear deck to existing single storey house. Proposed house will have 3bedroom, 2full baths, 1half bath open floor plan kitchen dining living room, access to basement. Lot is non conforming at 4006.80 sf in a min.lot size 6000sf zoning area.

Case: BOA- 1234261 Address: 34 Morey Road Ward: 20 Applicant: John Melo

Article(s): Article 56, Section 8 Insufficient front yard setback to the special provisions for a corner lot – 20' min setback req.

Purpose :Remove existing masonry stairs and replace with wood frame porch and stairs.

BOARD MEMBERS:

MARK ERLICH-ACTING 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://ww.w.municode.com/library/ma/boston/codes/redevelopment_authority