



City of Boston
Board of Appeal

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By City Clerk at 9:18 am, Jan 20, 2022

Tuesday, January 25, 2022

BOARD OF APPEAL

City Hall Room 801

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON JANUARY 25, 2022 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS JANUARY 25, 2022 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE JANUARY 25, 2022 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/January25Hearing> or by calling 1-617-315-0704 and entering access code 2349 831 6937. You do not need a password for this hearing, but if the system asks you for one, please call our main office at 617-635-4775.

If you wish to offer testimony on an appeal, please click <https://bit.ly/January25Comment> 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/January25Comment>, or calling 617-635-5300 or emailing zba.ambassador@boston.gov.

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

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.



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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. 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 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 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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APPROVAL OF THE HEARING MINUTES: 9:30AM

JANUARY 11, 2022

EXTENSIONS: 9:30AM

Case: BOA-773858 Address: 6 Evelyn Street Ward 4 Applicant: Antwan Webb

Case: BOA-1008317 Address: 94 Alexander Street Ward 13 Applicant: Adam Jaspon

HEARINGS: 9:30AM

Case: BOA-1267433 Address: 219-225 Main Street Ward 2 Applicant: Federico Ascoli

Article(s): Article 62, Section 25 Roof Structure Restrictions

Purpose: Installation of new roof deck in accordance with structural drawings & plot plans.

Case: BOA-1268043 Address: 207-211 Congress Street Ward 3 Applicant: James Grimes

Article(s): Art. 06 Sec. 04 Other Protectional Conditions

Purpose: No construction. Need to remove provisos 1 from application 2409.

Case: BOA- 1261420 Address: 210-216 Lincoln Street Ward 3 Applicant: Hongjian Wang

Article(s): Art. 44 Sec. 10 Use: Conditional - Microblading (body art establishment)

Purpose: Change occupancy to include microblading. (Body art establishment).

Case: BOA-1278630 Address: 748 East Broadway Ward 6 Applicant: George Morancy

Article(s): Art 68 Sec 8 Insufficient lot size Art 68 Sec 8 Excessive f.a.r. Art 68 Sec 8 Building height excessive
Art 68 Sec 8 Insufficient usable open space Art 68 Sec 8 Insufficient front yard setback>> Art 68 Sec 8
Insufficient side yard setback Art 68 Sec 8 Insufficient rear yard setback Art 68 Sec 8 Insufficient additional lot area per
uni Article 68, Section 33 Off-Street Parking & Loading Req Article 68, Section 34.2 Traffic Visibility Across Corner
Article 68, Section 8.3 Dim Regs: Location of Main Entrance

Purpose: Construct a new 4 story building with 9 residential units and a first floor retail space on combined lots at 748 E
Broadway (0603511000), 750 E Broadway (0603510000), 65 L Street (0603509000) and L Street (0603508000) and
demolish all existing buildings. *All existing structures of lots to be razed on a separately reviewed and issued SF Demo
Permit.

Case: BOA- 1249462 Address: 324-328 West Broadway Ward 6 Applicant: Timothy Johnson

Article(s): Article 68, Section 29 Roof Structure Restrictions - Roof decks proposed. Article 68, Section 34.1

Conformity Ex Bldg Alignment - Modal calculation not provided to verify compliance.

Article 68, Section 33 Off Street Parking & Loading Req - Parking insufficient. Required retail: 4 spaces. Required

residential: 12 spaces. Provided: 0 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 Rear Yard Insufficient

Purpose: On vacant parcel erect new 5 story, mixed used building (2 Commercial units & Residential units) w/front,
rear, and roof decks and elevator as per plans submitted.

Case: BOA-1246711 Address: 593-595 Albany Street Ward 8 Applicant: Andrew Brassard

Article(s): Article 64, Section 16 Floor Area Ratio Excessive Article 64, Section 16 Building Height Excessive

Article 64, Section 16 Rear Yard Insufficient Article 64, Section 36 Off Street Parking & Loading Req - Inappropriate

maneuvering area and means of vehicular access to the street Article 64, Section 36 Off Street Parking & Loading Req -

Off Street Loading Insufficient Article 32, Section 4. GCOD, Applicability Article 65, Section 15 Use Regulations -

Multi Family Dwelling Use: Conditional

Purpose: Erect a new 9 Unit Multi Family Dwelling with at grade parking and roof deck. Propose retail on ground floor.



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Case: BOA-1262944 Address: 302-316 Bowdoin Street Ward 15 Applicant: Mark Reid

Article(s): Art. 07 Sec. 4 Other Protectional Conditions - Request to remove proviso from previous BOA order of record.

Purpose: Remove proviso for takeout, granted to this petitioner owner only.

Case: BOA- 1277205 Address: 60 Church Street Ward 15 Applicant: Evans Mehchiz

Article(s): Art. 65 Sec. 65 41.5 Parking Size & Maneuverability Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient

Purpose: Legalize existing driveway and a proposed curb cut per the plans.

Case: BOA- 864804 Address: 17 Nay Street Ward 1 Applicant: Shawn Cooney

Article(s): Article 53, Section 22 Use Regulations - Cannabis Establishment is a conditional use.

Art. 53, Section 23 Rear yard is insufficient Art. 53 Sec. 54 Screening/Buffering

Purpose: On rear lot of existing Auto body repair shop, place 4 shipping containers in order to cultivate and grow cannabis and lettuce on the site.

HEARINGS:10:30AM

Case: BOA- 1256929 Address: 222 Princeton Street Ward 1 Applicant: Erik Pali

Article(s): Article 27S 5 IPOD Applicability Art. 53 Sec. 09 Floor Area Ratio Excessive Art. 53 Sec. 09 Side yard insufficient Article 53, Section 9 Add'l Lot Area Insufficient Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Bldg Height Excessive (Feet) Article 53, Section 9 Usable Open Space Insufficient Art. 53 Sec. 08 Forbidden - MFR is a forbidden use in a 3f 2000 sub district. Art. 53 Sec. 56 Off Street Parking - There is no parking proposed for this building

Purpose: Erect a 4 unit residential dwelling with roof deck as per plans. Raze existing building on a separate approved and issued Demo Permit.

Case: BOA#1279127 Address: 222 Princeton Street Ward 1 Applicant: Erik Pali

Purpose: Erect a 4 unit residential dwelling with roof deck as per plans. Raze existing building on a separate approved and issued Demo Permit.

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- 1264144 Address: 112 Pinckney Street Ward 5 Applicant: Abby & Jason Hafler

Article(s): Article 13, Section 1 Side Yard Insufficient Article 13, Section 1 Bldg Height Excessive (Feet) Article 13, Section 1 Front Yard Insufficient

Purpose: Install new private roof deck that was approved by BHAC for the top unit at 112 Pinckney St.

Case: BOA-1153857 Address: 127 Bolton Street Ward 6 Applicant: Neil Gulden

Article(s): Article 68, Section 33 Off-Street Parking & Loading Req Insufficient parking -1.5/unit Article 68, Section 33 Off-Street Parking & Loading Req Access/maneuvering areas Article 68, Section 8 Insufficient lot size -2000sf min.

Article 68, Section 8 Insufficient additional lot area/dwelling unit -1000sf/unit Article 68, Section 8 Excessive F.A.R. - 2.0 Article 68, Section 8 Insufficient rear yard setback -20' min Article 68, Section 8 Insufficient usable open space- 200sf /unit Article 68, Section 8 Insufficient side yard setback -3' min

Purpose: Combine vacant parcel 060483000 (127 Bolton Street) and vacant parcel 0601508000 (152 West Third Street); subdivide to create new 127 Bolton Street parcel containing 1,110 square feet, then Erect a two family dwelling with two garage parking spaces at the ground level.



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Case: BOA-1153868 Address: 152 West Third Street Ward 6 Applicant: Neil Gulden

Article(s): Article 68, Section 33 Off-Street Parking & Loading Req - (5.) Access/maneuvering areas Article 68, Section 33 Off-Street Parking & Loading Req - Insufficient parking -1.5 spaces /unit req. Article 68, Section 8 Insufficient side yard setback -3' req. Article 68, Section 8 Insufficient rear yard setbacks -20' min req. Article 68, Section 8 Insufficient lot size -2000sf req Article 68, Section 8 Insufficient additional lot area -1000sf/unit req. Article 68, Section 8 Excessive f.a.r. -2.0 max. Article 68, Section 8 Insufficient usable open space -200 sf.unit req.

Purpose: Combine vacant parcel 0601508000 (152 West Third Street) and vacant parcel 060483000 (127 Bolton Street); subdivide to create new 152 West Third Street parcel containing 1,150 square feet. Erect a two family dwelling with two garage parking spaces at the ground level.

Case: BOA-1279352 Address: 200 L Street Ward 7 Applicant: George Morancy

Article(s): Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 8 Add'l Lot Area Insufficient Article 68, Section 33 Off Street Parking & Loading Req - Off Street Parking Insufficient

Purpose: Change of Occupancy from Two Family and Store to Three Family Dwelling. Remodel 1st floor interior as per plans.

Case: BOA-1252941 Address: 1385 River Street Ward 18 Applicant: Frank Ortiz

Article(s): Art. 69 Sec. 8 Forbidden - 3 family use Art. 69 Sec.23 Neighborhood Design O.D. Article 69 Section 29 Off Street Parking & Loading Req - Insufficient. Required: 2 spaces Article 69, Section 9 Lot Area Insufficient - Min. required: 8,000 sqft Proposed: 6,495sqft Article 69, Section 9 Floor Area Ratio Excessive Article 69, Section 9 Bldg Height Excessive (Stories) Article 69, Section 9 Bldg Height Excessive (Feet) Article 69, Section 9 Usable Open Space Insufficient Article 69, Section 9 Side Yard Insufficient Article 69, Section 9 Rear Yard Insufficient

Purpose: Seeking to change the occupancy from a two family home to a three family home. Also, to renovate including dormers.

Case: BOA-1160659 Address: 44-54 Hyde Park Avenue Ward 19 Applicant: Apothca, Inc

Article(s): Article 55 Section 16 Use Regulations - Cannabis Establishment (Recreational) Use: Conditional

Purpose: Change of Occupancy from Cannabis Establishment (Medical) to Cannabis Establishment (Medical and Recreational).

Case: BOA- 1280303 Address: 15-17 Arborough Road Ward 20 Applicant: Dennis Patch

Article(s): Article 67, Section 9 Floor Area Ratio Excessive

Purpose: Extension of living space into basement. Finish existing basement by adding to unit #1 to create a two level unit. Configuration includes 2 new bedrooms, 1 new bathroom, study, laundry and family room. See ALT1167284 for scope of work related to exterior egress stair.

HEARINGS: 11:00AM

Case: BOA-1261925 Address: 150 Kneeland Street Ward 3 Applicant: Hudson 150K Real Estate Trust

Article(s): Article 44, Section 5 Floor Area Ratio Excessive Article 44, Section 5 Building Height Excessive Article 44, Section 7 Specific Design Requirements -Sky Plane Setback Regulations Article 44, Section 10 Use Regulations - Takeout Restaurant :Conditional Article 44, Section 11 Off Street Parking Regulations -Off Street Parking Insufficient Article 44, Section 12 Off Street Loading Regulations -Off Street Loading Insufficient Article 32 Section 6 GCOD Conditional Use - Groundwater Conservation Overlay District Applicability

Purpose: Erect a 22 story Mixed Use Building. On the Ground Level will be a Building Lobby space and a Retail, Bar / Restaurant space. There will be 115 Dwelling Units on the Upper Floors. There will be Amenity spaces on the 2nd and 3rd Floors, and a Building Amenity Roof Deck. Reference ALTs 885266 and 885264 for lot combination. Property will be known as '150 Kneeland'



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Case: BOA-1053181 Address: 661-661A Tremont Street Ward 4 Applicant: James Christopher

Article(s): Art. 09 Sec. 01 Extension of Non Conforming Use - Extension of office use <25%-Conditional Art. 32 Sec. 04 GCOD Applicability Article 64 Section 9 Insufficient usable open space Article 64 Section 9 Insufficient side yard setback Article 64, Section 34 Roof Structure Restrictions - Proposed penthouse with wet bar and roof deck Article 64, Section 9 Floor Area Ratio Excessive Article 64, Section 9 Building Height Excessive Article 64, Section 9 Rear Yard Insufficient Article 64, Section 9.4 Town House/Row House Extension

Purpose: To construct a rear addition, and head house as per the attached plans. No change to occupancy.

Case: BOA-1203463 Address: 16 Taber Street Ward 8 Applicant: Jeremy Sears

Article(s): Art. 50, Section 11 FAR – Exceeding 2.0max Art. 50, Section 11 Building Height Greater than 55' max Article 50, Section 43 Off Street Parking & Loading Req 1. 5 < 34 req'd parking 2. 0 < 1 req'd loading bay

Purpose: Replace existing 1 story Laundromat with new 6 story mixed use building with 30 apartments on floors 2 through 6 and 2 retail and parking on the first floor.

RECOMMENDATIONS: 11:30 AM

Case: BOA-1235571 Address: 7 Cordis Street Ward: 2 Applicant: Timothy Sheehan

Article(s): Art. 62 Sec. 30.10 Rear Yard of Shallow Lot- 1. Addition less than 15ft 2. Deck less than 10ft Article 62, Section 8 Bldg Height Excessive (Feet) Article 62, Section 8 Floor Area Ratio Excessive Article 62, Section 8 Side Yard Insufficient Article 62, Section 25 Roof Structure Restrictions

Purpose: Confirm occupancy as existing single family. Gut renovation. A habitable area will be added to the basement level. An addition will be added at the rear. A new roof deck will be constructed accessed by a stair and a hatch. A Sprinkler system will be included.

Case: BOA-1243292 Address: 4 Mount Vernon Street Ward: 2 Applicant: Timothy Sheehan

Article(s): Art. 62 Sec. 19 Neighborhood Design Overlay Districts Art. 62 Sec. 25 Roof Structure Restrictions Article 62, Section 8 Floor Area Ratio Excessive Article 62, Section 8 Rear Yard Insufficient

Purpose: This is the addition of a 168 square foot third floor addition over an existing two story rear ell / projection. The existing third story will be extended to add another bedroom to the house.

Case: BOA-1264728 Address: 86 Washington Street Ward: 2 Applicant: Coliseum Development Advisors, Inc

Article(s): Article 62, Section 25 Roof Structure Restrictions Article 62, Section 8 Bldg Height Excessive (Stories) Article 62, Section 8 Bldg Height Excessive (Feet) Article 62, Section 8 Front Yard Insufficient

Purpose :Change of Occupancy from single family to two family dwelling. Construct rear dormer. Interior partition wall framing, roof repair, brick repair (non structural), exterior brick rear window area, window replacement, MEP installing, FP/FA, and select demo & shoring as needed.

Case: BOA- 1263114 Address: 34 Sullivan Street Ward: 2 Applicant: George Georges

Article(s): Article 62, Section 8 Bldg Height Excessive (Feet) Article 62, Section 25 Roof Structure Restrictions

Purpose: Amend ALT1172114. Modify plans to include a roof deck as per plans filed herewith.

Case: BOA-1240742 Address: 60 Temple Street Ward: 3 Applicant: David Govonlu

Article(s): Art. 18 Sec. 01 Front Yard Insufficient Art. 19 Sec. 01 Side yard insufficient Art. 20 Sec. 01 Rear Yard Insufficient

Purpose: Add roof deck.

Case: BOA-1259849 Address: 61-63 Berkeley Street Ward: 5 Applicant: Samantha Kane

Article(s): Article 64 Section 8 Use Regulations - Body art establishment (microblading) is forbidden

Purpose: Change of occupancy to include Microblading (body art establishment) as a service to my hair salon. I need to build a room with hand wash sink to get my permit to offer this service.



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Case: BOA- 1244237 Address: 56 Linwood Street Ward: 11 Applicant: Mai Phung

Article(s): Art. 50 Sec. 29 Usable open space insufficient Art. 50 Sec. 43 Off street parking requirements - Location: on the front yard.

Purpose: Proposed curb cut for one vehicle off street parking (as per plan).

Case: BOA- 1259685 Address: 12 Waumbeck Street Ward: 12 Applicant: Vernon Woodworth

Article(s): Art. 50 Sec. 29 Excessive f.a.r. Art. 50 Sec. 29 Insufficient rear yard setback Art. 50 Sec. 29# of allowed habitable stories exceeded Art. 50 Sec. 29 Insufficient side yard setback

Purpose: Confirm Occupancy as a One Family and Extend living space to basement and reconfigure roofline to add living space on third floor for large blended family. Interior renovations and rebuild rear deck.

Case: BOA-1268316 Address: 21 Sagamore Street Ward: 13 Applicant: Tomas Subatis

Article(s): Article 65, Section 9 Side Yard Insufficient

Purpose: A tandem style driveway installed on the side of the house, located at 21 23 Sagamore St. This driveway is on 23 Sagamore St. The house takes up most of the space on 21. I have completed the application process with the PIC and this was given full approval. (Fencing, posts, caps, and gate) see contract.

Case: BOA-1224556 Address: 219-221 Fairmount Avenue Ward: 18 Applicant: Carlos Arias

Article(s): Article 69, Section 9 Rear Yard Insufficient

Purpose: Replace rotten fence with new wood fence, replace rear decking and railing on 1st floor, and replace stairs decking and railings going to 2nd floor. Replace gutters as needed. All work being done by owner of 2 family property.

Case: BOA- 1240503 Address: 47 Faunce Road Ward: 18 Applicant: Ransford Bawa

Article(s):Article 60, Section 41 Application of Dimensional Req – 10. Rear Yards of Certain Shallow Lots. For each full foot by which a Lot existing at the time this Article takes effect is less than one hundred (100) feet deep, six (6) inches shall be deducted from the depth otherwise required by this Article for the Rear Yard of such Lot; provided that in no event shall Rear Yard of any such Lot be less than fifteen (15) feet deep.

Purpose :Adding dormers to an existing second floor and add a full bathroom. Renovate the first floor bathroom and kitchen.

Case: BOA-1258189 Address: 30 Prescott Street Ward:18 Applicant: John Avila

Article(s): Art. 09 Sec. 01 Reconstruction/Extension - Two family Additional F.A.R. in a 1family sub districts of Non conforming Bldg <25% Conditional Art. 69 Sec. 09 Insufficient rear yard setback

Purpose: Interior renovations, new doors windows, new deck per attached drawings.

Case: BOA-1238391 Address: 83 Chittick Road Ward: 18 Applicant: Vladimir Baez

Article(s): Article 9. Section 1 Extension of Nonconforming

Purpose: Construct 13' x 16' ground level deck at rear of existing two family dwelling.

Case: BOA-1264972 Address: 88 Leland Road Ward: 20 Applicant: James Ryan ETAL

Article(s): Article 56. Section 8 Side Yard Insufficient

Purpose : Install an accessible vertical lift w/ roof 6' X 6' attached to side of the house.

Case: BOA-1224806 Address: 73 Newburg Street Ward: 20 Applicant: Paul Wikes

Article(s):Article 67, Section 9 Rear Yard Insufficient

Purpose: Construct single story addition and renovate interior per plans.

Case: BOA-1253082 Address: 21 Walworth Street Ward: 20 Applicant: Rosa Design and Construction LLC

Article(s): Art. 67 Sec. 28 Design Review Required Article 67, Section 9 Floor Area Ratio Excessive Article 67, Section 9 Usable Open Space Insufficient Article 67, Section 9 Front Yard Insufficient Article 67, Section 9 Side Yard Insufficient Article 67, Section 9 Rear Yard Insufficient

Purpose: Extension of living space at rear of single family dwelling and front porch per plans.



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Case: BOA-1264311 Address: 6-6A Mendum Street Ward: 20 Applicant: John Freeman, David & Kathryn Dangler

Article(s): Article 67, Section 9 Floor Area Ratio Excessive Article 67, Section 9 Bldg Height Excessive (Stories)
Article 67, Section 9 Side Yard Insufficient

Purpose: Construct third floor vertical addition to existing two family dwelling.

Case: BOA- 1264421 Address: 6 Bellaire Road Ward: 20 Applicant: George Karalis

Article(s): Art. 56, Section 8 Excessive f.a.r.

Purpose: Finishing of the attic to include a bedroom, full bathroom, family room and three storage closets.

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

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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