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City of Boston
Board of Appeal

THURSDAY, JANUARY 20, 2022

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE AGENDA

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON JANUARY 20, 2022 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS JANUARY 20, 2022 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE JANUARY 20, 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/January20Hearing> or by calling 1-617-315-0704 and entering access code 2343 397 2158. 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/January20Comment> 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/January20Comment>, calling 617-635-4775 or emailing zba.ambassador@boston.gov.

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



City of Boston
Board of Appeal

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 4:00PM 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 Massachusetts Avenue. 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 1010 Massachusetts Avenue 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.



City of Boston
Board of Appeal

HEARINGS: 5:00 P.M

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.

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.



City of Boston
Board of Appeal

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.

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.



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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://ww.w.municode.com/library/ma/boston/codes/redevelopment_authority