



City of Boston
Board of Appeal

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THURSDAY, JULY 21, 2022

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE HEARING AGENDA

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON JULY 21, 2022 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS JULY 21, 2022 SUBCOMMITTEE HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE JUNE 21, 2022 SUBCOMMITTEE HEARING WILL BE HELD VIRTUALLY VIA VIDEO TELECONFERENCE AND TELEPHONE VIA THE ZOOM WEBINAR EVENT PLATFORM.

Interested persons can participate in the hearing REMOTELY by going to <https://bit.ly/ZBAsubcommittee>. You may also participate by phone by calling into the Zoom Webinar at (312) 626-6799 and entering the Webinar ID: 977 9540 4707 followed by # when prompted.

If you wish to offer testimony on an appeal but cannot appear in-person or virtually, please click <https://bit.ly/July21CommentZBA> to leave a comment. Please select the appeal on which you would like to offer comment, and then you may indicate your support or opposition and leave more detailed commentary.

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.

For individuals who need translation assistance, please notify the Board at least 48 HOURS in advance either by signing up at <https://bit.ly/July21CommentZBA> or calling 617-635-4775 or emailing zba.ambassador@boston.gov.



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The ZBA Ambassador will be available within the Zoom Webinar Event from 4:00pm to 5:00pm to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via Zoom. 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 that should appear on the bottom of your screen, if connected by computer or device, or dial *9, if connected by phone. On a computer or device, you will receive a request to unmute yourself from the event host. You must select yes before you can speak. On a phone, you will hear a prompt that the event host is asking you to unmute yourself. You must press *6 to unmute yourself before you can speak. Commenters will be asked to state their name, address and comment. Comments will be limited as time requires.

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 HEARING PROCESS BY EMAILING LETTERS IN SUPPORT OF OR OPPOSITION TO AN APPEAL TO ZBAPublicInput@boston.gov IN LIEU OF OFFERING TESTIMONY. WRITTEN COMMENTS BE SUBMITTED TO THE BOARD AT LEAST 48 HOURS PRIOR TO THE HEARING TO ENSURE THEIR ENTRY INTO THE RECORD. 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- 1286603 Address:99 Cottage Street Ward: 1 Applicant: John Smart

Article(s): Article 53, Section 52 Roof Structure Restrictions Article 27T 5 East Boston IPOD Applicability

Purpose: Replace existing roof deck.

Case: BOA-1318143 Address: 11 Monument Street Ward: 2 Applicant: Mark Little

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

Purpose: Build roof deck as per plans with spiral staircase.

Case: BOA-1322787 Address: 581 Boylston Street Ward: 5 Applicant: Julia Dziuk

Article(s): Art. 8, Section 7 Use: Conditional - Body art is a Conditional use in a B 6 90a District.

Purpose: To add Body Art use to existing business. From Retail, offices, restaurant, bank, beauty shop, telecommunications, school and retail lunchroom TO INCLUDE BODY ART TATTOOING (PERMANENT COSMETICS/MAKEUP). No work to be done.

Case: BOA- 1343120 Address: 330 K Street Ward: 7 Applicant: Taryn Bone

Article(s): Article 68, Section 8 Bldg Height Excessive (Feet) Article 68, Section 29 Roof Structure Restrictions - Proposed work alters roof profile and adds height.

Purpose: Add roof deck with headhouse.

Case: BOA- 1335134 Address:158 West Concord Street Ward: 9 Applicant: Sarah Schaffer Raux & Geoffrey M. Raux

Article(s):Art. 2A Sec.01 Yard Regulations - Wall exceeds allowed 6 foot height in some areas of both side yards

Purpose: Amendment to ALT1256269. Construct two 3' 3" x 11' 9 1/2" brick wing wall extensions.

Case: BOA- 1335900 Address: 14 Blanche Street Ward: 16 Applicant: Michael Feeney

Article(s): Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 32 NDOD Review Required

Article 65, Section 15 Use: Forbidden Article 65 Section 41 Off Street Parking and Loading

Purpose: To change home from a single family to a 2 family owner occupied residence, Add a door with a window to 3rd floor and exterior stairs/second egress. Confirm home as a one family and change to a two family.

Case: BOA- 1340516 Address: 10 Belton Street Ward: 16 Applicant: John Dorherty

Article(s): Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Rear Yard Insufficient

Purpose: To construct as rear 2nd story addition to the existing single family home as per the attached plans. To facilitate the necessary medical care for the homeowner.

Case: BOA-1334845 Address: 57 Ocean Street Ward: 17 Applicant: Matthew Malloy

Article(s): Art. 65 Sec. 41 Off street parking requirements - Off street parking shall not be located in the front yard.

Purpose: Looking to install a Curb Cut and basic driveway that is 8.5 feet x 20 feet. Located at the front left corner of the lot. See Certified Plot plan with proposed location. Installing this to support an electric vehicle. (The charging port to be installed within 1 to 2 years under a separate permit.)

Case: BOA- 1336189 Address: 2005 Dorchester Avenue Ward: 17 Applicant: Francine Tymes

Article(s): Art. 65 Sec. 9 Residential Dimensional Reg.s -Insufficient usable open space identified Art. 65 Sec. 41 Off street parking requirements - Location; parking in a required front yard is not allowed (i.e. corner lot rule, two front yards exist)

Purpose: Extend the driveway to park vehicles on side of house.

Case: BOA- 1309944 Address: 65 Thompson Street Ward: 18 Applicant: Marareth Mengula Jean

Article(s):Article 69 Section 9 Floor Area Ratio Excessive Article 69 Section 9 Rear Yard Insufficient

Purpose: Construct a new 2 story addition in Rear Yard.

Case: BOA- 1324414 Address: 65 Business Street Ward:18 Applicant: Jason Clements



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Article(s): Article 10, Section 1 Limitation of Area -Limitation of Area of Accessory Uses Article 69 Section 29 Off Street Parking & Loading Req - Off Street Parking Design / Maneuverability (Tandem Parking is not Permitted)

Purpose: New curb cut. Install Off Street Parking for 2 cars.

Case: BOA- 1344480 Address: 81-87 Fairmount Avenue Ward: 18 Applicant: Tasha Hull

Article(s): Article 69, Section 9 Rear Yard Insufficient Article 69, Section 8 Use: Forbidden

Purpose: Change occupancy in restaurant and Increase occupant load to 152 and include outdoor seating and live entertainment as use originally requested under ALT25876 approved at the Board of Appeal previously.

Case: BOA- 1328145 Address: 7 Boylston Street Ward: 19 Applicant: Jin Chung

Article(s): Art. 55 Sec. 09 Excessive f.a.r. (Per Architects drawings) Article 55 Sect 40 Off Street Parking & Loading Req - 4. Location (a) No parking allowed in front yard Art. 10 Sec. 01 Limitation of parking areas - 5' Side yard parking space buffer required

Purpose: Replace rear deck, Replace front Porch , new vinyl siding , finish attic space with 2 new dormers, install new Roof. Proposed parking to be applied for on a Use of premises permit application.

Case: BOA- 1329432 Address: 27 Sherwood Street Ward: 19 Applicant: Cindy Laba

Article(s): Article 67, Section 9 Front Yard Insufficient - You need relief from BOA for the said violations Note there was no permit pulled for the said enclosed front porch but there is a violation that has not been corrected pertaining the enclosed front porch Article 67, Section 9 Side Yard Insufficient - You need relief from BOA for the said violations Note there was no permit pulled for the said enclosed front porch but there is a violation that has not been corrected pertaining the enclosed front porch

Purpose: Replace a screened porch to an existing porch.

Case: BOA- 1321257 Address: 19 Haydn Street Ward: 20 Applicant: Michael & Wanda Dupuis

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

Purpose: Renovation and addition to Unit 2 in an existing two family detached building, including a slightly revised second floor layout with a refinished bath and new front in unit stairwell to the third floor, and a third floor mansard roof addition including a master suite and recessed balcony to the rear.

Case: BOA- 1319341 Address: 351 Cornell Street Ward: 20 Applicant: Panagiota Whoriskey

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

Purpose: Dormer addition, rear deck, new siding.

Case: BOA- 1328658 Address: 8 Curlew Street Ward: 20 Applicant: Joseph Lawler

Article(s): Art. 56 Sec. 08 Floor Area Ratio excessive

Purpose: Extending the living space into the basement.



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STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:

CHRISTINE ARAUJO-CHAIR
MARK FORTUNE-SECRETARY
MARK ERLICH

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