



City of Boston
Board of Appeal

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THURSDAY, NOVEMBER 17, 2022

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON NOVEMBER 17, 2022 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS NOVEMBER 17, 2022 SUBCOMMITTEE HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE NOVEMBER 17, 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/November17Comment> 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/November17Comment> 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 offer testimony. 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.

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-1371369 Address: 14 Cook Street Ward: 2 Applicant: Lily Orlin

Article(s): Article 62, Section Rear Yard Insufficient

Purpose: Confirm occupancy as a single family residence and add a 2 story kitchen/office addition. Renovation to basement and first floor of existing home. Scope includes removing existing back additions and exterior stairs. Includes mechanicals (hvac, plumbing, electrical and fire suppression system).

Case: BOA- 1307654 Address: 33 Russell Street Ward: 2 Applicant: Mike Clough

Article(s): Article 62, Section 7 Use Regulations - Change of occupancy from a single to a two family. Art. 62 Sec. 08^ Usable Open Space insufficient Art. 62 Sec. 62 8 Rear Yard Insufficient Art. 62 Sec. 62 25 Roof Structures Restricted - Roof Deck and access

Purpose: This is the conversion of a single family into a two family residence. This is an interior renovation which will include a fire sprinkler system. Exterior changes will be limited to an egress stair and roof deck. A existing rear deck will be rebuilt. ZBA approval required we request the nominal fee. (Project consists of Interior renovations w/sprinkler system. Exterior changes include egress stair, roof deck and a deck on the second AND third floor).

Case: BOA-1359438 Address: 22 Hanover Avenue Ward: 3 Applicant: Stephen & Jenny Baldolato

Article(s): Article 54, Section 18 Roof Structure Restrictions Article 54, Section 10 Rear Yard Insufficient

Purpose: Renovation of a single family townhouse. Occupancy to remain single family. Existing building footprint to remain, with new stair and headhouse and an additional two floors over the lower portion of the existing building. The design features a new interior configuration and M.E.P. systems, as well as new envelope penetrations and finishes.

Case: BOA- 1310472 Address: 702 East Fifth Street Ward: 6 Applicant: Eric Zachrison

Article(s): Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg. - Roof Deck Article 68, Section 8 Side Yard for Roof Deck Article 68, Section 8 Rear Yard for Roof Deck

Purpose: Replace existing roof deck with new roof deck

Case: BOA-1335230 Address: 510 East Eighth Street Ward: 7 Applicant: John Drago

Article(s): Art 68 Sec 29 Roof Structure Restrictions - Modifying existing roof and increasing its height.

Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Front Yard Insufficient

Purpose: The project will include a general renovation of the entire historic home including reorganizing spaces and the addition of a third floor master suite. The project will also include design exploration for future roof deck access.

Case: BOA- 1343962 Address: 690 East Eighth Street Ward: 7 Applicant: Mary Walsh

Article(s): Art. 68 Sec.31 Screening and Buffering - Dimensional Requirements insufficient Art. 10 Sec. 01 Limitation of off street parking areas

Purpose: Install a new curb cut to allow for two car off street parking.

Case: BOA- 1338514 Address: 6 Thwing Street Ward: 11 Applicant: Rufus Faulk

Article(s): Article 10, Sec.1 Limitation of Area - Limitation of Area of Accessory Uses Article 50, Sec. 43 Off Street Parking & Loading Req -Location of Off Street Parking. Off Street Parking is not permitted in Front Yard

Article 50, Se. 43 Off Street Parking & Loading Req - Off Street Parking Design / Maneuverability

Purpose: Proposed Driveway Curb Cut and Off Street Parking for 2 cars.

Case: BOA-1371101 Address: 2 Carlisle Street Ward: 12 Applicant: Stephen Stewart

Article(s): Article 10, Section 1Limitation of Area - Limitation of Area of Accessory Uses Article 50, Section 43 Off Street Parking & Loading Req - Location of Off Street Parking not allowed in Front Yard

Purpose: Creating a curb cut and constructing a new driveway for Two Vehicles.

Case: BOA- 1368923 Address: 37 Blakeville Street Ward: 15 Applicant: Mary Lycurgus

Article(s): Article 65, Section 9 Floor Area Ratio Excessive - Existing: 0.41 Proposed: 0.61 (3,087.51 sqft /5,000 sqft)

Purpose: Application of extension of second floor unit to add attic as one unit. Correcting violation: V594523



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Case: BOA-1368532 Address: 60 Chesterfield Street Ward: 18 Applicant: Tania Polanco
Article(s): Article 69, Section 9 Floor Area Ratio Excessive Article 69, Section 9 Side Yard Insufficient
Article 69, Section 9 Rear Yard Insufficient
Purpose: Renovation and addition.

BOARD MEMBERS:

SHERRY DONG-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://www.w.municode.com/library/ma/boston/codes/redevelopment_authority