



City of Boston
Board of Appeal

REVISED

8:26 am, Aug 14, 2023

THURSDAY, August 17, 2023

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

HEARING AGENDA

REVISED AGENDA

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON AUGUST 17, 2023 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS AUGUST 17, 2023 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE AUGUST 17, 2023 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/SubcommitteeZBA>. You may also participate by phone by calling into the Zoom Webinar at (301) 715-8592 and entering the Webinar ID: 832 9388 9736 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/August17Comment> 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/August17Comment>, calling 617-635-4775, or emailing zba.ambassador@boston.gov.**

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.



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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.

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.

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 VIRTUAL HEARING PROCESS BY EMAILING LETTERS IN SUPPORT OF OR OPPOSITION TO AN APPEAL TO ZBAPublicInput@boston.gov IN LIEU OF OFFERING TESTIMONY ONLINE. 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-1482195 Address: 27 Russell Street, Ward: 2 Applicant: Michael Bishop

Articles (s): Article 62, Section 8 Rear Yard Insufficient

Purpose: First floor bathroom renovation, second floor shower addition, bedroom renovation and 8' fencing on 3 sides.

Case: BOA-1479082 Address: 2 Mead Street Court Ward: 2 Applicant: Nathan Bryant

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

Purpose: Extension (height) of entry way to third floor, adding 1 dormer, new sheetrock & flooring on second and third floor, new bathroom on third floor.

Case: BOA-1448246 Address: 24 Common Street Ward: 2 Applicant: Kimmerly Perry

Articles (s): Article 62, Section 8 Front Yard Insufficient Art. 62 Sec. 19 Neighborhood Design Overlay Districts

Purpose: Parking spot for residential owner use.

Case: BOA-1445529 Address: 16 Thwing Street Ward: 11 Applicant: Jennifer DuBose

Articles (s): Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Rear Yard Insufficient
Art. 50 Sec. 38 Design Review

Purpose: Driveway between 14 & 16 Thwing Street.

Case: BOA-1463532 Address: 3-5 Thatcher Street Ward: 18 Applicant: Stanley Kelly

Articles (s): Art. 09 Sec. 01 Reconstruction/Extension Of Nonconforming Bldg. - <25%-Conditional Art. 69 Sec. 09
Excessive f.a.r. Art. 69 Sec. 09 # of allowed stories exceeded

Purpose: Add dormer per drawing attached.

Case: BOA-1462924 Address: 25 Burr Street Ward: 19 Applicant: Cameron Merrill

Articles (s): Article 55, Section 9 Side Yard Insufficient Article 55, Section 9 Front Yard Insufficient

Purpose: We are looking to widen the curb cut for our driveway. Proposing 4 parking spaces.

Case: BOA-1452463 Address: 21 Louder's Lane Ward: 19 Applicant: Liqian Ma

Articles (s): Article 55, Section 9 Rear Yard Insufficient

Purpose: Proposal to create a 2nd floor addition on existing structure. No change in footprint. Proposal includes roof structure modifications as per plans. Proposal to renovate, and remodel existing structure. Proposal includes addition of solar panels to existing roof's solar panels.

Case: BOA-1448731 Address: 150 Chestnut Avenue Ward: 19 Applicant: Grayson Sasser & Melanie Wilson

Articles (s): Art. 10 Sec. 01 Limitation of parking areas - Proposed parking is within 5 feet of the side yard lot line.

Purpose: Modify passage way and construct curb Cut.

Case: BOA-1448704 Address: 152-152H Chestnut Avenue Ward: 19 Applicant: Jeffrey D. Croin Trustee of the Jeffrey D. Cronin Revocable Trust 2018

Articles (s): Article 55, Section 40 Off Street Parking & Loading Req - Article 55, Section 40a Proposed parking is in the front yard and is greater than 10 feet in width.

Purpose: In conjunction with application U491433544 Partial Relocation of front walkway & Legalize existing 2 parking Spaces.

Case: BOA-1442575 Address: 644 South Street Ward: 19 Applicant: Darlene Donovan

Articles (s): Article 67, Section 32 Off Street Parking - 4. Location: Proposed Parking in front yard not allowed

Purpose: Proposed to remove approximately 9.5' of vertical granite curb in front of the driveway for the property at 644 South Street. The owner proposes to remove the curb and relocate an existing radius stone in order to widen an existing curb cut for access to two existing parking spaces onsite. Request to extend existing curb cut to 28'5' wide per plan



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Case: BOA-1033851 Address: 35 Rockwood Street Ward: 19 Applicant: David Click

Articles (s): Article 55, Section 9 Rear Yard Insufficient

Purpose: Renovate and upgrade existing railing and deck boards to composite and PVC railing system. Existing conventional P.T. wood deck framing structures and footings to remain unless damaged or rotten; remove and replace.

Case: BOA-1431740 Address: 11 Primrose Street Ward: 20 Applicant: Anthony Ross

Articles (s): Article 67, Section 9 Excessive f.a.r. Article 67, Section 9 # of allowed habitable stories exceeded

Purpose: Legalize status of the basement level of unit 1 (699 s.f. area), adding that basement area of Unit 1 to the gross floor area of the building. No work to be performed as all work was completed and inspected under short form permit; floor area ratio question arose at final inspection.

Case: BOA-1472415 Address: 351 Vermont Street Ward: 20 Applicant: John Pulgini

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

Article 56, Section 8 Usable Open Space Insufficient Art. 56 Sec. 08 Floor area ratio Excessive.

Article 56, Section 8 Bldg Height Excessive (Stories) - Allowed 2 1/2 stories. Proposed 3 stories. Art. 09, Sec. 01

Reconstruction/Extension of Nonconforming Bldg.- Extension of nonconforming use. Art. 56, Sec. 39 Off street parking requirements - Parking location

Purpose: Proposal to construct an addition to an existing 2 family dwelling. Proposal includes a 1st floor addition containing a mudroom, rear entry for the 1st floor unit, bathroom, deck, and access ramp; two 2nd floor decks; and a new 3rd floor comprised of 4 bedrooms, 2 bathrooms, and a balcony.

Case: BOA- 1476997 Address: 16 Lyall Street Ward: 20 Applicant: Thomas Byrne

Articles (s): Article 56, Section 8 Bldg Height Excessive (Stories) - Attic floor is more than half the size of second floor.

Article 56, Section 8 Floor Area Ratio Excessive

Purpose: Existing basement finish with laundry room. Existing attic finish with dormers, full bath and closet. Extending living space down to basement and extending living space to attic. Adding dormers to the southwest side of property.

BOARD MEMBERS:

SHERRY DONG-CHAIR

NORMAN STEMBRIDGE-SECRETARY

SUBSTITUTE MEMBER:

JEANNE PINADO

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](https://ww.w.municode.com/library/ma/boston/codes/redevelopment_authority)