



City of Boston
Board of Appeal

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THURSDAY, SEPTEMBER 21, 2023

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE
HEARING AGENDA

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON SEPTEMBER 21, 2023 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS SEPTEMBER 21, 2023 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE SEPTEMBER 21, 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/CommentSeptember21> 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/CommentSeptember21>, 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



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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.

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-1497572 Address: 65 High Street, Ward: 2 Applicant: Joseph Holland

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

Purpose: Removal of existing 1 story rear addition, erection of new 2 story addition, extension of living space to basement, new 1st story rear deck, and new 2nd story deck (above addition). Extending electrical and HVAC systems into new addition. Replacement of windows throughout.

Case: BOA-1466435 Address: 889 Dorchester Avenue, Ward: 7 Applicant: Zhuoming Li

Article(s): Art.65 Sec.05 Conditional - Take out in MFR/LS is conditional

Purpose: Request for removal of a proviso for takeout.

Case: BOA-1491061 Address:10 East Cottage Street, Ward: 8 Applicant: Glenn Knowles

Article(s): Article 50 Section 26 Establish of Res. Subdistricts Accessory Use Conditional

Art. 10 Sec. 01 Limitation of parking areas 5' Side yard buffer requirement

Purpose: New curb cut for a two-car driveway. Clarification: Proposed parking for two parking spaces, to include, new curb cut and a fence with gate

Case: BOA-1468501 Address:55 Monadnock Street, Ward: 13 Applicant: Eugene Barros

Article(s): Article 65, Section 9 Lot Area Insufficient Art. 65 Sec. 65 8 Floor Area Ratio excessive

Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Usable Open Space Insufficient

Purpose: Proposed to construct an addition to an existing single unit of a duplex and convert into a 2 family (as per plans). Relocate the existing curb cut entrance for the off-street parking.

Case: BOA-1483184 Address: 80 Pleasant Street, Ward:13 Applicant: Cynthia Le

Article(s): Article 9 Section 1 Extension of Nonconforming Use - Extension of a Nonconforming Use. Accessory Parking is for an existing Three Family Dwelling in a Two-Family Residential Zoning District (2F 5000)

Purpose: Off Street Parking for 4 cars.

Case: BOA-1484588 Address:47-49 Owencroft Road, Ward:17 Applicant: Kerrie Griffin

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

Purpose: Extension of living space into the attic.

Case: BOA-1428568 Address:84-100 River Street, Ward: 17 Applicant: Cameron Merrill

Article(s): Art.65 Sec.15 Use: Conditional - per article 6 3 Conditions required for approval

Purpose: Changing Occupancy from a Bank to a Nail Salon

Case: BOA-1502177 Address: 32R Augustus Avenue, Ward: 18 Applicant: Juliet Turner

Article(s): Article 67, Section 9 Bldg Height Excessive (Feet)

Purpose: Existing 2 car garage will be demolished. We will erect a new 24 x 26 two car garage with an open storage loft above. We will provide electrical and plumbing for a wash sink and two water spigots. (Demo permit SF1422859)

Case: BOA-1441910 Address: 25 Neillian Crescent, Ward: 19 Applicant: Ivan Hernandez

Article(s): Article 55, Section 9 Front Yard Insufficient Art. 88 Sec. 04 Design Review Req.

Purpose: Construct new vestibule in front of dwelling.

Case: BOA-1496409 Address: 38 Sycamore Street, Ward: 19 Applicant: Nicole Heerdt & Jacob Peck

Article(s): Art. 67 Sec. 09 Open Space insufficient Art. 67 Sec. 09 Side Yard Insufficient Article 67, Section 9 Floor Area Ratio Excessive Article 67, Section 9 Dimensional Regulations - Insufficient rear yard setback

Purpose: Confirm Occupancy as a single family. Construct a full height rear addition and porch. Scope includes a dormer, mudroom on the first floor, master suite on the second floor, and a full height rear porch in the back. Upgrading siding and adding an entry canopy (open to elements).



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Case: BOA-1492359 Address:25 Oriole Street, Ward: 20 Applicant: Emmett Geraghty

Article(s): Art. 10 Sec. 01 Limitation of parking areas - 5' Side yard buffer req. Art.51 Sec.56 Off St Parking Design – Location Art. 56 Sec. 07 Use regulations applicable in residential sub districts - Accessory parking for a non-conforming two family home conditional Art. 56, Section 8 Insufficient usable open space

Purpose: Residential tandem parking permit trying to alleviate congested street parking as this is a cut through St. from Bellevue Hill, several driveways currently exist on this street.

Case: BOA-1492091 Address:3 Ardmore Road, Ward: 20 Applicant: Daniel Moran

Article(s): Art. 10 Sec. 01 Limitation of parking areas - Parking less than 5ft from side lot line.

Purpose: Adding a driveway with 2 parking spaces on side of dwelling.

Case: BOA-1480464 Address: 44 Blenford Road, Ward: 21 Applicant: Amir D Youshaei

Article(s): Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Floor Area Ratio Excessive

Purpose: Confirm occupancy as a 2-family dwelling. Extension of living space from Unit 1 into basement as per plans. Correct violation.

RE-DISCUSSIONS: 5:00 P.M

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-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.



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