



City of Boston
Board of Appeal

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THURSDAY, NOVEMBER 9, 2023

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON NOVEMBER 9, 2023 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS NOVEMBER 9, 2023 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE NOVEMBER 9, 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/November9Comment> 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/November9Comment>, 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-1476684 Address: 17 Waldemar Avenue Ward: 1 Applicant: Elkin Villegas G & amp; C LLC
Articles (s): Article 27T 5 East Boston IPOD Applicability – IPOD Art. 53 Sec. 56^ Off street parking insufficient - Not provided additional parking space for 2nd units Art. 53 Sec. 08 Forbidden - Forbidden Use: Second unit in the basement.

Purpose : Change of occupancy from a 1 family to 2 family.

Case: BOA-1482058 Address: 6 Essex Street Ward: 2 Applicant: Danielle McCourt

Articles (s): Article 62,Section 8 Rear Yard Insufficient Article 62, Section 25 Roof Structure Restrictions -Roof Structure Restrictions

Purpose: Addition to the existing structure in the rear of the building and a new roof. Increase living area at the 3rd Floor. level. A portion of the 3rd Floor will extend out over the existing 2 story ell. Construct a new Nantucket style dormer at the Front and a new Rear Shed / Gable dormer.

Case: BOA-1522979 Address: 115 Salem Street Ward: 3 Applicant: Fatima Ibrahim

Articles (s): Art. 06 Sec. 04 Other Protectional Conditions

Purpose: Change of proviso.

Case: BOA-1452599 Address: 73-75 Causeway Street Ward: 3 Applicant: Lancaster Parking, LLC

Articles (s): Article 6 Section 4 Other Cond Necc as Protection - Change in previous decision from the ZBA

Purpose : The Applicant seeks to continue to use the premises for an open air public parking lot for a fee capacity three (3) parking spaces with two (2) handicap parking spaces and one (1) regular parking space until December 31, 2026, in conjunction with 19 21 Lancaster Street and 31 39 Lancaster Street. The two (2) handicap parking spaces and one (1) regular parking space are part of a fifty (50) space parking lot under Boston Transportation Department OPAIR License #78829 located at 19 21 Lancaster Street, 31 39 Lancaster Street and 73 75 Causeway Street.

Case: BOA-1452610 Address: 31-39 Lancaster Street Ward: 3 Applicant: Lancaster Parking, LLC

Articles (s): Article 6 Section 4 Other Cond Necc as Protection - Change in previous decision of the ZBA

Purpose : The Applicant seeks to continue to use the premises for an open air public parking lot for a fee capacity thirty (30) regular parking spaces until December 31, 2026, in conjunction with 73 75 Causeway Street and 19 21 Lancaster Street. The thirty (30) regular parking spaces are part of a fifty (50) space parking lot under Boston Transportation Department OPAIR License # 78829 located at 19 21 Lancaster Street, 31 39 Lancaster Street and 73 75 Causeway Street. The fifty (50) space parking lot will provide for two (2) handicap parking spaces located at 73 75 Causeway Street.

Case: BOA-1452616 Address: 19-21 Lancaster Street Ward: 3 Applicant: Lancaster Parking, LLC

Articles (s): Article 6 Section 4 Other Cond Necc as Protection - Change in previous decision from the ZBA

Purpose : The Applicant seeks to continue to use the premises for an open air public parking lot for a fee capacity seventeen (17) regular parking spaces until December 31, 2026, in conjunction with 73 75 Causeway Street and 31 39 Lancaster Street. The seventeen (17) regular parking spaces are part of a fifty (50) space parking lot under Boston Transportation Department OPAIR License #78829 located at 19 21 Lancaster Street, 31 39 Lancaster Street and 73 75 Causeway Street. The fifty (50) space parking lot will provide for two (2) handicap parking spaces located at 73 75 Causeway Street.

Case: BOA-1505773 Address: 7 Chestnut Street Ward: 5 Applicant: 7 Chestnut Street, LLC

Articles (s): Article 20 Section 4 Rear Yards in H Districts - Rear yard set back is insufficient. Must be at least 30 feet.

Purpose: Construct a rear deck on roof of existing lower addition per plans filed herewith. Amendment to ALT1336354.



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Case: BOA-1526460 Address: 93-95 Wellsmere Road Ward: 18 Applicant: Becky Kung

Articles (s): Article 67, Section 9 Floor Area Ratio Excessive Article 67, Section 9 Bldg Height Excessive (Stories)

Purpose : Upstairs unit 95 Wellsmere Rd. Remove roof. Build dormer on right side entire length of house. Add 2x8's to existing floor joists. Determine legal height. Rebuild shingle roof. Install 6 windows, insulation, drywall paint, hardwood flooring. Add full bathroom. Install exterior siding. Match paint.

Case: BOA-1513671 Address: 1251-1269 River Street Ward: 18 Applicant: Abner Joseph

Articles (s): Art. 06 Sec. 04 Other Protectional Conditions Art. 06 Sec. 04 Other Protectional Conditions

Purpose : Remove proviso and grant to this petitioner only.

Case: BOA-1505081 Address: 31 Pond View Avenue Ward: 19 Applicant: Tarek Alexander Hassan

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

Purpose : Build new bathroom and extend existing bedroom to be 248 sqft. above existing 1st floor structure.

Case: BOA- 1519194 Address: 22 Sunnybank Road Ward: 20 Applicant: Nick Parker

Articles (s): Article 56 Section 40 Application of Dimensional Req - 56 40.7 Accessory Building less than 4ft from side/rear lot line Article 56 Section 40 Application of Dimensional Req- 56 40.7 Accessory Building closer than 65 feet from front lot line Art. 10 Sec. 01 Limitation of Area of Accessory Uses - Through Lot. Accessory Building occupying Front yard.

Purpose: Construction of free standing tool storage shed, approx 8' x 12'. No electrical or plumbing required. Less than 15ft in height.

RE-DISCUSSION: 5:00 P.M

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



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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