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City of Boston  
Board of Appeal

THURSDAY, NOVEMBER 7, 2024

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

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**ZONING ADVISORY SUBCOMMITTEE**  
**HEARING AGENDA**

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON NOVEMBER 7, 2024 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS NOVEMBER 7, 2024 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

**PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:**

**THE NOVEMBER 7, 2024 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/ZBASubcommittee2024>. You may also participate by phone by calling into the Zoom Webinar at (305) 224-1968 and entering the Webinar ID: 876 4095 8567 followed by # when prompted.**

**If you wish to offer testimony on an appeal, please click <https://bit.ly/November7comment> 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/November7comment> calling 617-635-4775, or emailing [zba.ambassador@boston.gov](mailto: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](mailto: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](mailto: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](mailto: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-1644118 Address: 4 Cross Street Ward: 2 Applicant: Stephanie Mashek**

**Article(s):** Article 62, Section 8 Floor Area Ratio Excessive

**Purpose:** Footprint of 88 sf Addition at Basement level for Living space and at 1st Floor for Kitchen contiguous with Living and Dining. Deck off added Kitchen and roof deck above added Kitchen.

**Case: BOA-1562426 Address: 30 Dwight Street Ward: 3 Applicant: Marc LaCasse**

**Article(s):** Art 64.9.4 Town/Rowhouse extension into rear - Addition of a porch or balcony, above the first story (Garden level is considered the first floor).

**Purpose:** Install rear balcony/deck at parlor level [level 1 as shown on plan] extending 6' from rear façade and onto roof of existing ground level entry overhang.

**Case: BOA- 1649258 Address: 43 Bowdoin Street Ward: 3 Applicant: Steven Deering**

**Article(s):** Art. 15 Sec. 15 1 Floor Area Ratio Excessive Art. 17 Section 1 Usable Open Space Insufficient Art. 23 Section 1 Off Street Parking (Residential) Insufficient

**Purpose:** Renovate Unit 1F and 2R per plans. Change of use from office to residential.

**Case: BOA- 1651513 Address: 20 Myrtle Street Ward: 5 Applicant: Revocable Trust of Heidi D McKeon**

**Article(s):** Art. 09 Sec. 02 Nonconforming Use Change – Conditional Art. 08 Sec. 03 Conditional Uses- Existing nonconforming law office change to retail store Conditional

**Purpose:** Change occupancy from Office to Retail. Sub district: H 2 65 Legal occupancy record: Professional Office (Law)

**Case: BOA-1660656 Address: 590 East Broadway Ward: 6 Applicant: Frank Knippenberg**

**Article(s):** Article 68, Section 7 Use Regulations - Fitness center or gymnasium use is forbidden

**Purpose:** Install light fixtures, paint throughout. Change occupancy from 1 Professional Office and Two (2) Residences to 1 Professional Office, 1 Fitness Studio and Two (2) Residences. Submitting for Zoning Refusal Office (Law)

**Case: BOA-1599485 Address: 309-325 Old Colony Avenue Ward: 7 Applicant: Virtual Fullfillment Center, LLC**

**Article(s):** Art. 06 Sec. 04 Other Protectional Conditions - To petitioner only

**Purpose:** Remove provisos Takeout granted to this petitioner only under BZC31897, Alt122900 of 2012

**Case: BOA-1640459 Address: 5-7 Denvir Street Ward: 16 Applicant: Huy Tran**

**Article(s):** Article 65, Section 9 Usable Open Space Insufficient

**Purpose:** Apply for curb cut and propose 2 new parking spaces.

**Case: BOA- 1640461 Address: 5-7 Denvir Street Ward: 16 Applicant: Huy Tran**

**Article(s):** Article 65, Section 9 Side Yard Insufficient

**Purpose:** Unit 1 and 2 kitchen renovations new bathroom on the first floor and second floor construction of new rear deck/stairway to replace rear deck (same print) Curb cut and proposed parking reflected under U491603250.

**Case: BOA-1649103 Address: 2 Michael Road Ward: 22 Applicant: Lea Overby**

**Article(s):** Article 51, Section 9 Front Yard Insufficient

**Purpose:** Bump out front door, to correct existing code violation. Currently, there isn't enough space to fully open the front door.



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BOARD MEMBERS:

SHERRY DONG-CHAIR  
NORMAN STEMBRIDGE-SECRETARY  
HANSY BETTER BARRAZA

SUBSTITUTE MEMBER:

**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)**