



City of Boston
Board of Appeal

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THURSDAY, DECEMBER 3, 2020

BOARD OF APPEAL

1010 MASS AVE, 5TH FLOOR

ZONING ADVISORY SUBCOMMITTEE

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON THURSDAY, DECEMBER 3, 2020 BEGINNING AT 5:00 PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS DECEMBER 3, 2020 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE DECEMBER 3, 2020 HEARING WILL BE HELD VIRTUALLY VIA VIDEO TELECONFERENCE AND TELEPHONE VIA THE WEBEX EVENT PLATFORM.

Interested persons can participate in the hearing REMOTELY by going to <https://bit.ly/zbaDec3SChearing> or by calling 1-617-315-0704 and entering access code 179 076 1329.

If you wish to offer testimony on an appeal, please click <https://bit.ly/zbaDec3SCcomment> 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/zbaDec3SCcomment>, calling 617-635-4775 or emailing isdboardofappeal@boston.gov.

The ZBA Ambassador will be available within the WebEx Event from at 4:00 PM to 5:00 PM to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via WebEx. 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, if connected by video, or dial *3, if connected by phone. The requester will be administratively unmuted and 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 4:30 PM TO ENSURE YOUR CONNECTION IS PROPERLY FUNCTIONING.

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 isdboardofappeal@boston.gov IN LIEU OF OFFERING TESTIMONY ONLINE. PLEASE SUBMIT ALL WRITTEN TESTIMONY AT LEAST 48 HOURS IN ADVANCE OF THE HEARING.

THE RECOMMENDATIONS OF THE SUBCOMMITTEE WILL BE VOTED ON BY THE FULL BOARD ON TUESDAY, DECEMBER 8, 2020. APPELLANTS APPEARING FOR THE SUBCOMMITTEE HEARING DO NOT NEED TO BE PRESENT FOR THE DECEMBER 8, 2020 HEARING UNLESS EXPLICITLY INSTRUCTED BY THE BOARD.



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HEARINGS: 5:00 PM

Case: BOA-1122437 Address: 102 High Street Ward: 2 Applicant: Tucker Levy
Articles: Article 62, Section 8 Insufficient rear yard setback Article 62, Section 25 Roof Structure Restrictions
Article 62, Section 8 Excessive F.A.R.
Purpose: Renovate kitchen /garden level and add 145sqft addition to rear garden level of home to create additional living space. No change in occupancy.

Case: BOA-999494 Address: 6 Mount Vernon Avenue Ward: 2 Applicant: Timothy Burke
Articles: Art. 09 Sec. 01 Reconstruction/Extension of Non-conforming Bldg. Extension of non-conforming height <25% Article 62, Section 25 Roof Structure Restrictions Dormer Article 62, Section 8 Insufficient rear yard setback
Purpose: Amend permit to construct a new dormer on rear of house with a roof deck above. Access to roof deck from new stair and hatch. Work includes new framing, cladding, windows, decking, roof hatch and railings. Work includes associated electrical, plumbing and mechanical work.

Case: BOA-1118027 Address: 135 Athens Street Ward: 6 Applicant: Obrien Construction and Remodeling
Article: Art 68 Sec 29 Roof Structure Restrictions Installation of a private roof deck on lower roof per plans submitted
Purpose: Install roof deck per plans.

Case: BOA- 1029539 Address: 66 Dorchester Street Ward: 6 Applicant: Christopher Agostino
Articles: Art. 18 Sec. 01 Front Yard Insufficient Art. 19 Section 1 Side Yard Insufficient
Purpose: Two off street parking spaces at property (DPW curb cut approved).

Case: BOA-1133096 Address: 15 Nira Avenue Ward: 10 Applicant: Dauntless Path, LLC
Article: Article 55, Section 12 Floor Area Ratio Excessive
Purpose: Complete gut rehab of existing structure as per plans. EPLAN

Case: BOA-1121041 Address: 36 Gaston Street Ward: 12 Applicant: Amenyonah Bossman
Article: Article 50, Section 28 Use regulations Transitional Housing is a conditional use in a 3F 4000 sub district
Purpose: Construction renovations to change use from 1 family to a Residential house for re-entry for women being released from prison. Work consists of demolition, waterproofing, Fire Sprinkler, Fire Escape, Fire Alarm, Interior Framing and two bathroom renovations. ADA bathroom and Wheelchair lift. Interior finishes.

Case: BOA- 1130250 Address: 251 Savin Hill Avenue Ward: 13 Applicant: Keith Costa
Article: Article 9, Section 1 Extension of Non-Conforming Use
Purpose: Create a Parking area for Two cars in the rear of 251 Savin Hill Ave, accessible from Savin Hill Lane (a private way) using pervious paving stones. E Plans



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Case: BOA-1121148 Address: 18 Spaulding Street Ward: 16 Applicant: Benedicte Dienjuste
Articles: Article 65, Section 9 Excessive F.A.R. .5 max. Article 65, Section 9 Insufficient side yard setback 10' min
Article 65, Section 9# of allowed habitable stories has been exceeded 2.5 stories max.
Purpose: Amending ALT#877594 reviewed by examiner (FD) to perform additional work by constructing a new dormer on the right side of home and to extend dormer size on left side of home for ZBA review and approval per plans submitted to include elimination of chimney (cap off at attic floor).

Case: BOA-1127963 Address: 23 Macdonald Street Ward: 18 Applicant: Brady-Built
Articles: Article 69, Section 9 Side Yard Insufficient Article 69, Section 9 Rear Yard Insufficient
Purpose: Prepare site for sunroom addition by removing siding for attachment wall, cutting back soffit and building new cricket, installing 2 rows of 3 helical screws to support addition, replace bedroom windows with sliding door. Install sunroom built at factory by crane. Install siding and trim. [ePlan]

Case: BOA-1099592 Address: 215 Dana Avenue Ward: 18 Applicant: Santiago Pined
Articles: Article 69, Section 9 Side Yard Insufficient Article 69, Section 9 Floor Area Ratio Excessive
Art. 09 Sec. 01 Extension of Non-Conforming Use This needs Neighborhood Design Review
Purpose: First floor, second floor and attic renovation including: Replacement of windows Dining room wall framing repair Kitchens renovation Bathrooms renovation New bathroom in attic Dormer roof repair Rafters repair Re roofing. Removal of two chimneys New flooring throughout Plumbing/electrical updating. EPLAN

Case: BOA-1090178 Address: 7 Arborview Road Ward: 19 Applicant: Tom Kearns
Articles: Article 55, Section 9 Front Yard Insufficient Article 55, Section 12 Side Yard Insufficient
Article 55, Section 12 Floor Area Ratio Excessive
Purpose: 750 GSF (375 GSF Footprint) two story addition at North (rear Yard) with landscape terrace, 62 GSF entry vestibule addition at South (front yard) with landscape steps. All existing windows, siding, and gutters/downspouts to be replaced. Select interior renovations. Builders license and info needed before issue. Eplan



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Case: BOA- 1123884 Address: 3 Paragon Road Ward: 20 Applicant: Daniel Murray
Articles: Article 56, Section 8 Front Yard Insufficient Article 56, Section 8 Rear Yard Insufficient
Article 56. Section 8 Side Yard Insufficient
Purpose: Raise roof of existing house per plans. Build new addition with attached garage per plans (wood built Type 5).

BOARD MEMBERS:

CHRISTINE ARAUJO-CHAIR
MARK FORTUNE-SECRETARY
MARK ERLICH

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.