



City of Boston
Board of Appeal

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BOSTON, MA
BOARD OF APPEAL

1010 MASS AVE, 5TH FLOOR

THURSDAY, JANUARY 21, 2021

ZONING ADVISORY SUBCOMMITTEE

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON THURSDAY, JANUARY 21, 2021 BEGINNING AT 5:00 PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS JANUARY 21, 2021 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE JANUARY 21, 2021 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 <http://bit.ly/zbaJan21SChearing> or by calling 1-617-315-0704 and entering access code 179 517 3740.

If you wish to offer testimony on an appeal, please click <http://bit.ly/zbaJan21SCcomment> 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 <http://bit.ly/zbaJan21SCcomment>, 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. WHEN DOING SO, PLEASE INCLUDE IN THE SUBJECT LINE THE BOA NUMBER, THE ADDRESS OF THE PROPOSED PROJECT AND THE DATE OF THE HEARING.

THE RECOMMENDATIONS OF THE SUBCOMMITTEE WILL BE VOTED ON BY THE FULL BOARD ON TUESDAY, JANUARY 26, 2021. APPELLANTS APPEARING FOR THE SUBCOMMITTEE HEARING DO NOT NEED TO BE PRESENT FOR THE JANUARY 26, 2021 HEARING UNLESS EXPLICITLY INSTRUCTED BY THE BOARD.



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HEARINGS: 5:00 PM

Case: BOA-1128151 Address: 138-138A D Street Ward: 6 Applicant: John H Melander

Articles: Article 68, Section 8 Side Yard Insufficient 1.0' < 2.9'min req'd (Narrow Lot) Article 68, Section 8 Floor Area Ratio Excessive 2.2 > 2.0max

Purpose: We're going to build additional living space above the basement to connect to the existing kitchen. Then we're going "finish" the already partially completed basement. The entire project is about extending living space to the property basement and first floor. [ePlan]

Case:BOA-1141605 Address: 527 East Sixth Street Ward: 7 Applicant: Paul DiMaggio

Articles: Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient

Purpose: I am looking to replace a ground level deck with decks off of the 1st and 2nd levels. They will retain the same measurements as the ground level deck.

Case: BOA-1136073 Address: 377 K Street Ward: 7 Applicant: Matthew Price

Articles: Art 68 Sec 29 Roof Structure Restrictions Roof structures restricted district Art 68 Sec 8 Dim reg app in res sub dist Side yard setback requirement is insufficient Art. 68 Sec. 33 Off Street parking Req. Off street parking requirement is insufficient

Purpose: Addition of a rear 3rd floor master bedroom suite, as well as a 4th floor study and deck within the footprint of the existing building.

Case: BOA-1135403 Address: 15 Sedalia Road Ward: 16 Applicant: Brian Roberts

Articles: Art. 65 Sec. 9 Residential Dimensional Reg.s Front yard setback requirement is insufficient

Art. 65 Sec. 9 Residential Dimensional Reg.s Side yard setback requirement is insufficient

Purpose: Proposed front porch expansion and add new rear deck as per plans. Permit set to be submitted on ZBA approval.

Case:BOA-1066044 Address: 10 Hale Street Ward: 18 Applicant: Kevin Zhang

Articles: Article 69 Section 8 Use Regulations in Res District Two family forbidden Article 69 Section 29 Off Street Parking & Loading Req Article 69 Section 9 Excessive f.a.r. Article 69 Section 9 Insufficient side yard setback Article 69 Section 9 Section 9.3 Location of main entrance

Purpose: Change occupancy from single family house to a Two family house.

Case: BOA-1069183 Address: 16 Drury Road Ward: 18 Applicant: Hezekiah Pratt

Article: Article 69, Section 9 Side Yard Insufficient 7'; 8.75' min req'd for narrow lot.

Purpose: Build new addition. Renovate interior of house with new kitchen, bath, new walls, new finishes, new plumbing, heating, and plumbing. Work as per plans. Seeking ZBA relief.

Case:BOA-1126081 Address: 220 Wood Avenue, Ward 18 Applicant: Harold Lee

Articles: Article 56, Section 40.2 Traffic Visibility Across Corner Article 56. Section 8 Side Yard Insufficient 5' < 10'min Article 56, Section 8 Floor Area Ratio Excessive 0.44 < 0.4max

Purpose: Addition to home to add more living space, a bedroom, and a bathroom. [ePlan]



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Case: BOA-1136875 Address: 120 Woodard Road Ward: 20 Applicant: Thomas Stanley
Article: Article 69, Section 9 Rear Yard Insufficient
Purpose: Construct 10' X 20' X 2 1/2' high rear closed in porch in existing single family dwelling [ePlan]

Case: BOA-1124052 Address: 181 Maple Street Ward: 20 Applicant: Kendall Dacey
Articles: Article 56, Section 8 Front Yard Insufficient Article 56, Section 8 Side Yard Insufficient
Purpose: Single Family Building; adding front porch and rear addition to the existing building in order to create another bedroom and bathroom in the home. EPLAN

Case: BOA-1133312 Address: 199 Temple Street Ward: 20 Applicant: Michael R. Davis & Katherine McGuinness
Articles: Article 13, Section 3 Nonconformity to Dimen Req Side yard, lot width, lot frontage, lot area. Article 56, Section 8 Rear Yard Insufficient Required: 30' Proposed: 8' (rear yard of Sherbrook St.) and 17.2' (rear yard of Temple St.) Article 56. Section 8 Side Yard Insufficient Required: 10' Proposed: 8' Article 56, Section 40.1 Conformity w Ex Bldg Alignment on Sherbrook St. (modal has not been provided)
Purpose: No change in use or occupancy. Construct a 1 story (plus basement) addition to a 2 ½ story residence. The proposed addition includes first floor master for owner to retire in their home. It's a typical pre existing non conforming residence; the modest addition will trigger dimensional violations. eplan > BOA

Case: BOA-1128097 Address: 25 Sidley Road Ward:20 Applicant: John Roche AIA
Article: Article 56, Section 8 Side Yard Insufficient 7.8' avg < 10' min & nearest point 7.25' < 7.5 min. Non-parallel rule
Purpose: Construct new 2nd floor addition over first floor extension. Renovation of existing kitchen, bathrooms, and attic space as per plans provided by architect. [ePlan]

Case: BOA- 1130420 Address: 1504 Centre Street Ward: 20 Applicant: Daniel A DiJohnson
Article: Article 67, Section 9 Floor Area Ratio Excessive
Purpose: Finish the currently unfinished basement extending the living space into the basement for unit number 1, adding 1 bathroom, living space, and relocating the washer/dryer to the basement.

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.