



City of Boston
Board of Appeal

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By 075888 at 8:21 am, May 07, 2021

THURSDAY, MAY 13, 2021

BOARD OF APPEAL

1010 MASS AVE, 5TH FLOOR

ZONING ADVISORY SUBCOMMITTEE

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON MAY 13, 2021 BEGINNING AT 5:00 PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS MAY 13, 2021 SUBCOMMITTEE HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE MAY 18, 2021 SUBCOMMITTEE 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/zbaMay13SChearing> or by calling 1-617-315-0704 and entering access code 173 479 9365.

If you wish to offer testimony on an appeal, please click <http://bit.ly/zbaMay13SCcomment> 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/zbaMay13SCcomment>, calling 617-635-5300 or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the WebEx Event from at 4:00PM to 5:00PM 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.



City of Boston
Board of Appeal

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 OR FROM BPDA BOARD ROOM. 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.



City of Boston
Board of Appeal

HEARINGS: 5:00 P.M

Case: BOA1145330 -Address: 165 West Canton Street Ward: 4 Applicant: Marc LaCasse

Article: Article 64, Section 9.4 Town House/Row House Extension Addition of a balcony above first story

Purpose: Amendment to ALT1014362 to build a roof deck per plans provided and landmarks approval. Install balcony on rear of kitchen.

Case: BOA#1145795 Address: 165 West Canton Street Ward: 4 Applicant: Marc LaCasse

Purpose: Amendment to ALT 1014362 to build a roof deck per plans provided and landmarks approval. Install balcony on rear of kitchen.

Violation: Violation Description Violation Comments 9th 780 CMR 1011 Stairways 1011.12.2 Roof access shall be through a penthouse

Case: BOA-1161109 Address: 46 N Street Ward: 6 Applicant: George Morancy

Articles: Art 68 Sec 29 Roof Structure Restrictions Art 68 Sec 8 Insufficient side yard setback Art 68 Sec 8 Excessive F.A.R.

Purpose: Erect third story addition to existing structure, with front and rear decks on roof of second story.

Case: BOA-1161110 Address: 48 N Street Ward: 6 Applicant: George Morancy

Articles: Art 68 Sec 29 Roof Structure Restrictions Addition Art 68 Sec 8 Excessive F.A.R. Art 68 Sec 8 Insufficient side yard setback

Purpose: Erect third story addition to existing structure, with front and rear decks on roof of second story.

Case: BOA-1179768 Address: 697 East Eighth Street Ward: 7 Applicant: Moacir Filho Filho

Articles: Art.68 Sec 29 Roof Structure Restrictions Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient

Purpose: Existing triple deck and roof Deck replacement on the rear of the house only.

Case: BOA-1172179 Address: 70 Gates Street Ward: 7 Applicant: Matthew Murphy

Articles: Article 68, Section 29 Roof Structure Restrictions Article 68, Section 8 Front Yard Insufficient Article 68, Section 8 Side Yard Insufficient

Purpose: Add third floor master suite.

Case: BOA-1173205 Address: 68 Thomas Park Ward: 7 Applicant: Synergy Construction Group, LLC

Articles: Art.68 Sec. 33 Off Street Loading Req. No parking allowed in front yard Art. 10 Sec. 01 Limitation of parking areas 5' Buffer

Purpose: Proposed new curb cut off of Thomas Park to accommodate two residential off street parking spots.



City of Boston
Board of Appeal

Case: BOA-1163284 Address: 1008-1010 Tremont Street Ward: 9 Applicant: JC Barbershop, LLC
Article: Art. 50, Section 28 Use: Conditional Barber shop use is a conditional use in this zoning subdistrict, when located in the first or ground floor
Purpose: Build out of a Barbershop (This is a change in occupancy as well).

Case: BOA-1145416 Address: 96 Warren Street Ward: 12 Applicant: Robert Bulger
Article: Article 50, Section 29 Side Yard Insufficient
Purpose: Install 30" x 30" concrete pads, install 4" concrete, cut 12' out of roof to install dormer. Furnish and install complete dormer, including window, walls, etc. *See attached Contract for further details.*

Case: BOA-1166344 Address: 7 Victoria Street Ward: 13 Applicant: Lai Kha
Articles: Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Side Yard Insufficient
Purpose: Remove and replace 2 existing dormers to include a full length dormer & remove and replace existing 1st floor addition to include the removal of soil in the basement and crawlspace to create a finish ceiling height of 8 feet in the basement & crawl space add an addition to the rear of the existing dwelling on top of the 1st floor rear to tie in the 2nd flr to be part of the 1st flr to include a 1/2 bath plus electrical see plans submitted total square footage on all 3 floors is 3,921 Remove & replace existing front porch in the same footprint See attached plans.

Case: BOA-1029463 Address: 55 Church Street Ward: 15 Applicant: Ana Ortiz
Articles: Art. 10 Sec. 01 Limitation of off street parking areas Article 65, Sec 65 41 Off Street Loading Req. 65 41.4.a) Location 65 41.5 a) Design
Purpose: Requesting a curb cut for an existing driveway for two off street parking spaces. ZBA

Case: BOA-1134172 Address: 16 Malcom Road Ward: 19 Applicant: David L. Naimark & Roy G. Thomas
Articles: Article 55, Section 9 Side Yard Insufficient Article 55, Section 9 Rear Yard Insufficient
Purpose: Renovate an existing 3 season porch to a 4 season porch, new bathroom in basement, relocate laundry, build a new deck and patio as per plans.

Case: BOA-1165301 Address: 185 Russett Road Ward: 20 Applicant: Yvonne Schreiner
Articles: Article 56, Section 8 Floor Area Ratio Excessive You will need relief from the BOA (Board of Appeals) Article 56, Section 8 Front Yard Insufficient You will need relief from the BOA (Board of Appeals) Article 56, Section 8 Rear Yard Insufficient You will need relief from the BOA (Board of Appeals)
Purpose: Repair garage, add master bedroom and bath. Add dormers to attic.

Case: BOA-1166262 Address: 51 Dow Road Ward: 20 Applicant: Gregory Stack
Article: Article 56. Section 8 Side Yard Insufficient
Purpose: Sun Room Deck.



City of Boston
Board of Appeal

Case: BOA-1167559 Address: 287 Bellevue Street Ward: 20 Applicant: Matthew Maiona
Articles: Art. 09 Sec. 01 Reconstruction/Extension of Non-Conforming Bldg <25% Conditional
Art. 56, Section 8 Insufficient rear yard setback Art. 56, Section 8 # of allowed stories has been exceeded
Article 56, Section 8 Floor Area Ratio Excessive
Purpose: Add a third floor addition as per plan.

RE-DISCUSSION: 5:00 P.M

Case: BOA-970452 Address: 1 Brigham Street Ward: 1 Applicant: Lily Zhuang
Articles: Article 53 Section 9 Dimensional Regulations Open Space Article 53 Section 57 Application of
Dimensional Req (5) Visibility across a corner lot Article 53 Section 56.5.a Parking maneuverability Design
Purpose: Parking for 1 car.

Case: BOA- 1151329 Address: 64 Radcliffe Road Ward: 18 Applicant: Vanessa Denaud
Articles: Article 69 Section 9 Lot Area for Additional Dwelling Units Insufficient Article 69 Section 9 Usable
Open Space Insufficient Article 69 Section 29 Off Street Parking & Loading Req Off Street Parking Insufficient
Purpose: Change of Occupancy from a Single Family Dwelling to a Two (2) Family Dwelling. Renovation is
completed, one floor added with 3 bedroom, 2 bathroom to the existing floor, the existing permit Number of the
alteration #ALT 893962.

Case: BOA-1124052 Address: 181 Maple Street Ward: 20 Applicant: Kendall Dacey
Articles: Article 56, Section 8 Floor Area Ratio Excessive 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.

BOARD MEMBERS:

CHRISTINE ARAUJO-CHAIR
MARK FORTUNE-SECRETARY
HANSY BETTER BARRAZA

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