



City of Boston  
Board of Appeal

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THURSDAY, JULY 22, 2021 BOARD OF APPEAL 1010 MASS. AVE, 5th FLOOR  
BOSTON, MA

**ZONING ADVISORY SUBCOMMITTEE**

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON JULY 22, 2021 BEGINNING AT 5:00 PM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS JULY 22, 2021 SUBCOMMITTEE HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

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

**THE JULY 22, 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 <https://bit.ly/zbaJuly22SChearing> or by calling 1-617-315-0704 and entering access code 179 048 6747.**

**If you wish to offer testimony on an appeal, please click <https://bit.ly/July22SCcomment> 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/July22SCcomment>, calling 617-635-5300 or emailing [zba.ambassador@boston.gov](mailto: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](mailto:zba.ambassador@boston.gov).**



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**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 [ZBAPublicInput@boston.gov](mailto:ZBAPublicInput@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.**



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**HEARINGS: 5:00 P.M.**

**Case: BOA-1158994 Address: 296 Princeton Street Ward: 1 Applicant: Andrea Vilanova**

**Articles:** Article 53, Section 9 Floor Area Ratio Excessive  $1.2 > 1.0$  max Article 53, Section 9 Side Yard Insufficient  $0' < 2.5'$  min Article 53, Section 9 Rear Yard Insufficient  $21.5' < 40'$  min Article 53, Section 52 Roof Structure Restrictions Article 27T 5 East Boston IPOD Applicability

**Purpose:** Amending ALT1128721. Entry adding a green roof to playroom area. Basement completing bathroom (plumbing existing) and finishing space for additional storage. First Floor Relocation of kitchen and bathroom on existing footprint. Second floor Bedroom and bathroom remodel (adding sf).

**Case: BOA-1141788 Address: 1187 Saratoga Street Ward: 1 Applicant: Ang Sherpa**

**Article:** Article 53 Section 9 Excessive F.A.R.

**Purpose:** Correct existing code violation of basement Unit by removing basement kitchen and door unit separations between unit 1 and basement and then extend living space into the basement area from unit #1 to connect directly into the first 1st floor unit and remove rear second floor interior stairs and construct new exterior stair from the existing rear porch per plans provided.

**Case: BOA -122647 Address: 89 Russell Street Ward: 2 Applicant: Sean George**

**Article:** Article 62, Section 8 Floor Area Ratio Excessive

**Purpose:** Finishing of existing basement to create livable space, increasing ceiling height and adding to the buildings GSF by, lowering basement slab, framing level as shown, adding an additional bedroom with bathroom & window well as second means of egress.

**Case: BOA -1166630 Address: 6 Wall Street Ward: 2 Applicant: Timothy Sheehan**

**Article:** Article 62, Section 25 Roof Structure Restrictions Per request of applicant

**Purpose:** A new 20' x 20' roof deck along with new rooftop access stairs and a hatch to access said deck. ZBA relief will be required. We request the nominal fee since we will be going through the ZBA (see attached letter).

**Case: BOA -1164273 Address: 2 Lawnwood Place Ward: 2 Applicant: Timothy Sheehan**

**Articles:** Article 62, Section 8 Bldg Height Excessive (Feet) Proposed roof deck exceeds allowed building height.

Article 62, Section 8 Bldg Height Excessive (Feet)

**Purpose:** This is for a new private roof deck for unit 2 accessed through a hatch and a new set of stairs.

**Case: BOA 1184808 Address: 10 Claremont Park Ward: 4 Applicant: 10 Claremont Park, LLC**

**Article:** Article 64, Section 9.4 Town House/Row House Extension Townhouse / Rowhouse Extensions into the Rear Yard

**Purpose:** In conjunction with ALT1079204. Construct a new steel balcony off 3rd Floor Level per building plans at kitchen of Unit # 2.

**Case: BOA -1166359 Address: 555 East Fifth Street Ward: 6 Applicant: Bob Weisenberger**

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

**Purpose:** Proposed additions, new rear decks and renovate existing two family, as per plans. Construction set to be submitted upon ZBA approval.

**Case: BOA -1200790 Address: 707 East Fourth Street Ward: 6 Applicant: Ben Gallagher/Katelyn Burke**

**Article:** Article 68, Section 29 Roof Structure Restrictions

**Purpose:** Proposed new roof deck to build off of the top level of Unit 2. The Deck/Porch would be supported by roof covering a room on our unit's lower level.



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**Case: BOA -1191538 Address: 10 Saint Margaret Street Ward: 7 Applicant: Chris Drew**

**Articles:** Art. 65 Sec. 9 Insufficient rear yard setback Article 65, Section 9 Insufficient side yard setback  
Article 65, Section 9 Excessive F.A.R. Art. 65 Sec. 9 # of allowed stories has been exceeded Article 65, Section 9  
Insufficient usable open space

**Purpose:** Confirm as existing single family, then add a 3rd floor addition with roof deck & 2 story addition w/ garage on the left side of the house to include extension of living space into the basement as per plans.

**Case: BOA -1173224 Address: 169 O Street Ward: 7 Applicant: Recover Green Roofs**

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

**Purpose:** New decking, green roof, pergola, and planters on existing roof deck area.

**Case: BOA-1175313 Address: 2-4 Wakullah Street Ward: 12 Applicant: Jose Lopez**

**Article:** Article 50, Section 29 Floor Area Ratio Excessive

**Purpose:** Extend the first floor living space into basement to accommodate mother in law who will provide childcare to, her grandchild, our child.

**Case: BOA-1174564 Address: 59 Chickatawbut Street Ward: 16 Applicant: Marie Prendergast**

**Articles:** Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories)  
Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient

**Purpose:** Renovation of second floor unit including relocation of kitchen and bathroom as well as removal of portion of bearing wall to existing two family dwelling. Expansion of third floor/attic living space by construction of a new roof addition with dormers; an increase of approx. 457 square feet.

**Case: BOA -1184796 Address: 12R Plain Street Ward: 16 Applicant: David Higgins**

**Articles:** Article 65, Section 9 Lot Frontage Insufficient Article 65, Section 9 Side Yard Insufficient Article 65, Section 9  
Rear Yard Insufficient Article 65, Section 42.13 Two or More Dwellings on Same Lot A Dwelling shall not be built to  
the rear of another Dwelling.

**Purpose:** Change of Occupancy from Existing Carriage House into a Single Family Dwelling. Construct new exterior stairway and new second floor with new roof structure. The foundation and some of the structure and walls will remain. All systems and utilities will be replaced. The floors and roof will be re framed.

**Case: BOA -1170623 Address: 95 Wilmington Avenue Ward: 17 Applicant: Michael Nightingale Construction Co.**

**Articles:** Article 65, Section 9 Bldg Height Excessive (Stories) New dormers create an additional story.  
Article 65, Section 9 Floor Area Ratio Excessive

**Purpose:** Construct dormer. Install new windows, Install vinyl siding, Install new roofing, frame interior walls only  
Interior finish to be completed by others No plumbing or electrical included in contract.

**Case: BOA-1074615 Address: 6 Warren Park Ward: 18 Applicant: David Guimaraes**

**Article:** Article 69, Section 9 Floor Area Ratio Excessive Max. FAR allowed: 0.3 Proposed: 0.35

**Purpose:** Rehab an existing finished basement using the Owens Corning Basement System to be used as a family room.

**Case: BOA -1167558 Address: 22 Sedgwick Street Ward: 19 Applicant: Ivan Hernandez**

**Articles:** Article 55, Section 9 Floor Area Ratio Excessive Article 55, Section 9 Bldg Height Excessive (Stories)

**Purpose:** Construct new dormer on right side of dwelling per plans.

**Case: BOA-1176936 Address: 54 Danforth Street Ward: 19 Applicant: Luiza Santos**

**Articles:** Article 55, Section 12 Side Yard Insufficient Article 55, Section 12 Rear Yard Insufficient

**Purpose:** Dormer over bathroom and renovate bathroom.



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**Case: BOA -1165935 Address: 56 Lochstead Avenue Ward: 19 Applicant: Frank Schillace**

**Article:** Article 55, Section 12 Side Yard Insufficient

**Purpose:** Increasing the size of my existing deck.

**Case: BOA-1165245 Address: 41-41A Green Street Ward: 19 Applicant: Stephen H. Payne**

**Articles:** Art. 55 Sec. 09 Front yard setback requirement is insufficient Art. 55 Sec. 09 Side yard setback requirement is insufficient

**Purpose:** at 43 Green St JP install new deck.

**Case: BOA-1184652 Address: 4 Cuthbert Road Ward: 20 Applicant: Kevin Foley**

**Article:** Art. 56, Section 8 Rear yard setback requirements is insufficient

**Purpose:** construct a 14x20 family room addition to the rear of 4 Cuthbert Rd.

**Case: BOA -1191994 Address: 49 Martin Street Ward: 20 Applicant: Casey Ngo-Miller and Dan Miller**

**Article:** Article 56, Section 8 Side Yard Insufficient

**Purpose:** Master bathroom addition above an existing sunroom for an existing owner-occupied single-family dwelling. Closet adjustments to existing second floor. No change to building footprint. Requires zoning relief for side yard.

**Case: BOA -1183614 Address: 61 Oakland Street Ward: 22 Applicant: Kevin Yee**

**Articles:** Article 51, Section 9 Bldg Height Excessive (Stories) Article 51, Section 9 Side Yard Insufficient

**Purpose:** Dormer both sides on half the house for the attic addition of 2 bedrooms and 1 bathroom, with new staircase going up and kitchen reconfiguration on 2nd floor.

**Case: BOA -1197685 Address: 111 Arlington Street Ward: 22 Applicant: Karen & Shawn Aylward**

**Articles:** Article 51, Section 9 Rear Yard Insufficient Required: 40' Proposed: 31.8' Article 51, Section 9 Side Yard Insufficient Required: 10' Proposed: 8' (R)

**Purpose:** Addition to rear of house. New master suite new kitchen new roof new siding.

**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://www.w.municode.com/library/ma/boston/codes/redevelopment\\_authority](https://www.w.municode.com/library/ma/boston/codes/redevelopment_authority)**