



City of Boston  
Board of Appeal

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By City Clerk at 10:28 am, Mar 14, 2022

THURSDAY, March 17, 2022

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

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

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON MARCH 17, 2022 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS MARCH 17, 2022 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

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

**THE MARCH 17, 2022 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/ZBAsubcommittee>. You may also participate by phone by calling into the Zoom Webinar at (312) 626-6799 and entering the Webinar ID: 977 9540 4707 followed by # when prompted.**

**If you wish to offer testimony on an appeal, please click <https://bit.ly/March17Comment> 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/March17Comment> calling 617-635-4775 or emailing [zba.ambassador@boston.gov](mailto:zba.ambassador@boston.gov).**

**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).**



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**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.**

The hearing can also be viewed via live-stream on the City’s website at <https://www.boston.gov/departments/broadband-and-cable/watch-boston-city-tv>. Closed captioning is available.

Interested persons who are unable to participate in the hearing remotely may make an appointment to appear in person at 1010 Massachusetts Avenue. 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. Individuals appearing at City Hall without an appointment will not be permitted to enter.

**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- 1241879 Address: 615 East Third Street Ward: 6 Applicant: Mohammed Amer**  
**Article(s):** Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient  
**Purpose:** Existing 2 family building. new egress stairs at the rear of the building.

**Case: BOA-1289454 Address: 4 Cherokee Street Ward: 10 Applicant: John Pulgini**  
**Article(s):** Art. 59, Section 37 Off-Street Parking Insufficient - Off street parking requirement is insufficient Art. 59, Section 8 Floor area ratio is excessive Art. 59, Section 8 Height is excessive Art. 59, Section 8 Front yard setback is insufficient Art. 59, Section 8 Side yard setback is insufficient Art. 59, Section 8 Rear yard setback is insufficient  
**Purpose :** Proposed renovation and dormer addition to change the use from a single family house to a two family, as per plans.

**Case: BOA- 1277696 Address: 41 Cornwall Street Ward: 11 Applicant: Franciso Skelton**  
**Article(s):** Article 55, Section 9 Floor Area Ratio Excessive Article 55, Section 9 Front Yard Insufficient  
Article 55, Section 9 Side Yard Insufficient Article 55, Section 9 Rear Yard Insufficient  
**Purpose :** Construct new roof dormers to extend living space to attic to existing two family dwelling.

**Case: BOA-1281499 Address: 6 Port Norfolk Street Ward: 16 Applicant: Alexander Bender**  
**Article(s):** Art. 65 Sec. 9 Insufficient side yard setback Art. 65 Sec. 9 # of allowed stories exceeded  
**Purpose:** Gut interior of home, reinforce existing structure, raise the second floor to meet code and add dormers. First floor of home will get new layout.

**Case: BOA-1277213 Address: 43 Pierce Street Ward: 18 Applicant: Jollene Collins**  
**Article(s):** Article 69, Section 9 Floor Area Ratio Excessive Article 69, Section 9 Bldg Height Excessive (Stories)  
Article 69, Section 9 Side Yard Insufficient Article 69, Section 9 Rear Yard Insufficient Article 69, Section 9 Usable  
Open Space Insufficient  
**Purpose:** Change of occupancy from 1 family to 2 family with new addition.

**Case: BOA-1290443 Address: 20 Orchard Street Ward: 19 Applicant: Joshua LaPan**  
**Article(s):** Art. 55 Sec. 09 Insufficient side yard setback  
**Purpose:** Build Dormer to create new Master Bathroom.

**Case: BOA- 1277380 Address: 11 Danville Street Ward: 20 Applicant: Joseph & Audrey Steffano**  
**Article(s):** Article 56, Section 8 Floor Area Ratio Excessive Article 56. Section 8 Side Yard Insufficient  
**Purpose:** Construct a one story addition to the rear of an existing single family detached dwelling. The addition includes a finished basement and a family room on first floor.

**Case: BOA-1280083 Address: 15 Gertrude Road Ward: 20 Applicant: Adam Detour & Maria Finkelmeier**  
**Article(s):** Art. 09 Sec. 01 Extension of Non Conforming Use - <25% conditional Article 56, Section 8 Excessive  
f.a.r.  
**Purpose:** Renovation and Addition to Unit 2 in an existing two family condominium building. Scope includes a slightly revised layout on the second floor and the addition of a shed dormer on attic floor to the right side of the house to contain a master suite. No change to building footprint or height.

**Case: BOA-1283696 Address: 1230 Soldiers Field Road Ward: 22 Applicant: Amplify Fitness, LLC**  
**Article(s):** Article 51, Section 16 Use Regulations - Fitness center is a Conditional use in a CC 1 Sub district  
**Purpose:** To build a fitness center. Consist of showers and rest rooms, locker rooms, office space, exercise area. Plans by off the grid architects attached to application.



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**RE-DISCUSSION: 5:00 P.M.**

**Case: BOA-1194620 Address: 33 Bartlett Street Ward: 2 Applicant: Timothy Sheehan**

Articles: Art. 62 Sec. 25 Roof Structure Restrictions Article 62, Section 8 Side Yard Insufficient

**Purpose :** This is the renovation of an existing third floor attic. The renovated space will consist of a master bedroom along with bath and guest bedroom. The existing gable roof will be enlarged with the addition of shed and gable dormers.

**STEPHANIE HAYNES**

**BOARD OF APPEAL**

**617-635-4775**

BOARD MEMBERS:

CHRISTINE ARAUJO-CHAIR

MARK FORTUNE-SECRETARY

ERIC ROBINSON

**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)**