



City of Boston  
Board of Appeal

**REVISED**

10:18 am, May 19, 2022

THURSDAY, May 19, 2022

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

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**ZONING ADVISORY SUBCOMMITTEE AGENDA**

**Revised Agenda**

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON MAY 19, 2022 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS MAY 19, 2022 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

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

**THE MAY 19, 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/May19Comment> 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/May19Comment> or 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 1010 Massachusetts Avenue 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-1266216 Address: 134 Wordsworth Street Ward: 1 Applicant: Chris Griswold**  
**Article(s):** Art. 27G E Boston IPOD Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient  
**Purpose:** Adding more room for additional kids.

**Case: BOA- 1310017 Address: 223 Commonwealth Avenue Ward: 5 Applicant: Eoin Barry**  
**Article(s):** Art. 16, Section 8 Restricted Roof Structure District  
**Purpose :** Change of occupancy from five unit dwelling to one unit, to include 870 SF roof deck, garage for two proposed vehicles and complete interior renovation, per plans. Proposed off street parking in rear yard under separate UOP permit.

**Case: BOA- 1280637 Address: 9 Dennison Street Ward: 11 Applicant: Stephanie Soriano**  
**Article(s):** Article 50, Section 43 Off Street Parking & Loading Req - Off Street Parking Insufficient  
**Purpose :** To Change the Occupancy of an existing One Family Dwelling to a Two Family Dwelling.

**Case: BOA- 1270602 Address: 10 Johnston Road Ward: 14 Applicant: Trevor Blake**  
**Article(s):** Art. 60 Sec. 09 Floor Area Ratio excessive Article 60, Section 9 Dimensional Regulations - Number of habitable stories exceeded  
**Purpose :** To finish portion of basement to accommodate an office and recreational space for unit 2, and in accordance with plans submitted with this application. (Incidental use home office/fitness room for unit #2)

**Case: BOA-1279421 Address: 16 Hopkins Street Ward: 17 Applicant: Shane Reed & Camille Perry**  
**Article(s):** Article 60 Section 9 # of allowed habitable stories has been exceeded Art. 60 Sec. 40 Off street parking insufficient - Insufficient parking  
**Purpose:** Convert current 1 family home to a two family home.

**Case: BOA- 1280494 Address: 38 Summer Street Ward: 18 Applicant: Roberto De Leon**  
**Article(s):** Article 69 Section 8 Use Regulations in Res District - Two family dwelling forbidden Art. 69 Sec. 09 Insufficient side yard setback (Second floor stair platform)  
**Purpose:** Build up on the back of the house 2 levels first floor and second floor kitchen bathroom and 2 bedrooms new electric and plumbing include; right now is a 1 family, and we would like to convert in to 2 family.

**Case: BOA-1263217 Address: 996-998 River Street Ward: 18 Applicant: Lincoln E Ralph**  
**Article(s):** Article 68, Section 8 Rear Yard Insufficient  
**Purpose:** Carport with cement slab.

**Case: BOA-1281382 Address: 27 Whittemore Street Ward:20 Applicant: Myechia Minter Jordan & Lawrence Jordan, Jr.**  
**Article(s):** Article 56, Section 8 Excessive f.a.r.  
**Purpose:** Construction of a sunroom addition.

**Case: BOA-1285675 Address: 15 Montvale Street Ward: 20 Applicant: Morgan Wells**  
**Article(s):** Art. 67 Sec. 09 Side Yard Insufficient  
**Purpose :** Add one additional parking space to existing driveway and widen existing curb cut as per attached plans.

**Case: BOA-1261958 Address: 59 Dunboy Street Ward: 22 Applicant: Ike Anyaoku**  
**Article(s):** Art. 09 Sec. 01 Extension of Non Conforming Use Art. 51 Sec. 09 Insufficient side yard setback -12' req.  
**Purpose:** New electrical , new plumbing, addition , new roof. This is an extension of a living space. (finished attic).  
\*Renovation of two family with addition and extended living space into attic area.



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

**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.

**ZONING BOARD OF APPEAL**

**617-635-4775**

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