



City of Boston  
Board of Appeal

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THURSDAY, September 15, 2022

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

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**ZONING ADVISORY SUBCOMMITTEE**

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON SEPTEMBER 15, 2022 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS SEPTEMBER 15, 2022 SUBCOMMITTEE HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

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

**THE SEPTEMBER 15, 2022 SUBCOMMITTEE 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 but cannot appear in-person or virtually, please click <https://bit.ly/September15Comment> to leave a comment. Please select the appeal on which you would like to offer comment, and then you may indicate your support or opposition and leave more detailed commentary.**

**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.**

**For individuals who need translation assistance, please notify the Board at least 48 HOURS in advance either by signing up at <https://bit.ly/September15Comment> or calling 617-635-4775 or emailing [zba.ambassador@boston.gov](mailto:zba.ambassador@boston.gov).**



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**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).**

**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.**

**Interested persons who are unable to participate in the hearing remotely may make an appointment to offer testimony. 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.**

**MEMBERS OF THE COMMUNITY ARE STRONGLY ENCOURAGED TO HELP FACILITATE THE 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. WRITTEN COMMENTS BE SUBMITTED TO THE BOARD AT LEAST 48 HOURS PRIOR TO THE HEARING TO ENSURE THEIR ENTRY INTO THE RECORD. 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- 1300890 Address: 6 Ruthven Street Ward: 12 Applicant: Elicaro Vasquez**

**Article(s):** Art. 50 Sec. 29 Usable open space insufficient Article 50, Section 29 Side Yard Insufficient  
Article 50, Section 29 Rear Yard Insufficient

**Purpose:** Rear porch expansion. To include new footings, new column support of 4x6 (PT) all structure, new 5/4 decking, new hand rails.

**Case: BOA- 1341439 Address: 34 Halsey Road Ward:18 Applicant: Lester Robinson**

**Article(s):** Article 69, Section 9 Side Yard Insufficient Article 69, Section 9 Rear Yard Insufficient  
Article 69, Section 9 Floor Area Ratio Excessive

**Purpose:** Build a 2 floor additional to rear of house New kitchen.

**Case: BOA-1344514 Address: 24 Fairview Street Ward: 20 Applicant: Tristan Rushton**

**Article(s):**Article 10, Section 1Limitation of Area any residential district shall any accessory use occupy any part of the front or side yards required by this code, except that such a side yard may be used for off street parking located more than five feet from the side lot line; and in no other district shall any accessory use other than off street parking occupy any part of the front or side yards required by this code.

**Purpose:** Curb cut to access existing (prior to our ownership) paved "driveway".

**Case: BOA- 1344569 Address: 145 Eustis Street Ward: 8 Applicant: Lou Munoz**

**Article 50, Section 29 Side Yard Insufficient**

**Purpose:** Confirm Occupancy as single family dwelling and Construct a new deck 18 x 19 in rear over 1st floor kitchen. Built according to plans. Partial cost reflected on SF1236065.

**Case: BOA- 1345274 Address: 11 Tappan Street Ward: 20 Applicant: Chelsey & Joe Wold**

**Article 67, Section 33 Application of Dimensional Req 67.33.13**

**Purpose:** Partial change of use to create flexible family space in existing garage/barn by removing 2 of 3 parking spaces. 1 Parking space to remain.

**Case: BOA- 1349903 Address: 144 Elmer Road Ward: 16 Applicant: Tommy Tran**

**Article(s):** Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Side Yard Insufficient

**Purpose:** Closing porch on the back of house install new footing install new stairs install 8 windows install new siding install new sheetrock.

**Case: BOA- 1350180 Address: 108 Laurie Avenue Ward: 20 Applicant: John-Patrick McManus**

**Article(s):** Article 10, Section 1Limitation of Area of Accessory Uses

**Purpose:** Adding a driveway in front of my house for 2 parking spots. I don't have any off street parking.

**Case: BOA-1352719 Address: 168 Sycamore Street Ward: 19 Applicant: Andrzej Juzyca**

**Article(s):** Article 67, Section 9 Bldg Height Excessive (Stories)

**Purpose:** Installing a shed dormer to create more living space on the third floor, removing a load bearing wall to open up the first floor, framing new walls.

**Case: BOA- 1353576 Address: 33 Augustus Avenue Ward: 18 Applicant: Miguel Williams**

**Article(s):** Article 67, Section 9 Floor Area Ratio Excessive

**Purpose:** Legalize existing living space in basement. Install bathroom and flooring.



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**Case: BOA- 1360701 Address: 53 Cedar Grove Street Ward: 16 Applicant: Lighthouse Architecture/John Roche AIA**

**Article(s):** Art. 65 Sec. 9 Insufficient side yard setback right side Art. 65 Sec. 9 Insufficient usable open space  
Art. 65 Sec. 9 Insufficient rear yard setback (proposed projection of the addition is within 8' of a nearby accessory structure)

**Purpose:** Demo an existing deck and add a new addition to an existing single family home, relocate existing bulkhead.

**Case: BOA- 1361076 Address: 81 Tyndale Street Ward: 20 Applicant: Ivan Hernandez**

**Article(s):** Article 67, Section 9 Lot Area Insufficient Article 67, Section 9 Bldg Height Excessive (Feet)  
Article 67, Section 9 Side Yard Insufficient

**Purpose:** Construct new shed dormers on both sides of existing gable roof per plans. Finish attic space and create two new bedrooms and bathroom. Project requires BOA relief.

**Case: BOA- 1364671 Address: 7-9 Brooksdale Road Ward: 22 Applicant: Cummins Construction Inc.**

**Article(s):** Article 51, Section 9 Rear Yard Insufficient Article 51, Section 9 Side Yard Insufficient Article 51, Section 9 Front Yard Insufficient Article 51, Section 9 Bldg Height Excessive (Stories) Article 51, Section 9 Floor Area Ratio Excessive

**Purpose :** Add two shed dormers on the third floor for occupants dwelling.

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

**Case: BOA-1265152 Address: 10 Carson Street Ward: 13 Applicant: Ka Hei Eammi Lam**

**Article(s):** Article 65, Section 9 Side Yard Insufficient Article 65, Section 41 Off Street Parking & Loading Req

**Purpose:** Asphalt paving driveway, which can park 3 cars. The paved driveway in front of the house can let the outside car move easier if the inside car needs to come out. This paved driveway is Not for parking purposes.

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