



City of Boston
Board of Appeal

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THURSDAY, October 26, 2023

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON OCTOBER 26, 2023 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS OCTOBER 26, 2023 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE OCTOBER 26, 2023 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/SubcommitteeZBA>. You may also participate by phone by calling into the Zoom Webinar at (301) 715-8592 and entering the Webinar ID: 832 9388 9736 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/October26Comment> 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/October26Comment>, calling 617-635-4775, or emailing 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



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concerns can also be emailed to the ZBA Ambassador at 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.

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.

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 for accommodations to be made.

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 IN LIEU OF OFFERING TESTIMONY ONLINE. 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-1513760 Address: 753 East Broadway Ward: 6 Applicant: Andromahe Nikollo

Articles (s): Art. 06 Sec. 04 Other Protectional Conditions - Remove proviso "to petitioner only"

Purpose: Remove proviso of takeout from previous tenant to current.

Case: BOA-1496428 Address: 10 Linden Street Ward: 7 Applicant: Deborah & Joel McCarthy

Articles (s): Art 68 Sec 29Roof Structure Restrictions Art 68 Sec 8 Insufficient additional lot area per unit
Art 68 Sec 8 Insufficient side yard setback Art 68 Sec 8 Insufficient rear yard setback Art. 68 Sec. 33 Off Street parking
Req. - Insufficient parking

Purpose: Confirm as single family detached house and change to a two family. Unit 1 to be the street and basement levels and unit 2 to be 1st, 2nd and attic floors. Construct rear addition for unit 1 with roof deck above for unit 2 use and two full length dormers on attic level to become third story.

Case: BOA- 1253685 Address: 809-811 Harrison Avenue Ward: 8 Applicant: El Barrio MX, LLC

Articles (s): Art. 06 Sec. 04 Other Protectional Conditions

Purpose: I want to remove the proviso on this location and apply for a new take-out license.

Case: BOA-1525804 Address: 54 John Eliot Square Ward: 9 Applicant: Gregg Donovan

Articles (s): Art. 50, Section 28 Use: Conditional - Proposing new structure to be used as a bank "oneUnited" which is a conditional use.

Purpose: Change of occupancy to the Conditional "Bank" use and Allowed "Local Retail Business" use for existing commercial building at 54 John Eliot Square, as per plans. Combining 52 54 John Eliot Sq PID #0903445000 with 7 9 Centre St PID #0903446000 under separate Longform #ALT1396378

Case: BOA-1517797 Address: 46 Linwood Street Ward: 11 Applicant: Robert Purinton

Articles (s): Article 50, Section 29 Side Yard Insufficient

Purpose: Curb cut for private driveway for electric plug-in vehicle.

Case: BOA-1506437 Address: 4 O'Donnell Terrace Ward: 16 Applicant: Daira Barr

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

Purpose: Build second story addition above existing porch to create third bedroom.

Case: BOA-1449528 Address: 253 Huntington Avenue Ward: 18 Applicant: Carmen Cabreja

Articles (s): Article 69, Section 9 Side Yard Insufficient

Purpose: Raising the roof to add two bedrooms and one bathroom.

Case: BOA-1467152 Address: 713-715 Centre Street Ward: 19 Applicant: Tres Gatos LLC

Articles (s): Art. 55, Section 17 Insufficient open space for existing uses on parcel

Purpose: Grant permission to Casa Verde restaurant, located on neighboring parcel (711 Centre Street) under common ownership, to use outdoor area on this parcel for outdoor seating. Filed in conjunction with ALT1438404 and U491439501. No work to be done.

RE-DISCUSSION: 5:00 P.M

Case: BOA-1462924 Address: 25 Burr Street Ward: 19 Applicant: Cameron Merrill

Articles (s): Article 55, Section 9 Side Yard Insufficient Article 55, Section 9 Front Yard Insufficient

Purpose: We are looking to widen the curb cut for our driveway. Proposing 4 parking spaces.



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BOARD MEMBERS:

SHERRY DONG-CHAIR
NORMAN STEMBRIDGE-SECRETARY
HANSY BETTER BARRAZA

SUBSTITUTE MEMBER:

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