



City of Boston  
Board of Appeal

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*By City Clerk at 12:25 pm, Aug 08, 2024*

THURSDAY, AUGUST 22, 2024

BOARD OF APPEAL

1010 MASS. Ave, 5th FLOOR

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**ZONING ADVISORY SUBCOMMITTEE**

**HEARING AGENDA**

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON AUGUST 22, 2024 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS AUGUST 22, 2024 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

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

**THE AUGUST 22, 2024 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/ZBASubcommittee2024>. You may also participate by phone by calling into the Zoom Webinar at (305) 224-1968 and entering the Webinar ID: 876 4095 8567 followed by # when prompted.**

**If you wish to offer testimony on an appeal, please click <https://bit.ly/August22Comment> 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/August22Comment> 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**



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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.

**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](mailto: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](mailto: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-1606982 Address: 147 West Eighth Street Ward: 7 Applicant: Douglas Stefanov**  
**Article(s):** Article 68, Section 8 Lot Area Insufficient Article 68, Section 8 Front Yard Insufficient  
Article 68, Section 8 Rear Yard Insufficient Article 68, Section 8 Lot Frontage Insufficient Article 68, Section 8 Lot  
Width Insufficient  
**Purpose:** Enlarge existing single family house.

**Case: BOA-1618828 Address: 722A-724A Shawmut Avenue Ward: 9 Applicant: Aadam Abdul-Musawwir**  
**Article(s):** Art. 06 Sec. 04 Other Protectional Conditions  
**Purpose:** Alteration to remove proviso 36A

**Case: BOA-1607331 Address: 34 Olmstead Street Ward: 11 Applicant: Lichuan Ye**  
**Article(s):** Article 55, Section 9 Floor Area Ratio Excessive Relief is needed for increase of FAR to .82  
**Purpose:** Replace some of the windows and doors, add insulation to exterior wall and basement, add new vinyl siding.  
Extend living space into the attic.

**Case: BOA-1609099 Address: 376-382 Warren Street Ward: 12 Applicant: Royal Smith**  
**Article(s):** Art. 50 Sec. 28 Restaurant is Conditional Art. 50 Sec. 28 Take out Conditional  
**Purpose:** Changing occupancy from Tavern to coffee shop /cafe. And renovations to first floor. work being done at 376  
Warren St

**Case: BOA-1575999 Address: 165 River Street Ward: 18 Applicant: Josph Alfred**  
**Article(s):** Art. 60 Sec. 09 Side yard insufficient Min. required: 10' Proposed: 7' (L) Art. 60 Sec. 09 Floor Area Ratio  
Excessive Max. allowed: 0.6 Proposed: Information not provided.  
**Purpose:** Demolish the existing deck and make 2 rooms. A dinning /entertainment room and a bedroom with an  
handicap ramp.

**Case: BOA-1614614 Address: 77 Cummins Highway Ward: 19 Applicant: YC INC**  
**Article(s):** Art. 06 Sec. 04 Other Protectional Conditions Request to remove proviso order "to petitioner only"  
**Purpose:** No construction to be conducted. the applicant, yc inc acquired a restaurant named triple eatery located at 77  
Cummins Highway, Roslindale, Ma with a take out food proviso. applicant requests approval to remove proviso to allow  
applicant to offer take out service for the new restaurant.

**Case: BOA-1576555 Address: 33 Bexley Road Ward: 19 Applicant: Roselin Osser**  
**Article(s):** Art. 67 Sec. 09 Side Yard Insufficient Min. required: 10' Proposed: 3.4' Article 67, Section 9 Rear Yard  
Insufficient Min. required: 40' Proposed: 24.3'  
**Purpose:** Outdoor Personia to construct, deliver, and install a custom 11'x13' cedar pergola onto an existing concrete  
slab on the property.

**Case: BOA-1607521 Address: 26-28 Raymond Street Ward: 22 Applicant: Hezel Ryerson & McNamara Rome**  
**Article(s):** Article 51, Section 9 Front Yard Insufficient Article 51, Section 9 Side Yard Insufficient  
**Purpose:** A. 3rd floor Renovation, which will have a garage dormer on one side and a gable dormer on other side. New  
wiring new Bathroom to be installed New heating Cooling system, Heat Pump. Stairs will be Installed from second Floor  
to 3rd. Also confirming occupancy of a two family for Many Years.



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**BOARD MEMBERS:**

SHERRY DONG-CHAIR  
NORMAN STEMBRIDGE-SECRETARY  
KATIE WHEWELL

**SUBSTITUTE MEMBER:**

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)