



City of Boston  
Board of Appeal

**REVISED**

1:41 pm, Jan 23, 2025

THURSDAY, January 23, 2025

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

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**ZONING ADVISORY SUBCOMMITTEE**

**REVISED**  
**HEARING AGENDA**

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON JANUARY 23, 2025 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS JANUARY 23, 2025 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

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

**THE JANUARY 23, 2025 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/ZBASubcommittee2025>. You may also participate by phone by calling into the Zoom Webinar at 1-(646)931-3860 and entering the Webinar ID: 860 3702 1812 followed by # when prompted.**

**If you wish to offer testimony on an appeal, please click <https://bit.ly/January23comment> 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/January23comment> 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.**

**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-1660267 Address: 305-307 Meridian Street Ward: 1 Applicant: Jose Pineda**

**Article(s)** Art. 06 Sec. 04 Other Protectional Conditions

**Purpose** REMOVE PROVISIO AND GRANT TO THIS PETITIONER ONLY

**Case: BOA- 1599811 Address: 657 East Fifth Street Ward: 6 Applicant: Thomas Miller**

**Article(s)** Article 68, Section 8 Dimensional Regulations INSUFFICIENT ADDITIONAL LOT AREA PER UNIT Art 68 Sec 8 Dim reg app in res sub dist INSUFFICIENT OPEN SPACE

**Purpose :** PHASE 2: Change occupancy from 1 family to 2 family home. \*Occupancy committee confirmed legal use as a single family only

**Case: BOA-1654426 Address: 139 Beech Street Ward: 20 Applicant: Robin Hopkins and David L. Desmarais**

**Article(s)** Article 67, Section 9 Side Yard Insufficient The applicant will need to seek relief for the side yard setback requirements. Zoning requires at least 10' (feet).

**Purpose** Remove portion of existing rear deck and erect two story addition (approximately 595 sf of additional living area) at rear of existing single family, to enlarge kitchen and enlarge primary bedroom and to add one full bathroom.

**Case: BOA- 1674592 Address: 121 Harvard Avenue Ward: 21 Applicant: Gen Allston LP**

**Article(s)** Art. 51 Sec. 56^ Off street parking requirements Insufficient parking Article 51, Section 16 Use Regulations conditional

**Purpose** Submitting for Zoning Refusal, minimal filing fee letter included. Applying for conditional use permit for restaurant use on the second story. Work to include interior renovations of 2nd story.

**Case: BOA- 1662652 Address: 10-12 Bagnal Street Ward: 22 Applicant: David McNair**

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

**Purpose :** Adding a shed dormer to accommodate additional living space. Confirming occupancy of 2 family home in existence for many years.

**Case: BOA-1673742 Address: 64 Etna Street Ward: 22 Applicant: Emily Horjus**

**Article(s)** Article 51, Section 9 Dimensional Regulations Max allowed f.a.r. exceeded (i.e. Finished basement finished attic.) Article 51, Section 9 Dimensional Regulations Max allowed number of habitable stories has been exceeded (.e. 2.5 stories max>.)

**Purpose** Finish existing 3rd floor into 2 bedrooms with play area and legalize extension of living space into the basement area. Owner needs to apply for variance and needs rejection letter for 1. FAR, 2. Gross area, and 3. Usable open space. Please bill for permit reduced fee.



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

**Case: BOA- 1613879 Address: 43-45 Wood Avenue Ward: 18 Applicant: Aisha Celester**

**Article(s):** Art. 09 Sec 01 Extension of Non-Conforming Use Art 69 Sec 09 Insufficient open new driveway proposed

**Purpose:** Proposed driveway with two parking spots is being requested on the right side of 43 45 Wood Avenue per plan submitted dated 6/29/23

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](https://www.w.municode.com/library/ma/boston/codes/redevelopment_authority)**