City of Boston
Board of Appeal

REVISED
4:48 pm, Mar 13, 2025

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THURSDAY, March 20, 2025 **BOARD OF APPEAL** **1010 MASS. AVE, 5th FLOOR**

ZONING ADVISORY SUBCOMMITTEE

HEARING AGENDA

Revised Agenda

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON March 20, 2025 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS March 20, 2025 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE March 20, 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: 814 9024 3514 followed by # when prompted.

If you wish to offer testimony on an appeal, please click https://bit.ly/March20Comments 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/March20Comments 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

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.

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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.

HEARINGS: 5:00 P.M

Case: BOA-1684879 Address: 22B-22 Beacon Street Ward: 3 Applicant: Daniel Brennan
Article(s): Article 45 Section 14 Use Regulations - Take out restaurant use is conditional
Purpose: Coffee shop conversion "Beacon Hill Coffee" replacing coffee shop "former Dunkins". the use is conditional and the previous tenant has a proviso in the BOA decision. Requesting denial with nominal fee to go to board of appeal

Case: BOA-1686316 Address: 853-855 East First Street Ward: 6 Applicant: Ashley Whitehead
Article(s): Article 68, Section 8 Usable Open Space Insufficient
Purpose: Applying for a permit for a curb cut to create a driveway on my property to park two vehicles.

Case: BOA-1661508 Address: 8 Friendship Road Ward: 18 Applicant: Anthony Watford
Article(s): Art. 69 Sec. 09 Dimensional Reg. - Number of allowed stories has been exceeded Art. 69 Sec. 09 Dimensional Reg. - Excessive f.a.r. Art. 69 Sec. 09 Dimensional Reg. - Additional extensions into the Nonconforming rear yard setback previously of what was originally presented at the ZBA hearing
Purpose: Changing occupancy from 1 family to two family. We are extending the rear of the property by 14 feet on the first and second floor. Extension of living space from Unit 2 into the attic. Adding rear decks for Unit 1 & 2.

Case: BOA-1675560 Address: 11 Clive Street Ward: 19 Applicant: Femma Rosenbaum
Article(s): Article 55, Section 9 Side Yard Insufficient
Purpose: Build a third floor addition (Dormer) as per plans. Build a new bathroom and a counter with sink. Existing roof is fully insulated, and insulation should remain in place, new HVAC, new hardwood floor, blue board plaster and paint. This project will need zoning relief (zba approval). Confirm as single family

Case: BOA- 1678617 Address: 62 Patten Street Ward: 19 Applicant: Jean Oliveira
Article(s): Article 55, Section 9 Floor Area Ratio Excessive - Proposed Floor area ratio is excessive.
Purpose: Install a French drain with sum pump, add a half bathroom, move washer and dryer location, built of couple of walls, sheetrock and plastering.

Case: BOA- 1682689 Address: 26 Whittemore Street Ward: 20 Applicant: George Morancy, ESQ
Article(s): Article 56, Section 8 Front Yard Insufficient Article 56, Section 8 Floor Area Ratio Excessive
Purpose: Amendment to ALT1566831, an issued permit for zoning compliant renovations. This amendment is for additional work consisting of a small extension of living space in the basement , as well as a new front porch . Variances are required for excessive FAR and insufficient front yard setback

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RE-DISCUSSION: 5:00 P.M

Case: BOA-1685231 Address: 368-372 West Broadway Ward: 6 Applicant: Jamie Moss
Article(s): Art. 09 Sec. 02 Nonconforming Use Change - Change in nonconforming use Art. 68 Sec. 07 Use Regs.Conversion of nonconfoming use into a Community center on 4th floor Conditional Article 68, Section 33 Off Street Parking & Loading Req - Insufficient parking for 4th story uses
Purpose: Change Occupancy to include Community Center.

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