



City of Boston
Board of Appeal

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By City Clerk at 7:59 am, Jul 14, 2025

THURSDAY, July 24, 2025

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

HEARING AGENDA

Please be advised of the following appeals to be heard on July 24, 2025 beginning at 5:00PM and related announcements.

All matters listed on this July 24, 2025 hearing agenda have been noticed in accordance with the Enabling Act.

Please be advised of the following participation instructions:

The July 24, 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 (305) 224 1968 and entering the Webinar ID: 850 9180 1297 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/July242025ZBAcomments> 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/July242025ZBAcomments> 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-1674561 Address: 18-20 Crestway Road Ward: 1 Applicant: Henry Sanchez

Article(s): Art. 53 Sec.25 Roof Structure Restrictions Article 53, Section 9 Bldg Height Excessive (Feet) Art. 53 Sec. 01 Extension of nonconforming use is conditional

Purpose: Nominal fee requested. Addition of exterior stair and roof deck.

Case: BOA- 1728524 Address: 389 Maverick Street Ward: 1 Applicant: Veronica Robles

Article(s): Art. 07 Sec. 03 Conditions for Variance

Purpose: To removed proviso * Granted to this petitioner only* Under BZC32368

Case: BOA- 1715590 Address: 30 Harvard Street Ward: 2 Applicant: Kevin Joyce

Article(s): Article 62, Section 8 Rear Yard Insufficient Article 62, Section 8 Floor Area Ratio Excessive Article 62, Section 8 Bldg. Height Excessive (Stories)

Purpose: Amend ALT1685744 to permit extension of rear dormer and to expand living space into basement as per plans and architect's zoning letter filed herewith.

Case: BOA- 1729339 Address: 78-80A Salem Street Ward: 3 Applicant: 7880 Salem Street LLC

Article(s): Art. 06 Sec. 04 Other Protectional Conditions - Remove Proviso This petitioner only

Purpose: TO REMOVE PROVISIO (TO PARTITIONER ONLY)

Case: BOA- 1709052 Address: 32 Saint Stephen Street Ward: 4 Applicant: Cameron merrill

Article(s): Article 66, Section 38 Roof Structure & Bldg. Height - Proposing headhouse

Purpose: Installation of rooftop bulkhead as per plans. This is related to permit ALT1491119.

Case: BOA- 1697496 Address: 12R Union Avenue Ward: 11 Applicant: Shane A O'Brien

Article(s): Article 55, Section 9 Rear Yard Insufficient Article 55, Section 9 Side Yard Insufficient Article 55, Section 09 Bldg. Height Excessive (Feet)

Purpose: Construct detached pool house at rear of lot.

Case: BOA-1686770 Address: 294 West Street Ward: 18 Applicant: Vanessa McCarthy

Article(s): Article 69, Section 30.7 Accessory Bldg. in Side or Rear Yard - 4' required setback from side lot line for accessory buildings is not met. Article 69, Section 30.7 Accessory Bldg. in Side or Rear Yard- Excessive accessory building height. Article 69, Section 30.7 Accessory Bldg. in Side or Rear Yard- 8' required setback between structures in rear yard and accessory buildings is not met.

Purpose: The existing shed located at the rear of the property will be converted into a storage shed with taller ceiling. No additional size increase to the sides and a total 15' in height (as per plans) Clarification: Remove existing shed and replace with new 1.5. story shed with electric to be 17' 7" in height and to be located a min. of 2' 3" off side yard and > 4' off of the rear lot lines per plans provided.



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Case: BOA- 1700082 Address: 34 Bradeen Street Ward: 19 Applicant: Remigio Tan

Article(s): Art. 67 Sec. 09 Side Yard Insufficient Article 67, Section 9 Front Yard Insufficient

Purpose: Alteration/construction of a shed dormer to an existing roof, windows installation, relocating the stairs.

Case: BOA- 1703635 Address: 9 Cutter Road Ward: 20 Applicant: Jonathan Janiec

Article(s): Article 56, Section 8 Rear Yard Insufficient - Applicant will need to seek relief for insufficient rear yard setback.

Purpose: Adding a 2nd story on to an existing single-family home (~800 sq. ft) Adding stairs on 1st story to 2nd story Relocating basement stairs

Case: BOA- 1699328 Address: 11 Durland Street Ward: 22 Applicant: John Moran

Article(s): Article 51, Section 9 Front Yard Insufficient Article 51, Section 9 Rear Yard Insufficient

Purpose: Expand the second story by adding two full dormers and on the first floor create a new door opening onto a new side yard deck, all as shown on zoning plans filed herewith. Once zoning relief is granted full construction plans will be filed. Nominal fee request filed.

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