



City of Boston
Board of Appeal

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TUESDAY, JUNE 30, 2020

BOARD OF APPEAL

CITY HALL, ROOM 801

PLEASE BE ADVISED OF THE FOLLOWING BOARD OF APPEAL SCHEDULE CHANGES:

APPEALS ORIGINALLY SCHEDULED FOR THE BOARD'S ZONING ADVISORY SUBCOMMITTEE ON JUNE 18, 2020 HAVE BEEN DEFERRED AND WILL BE HEARD BY THE FULL BOARD OF APPEAL ON JUNE 30, 2020 AT 10:00 AM.

IN ADDITION TO THOSE MATTERS, SOME APPEALS WHICH HAVE NOT BEEN PREVIOUSLY SCHEDULED HAVE ALSO BEEN NOTICED TO BE HEARD BY THE FULL BOARD ON JUNE 30, 2020 AT 10:00 AM.

ALL MATTERS TO BE HEARD ON JUNE 30, 2020 HAVE COMPLETED THE COMMUNITY PROCESS AND MEET THE SUBCOMMITTEE ELIGIBILITY CRITERIA WHICH INCLUDE SMALLER SCALE RESIDENTIAL PROJECTS FOR SINGLE-FAMILY OR TWO-FAMILY DWELLINGS OR FOR SMALL BUSINESSES OCCUPYING LESS THAN 35,000 SQUARE FEET OF COMMERCIAL SPACE.

THE SUBCOMMITTEE HEARING AND FULL HEARING OF ALL SCHEDULED APPEALS HAVE BEEN CONSOLIDATED AND WILL NOW BE HEARD ONLY ONCE BY A QUORUM OF THE BOARD.

All matters listed on this JUNE 30, 2020 hearing agenda have been scheduled and noticed, in accordance with the Enabling Act. Due to the public health emergency, previously scheduled hearings were postponed and some matters deferred to this JUNE 30, 2020 hearing.



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PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE JUNE 30, 2020 HEARING WILL BE HELD VIRTUALLY VIA VIDEO TELECONFERENCE AND TELEPHONE VIA THE WEBEX MEETING PLATFORM.

Interested persons can participate in the hearing **REMOTELY** by going to <https://bit.ly/zbaJune30hearing> or by calling 1-408-418-9388 and entering 129 330 2348.

If you wish to offer testimony on an appeal, please sign up by <https://bit.ly/zbajune30comment>. Please provide you 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/zbajune30comment>, calling 617-635-4775 or emailing isdboardofappeal@boston.gov.

The ZBA Ambassador will be available within the WebEx Event from at 9:00 AM to 10:00 AM to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via WebEx. Questions and/or concerns can also be emailed to the ZBA Ambassador at zba.ambassador@boston.gov.

To signal you wish to offer comment via the meeting platform, please use the “raise hand” function, if connected by video, or dial *9, if connected by phone. The requester will be administratively unmuted and asked to state their name, address and comment. Comments will be limited as time requires.

The hearing can also be viewed via live-stream on the City’s website at <https://www.boston.gov/departments/broadband-and-cable/watch-boston-city-tv>. Closed captioning is available.



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Interested persons who are unable to participate in the hearing remotely may make an appointment to appear in person at City Hall, in the BPDA Board Room, 9th Floor, Room 900. 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. Individuals appearing at City Hall without an appointment will not be permitted to enter.

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 isdboardofappeal@boston.gov IN LIEU OF OFFERING TESTIMONY ONLINE OR FROM THE BPDA BOARD ROOM.

HEARINGS: 10:00 AM

APPEALS ORIGINALLY SCHEDULED FOR JUNE 18, 2020 SUBCOMMITTEE

**Case: BOA-1050441 Address: 120 Buttonwood Street Ward: 7 Applicant: Donika Pulake
Article: 65(65-9: Floor area ratio excessive; minimum side yard & rear yard Insufficient)
Purpose: Erect addition in rear house 15x20 homeowner filing application.**

**Case: BOA- 1048302 Address: 5 Caspian Way Ward: 13 Applicant: John Lydon
Article(s): 65(65-9: Floor area ratio excessive, Side yard insufficient & Rear yard insufficient)
Purpose: Remove and rebuild second floor addition and a cupola. Each unit to comprise 3 bedrooms, 3 bathrooms, and a shared living room kitchen area. Full renovation to include restoration of foundation; new insulation, electrical and plumbing; repair of structural elements.**

**Case: BOA- 1059801 Address: 29-29A Charles Street Ward: 18 Applicant: Brian Romain
Article(s): 10(10-1) 69(69-9)
Purpose: Propose (2) off-street parking with driveway and curb cut.**

**Case: BOA- 1057713 Address: 176-178 Dana Avenue Ward: 18 Applicant: Keneil Jones
Article(s): 69(69-8) 69(69-9)
Purpose: Change of Occupancy from a One Family Dwelling to a Two Family Dwelling. Close a wall at the bottom of both stair well and install kitchen on 2nd floor.**



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**Case: BOA-1035817 Address: 150 Chestnut Avenue Ward: 19 Applicant: Oliver Bouchier
Article(s): 10(10-1) 55(55-41)
Purpose: Install driveway and curb for 1 parking space.**

**Case: BOA- 1033903 Address: 101-103 Green Street Ward: 19 Applicant: Venell Construction, LLC
Article(s): 55(55-9)
Purpose: Renovation in existing finished basement to change laundry room/storage area into new laundry room/full bathroom. Utility connections in common area of basement shared by 101/103 Green St.**

**Case: BOA-1060172 Address: 24 Hollywood Road Ward: 20 Applicant: Lucio Trabucco
Article(s): 56(56-8: Floor area ratio excessive & Rear yard insufficient)
Purpose: Alteration & addition to a single family residence. Wood framed addition to the rear to include living/kitchen area on ground floor & master suite on second floor.**

**Case: BOA-1026154 Address: 95 Stratford Street Ward: 20 Applicant: Ivan Hernandez
Article(s): 56(56-8)
Purpose: Construct new front porch per attached plans.**

APPEALS INITIALLY SCHEDULED FOR JUNE 30, 2020 HEARING

**Case: BOA-1046028 Address: 67 Pearl Street Ward 2 Applicant: William Mohan
Article(s): 15(15-1) 17(17-1) 62(62-25)
Purpose: Remodel existing 2 family home, drop floor of basement**

**Case: BOA-1030849 Address: 171 West Brookline Street Ward 4 Applicant: Bradley Apone
Article(s): 32(32-32-4) 64(64-9.4)
Purpose: Install a new rear deck on the first floor. to amend ALT931291.**

**Case: BOA-1046947 Address: 67-69 Sanford Street Ward 17 Applicant: Michael Liu
Article(s): 9(9-1)
Purpose: Propose 2 off-street parking behind the existing two-family dwelling filed in accordance with the submitted plans. This application has been filed in conjunction with plans for ALT969210.**



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Case: BOA-1046942 Address: 67-69 Sanford Street Ward 17 Applicant: Michael Liu

Article(s): 9(9-1)

65(65-9: Insufficient front yard setback (Ft. Stairway roof overhang-canopy) & of allowed stories has been exceeded. (third story full dormer)

Purpose: In existing two-family, construct a rear addition on the side of #67 to match #69, to include a dormer, add a 1.5 baths to each unit, to replace roof, siding, and windows in accordance with the submitted plans.

Case: BOA-1046226 Address: 1080 Adams Street Ward 17 Applicants: Thomas O'Connor

Article(s): 9(9-1)

Purpose: Extend living space to attic. Install knee wall around perimeter and put dividing wall for closet bathroom area of bedroom. Work performed under SF963640.

Case: BOA-1043021 Address: 40-42 Prince Street Ward 3 Applicant: Victoria Tene

Article(s): 43(43-19)

Purpose: Change occupancy from office space to psychic reading office. No work to be done office is existing, just changing office use.

Case: BOA-1056729 Address: 171 Newbury Street Ward 5 Applicant: Jason Zube

Article(s): 8(8-7)

Purpose: Changing from a retail store to tattoo parlor.

Case: BOA- 1022758 Address: 387-399 Centre Street Ward 10 Applicant: Robert Murphy

Article(s): 55(55-16) 55(55-40)

Purpose: Convert existing beauty salon to a body piercing studio.

Case: BOA-1021322 Address: 21 Virginia Street Ward: 13 Applicant: Aaron Larget-Caplan

Article(s): 65(65-9)

Purpose: Expand existing living space existing when purchased in 2009.

Case: BOA- 1039083 Address: 4014 Washington Street Ward 19 Applicant: Felipe Duran

Article(s): 67(67-12)

Purpose: Renovation restaurant as per plans. Addition on the front of the restaurant for take-out use.

Case: BOA-1053731 Address: 1143-1155 Commonwealth Avenue Ward 21 Applicant:

Mohammad Abo-Sharkh

Article(s): 6(6-4)

Purpose: Remove proviso for previous owner - #36A and #37 and change to new owner's name. No work to be done, existing to remain.



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HEARINGS/INTERPRETATION: 10:00AM

**Case: BOA-1062676 Address: 11 Dana Avenue Ward: 18 Applicant: Ralph Rosati
Purpose: The petitioner's seeks a determination that the Inspectional Services Department erred in issuing permit# ERT812153. The permit was issued as an allowed use.**

BOARD MEMBERS:

**CHRISTINE ARAUJO- CHAIR
MARK FORTUNE- SECRETARY
MARK ERLICH
JOSEPH RUGGIERO
TYRONE KINDELL, JR.
EDWARD DEVEAU**

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.