



City of Boston
Board of Appeal

RECEIVED

By City Clerk at 3:01 pm, Jul 01, 2020

TUESDAY, JULY 14, 2020

BOARD OF APPEAL

CITY HALL, ROOM 801

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON JULY 14, 2020 AT 10:00 AM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS JULY 14, 2020 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

SOME MATTERS LISTED ON THIS AGENDA MAY HAVE BEEN SCHEDULED AND NOTICED FOR PRIOR HEARINGS WHICH WERE THEN DEFERRED TO A LATER HEARING DUE TO THE PUBLIC HEALTH EMERGENCY. ANY SUCH APPEALS ON THIS AGENDA HAVE BEEN RE-NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE JULY 14, 2020 HEARING WILL BE HELD VIRTUALLY VIA VIDEO TELECONFERENCE AND TELEPHONE VIA THE WEBEX EVENT PLATFORM.

Interested persons can participate in the hearing REMOTELY by going to <https://bit.ly/zbaJuly14hearing> or by calling 1-617-315-0704 and entering access code 129 948 0963.

If you wish to offer testimony on an appeal, please click <https://bit.ly/zbaJuly14comment> 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/zbaJuly14comment>, calling 617-635-4775 or emailing isdboardofappeal@boston.gov.



City of Boston
Board of Appeal

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.

If you wish to offer comment within the meeting platform, please use the “raise hand” function, if connected by video, or dial *3, 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.

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 BPDA BOARD ROOM.



City of Boston
Board of Appeal

HEARINGS: 10:00 AM

**Case: BOA-1049041 Address: 52 Roland Street Ward: 2 Applicant: Paradigm Direct Roland, LLC
Article: 62(62-29)**

Purpose: Combine 52 Roland Street with 56 Roland Street, to into one lot and subdivide 5,389SF to create new lot at 62 Roland Street, for new ERT to be developed on new lot. Zoning violation triggered for insufficient off-street parking created by new subdivision. Existing buildings to remain. Associated with ALT1026989.

**Case: BOA-1049040 Address: 56 Roland Street Ward: 2 Applicant: Paradigm Direct Roland, LLC
Article: 62(62-29)**

Purpose: Combine 56 Roland Street with 52 Roland, into one lot and subdivide 5,389SF to create a new lot at 62 Roland Street for new ERT to be developed on new lot. Zoning violation triggered for insufficient off-street parking created by subdivision. Existing buildings to remain. Plan filed w / ALT1026984.

**Case: BOA-1049052 Address: 62 Roland Street Ward: 2 Applicant: CPC-T Innerbelt, LLC
Article: 62(62-17: Use: Multifamily Dwelling: Forbidden & Use: Accessory Parking: Forbidden) 62(62-18: Floor area ratio excessive & Building height excessive) 62(62-29)**

Purpose: Erect a new 7 story, Mixed- Use Building; the majority of the building will be located in Somerville, on a newly created 85,615 sq ft Lot, associated with ALT1026984 and ALT1026989. On the Ground Floor will be a Parking Garage and a Bar / Country Club. On the Upper Floors will be Residential Use. Seeking zoning relief for FAR, height and insufficient off-street parking. See plans, zoning memo and MOU with City of Somerville.

**Case: BOA-1003148 Address: 50 Elm ST Ward: 2 Applicant: Christine Hajdin
Article: 10(10-1)**

Purpose: Installation of driveway and accompanying curb cut 2 parking spots.

**Case: BOA-999497 Address: 7 Smith CT Ward: 3 Applicant: Timothy Burke
Article: 15(15-15-1) 20(20-4)**

Purpose: Construct addition on Third Floor for new family room and bathroom. Construct new roof Deck. For permit ALT903609.

**Case: BOA- 1060476 Address: 75-77 Dartmouth Street Ward 4 Applicant: Jacqueline Gannon
Article: 6(6-4)**

Purpose: Interior renovations to existing restaurant, Work includes interior finishes, new millwork and upgraded miscellaneous equipment. Add take out window (landmarks approval 12/3/19)The subject property has been previously been granted take out proviso and this application seeks to remove this proviso and maintain restaurant with take- out accessory use. Applicant provides a letter affidavit indicating that the take out use will not suppose more than a 75% of the business. "This petitioner only" Doc # ALT84497.



City of Boston
Board of Appeal

Case: BOA-993501 Address: 11 Pacific ST Ward: 7 Applicant: John Barry
Article: 68(68-27S-5) 68(68-8: Insufficient side yard setbacks, Insufficient open space per unit & Excessive f.a.r.) 68(68-33)
Purpose: To construct a new rear addition and confirm occupancy as a single family and change to a three family residential building.

Case: BOA-995897 Address: 98 Forbes ST Ward: 10 Applicant: Carol Marsh
Article: 9(9-1) 55(55-9: Floor area ratio excessive & Side yard insufficient)
Purpose: Confirm occupancy as a 1 family and add Two story wood framed addition. Approx. 150 sf.

Case: BOA- 1023329 Address: 21 Gayland Street Ward 13 Applicant: Sean Smith
Article: 50(50-29: Rear yard insufficient, Side yard insufficient, Front yard insufficient, Bldg height excessive (feet), Bldg height excessive (stories), Floor area ratio excessive & Add'l lot area insufficient) 50(50-43)
Purpose: Construct double dormers and add basement unit and change occupancy from a 2 family Dwelling to a 3 family dwelling.

Case: BOA-1057558 Address: 94 to 96 Minot ST 16Ward: 16 Applicant: Paul Quinn
Article: 65(65-9: Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Front yard insufficient & Side yard insufficient)
Purpose: To construct new third story shed dormers and increase living space as per attached plans.

Case: BOA-997345 Address: 24 to 26 Rosaria ST Ward: 16 Applicant: John Kennedy
Article: 10(10-1) 65(65-41)
Purpose: Expand Parking area to accommodate two vehicles toward rear.

Case: BOA-975142 Address: 106R Clare Avenue Ward: 18 Applicant: Vernon Woodworth
Article: 67(67-8) 67(67-9: Lot frontage, Lot width insufficient, Floor area ratio excessive, Usable open space insufficient – Parking insufficient, Front yard insufficient & Rear yard insufficient) 67(67-9.3) 67(67-32) 67(67-33)
Purpose: eliminate garage parking, Build a connection from garage to 16x16 shed. Convert garage and shed to an additional dwelling unit being 1 of 2 buildings on this lot as dwelling unit #3 (see alt885040 for additional violations).

Case: BOA-975147 Address: 106 Clare Avenue Ward: 18 Applicant: Vernon Woodworth
Article: 9(9-1) 67(67-9: Lot area insufficient – Parking insufficient, Usable open space insufficient, Side yard insufficient & Rear yard insufficient) 67(67-32)
Purpose: Remodel 2-family with extension of living area of unit one into the basement. Build new platform and stairs left side, installation of additional kitchen in basement with renovations (Also see alt945033 106 r for additional dwelling unit #3) .This is one of two dwellings on this lot.



City of Boston
Board of Appeal

Case: BOA-988772 Address: 119 Hollingsworth ST Ward: 18 Applicant: Richard Iiriano
Article: 60(60-8) 60(60-9: Floor area ratio excessive, Bldg height excessive (stories), Usable open space insufficient, Side yard insufficient & Rear yard insufficient)
Purpose: Change occupancy from 1 to 3 Family. Addition approved on ALT893928.

Case: BOA-990532 Address: 571 Truman PKWY Ward: 18 Applicant: Rodoifo Aguilar
Article: 68(68-8: Floor area ratio excessive & Bldg height excessive (stories))
Purpose: Addition to an existing 1 family colonial garrison style house. Concrete foundation with wooden frame.

Case: BOA-1009396 Address: 125 Itasca ST Ward: 18 Applicant: Mary Mitchell
Article: 10(10-1)
Purpose: Install a driveway for two residential vehicles per plans submitted on adjacent vacant lot owned in common. Note: Curb cut application is already with DPW.

Case: BOA-990054 Address: 5 Martinwood RD Ward: 19 Applicant: Deacon Marvel
Article: 55(55-9: Floor area ratio excessive, Side yard insufficient, Rear yard insufficient, Front yard insufficient & Usable open space insufficient)
Purpose: Demolish the existing garage, and build a 2 floor addition in a full foundation as per plans from Deacon Marvel dated of 05/27/2019.

Case: BOA-1003978 Address: 56 Harriet ST Ward: 22 Applicant: Anna Galvin
Article: 51(51-9)
Purpose: Change first floor apartment entrance as a continuance to the basement, install new door, build new sheetrock wall in basement demo of the wall between basement and first finished room at the front in order to reduce finished area to meet Floor Area Ratio requirements, dig out window in corner of basement to fit a code-compliance egress window, add electric baseboard heat requiring one new circuit off of public circuit board. Correct violation #V394664.



City of Boston
Board of Appeal

Case: BOA-1006332 Address: 36 Morey Road Ward 20 Applicant: James Shields-LETTER OF INTENT TO WITHDRAW APPEAL HAS BEEN SUBMITTED

**Article: 56(56-8: Excessive F.A.R., # of allowed habitable stories exceeded & Insufficient side yard setback)
Purpose: Building a 2 floor addition with basement off the back of house. Addition approximately 15'x35" – adding approximately 1050 sq ft to home.**

BOARD MEMBERS:

**CHRISTINE ARAUJO-CHAIR
MARK FORTUNE-SECRETARY
MARK ERLICH**

SUBSTITUTE MEMBERS

**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.