



City of Boston
Board of Appeal

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THURSDAY, NOVEMBER 4, 2021

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE AGENDA

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON NOVEMBER 4, 2021 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS NOVEMBER 4, 2021 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE NOVEMBER 4, 2021 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/zbaNovember4Hearing> or by calling 1-617-315-0704 and entering access code 2335 455 5808. If you wish to offer testimony on an appeal, please click <https://bit.ly/zbaNovember4Comment>, 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/zbaNovember4Comment>, calling 617-635-5300 or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the WebEx Event from 4:30PM to 5:00PM 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



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requester will be administratively unmuted and 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 4:30PM TO ENSURE YOUR CONNECTION IS PROPERLY FUNCTIONING.

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 1010 Mass Ave. 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 1010 Mass Ave 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 ZBAPublicInput@boston.gov IN LIEU OF OFFERING TESTIMONY ONLINE OR FROM BPDA BOARD ROOM. 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-1252089 Address: 3 Lexington Street Ward: 2 Applicant: Alix Israel

Article(s): Art. 62 Sec. 62 25 Roof Structures Restricted -Roof reconfiguration via addition and the construction of a walk out roof deck on the 2nd story level. Art. 62 Sec. 30 10. Rear yard of certain shallow lots; Insufficient rear yard setback Article 62,Section 8 Insufficient side yard setback on left side Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg. - Extension of non-conforming dimensional of building <25% conditional (i.e. front, side, rear)

Purpose :Construct an addition in rear and renovate existing single-family home to include the extension of living space into the basement area per plans submitted.

Case: BOA- 1235458 Address: 11 Atlantic Street Ward: 7 Applicant: Jeremy Sears

Article(s): Article 68, Section 8 Add'l Lot Area Insufficient Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Front Yard Insufficient Article 68, Section 29 Roof Structure Restrictions

Purpose : Confirm occupancy as a one family and change to two family. Complete interior renovation, basement and roof structural work, and install new roof deck.

Case: BOA-1223671 Address: 9 O'Connell Road Ward: 17 Applicant: Daniel Wyneken

Article(s): Article 65, Section 9 Rear Yard Insufficient

Purpose : Remodel (1) full bathroom, (1) 1/2 bathroom and kitchen per plans. Demo existing landing deck and install new deck per plans.

Case: BOA-1253575 Address:57 Thatcher Street Ward: 18 Applicant: Ernest Moise

Article(s): Article 69, Section 8 Use: Forbidden - 2F in 1F zone Article 69, Section 9 Side Yard Insufficient

Purpose : Change of occupancy from a 1 family to a 2-family residential home. New wood frame addition to rear of existing home with 2nd floor rear deck/egress stair and additional parking at rear of property.

Case: BOA-1208427 Address: 1068 Truman Parkway Ward:18 Applicant: Kenneth Fogarty

Article(s): Article 69, Section 9 Rear Yard Insufficient Art. 69 Sec.23 Neighborhood Design O.D.

Purpose : Add addition with new kitchen remodel as per plan.

Case: BOA-1225513 Address: 7 Cataumet Street Ward: 19 Applicant: Bond Worthington

Article(s): Art. 55 Sec. 09 Excessive F.A.R.Art. 55 Sec. 09 Insufficient rear yard setback

Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg.- Extension of dwellings non-conforming right side yard setback <25% 12' min. req.

Purpose : Construct 2 story addition to existing single-family home in the rear yard. New addition will replace existing 3 season porch.

Case: BOA-1244821 Address: 16 Courtney Road Ward: 20 Applicant: Mai Phung

Article(s): Article 53, Section 9 Usable Open Space Insufficient Article 53, Section 9 Front Yard Insufficient

Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient

Purpose : Proposed to construct a two and half story addition of 20' x 26.5' at the rear of an existing structure with full basement, kitchen and family room on first floor and master bathroom and full bath on second floor (as per plans).

Case: BOA-1246732 Address: 106 Westmoor Road Ward: 20 Applicant: Jonathan Hamblin

Article(s):Article 56, Section 8 Front Yard Insufficient

Purpose :Addition: techno post footings, frame, insulation, electrical work, sheetrock, windows Dormers: Frame, electrical work, plumbing, insulation, sheetrock, windows Residing the all house Roofing Remove the chimney.



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RE-DISCUSSION: 5:00 P.M.

Case: BOA-1194620 Address: 33 Bartlett Street Ward: 2 Applicant: Timothy Sheehan

Articles: Art. 62 Sec. 25 Roof Structure Restrictions Article 62, Section 8 Side Yard Insufficient

Purpose : This is the renovation of an existing third floor attic. The renovated space will consist of a master bedroom along with bath and guest bedroom. The existing gable roof will be enlarged with the addition of shed and gable dormers.

BOARD MEMBERS:

CHRISTINE ARAUJO-CHAIR
MARK FORTUNE-SECRETARY
ERIC ROBINSON

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