



City of Boston  
Board of Appeal

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THURSDAY, FEBRUARY 10, 2022

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

**ZONING ADVISORY SUBCOMMITTEE**

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON FEBRUARY 10, 2022 BEGINNING AT 5:00 PM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS FEBRUARY 10, 2022 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

**PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:**

**THE FEBRUARY 10, 2022 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/February10Hearing> or by calling 1-617-315-0704 and entering access code 2346 137 6773. You do not need a password for this hearing, but if the system asks you for one, please call our main office at 617-635-4775.**

**If you wish to offer testimony on an appeal, please click <https://bit.ly/February10Comment> 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/February10Comment>, calling 617-635-4775 or emailing [zba.ambassador@boston.gov](mailto:zba.ambassador@boston.gov).**

**The ZBA Ambassador will be available within the WebEx Event from 4:00PM 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](mailto:zba.ambassador@boston.gov).**



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**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.**

**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.**

**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 Massachusetts Avenue. Please notify the Board at least 48 HOURS in advance either by calling 617-635-4775 or emailing [isdboardofappeal@boston.gov](mailto:isdboardofappeal@boston.gov) for accommodations to be made. Individuals appearing at 1010 Massachusetts Avenue 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](mailto:ZBAPublicInput@boston.gov) IN LIEU OF OFFERING TESTIMONY ONLINE OR FROM 1010 MASSACHUSETTS AVENUE. 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-1283501 Address: 43 Grampian Way Ward:13 Applicant: James Christopher**

**Article(s):** Article 65, Section 32 NDOD Review Required Article 65, Section 9 Floor Area Ratio Excessive  
Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient

**Purpose :** To construct a new rear and addition to the existing two family home as per attached plans with no change to occupancy.

**Case: BOA-1285082 Address: 333 Neponset Avenue Ward: 16 Applicant: James Christopher**

**Article(s):** Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Side Yard Insufficient  
Article 65, Section 9 Rear Yard Insufficient

**Purpose :** Confirm occupancy as a one family. To construct a rear attached garage as per the attached plans.

**Case: BOA-1281677 Address: 18 Prescott Street Ward: 18 Applicant: Fitzroy Brown**

**Article(s):** Article 69, Section 9 Floor Area Ratio Excessive Article 69, Section 9 Bldg Height Excessive (Stories)  
Article 69, Section 9 Usable Open Space Insufficient Article 69, Section 8 Two Family Dwelling Use : Forbidden  
Article 69 Section 29 Off Street Parking & Loading Req - Off Street Parking Insufficient

**Purpose :**Change occupancy from a single to a two family dwelling. Legalize two family dwelling and extension of living space to attic. Remedy 780 CMR Chapter 105.1 violation done by previous owner Third Floor attic space was/currently is being used as bedroom with walk in closet. Correct violation # V508957 and work associated with SF1157238.

**Case: BOA-1272895 Address: 20 Alameda Road Ward: 20 Applicant: Deborah and Regis Dufour**

**Article(s):** Article 56, Section 8 Insufficient side yard setback Article 56, Section 8 Insufficient t rear yard setback  
Art. 56 Sec. 37 Screening & Buffering - 6' fence with gate screening required (Gate to have safety latch)

**Purpose :** Construct 3ft x 12ft deck attached to his existing deck. Legalize existing above swimming pool.

**Case: BOA-1276325 Address: 47 Chesbrough Road Ward: 20 Applicant: Mark McLaughlin**

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

**Purpose :** Take roof off an add second floor to existing structure.

**Case: BOA-1268899 Address: 1741 Commonwealth Avenue Ward: 21 Applicant: Nathaniel Roach**

**Article(s):** Article 51, Section 9 Floor Area Ratio Excessive

**Purpose :** Convert existing Dental office back to residential use. The building will have 2 unit dwelling. This permit is for work in unit 1,extending living space into the basement (creating 3 bedrooms) Upgrade plumbing , electrical and HVAC.

**Case: BOA-1226144 Address: 98 Bigelow Street Ward: 22 Applicant: Michael Bozza**

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

**Purpose :** Rear house addition with master suite and kitchen remodel and new rear deck with stairs.

**Case: BOA-1277249 Address: 3 Adamson Street Ward: 22 Applicant: Jean Powers**

**Article(s):** Article 51 Section 9 Floor Area Ratio Excessive

**Purpose :** Constructing a second floor addition which will include a full bathroom and a small bedroom. Demoiing existing structure according to plans, framing a new dormer according to plans.



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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://www.w.municode.com/library/ma/boston/codes/redevelopment\\_authority](https://www.w.municode.com/library/ma/boston/codes/redevelopment_authority)**