



City of Boston
Board of Appeal

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THURSDAY, OCTOBER 13, 2022

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON OCTOBER 13, 2022 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS OCTOBER 13, 2022 SUBCOMMITTEE HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE OCTOBER 13, 2022 SUBCOMMITTEE 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/ZBAsubcommittee>. You may also participate by phone by calling into the Zoom Webinar at (312) 626-6799 and entering the Webinar ID: 977 9540 4707 followed by # when prompted.

If you wish to offer testimony on an appeal but cannot appear in-person or virtually, please click <https://bit.ly/October13Comment> to leave a comment. Please select the appeal on which you would like to offer comment, and then you may indicate your support or opposition and leave more detailed commentary.

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.

For individuals who need translation assistance, please notify the Board at least **48 HOURS** in advance either by signing up at <https://bit.ly/October13Comment> or calling 617-635-4775 or emailing zba.ambassador@boston.gov.



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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.

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 HEARING PROCESS BY EMAILING LETTERS IN SUPPORT OF OR OPPOSITION TO AN APPEAL TO ZBAPublicInput@boston.gov IN LIEU OF OFFERING TESTIMONY. WRITTEN COMMENTS BE SUBMITTED TO THE BOARD AT LEAST 48 HOURS PRIOR TO THE HEARING TO ENSURE THEIR ENTRY INTO THE RECORD. 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- 1358896 Address: 16 Cook Street Ward: 2 Applicant: Mike True Vision Property Dev. LLC

Article(s): Art. 62 Sec. 25 Roof Structure Restrictions

Purpose: Confirm occupancy as a 2 family dwelling. Complete demo and rehab to two residential units occupying 3 stories of the existing residential structure. New windows and refinish exterior of existing structure with proper egress. There will be two residential units when completed.

Case: BOA- 1349606 Address: 417-423C West Broadway Ward: 6 Applicant: Douglas Stefanov

Article(s): Article 68, Section 7 Use Regulations - Professional Office above ground floor. Forbidden

Purpose: Suite 406. Change Office to Professional Office. Add partitions, doors, sinks and cabinets.

Case: BOA- 1268377 Address: 594 East Seventh Street Ward: 7 Applicant: John Barry

Article(s): Article 68. Section 8.4 Dim Regs: Extension in Rear Yard - Any proposed project shall be conditional if such proposed project involves the extension of a Residential Use into a rear yard, where such extension increase gross floor area of such Residential Use by one thousand (1,000) or more square feet. Article 68, Section 33 Off Street Parking & Loading Req - Off Street Parking Insufficient

Purpose: Change of Occupancy from single family to two family dwelling. The proposed job includes full renovation, rear addition, and finishing of the basement.

Case: BOA- 1337665 Address: 596 East Seventh Street Ward: 7 Applicant: Nicholas Landry

Article(s): Article 68, Section 8 Add'l Lot Area Insufficient Article 68. Section 8.4 Dim Regs: Extension in Rear Yard - Proposed Project involves the extension of a Residential Use into a rear yard, which such extension increase gross floor area by one thousand (1,000) or more square feet, shall be conditional. Article 68, Section 33 Off Street Parking & Loading Req - Off Street Parking Insufficient

Purpose: Confirm occupancy as single family dwelling. Change of occupancy from single family to two family dwelling. Work to include construct rear addition, extend living space to basement, renovation to building.

Case: BOA- 1370220 Address: 25 Brook Avenue Ward: 8 Applicant: Antonio Lopes

Article(s): Article 50, Section 29 Usable Open Space Insufficient -Usable open space requirement is insufficient

Purpose: Curb cut for 1 off street parking space.

Case: BOA- 1349675 Address: 4 Dever Street Ward: 15 Applicant: Kenneth Allen

Article(s): Article 65, Section 9 Floor Area Ratio Excessive

Purpose: Demolition of existing porch in rear. Construction of new porch on the same footprint. Extension of habitable space on 2nd floor level.

Case: BOA-1350338 Address: 7 Larchmont Street Ward: 17 Applicant: Carol Fries

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

Purpose: Small addition in back of house with elevator, bathroom downstairs and closet upstairs.

Case: BOA-1153626 Address: 276 Fairmount Avenue Ward: 18 Applicant: Ana Chavez

Article(s): Art. 69 Sec. 09 Floor area ratio is excessive

Purpose: Renovation / Extension of living space at rear of the house per plans.

Case: BOA-1334004 Address: 13 Austin Street Ward: 18 Applicant: James Shea

Article(s): Article 69, Section 9 Side Yard Insufficient

Purpose: Add under an existing roof line of the front farmers porch an entry walk in closet.No record of occupancy, confirm occupancy as a 1 family dwelling for this is an existing condition for many years.



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Case: BOA- 1353585 Address: 41 Nikisch Avenue Ward: 20 Applicant: Adrien Finzi

Article(s): Article 67, Section 9 Front Yard Insufficient Article 67, Section 9 Side Yard Insufficient
Article 67, Section 9 Bldg Height Excessive (Stories)

Purpose: Construction of a new master bedroom and bathroom in attic space along with a small seating area in the front of the home.

Case: BOA- 1361549 Address: 35 Worley Street Ward: 20 Applicant: Jason Ng

Article(s): Article 56, Section 8 Bldg Height Excessive (Stories) - Art.2A Story, half: provided that such dormer is not wider than eight (8) feet

Purpose: Installing an addition located at the rear of the existing house. Addition consists of expanding the kitchen, adding a second floor balcony.

Case: BOA- 1385565 Address: 10-12 Ridgemont Street Ward: 21 Applicant: Erin Reilly

Article(s): Article 51, Section 9 Side Yard Insufficient Article 51, Section 9 Floor Area Ratio Excessive - Living area plus the new square footage divided by the lot size is over the Floor to Area Ratio allowed.

Purpose: Accessibility Project Add a 1 story 144SF 1st floor bedroom for the disabled adult son of the owners. Wood frame on concrete piers. The addition will be in the location of part of the existing deck, in the side yard setback.

RE-DISCUSSION: 5:00 P.M

Case: BOA-1265152 Address: 10 Carson Street Ward: 13 Applicant: Ka Hei Eammi Lam

Article(s): Article 65, Section 9 Side Yard Insufficient Article 65, Section 41 Off Street Parking & Loading Req

Purpose: Asphalt paving driveway, which can park 3 cars. The paved driveway in front of the house can let the outside car move easier if the inside car needs to come out. This paved driveway is Not for parking purposes.

STEPHANIE HAYNES

617-635-4775

BOARD MEMBERS:

MARK ERLICH-CHAIR

MARK FORTUNE-SECRETARY

HANSY BETTER BARRAZA

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