



City of Boston
Board of Appeal

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THURSDAY, JULY 22, 2021 BOARD OF APPEAL 1010 MASS. AVE, 5th FLOOR
BOSTON, MA

ZONING ADVISORY SUBCOMMITTEE

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON JULY 22, 2021 BEGINNING AT 5:00 PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS JULY 22, 2021 SUBCOMMITTEE HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE JULY 22, 2021 SUBCOMMITTEE 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/zbaJuly22SChearing> or by calling 1-617-315-0704 and entering access code 179 048 6747.

If you wish to offer testimony on an appeal, please click <https://bit.ly/July22SCcomment> 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/July22SCcomment>, calling 617-635-5300 or emailing zba.ambassador@boston.gov.**

The ZBA Ambassador will be available within the WebEx Event from at 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.



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IF YOU WISH TO OFFER TESTIMONY ON AN APPEAL, PLEASE LOG IN TO THE HEARING NO LATER THAN 4:30 PM TO ENSURE YOUR CONNECTION IS PROPERLY FUNCTIONING.

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-1158994 Address: 296 Princeton Street Ward: 1 Applicant: Andrea Vilanova

Articles: Article 53, Section 9 Floor Area Ratio Excessive $1.2 > 1.0$ max Article 53, Section 9 Side Yard Insufficient $0' < 2.5'$ min Article 53, Section 9 Rear Yard Insufficient $21.5' < 40'$ min Article 53, Section 52 Roof Structure Restrictions Article 27T 5 East Boston IPOD Applicability

Purpose: Amending ALT1128721. Entry adding a green roof to playroom area. Basement completing bathroom (plumbing existing) and finishing space for additional storage. First Floor Relocation of kitchen and bathroom on existing footprint. Second floor Bedroom and bathroom remodel (adding sf).

Case: BOA-1141788 Address: 1187 Saratoga Street Ward: 1 Applicant: Ang Sherpa

Article: Article 53 Section 9 Excessive F.A.R.

Purpose: Correct existing code violation of basement Unit by removing basement kitchen and door unit separations between unit 1 and basement and then extend living space into the basement area from unit #1 to connect directly into the first 1st floor unit and remove rear second floor interior stairs and construct new exterior stair from the existing rear porch per plans provided.

Case: BOA -122647 Address: 89 Russell Street Ward: 2 Applicant: Sean George

Article: Article 62, Section 8 Floor Area Ratio Excessive

Purpose: Finishing of existing basement to create livable space, increasing ceiling height and adding to the buildings GSF by, lowering basement slab, framing level as shown, adding an additional bedroom with bathroom & window well as second means of egress.

Case: BOA -1166630 Address: 6 Wall Street Ward: 2 Applicant: Timothy Sheehan

Article: Article 62, Section 25 Roof Structure Restrictions Per request of applicant

Purpose: A new 20' x 20' roof deck along with new rooftop access stairs and a hatch to access said deck. ZBA relief will be required. We request the nominal fee since we will be going through the ZBA (see attached letter).

Case: BOA -1164273 Address: 2 Lawnwood Place Ward: 2 Applicant: Timothy Sheehan

Articles: Article 62, Section 8 Bldg Height Excessive (Feet) Proposed roof deck exceeds allowed building height.

Article 62, Section 8 Bldg Height Excessive (Feet)

Purpose: This is for a new private roof deck for unit 2 accessed through a hatch and a new set of stairs.

Case: BOA 1184808 Address: 10 Claremont Park Ward: 4 Applicant: 10 Claremont Park, LLC

Article: Article 64, Section 9.4 Town House/Row House Extension Townhouse / Rowhouse Extensions into the Rear Yard

Purpose: In conjunction with ALT1079204. Construct a new steel balcony off 3rd Floor Level per building plans at kitchen of Unit # 2.

Case: BOA -1166359 Address: 555 East Fifth Street Ward: 6 Applicant: Bob Weisenberger

Articles: Article 68, Section 8 Side Yard Insufficient

Purpose: Proposed additions, new rear decks and renovate existing two family, as per plans. Construction set to be submitted upon ZBA approval.

Case: BOA -1200790 Address: 707 East Fourth Street Ward: 6 Applicant: Ben Gallagher/Katelyn Burke

Article: Article 68, Section 29 Roof Structure Restrictions

Purpose: Proposed new roof deck to build off of the top level of Unit 2. The Deck/Porch would be supported by roof covering a room on our unit's lower level.