



City of Boston
Board of Appeal

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THURSDAY, DECEMBER 9, 2021

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE AGENDA

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON DECEMBER 9, 2021 BEGINNING AT 5:00 PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS DECEMBER 9, 2021 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE DECEMBER 9, 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/zbaDecember9Hearing> or by calling 1-617-315-0704 and entering access code 2330 835 5298. If you wish to offer testimony on an appeal, please click <https://bit.ly/zbaSubcommitteeDecember9Comment>, 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/zbaSubcommitteeDecember9Comment>, 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 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.



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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 to 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-1253228 Address: 55 Delle Avenue Ward: 10 Applicant: Anthony Macchi

Article(s): Article 59, Section 8 Front Yard Insufficient Article 59, Section 8 Bldg Height Excessive (Feet)
Article 59, Section 8 Bldg Height Excessive (Stories) Article 59, Section 8 Floor Area Ratio Excessive Article 59,
Section 37 Off Street Parking & Loading Req-Off Street Parking Insufficient

Purpose: Change of Occupancy from Single Family to Two Family Dwelling. Complete renovation of whole building.
Install sprinkler whole building. Construct sunroom/headhouse and roof deck at existing roof level and rear addition.

Case: BOA-1253232 Address: 57 Delle Avenue Ward: 10 Applicant: Anthony Macchi

Article(s): Article 59, Section 8 Bldg Height Excessive (Stories) Article 59, Section 8 Bldg Height Excessive (Feet)
Article 59, Section 8 Floor Area Ratio Excessive Article 59, Section 8 Front Yard Insufficient Article 59, Section 37
Off Street Parking & Loading Req-Off Street Parking Insufficient

Purpose: Confirm Occupancy as Single Family Dwelling. Change Occupancy to Two Family Dwelling. Construct new
sunroom/headhouse at existing roof level and rear addition.

Case: BOA-1239375 Address: 10 Nottingham Street Ward: 14 Applicant: Winston Malcolm

Article(s): Article 65, Section 9 Insufficient open space Art. 10 Sec. 01 Limitation of Area of Accessory Uses-5' Side
yard buffer req.

Purpose: Curb cut for driveway for 4 cars

Case: BOA-1251800 Address: 191 Milton Street Ward: 16 Applicant: Gerald Powers

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

Purpose: Install 10' x 10 Pergola. Four 8" x 8" posts on 12" x 48" footings. Pergola materials Radiata Pine.

Case: BOA-1203714 Address: 241 Chestnut Avenue Ward: 19 Applicant: Timothy Burke

Article(s): Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg. Art. 55 Sec. 09 Insufficient rear yard
setback

Purpose: Install new decking and railings on existing deck framing to remain and extend deck as shown. Install new hot
tub and associated mechanical and electrical services.

Case: BOA-1254317 Address: 293 Stratford Street Ward: 20 Applicant: Paula Callaghan & Krista Fulton

Article(s): Art. 56 Sec. 08 FAR Excessive- Max. allowed: 0.4 Proposed: 0.43 Art. 56, Section 8 Bldg Height
Excessive (Stories)

Purpose: The proposed addition consists of a front dormer 11' 9" wide by 4' 4" deep and rear shed dormer 28' wide by
10' 9" deep, new third level includes a master suite with bedroom, bathroom, and closet space.

Case: BOA-1256458 Address: 176 Faneuil Street Ward: 22 Applicant: Theresa Gallagher

Article(s): Article 51, Section 9 Bldg Height Excessive (Stories) Article 51, Section 9 Front Yard Insufficient
Article 51, Section 9 Side Yard Insufficient

Purpose: Converting the second floor attic space into living space with a shed dormer one side and a small dormer the
other side. The living area will consist of two bedrooms, a bathroom and a hallway/office area. All work will be done to
the architectural and structural plans provided.

RE-DISCUSSIONS: 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.

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

Article(s) Article 56, Section 8 Floor Area Ratio Excessive Article 56, Section 8 Side 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.



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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://ww.w.municode.com/library/ma/boston/codes/redevelopment authority](https://ww.w.municode.com/library/ma/boston/codes/redevelopment_authority)