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City of Boston
Board of Appeal

THURSDAY, August 18, 2022

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON AUGUST 18, 2022 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS AUGUST 18, 2022 SUBCOMMITTEE HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE AUGUST 18, 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/August18Comment> 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/August18Comment> 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 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 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 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: 5:00PM

Case: BOA-565482 Address: 26 Union Avenue Ward: 11 Applicant: Fredrick Vetterlein

Article(s): Art. 10 Sec. 01 Limitation of Area of Accessory Uses Article 55, Section 40 Off-Street Parking & Loading Req - Off-Street Parking Design / Maneuverability Article 55, Section 9 Usable Open Space Insufficient

Purpose: Install curb cut and driveway for 2 parking spaces.

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.

Case: BOA-1295598 Address: 7 Rock Road Ward: 18 Applicant: Michael Pierre

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

Purpose: To remove old rear deck and build a bathroom addition and new rear deck.

Case: BOA- 1332110 Address: 200 Turtle Pond Parkway Ward:18 Applicant: Damien Conlon by Steven Petitpas of Aesthetic Images

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

Purpose: Reframing of second floor to extend the second story height and footprint of existing single family, as per plans. Scope also includes new covered entry porch.

Case: BOA-1335195 Address: 15 Maple Street Ward: 20 Applicant: Jim Sullivan

Article(s): Art. 2A Sec.01 Yard Regulations - Yard, Rear: Within a required side yard, no planting other than shade trees shall be maintained more than six (6) feet above the average natural grade in such yard and no structure shall be erected except:

Purpose: Replace 77' of 6' fence with 77' of 8' fence on back right of property from corner of garage to corner of lot on plot plan. Goal is to reduce noise from Centre St. and parking lot on other side of fence.

Case: BOA- 1337104 Address: 25 Rawston Road Ward: 18 Applicant: Jennine Talbot & Faris Albayya

Article(s): Article 67, Section 9 Side Yard Insufficient Article 67, Section 9 Rear Yard Insufficient Article 67, Section 9 Floor Area Ratio Excessive

Purpose: Second floor dormer addition with half bathroom; Second floor insulation and finishes; heat pump installation; and associated tasks as appropriate.

Case: BOA-1337466 Address: 438 Main Street Ward: 2 Applicant: Timothy Sheehan

Article(s): Article 62, Section 25 Roof Structure Restrictions Article 62, Section 8 Bldg Height Excessive (Stories)

Purpose: The addition of a third floor and attic playroom half story and a rear mudroom addition. The existing first floor kitchen will be remodeled.

Case: BOA- 1339956 Address: 127 Train Street Ward: 16 Applicant: Lisa Bartlett

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

Purpose: Proposed 2nd floor addition to existing 1 story single family. New front porch.

Case: BOA-1341482 Address: 74 Baker Street Ward: 20 Applicant: Eileen Melville

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

Purpose: Attached two car garage with a playroom and a bathroom above the garage.



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Case: BOA-1343301 Address: 4 Delano Park Ward: 18 Applicant: Wellington Rossi

Article(s): Article 67, Section 9 Rear Yard Insufficient - 40' Min. rear yard req (see table c) Article 67, Section 9 Floor Area Ratio Excessive

Purpose: Renovate the existing 3rd floor bedroom, extend header height over the existing stairs and height under the A frame, and add bathroom and laundry to 3rd floor. Cost is reflected on SF1259483.

Case: BOA-1350693 Address: 16 Meredith Street Ward: 20 Applicant: Margaret d'Arbeloff

Article(s): Art. 56 Sec. 08 Floor Area Ratio excessive

Purpose: Extension of living space into the attic. New 3rd floor Bedroom and Bathroom.

Case: BOA- 1351812 Address: 2 Emelia Terrace Ward:20 Applicant: David Trimble

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

Purpose: Adding an addition to the top of the building for a second floor addition and attic storage space to the existing dwelling.

Case: BOA- 1359680 Address: 25 Farmington Road Ward: 20 Applicant: Ivan Hernandez

Article(s): Art. 56 Sec. 08 Floor Area Ratio excessive Article 56, Section 8 Bldg Height Excessive (Stories) Article 56. Section 8 Side Yard Insufficient Article 56, Section 40.1 Conformity w Ex Bldg Alignment - Through Lot. Setback of 24' from VFW Pkwy provided. Article 56, Sec. 40 Application of Dimensional Req - 56 40.6 Side Yard of Certain Narrow Lots. 10ft wide driveway req'd Art. 10 Sec. 01 Limitation of parking areas - Parking less than 5ft from side lot line.

Purpose: Construct a rear three story addition to existing dwelling, including complete interior remodel, extension of living space to lowest level, and new rear deck above attached shed, per plans.

RE-DISCUSSIONS: 5:00 P.M

Case: BOA- 1336189 Address: 2005 Dorchester Avenue Ward: 17 Applicant: Francine Tymes

Article(s): Art. 65 Sec. 9 Residential Dimensional Reg.s -Insufficient usable open space identified Art. 65 Sec. 41 Off street parking requirements - Location; parking in a required front yard is not allowed (i.e. corner lot rule, two front yards exist)

Purpose: Extend the driveway to park vehicles on side of house.

Case: BOA- 1343120 Address: 330 K Street Ward: 7 Applicant: Taryn Bone

Article(s): Article 68, Section 8 Bldg Height Excessive (Feet) Article 68, Section 29 Roof Structure Restrictions - Proposed work alters roof profile and adds height.

Purpose: Add roof deck with headhouse.

BOARD MEMBERS:

CHRISTINE ARAUJO-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://ww.w.municode.com/library/ma/boston/codes/redevelopment_authority