



City of Boston
Board of Appeal

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THURSDAY, June 12, 2025

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

HEARING AGENDA

Please be advised of the following appeals to be heard on June 12, 2025 beginning at 5:00PM and related announcements.

All matters listed on this June 12, 2025 hearing agenda have been noticed in accordance with the Enabling Act.

Please be advised of the following participation instructions:

THE June 12, 2025 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/ZBAsubcommittee2025>. You may also participate by phone by calling into the Zoom Webinar at 1 (305) 224 1968 and entering the Webinar ID: 850 9180 1297 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/June122025ZBAComments> 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/June122025ZBAComments> calling 617-635-4775, or emailing zba.ambassador@boston.gov.

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.

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.

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 virtual hearing process by emailing letters in support of or opposition to an appeal to ZBAPublicInput@boston.gov in lieu of offering testimony online. 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.

HEARINGS: 5:00 P.M

Case: BOA-1693782 Address: 11 Dorchester Street Ward: 6 Applicant: D & D Hospitality, LLC
Article(s): Art. 68 Sec. 07 Use Regs. Live entertainment after 1030pm Conditional Art. 09 Sec. 02 Nonconforming Use Change - <25% Conditional
Purpose: Change occupancy to add Live Entertainment to existing restaurant. Operating after 10:30 pm as per plans.

Case: BOA- 1698916 Address: 33-39 Savin Hill Avenue Ward: 15 Applicant: Kolo Dorchester INC
Article(s): Article 8 Section 2 Allowed uses
Purpose: Remove Proviso for restaurant at 39 Savin Hill Ave, Dorchester, MA, 02125 switching it to my name.

Case: BOA-1697197 Address: 2 Summer Street Ward: 20 Applicant: Nidify Studio
Article(s): Article 56, Section 8 Lot Area Insufficient Article 56, Section 8 Rear Yard Insufficient Article 56. Section 8 Side Yard Insufficient Article 56, Section 40.12 Two or More Dwelling Same Lot
Purpose: Convert existing detached one story shed from a woodshop to an Accessory Dwelling Unit. One of 2 buildings on the lot.

Case: BOA-1697509 Address: 2R Summer Street Ward: 20 Applicant: Nidify Studio
Article(s): Article 56, Section 8 Lot Area Insufficient Article 56, Section 8 Lot Frontage Insufficient Article 56, Section 8 Usable Open Space Insufficient Article 56, Section 8 Front Yard Insufficient Article 56, Section 8 Rear Yard Insufficient Article 56. Section 8 Side Yard Insufficient Art. 56 Sec. 39 Off street parking requirements Article 56, Section 40.12 Two or More Dwelling Same Lot
Purpose: Convert existing detached one story shed from a woodshop to an Accessory Dwelling Unit. One of 2 buildings on the lot.

Case: BOA- 1714460 Address: 23 Wedgemere Road Ward: 20 Applicant: Gavin Driscoll
Article(s): Article 56. Section 8 Side Yard Insufficient
Purpose: Renovation of an existing single-family home. Tear off second floor add new bedrooms and roof as per the plans ZBA required.

Case: BOA- 1706593 Address: 11 Bonair Street Ward: 20 Applicant: Ryan Bell
Article(s): Art. 56 Sec. 39 Off street parking and loading requirements - Exceeds the maximum allowable 10 ft total width for front yard parking. Art. 23 Sec. 09 Design - Exceeds the maximum allowable 12 ft curb cut width for lots with fewer than 50 spaces.
Purpose: Curb cut to make a single car driveway a 2-car driveway.

BOARD MEMBERS:

SHERRY DONG-CHAIR
NORMAN STEMBRIDGE-SECRETARY
DAVID COLLINS

SUBSTITUTE MEMBER:

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