



City of Boston
Board of Appeal

TUESDAY, JANUARY 26, 2021

BOARD OF APPEAL

CITY HALL, ROOM 801

Hearing Minutes

Board Chair Araujo called the meeting to order promptly at 9:30 AM and commenced with a brief description of the hearing process and, pursuant to the Massachusetts Open Meeting Law, advised those in attendance that the hearings would be broadcast and recorded and hearing minutes would be kept. The Chair announced that the hearing was being conducted remotely via an online meeting platform and subject to the below advisory which was part of the publicly posted hearing agenda. The Board members then commenced with discussion of the following Agenda items which were announced on the record by Board Secretary Mark Fortune:

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON JANUARY 26, 2021 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS JANUARY 26, 2021 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE JANUARY 26, 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 <http://bit.ly/zbaJan26hearing> or by calling 1-617-315-0704 and entering access code 179 753 9919.

If you wish to offer testimony on an appeal, please click <http://bit.ly/zbaJan26comment> 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 <http://bit.ly/zbaJan26comment>, calling 617-635-4775 or emailing isdboardofappeal@boston.gov.



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The ZBA Ambassador will be available within the WebEx Event from at 8:30 AM to 9:30 AM 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 9:00 AM 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.

Interested persons who are unable to participate in the hearing remotely may make an appointment to appear in person at City Hall, in the BPDA board room, 9th Floor, Room 900. 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 City Hall 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 isdboardofappeal@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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EXTENSIONS: 9:30 AM

Case: BOA-605455 Address: 734-742 Dudley Street Ward 7 Applicant: Derric Small, Esq

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one-year extension.

Case: BOA-833835 Address: 6 General William H Devine Way Ward 7 Applicant: Patrick Mahoney, Esq

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one-year extension.

Case: BOA-818377 Address: 111 Terrace Street Ward 10 Applicant: Michael P Ross, Esq

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one-year extension.

Case: BOA-874269 Address: 80-88 Welles Avenue Ward 16 Applicant: Joseph Feaster, Esq

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one-year extension.

Case: BOA- 642817 Address: 101A Morris Street Ward 1 Applicant: Abdallah Sahraouia

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one-year extension.



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Case: BOA-771127 Address: 3 Allen Road Ward 22 Applicant: Kenneth Goldstein

Discussion: The applicant requested an extension of zoning relief previously granted by the Board relative to the above application.

Vote: Upon a Motion and second, the Board voted unanimously to approve the request for a one-year extension.

HEARINGS: 9:30 AM

Case: BOA-1135696 Address: 85 Horace Street Ward 1 Applicant: Adam & Deana Featherston
Articles: Article 27T-5 East Boston IPOD Applicability Article 53 Section 9 Insufficient lot frontage width 25' required Article 53 Section 9 Excessive F.A.R. .8 required Article 53 Section 9 Insufficient lot width 25' Required Article 53 Section 9# of allowed stories exceeded 2 1/2 stories max. Article 53 Section 9 Insufficient side yard setback 2.5' min.

Purpose: To subdivide the existing Parcel 010115800 into 2 lots. The 1st, to remain known as "87 Horace Street" will contain 3,817 SF. The 2nd, to be known as "85 Horace Street" will contain 2,433 SF. Also, to erect a 1 Family dwelling at 85 Horace Street. ZBA. Nominal Fee. E Plans. See ALT1089851.

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to subdivide the lot and build a new 1 family at 85.

Board Members asked the number of stories, if there was a garage door, and the length of the curb cut.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, Councilor Edwards are in support. BTDA also recommended approval.

Documents/Exhibits: Building Plans, 1 letter of support, 3 letters of opposition.

Votes: Board Member Deveau moved for approval with BPDA design review and to reduce the curb cut to 10 feet. Ligris seconded, and the motion carried unanimously.



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Case: BOA-1135694 Address: 87 Horace Street Ward 1 Applicant: Adam & Deana Featherston
Articles: Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg. Three family in a two family subdistrict alteration > 25% Forbidden Article 53 Section 8 Use Regulations Alteration is > 25% of existing lot size Three family use is Forbidden (i.e Article 9) Article 53 Section 9 Insufficient lot width 25' required (Lot 2) Article 53 Section 9 Excessive F.A.R. reduction in lot size (.08 max) Article 53 Section 56 Off Street Parking & Loading Req Insufficient parking 2 existing spaces eliminated
Purpose: Seeking to subdivide the existing parcel 0101158000 into two lots. The first, to remain known as "87 Horace Street" will contain 3,817 SF. The second, to be known as "85 Horace Street" will contain 2,433 SF. No work to be done. Submitted in conjunction with ERT application for 85 Horace Street.

Dissussion: At the request of the board, the applicant presented plans and described the proposed project in detail to subdivide the lot and build a new 1 family at 85.

Board Members asked the number of stories, if there was a garage door, and the length of the curb cut.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, Councilor Edwards are in support. BTDA also recommended approval.

Documents/Exhibits: Building Plans, 1 letter of support, 3 letters of opposition.

Votes: Board Member Deveau moved for approval with BPDA design review and to reduce the curb cut to 10 feet. Ligris seconded, and the motion carried unanimously.



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Case: BOA-1113883 Address: 64 West Rutland Square Ward 4 Applicant: Statires Realty, LLC
Article: Article 64, Section 9.4 Town House/Row House Extension Proposed project involves extension of a balcony or porch above the first story into a rear yard shall be Conditional
Purpose: Erect roof deck with hatch access and rear decks per plans filed herewith. Amending ALT1021543. [ZBA ePlan]

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to add a hatch on the roof deck instead of a head house.

Board Members asked the dimensions of the deck.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services spoke in support of the project.

Documents/Exhibits: Building Plans.

Votes: Board member Erlich moved to approve building code relief, Fortune seconded, it was moved unanimously. Erlich moved to approve the project, Barraza seconded, the motion was approved unanimously.

Case: BOA#1113881 Address: 64 West Rutland Square Ward 4 Applicant: Statires Realty, LLC
Purpose: Erect roof deck with hatch access and rear decks per plans filed herewith. Amending ALT1021543.
Violation: Violation Description: Violation Comments: 9th 780 CMR 1011 Stairways 1011.12.2 Roof access. Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 1510.2.

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to add a hatch on the roof deck instead of a head house.

Board Members asked the dimensions of the deck.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services spoke in support of the project.

Documents/Exhibits: Building Plans.

Votes: Board member Erlich moved to approve building code relief, Fortune seconded, it was moved unanimously. Erlich moved to approve the project, Barraza seconded, the motion was approved unanimously.



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Case: BOA- 1129216 Address: 400-416 Commonwealth Avenue Ward 5 Applicant: Marcus, Errico, Emmer & Brooks, P.C.

Article: Art. 19, Sec. 1a Fences/walls >6' not allowed

Purpose: Demolish and remove existing wooden wall, footer, and foundation wall. Construct and install a new reinforced footer, foundation wall, and wooden structural wall on the Charlesgate side of the Somerset. Cost reflected on SF1035529. [ePlan]

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to replace a 10 foot wooden wall.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, Councilor Essaibi-George, Councilor Bok, and the Neighborhood Association of the Back Bay spoke in support of the project.

Documents/Exhibits: Building Plans, 4 letters of support.

Votes: Board member Erlich moved to approve, Barraza seconded, it was approved unanimously.

Case: BOA-1135213 Address: 540-542 East Fourth Street Ward 6 Applicant: John P Yetman

Articles: Art. 68 Sec.08 Usable open space requirement is insufficient Art. 68 Sec.08 Side yard setback requirement is insufficient Art. 68 Sec.08 Rear yard setback requirement is insufficient

Purpose: Build one story garage addition at rear of existing building according to plans.

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to build a 1 story garage addition in the rear of the building.

Board Members asked the dimensions of the garage, and the existing curb cut.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services and Councilor Flynn spoke in support of the project.

Documents/Exhibits: Building Plans

Votes: Board member Erlich moved to approve with BPDA design review, Ligris seconded, the motion carried unanimously.



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Case: BOA-1131883 **Address:** 8 Lilly Street Ward 6 **Applicant:** Dave Moynihan
Articles: Article 68, Section 34.2 Traffic Visibility Across Corner Article 68, Section 8 Lot Area Insufficient Article 68, Section 8 Add'l Lot Area Insufficient Article 68, Section 8 Floor Area Ratio Excessive Article 68, Section 8 Bldg Height Excessive (Feet) Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 8 Front Yard Insufficient Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient Article 68, Section 33 Off Street Parking & Loading Req Off Street Parking Insufficient Article 68, Section 33 Off Street Parking & Loading Req 68 33.5 Design. Parking car space size does not meet design specification.
Purpose: Raze existing single family house to erect a new two family house with parking on ground level as per plans. [ZBA ePlan]

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to erect a 2 family dwelling.

Board Members asked the height, size of the parking spaces, and the garage design.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, Councilor Essaibi-George, and Councilor Flynn spoke in support of the project. The BPDA recommended denial without prejudice.

Documents/Exhibits: Building Plans.

Votes: Board member Erlich moved to deny without prejudice, Fortune seconded, the motion carried unanimously.



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Case: BOA-1129025 Address: 564 East Broadway Ward 6 Applicant: SRP 564 East Broadway, LLC
Article: Article 68, Section 7 Use Regulations Office in basement Conditional Use
Purpose: Change occupancy from 3 residential units and office to 3 residential units and two offices; and renovate former living area basement space on H Street side of building for additional agency or professional office w/ separate entrance [conditional use under Table A of Art. 68]. [ePlan]

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to change the occupancy to include a 2nd office in the basement with a separate entrance.

Board Members asked about the use of the office, exterior upgrades, and the basement ceiling height.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, Councilor Flynn, and Councilor Essaibi-Geogre spoke in support of the project.

Documents/Exhibits: Building Plans 1 letter of opposition.

Votes: Board member Erlich moved to approve with no building code relief, Deveau seconded, the motion carried unanimously.

Case: BOA-1131787 Address: 500 East Eighth Street Ward 7 Applicant: John Barry
Articles: Article 68, Section 8 Floor Area Ratio Excessive 3.2 > 1.5max Article 68, Section 29 Roof Structure Restrictions Article 68, Section 8 Rear Yard Insufficient 5.7 < 15'min (Shallow Lot)
Purpose: Extend living space into basement. Proposed Unit #1 will become two bedroom, two bath, unit for owners. Modify existing head hatch, to a head house, for safety. Renovate existing roof deck, and extend deck by approximately 6 feet. [ePlan]

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to extend living space into the basement as part of the 1st floor unit. Also to add a head house and extend the roof deck.

Board Members asked if they had been to the Board previously about this project. They also asked the basement ceiling height and the floor to sill height.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, Councilor Flynn, and Councilor Essaibi-George spoke in support of the project.

Documents/Exhibits: Building Plans.

Votes: Board member Erlich moved to approve with BPDA design review and no building code relief. Robinson seconded, and the motion carried unanimously.



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Case: BOA-1140239 Address: 50 Rogers Street Ward 7 Applicant: Zachory Endicott
Articles: Article 13, Section 1 Lot Area Insufficient Article 13, Section 1 Add'l Lot Area Insufficient
Article 13, Section 1 Floor Area Ratio Excessive Article 13, Section 1 Usable Open Space Insufficient
Article 13, Section 1 Front Yard Insufficient Article 13, Section 1 Rear Yard Insufficient Article 13, Section 1 Bldg
Height Excessive (Stories) Article 23, Section 1 Off Street Parking Req Off Street Parking Insufficient
Purpose: Construct a new 3 story, Two Family Dwelling with new foundation. condo #1 on basement and 1st fl.,
condo #2 on 2nd & 3rd fl. Interior front stairs to all levels, circular staircase in rear from ground to 3 fl. interior
rear stairs to ground. each condo has 2 beds, 2 baths, kitchen, living/dining room, washer & dryer. [ZBA ePlan]

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to build a 3 story 2 family dwelling, which is reduced from the previous proposal.

Board Members asked about the unit sizes, spiral staircase 2nd egress, bedrooms in the basement, and building height.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, Senator Nick Collins, Councilor Flynn, and Councilor Essaibi-George are in support.

Documents/Exhibits: Building Plans.

Votes: Board member Erlich moved to approve with BPDA design review to eliminate rooms in the basement, Robinson seconded, the motion carried unanimously.



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Case: BOA-886016 Address: 882 South Street Ward 20 Applicant: Rick Ovesen
Article: Article 67 Section 11 Use Regulations Cannabis establishment, conditional
Purpose: Change Occupancy from 6 Apts, 2 Stores, Restaurant#36A to 6 Apts, Store, Restaurant#36A and adult use Cannabis Dispensary.

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to change occupancy to include a cannabis establishment

Board Members asked the size of the space, hours of operation, online delivery services, number of employees, and parking.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services spoke in support of the project. The Longfellow organization is in opposition.

Documents/Exhibits: Building Plans.

Votes: Board member Ligris moved to deny, the motion was not seconded and failed. Board member Barraza moved to approve with BPDA design review, Deveau seconded, the motion carried 6-1.

RECOMMENDATIONS: 11:30 AM

Case: BOA-1128151 Address: 138-138A D Street Ward: 6 Applicant: John H Melander
Articles: Article 68, Section 8 Side Yard Insufficient 1.0' < 2.9'min req'd (Narrow Lot) Article 68, Section 8 Floor Area Ratio Excessive 2.2 > 2.0max
Purpose: We're going to build additional living space above the basement to connect to the existing kitchen. Then we're going "finish" the already partially completed basement. The entire project is about extending living space to the property basement and first floor. [ePlan]

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with a proviso for BPDA design review and no building code relief



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Case:BOA-1141605 Address: 527 East Sixth Street Ward: 7 Applicant: Paul DiMagggio
Articles: Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient
Purpose: I am looking to replace a ground level deck with decks off of the 1st and 2nd levels. They will retain the same measurements as the ground level deck.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Case: BOA-1136073 Address: 377 K Street Ward: 7 Applicant: Matthew Price
Articles: Art 68 Sec 29 Roof Structure Restrictions Roof structures restricted district Art 68 Sec 8 Dim reg app in res sub dist Side yard setback requirement is insufficient Art. 68 Sec. 33 Off Street parking Req. Off street parking requirement is insufficient
Purpose: Addition of a rear 3rd floor master bedroom suite, as well as a 4th floor study and deck within the footprint of the existing building.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with a proviso for BPDA design review.

Case: BOA-1135403 Address: 15 Sedalia Road Ward: 16 Applicant: Brian Roberts
Articles: Art. 65 Sec. 9 Residential Dimensional Reg.s Front yard setback requirement is insufficient
Art. 65 Sec. 9 Residential Dimensional Reg.s Side yard setback requirement is insufficient
Purpose: Proposed front porch expansion and add new rear deck as per plans. Permit set to be submitted on ZBA approval.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with a proviso.

Case:BOA-1066044 Address: 10 Hale Street Ward: 18 Applicant: Kevin Zhang
Articles: Article 69 Section 8 Use Regulations in Res District Two family forbidden Article 69 Section 29 Off Street Parking & Loading Req Article 69 Section 9 Excessive f.a.r. Article 69 Section 9 Insufficient side yard setback Article 69 Section 9 Section 9.3 Location of main entrance
Purpose: Change occupancy from single family house to a Two family house.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with a proviso for BPDA design review.



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Case: BOA-1069183 Address: 16 Drury Road Ward: 18 Applicant: Hezekiah Pratt
Article: Article 69, Section 9 Side Yard Insufficient 7'; 8.75' min req'd for narrow lot.
Purpose: Build new addition. Renovate interior of house with new kitchen, bath, new walls, new finishes, new plumbing, heating, and plumbing. Work as per plans. Seeking ZBA relief.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval..

Case:BOA-1126081 Address: 220 Wood Avenue, Ward 18 Applicant: Harold Lee
Articles: Article 56, Section 40.2 Traffic Visibility Across Corner Article 56. Section 8 Side Yard Insufficient 5' < 10'min Article 56, Section 8 Floor Area Ratio Excessive 0.44 < 0.4max
Purpose: Construct 10' X 20' X 2 1/2' high rear closed in porch in existing single family dwelling [ePlan]

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.

Case: BOA-1136875 Address: 120 Woodard Road Ward: 20 Applicant: Thomas Stanley
Article: Article 69, Section 9 Rear Yard Insufficient
Purpose:Addition to home to add more living space, a bedroom, and a bathroom. [ePlan]

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with a proviso for BPDA design review.

Case: BOA-1124052 Address: 181 Maple Street Ward: 20 Applicant: Kendall Dacey
Articles: Article 56, Section 8 Front Yard Insufficient Article 56, Section 8 Side Yard Insufficient
Purpose: Single Family Building; adding front porch and rear addition to the existing building in order to create another bedroom and bathroom in the home. EPLAN

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to defer until March 18th, 2021.



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Case: BOA-1133312 Address: 199 Temple Street Ward: 20 Applicant: Michael R. Davis & Katherine McGuinness

Articles: Article 13, Section 3 Nonconformity to Dimen Req Side yard, lot width, lot frontage, lot area.

Article 56, Section 8 Rear Yard Insufficient Required: 30' Proposed: 8' (rear yard of Sherbrook St.) and 17.2' (rear yard of Temple St.) Article 56. Section 8 Side Yard Insufficient Required: 10' Proposed: 8' Article 56, Section 40.1 Conformity w Ex Bldg Alignment on Sherbrook St. (modal has not been provided)

Purpose: No change in use or occupancy. Construct a 1 story (plus basement) addition to a 2 ½ story residence. The proposed addition includes first floor master for owner to retire in their home. It's a typical pre existing non conforming residence; the modest addition will trigger dimensional violations. eplan > BOA

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with a proviso for BPDA design review.

Case: BOA-1128097 Address: 25 Sidley Road Ward:20 Applicant: John Roche AIA

Article: Article 56, Section 8 Side Yard Insufficient 7.8' avg < 10' min & nearest point 7.25' < 7.5 min.

Non-parallel rule

Purpose: Construct new 2nd floor addition over first floor extension. Renovation of existing kitchen, bathrooms, and attic space as per plans provided by architect. [ePlan]

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval with a proviso for BPDA design review.

Case: BOA- 1130420 Address: 1504 Centre Street Ward: 20 Applicant: Daniel A DiJohnson

Article: Article 67, Section 9 Floor Area Ratio Excessive

Purpose: Finish the currently unfinished basement extending the living space into the basement for unit number 1, adding 1 bathroom, living space, and relocating the washer/dryer to the basement.

Discussion/Vote: At the request of the Subcommittee, the applicant presented plans and described the proposed use in detail, stating the reasons for this appeal. Following a brief discussion regarding the violations, the Subcommittee voted to recommend approval.



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HEARINGS: 12:30 PM

Case: BOA-902883 Address: 829 Boylston Street Ward 5 Applicant: Sean O'Donovan
Article: Art. 08 Sec. 03 Conditional Uses Cannabis establishment is a conditional use in a B district.
Purpose: Change occupancy to include retail sales of Cannabis 1st floor.

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to add a retail cannabis establishment.

Board Members asked accessibility, and hours of operation.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, IBW 103, Neighbors, and the Back Bay Association spoke in support of the project.

Documents/Exhibits: Building Plans, numerous letters of support.

Votes: Board member Erlich moved to approve, Ligris seconded, the motion carried unanimously.



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Case: BOA-1120466 Address: 11 East Lenox Street Ward 8 Applicant: Scott Kirkwood
Articles: Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Bldg Height Excessive (Stories) Article 50, Section 29 Bldg Height Excessive (Feet) Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Front Yard Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Rear Yard Insufficient Article 50, Section 43 Off Street Parking & Loading Req Off Street Parking Insufficient Article 50, Section 43 Off Street Parking & Loading Req Off Street Loading Insufficient
Purpose: Erect 7 story (69') Type 4 multi family residential building with 34 apartments, amenity space and enclosed parking on vacant lot. [ZBA ePlan]

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to erect a 7 story multifamily residential with 34 dwelling units, with enclosed parking.

Board Members asked the unit breakdown, unit sizes, parking, commercial space, and ground floor amenities.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services spoke in support of the project.

Documents/Exhibits: Building Plans.

Votes: Board member Robinson moved to approve with BPDA design review (to look at the rear yard setback including the decks). Erlich seconded and the motion carried unanimously.

Case: BOA- 1133852 Address: 17A Forest Street Ward 8 Applicant: Suzette Collins
Article: Art. 10 Sec. 01 Limitation of off street parking areas Parking located less than 5ft from side lot line.
Purpose: Build a 2 space driveway. With a curve cut.

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to pave a driveway for 2 spaces and add a curd cut.

Board Members asked about the front yard parking.

Testimony: The Board then requested testimony from neighbors and elected officials. BTD says configuration results in front yard parking.

Documents/Exhibits: Building Plans.

Votes: Board member Erlich moved to deny, Robinson seconded, and the motion carried unanimously to deny.



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Case: BOA-1137184 Address: 3 Cedar Street Ward 9 Applicant: John M. Langone & Lauren Langone
Articles: Article 50 Section 26 Establish of Res. Subdistricts Insufficient usable open space per unit (650 Sf/unit free from motor vehicle traffic) Art. 10 Sec. 01 Limitation of parking areas 5' Buffer requirements
Purpose: There is a driveway with no curb cut right now that I want to put 2 parking spaces on. I already have the engineer designed plan and the approval from Abi Alemu, Principal Civil Engineer from Boston, to move forward.

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to legalize the driveway that was already constructed.

Board Members asked the number of cars parking.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, Councilor Janey, and Councilor Essaibi-George spoke in support of the project. BTB says the sizes are standard and the front yard parking was created with 3 spaces.

Documents/Exhibits: Building Plans.

Votes: Board member Robinson moved to approve, Barraza seconded, and the motion carried unanimously.

Case: BOA- 1131581 Address: 8 Robeson Street Ward 11 Applicant: Andrew Litchfield
Articles: Article 55, Section 9 Add'l Lot Area Insufficient 4062sqft < 5000sqft req'd Article 55, Section 9 Floor Area Ratio Excessive 1.2 > 0.7max Article 55, Section 9 Usable Open Space Insufficient 1319sqft < 2200sqft req'd Article 55, Section 40 Off Street Parking & Loading Req 2 provided < 3 req'd plus maneuverability
Purpose: Renovation to an existing 2 family to add one unit, add dormers and extend living space to the basement. The project will add a sprinkler system at all levels. [ePlan]

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to change a 2 family to a 3 family with addition of dormers and extend into the basement.

Board Members asked the size of the units, basement ceiling height, use of the basement space, and utilities.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, Councilors O'Malley, Essaibi-George, and abutters spoke in support of the project. BTB also gave their support for the project.

Documents/Exhibits: Building Plans.

Votes: Board member Robinson moved to approve with the following provisions: 1) limit unit 1 to 3 bedrooms, 2) increase size of the light well, 3) BPDA design review. Ligris seconded the motion, and it was carried unanimously.



City of Boston
Board of Appeal

Case: BOA- 1121088 Address: 31 Wabon Street Ward 12 Applicant: Stephen Siuda

Articles: Article 50 Section 29 Insufficient lot size 5,000 sf req. Article 50 Section 29 Insufficient additional lot area 2,500sf/unit >2 req. Article 50 Section 29 Insufficient lot width 50' req Article 50 Section 29 Insufficient lot frontage 50' req. Article 50 Section 29 Excessive F.A.R. .8 max. allowed Article 50 Section 29 Insufficient Usable open space 650sf/unit req. Article 50 Section 29 Front yard setback 20' min req. /Modal alignment Article 50 Section 29 Insufficient side yard setback 10' min. req. Article 50, Section 43 Off Street Parking & Loading Req Access/Maneuvering areas

Purpose: New 4 story building with 6 4 residential units, 2 on the first level, 2 on the second level and two duplex units located on levels 3 and New three story, three family dwelling to include four off street parking spaces with easement access via 33 Wabon Street per revised plans submitted (U491109608 filed) * Modified 9.8.20

Discussion/Vote: The applicant requested a deferral from the Board. The Board voted unanimously to defer this until March 30th, 2021 12:30pm.

Case: BOA-1135948 Address: 33 Wabon Street Ward 12 Applicant: Stephen Siuda

Article: Art. 09 Sec. 02 Nonconforming Use Change < 25% conditional (open space reduction)

Purpose: Create an 20' access easement for pedestrian and motor vehicle use to pass and re-pass from 33 Wabon to 31 Wabon St. (4 Parking Spaces) Application filed in conjunction with ERT1006848.

Discussion/Vote: The applicant requested a deferral from the Board. The Board voted unanimously to defer this until March 30th, 2021 12:30pm.

Case: BOA-1122790 Address: 8 Ashton Street Ward 14 Applicant: Peter Vanko

Articles: Article 60, Section 41.1 Conformity Ex Bldg Alignment Article 60, Section 8 Use: Forbidden 6 family use Article 60, Section 9 Lot Area Insufficient Required: 6,000 sqft Proposed: 5,100 sqft Article 60, Section 9 Add'l Lot Area Insufficient Required: 18,000 sqft Proposed: 5,100 sqft Article 60, Section 9 Floor Area Ratio Excessive Max. allowed: 0.8 Proposed: 1.58 Article 60, Section 9 Bldg Height Excessive (Feet) Max. allowed: 35' Proposed: 39' 9" Article 60, Section 9 Usable Open Space Insufficient Required: 3,600 sqft Proposed: + 1,000 sqft Article 60, Section 9 Rear Yard Insufficient Required: 22.5' Proposed: + 10'

Purpose: Erect new (6) family building with parking below grade. Provide (2) accessible units accessed via wheelchair lift (pending MAAB variance).

Discussion/Vote: The applicant requested a deferral from the Board. The Board voted unanimously to defer this until March 23rd, 2021 12:30pm.



City of Boston
Board of Appeal

Case: BOA-1117723 Address: 32 Norwood Street Ward 16 Applicant: Edward Ahern
Articles Article 65, Section 16 Floor Area Ratio Excessive Article 65, Section 41 Off Street Parking & Loading
Req Off Street Parking Insufficient
Purpose: Erect eight unit residential dwelling on 6439 sq ft lot. ZBA

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to add 4 story building with 8 units.

Board Members asked about the access to the roof structure, and the roof decks.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, Councilor Baker, and Councilor Essaibi-George spoke in support of the project.

Documents/Exhibits: Building Plans.

Votes: Board member Erlich moved to approve with BPDA design review. Ligris Recused, Robinson seconded, and the motion carried unanimously.



City of Boston
Board of Appeal

Case: BOA-1122360 Address: 1700 Dorchester Avenue Ward 16 Applicant: Patrick Mahoney Esq
Articles: Article 65, Section 9 Lot Area for Additional Dwelling Units Insufficient Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Building Height Excessive Article 65, Section 9 Building Height (# of Stories) Excessive Article 65, Section 9 Usable Open Space Insufficient Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient Article 65, Section 41 **Off Street Parking & Loading Req Off Street Parking Insufficient Article 65, Section 41 **Off Street Parking & Loading Req Off Street Loading Insufficient
Purpose: Erect a new 4 story, 25 Unit Residential building on combined lots. See ALT1114515 to combine lots. This ERT to be filed in conjunction with 1710 Dorchester Avenue see ERT1114527 to erect an 11 Unit Residential building. Both under Article 80 Small Project review. Construction documents to be submitted upon ZBA approval.

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to erect a 4 story 24 unit building with commercial space and a 4 story 11 unit building.

Board Members asked about the roof deck, unit sizes and bedroom counts, and commercial space.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, Ashmont main street association, the carpenters union, and an abutter spoke in support of the project. One abutter spoke in opposition.

Documents/Exhibits: Building Plans.

Votes: Board member Erlich moved to approve with BPDA design review, Robinson seconded, the motion carried unanimously.



City of Boston
Board of Appeal

Case: BOA-1122400 **Address:** 1710 Dorchester Avenue Ward 16 **Applicant:** Patrick Mahoney, Esq
Articles: Article 65, Section 9 Lot Area for Additional Dwelling Units Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Building Height Excessive Article 65, Section 9 Building Height (# of Stories) Excessive Article 65, Section 9 Usable Open Space Insufficient Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient Article 65, Section 41 Off Street Parking & Loading Req Off Street Parking Insufficient
Purpose: Erect a new 4 story, 11 Unit Residential building as per plans. This ERT to be filed in conjunction with 1700 Dorchester Ave. see ERT1114525 to erect a 25 Unit Residential building. Both under Article 80 Small Project review. Construction Documents to be submitted upon ZBA approval.

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to erect a 4 story 24 unit building with commercial space and a 4 story 11 unit building.

Board Members asked about the roof deck, unit sizes and bedroom counts, and commercial space.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, Ashmont main street association, the carpenters union, and an abutter spoke in support of the project. One abutter spoke in opposition.

Documents/Exhibits: Building Plans.

Votes: Board member Erlich moved to approve with BPDA design review, Robinson seconded, the motion carried unanimously.



City of Boston
Board of Appeal

Case: BOA-1137713 Address: 375 Cummins Highway Ward 18 Applicant: A Limited Liability Company, LLC
Articles: Article 69, Section 8 Use: Forbidden 49 units use: Forbidden Article 69, Section 9 Floor Area Ratio Excessive Max. allowed (1F): 0.5 Proposed: 1.27 Article 69, Section 9 Bldg Height Excessive (Feet) Max. allowed: 35' Proposed: 67' Article 69, Section 9 Usable Open Space Insufficient Required: 88,200 sqft Proposed: 21,413 sqft Article 69, Section 30.1 Conformity Ex Bldg Alignment there are 3 buildings in the same lot to provide a modal street calculation Article 69, Section 9 Rear Yard Insufficient Required: 40' Proposed: 36' 4" Article 69 Section 29 Off Street Parking & Loading Req Spaces required: 98 Proposed: 21 (as per plans) Article 69, Section 9 Bldg Height Excessive (Stories) Max. allowed: 2.5 Proposed: 6
Purpose: Seeking to combine Parcel ID 1807324000, Parcel ID 1807233000, and a piece of land formerly known as Wilmont Street to create one new parcel with a total area of 39,106 square feet to be known as 375 Cummins Highway. Also, to erect a six story building with 49 dwelling units and 61 parking spaces.

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to add a 6 story, 49 unit dwelling with 61 parking spaces.

Board Members asked the floor plan, roof decks, and access and egress.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, abutters, the carpenters union, and BPDA spoke in support of the project. An abutter spoke in opposition to the project.

Documents/Exhibits: Building Plans, numerous letters of support.

Votes: Board member Robinson moved to approve with BPDA design review. Ligris recused, Deveau seconded, and the motion carried unanimously.



City of Boston
Board of Appeal

Case: BOA- 1069852 Address: 66 Pershing Road Ward 19 Applicant: Carol Marsh

Article: Art.55 Sec 9 Excessive F.A.R.

Purpose: Demolish existing garage, add new garage attached to house with new mudroom, finishing living area in basement, renovate kitchen, renovate bedroom, extend existing dormers to create additional third floor space (Full permit fee to be paid at time of issuance Nominal Fee requested after intake.)

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to extend the living space to the basement. The rear garage with a mudroom has been removed from the proposal.

Board Members asked the basement ceiling height and the floor to window well height.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, and Councilor Essaibi-George spoke in support of the project.

Documents/Exhibits: Building Plans.

Votes: Board member Erlich moved to approve, Barraza seconded, and the motion carried unanimously.



City of Boston
Board of Appeal

Case: BOA-897294 Address: 76 Turner Street Ward 22 Applicant: 76 Turner, LLC

Articles: Art. 51 Sec. 09 Lot area for the add'l dwelling units is insufficient Art. 51 Sec. 09 Floor area ratio is excessive Art. 51 Sec. 09 Usable open space is insufficient Art. 51 Sec. 09 Front yard setback is insufficient Art. 51 Sec. 09 Rear yard setback is insufficient Art. 51 Sec. 41 Driveway providing off street parking access cannot be less than 10 ft. Parking access driveway cannot be less than 10ft wide Art. 51 Sec. 56 Off street parking requirements Off street parking requirement is insufficient

Purpose: To change occupancy from a single family dwelling to a three family dwelling. Also to add a rear addition, dormers, and complete interior renovations. With 3 parking spaces.

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to change a 1 family to a 3 family, add a rear addition with dormers and 3 parking spaces.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, Councilor Breadon, and multiple abutters spoke in support of the project.

Documents/Exhibits: Building Plans.

Votes: Board member Erlich moved to approve with BPDA design review, Ligris recused, Robinson seconded the motion, the motion carried unanimously.

RE-DISCUSSIONS: 1:00 PM

Case: BOA-1019225 Address: 16 Cottage Street Ward 1 Applicant: Norberto Perez

Articles: Article 27T 5East Boston IPOD Applicability Article 53 Section 9# of allowed stories exceeded Article 53 Section 9 max allowed height exceeded Article 53 Section 9 Excessive F.A.R. Article 53 Section 9 Insufficient rear yard setback Article 53, Section 52Roof Structure Restrictions

Purpose: Seeking to add a rear addition and a fourth story addition. Also, to add a roof deck.

Discussion/Vote: The applicant requested a deferral, the Board granted one unanimously, this was deferred until March 30th, 2021 at 12:30.

Case: BOA-1019227 Address: 18 Cottage Street Ward 1 Applicant: Norberto Perez

Articles: Article 27T 5East Boston IPOD Applicability Article 53, Section 52 Roof Structure Restrictions Article 53 Section 9 # of allowed stories exceeded Article 53 Section 9 Max allowed height exceeded Article 53 Section 9 Excessive F.A.R. Article 53 Section 9 Insufficient rear yard setback

Purpose: Seeking to add a rear addition and a fourth story addition. Also, to add a roof deck.

Discussion/Vote: The applicant requested a deferral, the Board granted one unanimously, this was deferred until March 30th, 2021 at 12:30.



City of Boston
Board of Appeal

Case: BOA-1080462 Address: 88R White Street Ward 1 Applicant: 88 White Street, LLC

Articles: Article 53, Section 9 Rear Yard Insufficient Article 53, Section 56 Off Street Parking & Loading Req Off Street Parking Insufficient Article 53, Section 52Roof Structure Restrictions Article 27T 5East Boston IPOD Applicability

Purpose: Seeking to change the occupancy from a single family dwelling to a two family dwelling. Also, to renovate the building, including a two story side addition. This will be one of two dwellings on one lot. [ZBA ePlan].

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to change a 1 family to a 2 family and build a 2 story addition.

Board Members asked if they had been to the Board in the past.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services and an abutter spoke in support of the project. Multiple abutters spoke in opposition.

Documents/Exhibits: Building Plans.

Votes: Board member Ligris moved to approve with BPDA design review. Fortune seconded, it was voted on 4-3, the motion failed, and the project was denied.



City of Boston
Board of Appeal

Case: BOA-1043407 Address: 132 Marginal Street Ward 1 Applicant: Angelo Scippa

Article(s): 53(53-8) 53(53-9: Lot area for the add'l units is insufficient, Floor area ratio is excessive, Required height is excessive (stories), Required height is excessive (ft), Required front yard setback is insufficient, Required side yard setback is insufficient, Required rear yard setback is insufficient & Usable open space is insufficient) 53(53-56) 53(53-53-57) 27T(27T-5)

Purpose: Combine parcel 0104590000 of 2813 sf with parcel 0104591000 of 2813sf to create new lot of 5626 sf to be known as 132 Marginal Street and erect a new 6 Unit apartment building with two units per floor.

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to erect a 6 unit residential dwelling.

Board Members asked about the separation of buildings, parking, basement, and the amount of buildings on the lot.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, Councilors Flaherty, Essaibi-George, Edwards, and the JP Neighborhood Association are in opposition.

Documents/Exhibits: Building Plan, letters of support, letters of opposition.

Votes: Board member Erlich moved to deny the project, Robinson seconded, the motion carried 5-2.



City of Boston
Board of Appeal

Case: BOA-1029221 Address: 837 Saratoga Street Ward 1 Applicant: 22 Jerome Street, LLC
Article(s): 10(10-1) 53(53-8) 53(53-8) 53(53-52) 53(53-56) 53(53-9: Add'l lot area insufficient, Floor area ratio excessive, Bldg height excessive (stories), Bldg height excessive (feet), Usable open space insufficient, Side yard insufficient & Rear yard insufficient)
Purpose: Change of Occupancy from Three-Family Dwelling to Multi-Family Dwelling (8 units). Erect rear addition and fourth-story addition. Propose (6) spaces.

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to change a 3 family to a 6 units erecting a 4 story addition, with a mix of 1, 2, and 3 bedrooms.

Board Members asked about where the additional units are going, is there a roofdeck, and would there be any basement living space.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, and Councilor Edwards, are in support.

Documents/Exhibits: Building Plans, letters of support.

Votes: Board member Erlich moved to approve with BPDA design review, Deveau seconded, the motion was approved unanimously.

Case: BOA-1060119 Address: 30 Mayfield Street Ward 13 Applicant: John Roche AIA
Articles: Article 65, Section 8 Use Regulations Executive Suites Use: Forbidden Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Usable Open Space Insufficient Article 65, Section 9 Side Yard Insufficient
Purpose: Change of Occupancy from single family home to 3 executive suites. Extend living space into the basement. Add kitchens second and third floor plans. Construct new dormers. Install sprinkler/fire alarm system per plans

Discussion: At the request of the board, the applicant presented plans and described the proposed project in detail to change to 3 executive suites and extend into the basement.

Board Members asked about the length of stay, how will it be managed, and will the basement have bedrooms.

Testimony: The Board then requested testimony from neighbors and elected officials. The Mayor's Office of Neighborhood services, and Councilor Essaibi-George spoke in support.

Documents/Exhibits: Building Plans.

Votes: Board member Robinson moved to approve with a proviso, the motion did not carry, the project was denied.



City of Boston
Board of Appeal

Case: BOA-958462 Address: 18 Euclid Street Ward 17 Applicant: Chris Abner

Article(s): 65(65-42.2) 65(65-42.3) 65(65-9: Max. allowed height exceeded, Insufficient lot size, Insufficient additional lot area per dwelling unit, Excessive F.A.R, # of allowed stories Exceeded & Insufficient open space per unit)

Purpose: Confirm occupancy as single family. Change of occupancy to a three-family dwelling. Construct addition for two units onto existing structure per attached drawings. ZBA

Discussion/Vote: Board member Erlich moved to deny without prejudice, Deveau seconded, the motion carried unanimously.

Case: BOA-1076707 Address: 24 Gardenside Street Ward 19 Applicant: John D Barry, Esq

Articles: Article 67 Section 32 Off Street Parking & Loading Req Off street parking is insufficient Article 67, Section 8 Use: Forbidden 3 Family is a Forbidden use in a 2F 5000 Sub district Article 67, Section 9 Lot Area Insufficient Article 67, Section 9 Floor Area Ratio Excessive Article 67, Section 9 Bldg Height Excessive (Stories) Article 67, Section 9 Usable Open Space Insufficient Article 67, Section 9 Side Yard Insufficient

Purpose: Confirm occupancy as 2 family and change to 3 family. Add 3rd unit to existing 2 family via roof dormers.

Discussion/Vote: Board member Fortune moved to deny without prejudice, Erlich seconded, the motion carried unanimously.

Case: BOA-1012008 Address: 190R Washington Street Ward 21 Applicant: Peter Ofman Article(s): Art. 10 Sec. 01 ** Limitation of off street parking areas 1 Parking space located on the front yard Article 51 Section 9.4 Dim Reg: Location of Main Entrance Article 51, Section 56. Off-Street Parking & Loading Req 51.56.5 Design Article 51, Section 9 Lot Area Insufficient Required: 5,000sqft Proposed: 4,104 sqft Article 51, Section 9 * Front Yard Insufficient Required: 20' Proposed: 7.6' Article 51, Section 9 **** Rear Yard Insufficient Required: 30' Proposed: 6.3' Purpose: Erect a new single family 2-1/2 feet story detached dwelling. Propose two (2) off-street parking. ZBA**

Discussion/Vote: The applicant was a no show. Board member Fortune moved to deny without prejudice, Ligris recused, Erlich seconded the motion and it carried unanimously.



City of Boston
Board of Appeal

**STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775**

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**HANSY BETTER BARRAZA
EDWARD DEVEAU**

For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to https://www.municode.com/library/ma/boston/codes/redevelopment_authority.

For a video recording of the January 26, 2021 Board of Appeal Hearing please go to: https://www.cityofboston.gov/cable/video_library.asp.