



City of Boston
Board of Appeal

REVISED

9:32 am, Aug 08, 2025

Tuesday, August 12, 2025

BOARD OF APPEALS

City Hall Room 801

HEARING AGENDA

Revised Agenda

Please be advised of the following appeals to be heard on August 12, 2025 beginning at **9:30 am** and related announcements.

All matters listed on this August 12, 2025 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The August 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/ZBATuesHearings2025>. You may also participate by phone by calling into the Zoom Webinar at **(301) 715 8592** and entering the Webinar ID: 857 3265 6216 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/August122025ZBAComments> 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/August122025ZBAComments> 617-635-4775, or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the Zoom Webinar Event from 8:30 AM to 9:30 AM 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



City of Boston
Board of Appeal

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 8:30am 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 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

APPROVAL OF THE HEARING MINUTES: 9:30AM
July 24, 2025 and July 29, 2025

EXTENSIONS: 9:30AM

Case: BOA-1247948 Address: 80-104 West Broadway Ward 6 Applicant: Daniel Manning

Case: BOA- 1396206 Address: 43 South Bremen Street Ward 1 Applicant: Rachael Fuchs, DHI Construction & Design

Case: BOA-1159113 Address: 693 Cummins Highway Ward 18 Applicant: Vernon Woodworth

Case: BOA-1459116 Address: 770 Gallivan Blvd Ward 16 Applicant: Mitch Thompson

Case: BOA-1338631 Address: 539-553 East Broadway Ward 6 Applicant: George Culotta

Case: BOA-1035609 Address: 820 William T Morrissey Blvd Ward 16 Applicant: Kelly Frey

Case: BOA-1405496 Address: 834 East Fourth Street Ward 6 Applicant: George Morancy, ESQ

Case: BOA-1405494 Address: 836 East Fourth Street Ward 6 Applicant: George Morancy, ESQ



City of Boston
Board of Appeal

Case: BOA- 947520 Address: 121 Brookside Avenue Ward 11 Applicant: Andrew Kara, ESQ

Case: BOA-1337665 Address: 596 East Seventh Street Ward 7 Applicant: George Morancy, ESQ

Case: BOA-1444863 Address: 272-276 Hyde Park Avenue Ward 19 Applicant: Juan Rojas

Case: BOA-878714 Address: 72 Dresser Street Ward 6 Applicant: Matthew Eckel, ESQ

Case: BOA-1287036 Address: 1759-1763 Washington Street Ward 9 Applicant: Marc LaCasse, ESQ

Case: BOA-1270458 Address: 525 East Broadway Ward 6 Applicant: Marc LaCasse, ESQ

Case: BOA-1246894 Address: 135 Dudley Street Ward 12 Applicant: Timothy Fraser, ESQ

Case: BOA-1246900 Address: 145 Dudley Street Ward 12 Applicant: Timothy Fraser, ESQ

Case: BOA-1291555 Address: 18 Bichcroft Road Ward 18 Applicant: Said Ennaya

Case: BOA-1406478 Address: 84 Park Street Ward 16 Applicant: Vu Huynh

BOARD FINAL ARBITER: 9:30AM

Case: BOA-1486207 Address: 28 Clifton Street Ward 8 Applicant: Derric Small, ESQ

Case: BOA-1501503 Address: 30 Clifton Street Ward 8 Applicant: Derric Small, ESQ

GROUNDWATER CONSERVATION OVERLAY DISTRICT: 9:30AM

Case: BOA-1723649 Address: 140 Putnam Street Ward 1 Applicant: Malcolm Barber

Article(s) Art. 32 Sec. 04 GCOD Applicability

Purpose : Converting an existing single family into a two family, renovating the existing house, adding a rear addition and decks, and a 3rd floor addition.

HEARINGS: 9:30AM

Case: BOA-1534942 Address: 10 Bremen Street Ward 1 Applicant: 10 Bremen Street, LLC

Article(s) Art. 32 Sec. 04 GCOD Applicability Art. 53, Section 56 Off-Street Parking Insufficient

Art. 53, Section 8 Use: Forbidden MFR - Forbidden Article 27T - 5 East Boston IPD Applicability Article 53, Section 52 Roof Structure Restrictions Article 53, Section 9 Lot Area Insufficient Article 53, Section 9 Add'l Lot Area Insufficient Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Bldg Height Excessive (Feet) Article 53, Section 9 Usable Open Space Insufficient Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient Article 9, Section 2 Change in Non-Conforming Use

Purpose : Change occupancy from Retail & Office to Office on first level and six (6) Residential Units above with Roof Deck, as per plans. Scope includes erecting a 2 story vertical addition, new stair towers with penthouses, and updates to life safety.

Case: BOA- 1710785 Address: 22 Monument Square Ward 2 Applicant: Rose Locke

Article(s) Article 62, Section 7 Usable Open Space Insufficient

Purpose : No work or changes are needed. The curb cut and parking have been in existence for many, many years. We are requesting to legalize the existing use.



City of Boston
Board of Appeal

Case: BOA- 1703445 Address: 100 Huntington Avenue Ward 4 Applicant: Jeffrey Drago, ESQ

Article(s) Article 11, Section 2 On Premise Signs in Non Residential Districts

Purpose : Proposing to affix two separate advertisement decal windowscapes, one on each side of the pedestrian skybridge located over Huntington Avenue; each signage to be 60 ft wide by 8 ft high; no proposed illumination or lighting; no proposed structures to be built

Case: BOA-1723832 Address: 1260 Boylston Street Ward 5 Applicant: The Bon Marr LLC

Article(s) Article 66, Sec. 14 Use Regs in Business Large take out restaurant use: Conditional.

Purpose : Change of occupancy: New take out restaurant buildout for "Wonder" on ground level, first generation tenant in new commercial space. Work includes associated MEP and FA/FP work.

Case: BOA-1660636 Address: 202 West First Street Ward 6 Applicant: First Street Distillers LLC

Article(s) Article 68, Section 13 Use Regulations Bar with Live Entertainment - Forbidden

Article 68, Section 13 Use Regulations Restaurant with Live Entertainment after 10:30pm - Conditional

Article 68, Section 13 Use Regulations Take-Out (Large) - Forbidden Article 68, Section 13 Use Regulations

Local Retail - Conditional Article 68, Section 13 Use Regulations Outdoor Patio (Accessory Outdoor Café) - Forbidden

Purpose : Combine Parcels: 060277001, 0602776010, & 0602776001. Change of occupancy to Bar and Restaurant with Live Entertainment and take out, and outdoor patio. The proposed project entails renovation of existing structures and the combination lots of 202 West First Street and 304 C Street. The combination will create two stories of Bar/Restaurant with live entertainment and takeout, and outdoor patio space for standing & seating. No exterior additions included in this permit. This application is submitted in conjunction with ALT1655366 to combine lots and share scope of work.

Case: BOA-1676246 Address: 598R East Seventh Street Ward 7 Applicant: Reginald Woods

Article(s) Article 68, Section 8 Add'l Lot Area Insufficient Article 68, Section 8 Rear Yard Insufficient

Article 68, Section 8 Front Yard Insufficient Article 68, Section 8.3 Dim Regs: Location of Main Entrance

Art. 68 Sec. 33 Off Street parking Req.

Purpose : Confirm occupancy as a one family and change to a three family dwelling and erect an addition and Install fire sprinkler system as per plans.

Case: BOA-1672787 Address: 72 Buttonwood Street Ward 7 Applicant: Harold Raywood,

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

Article 65, Section 9 Usable Open Space Insufficient Article 65, Section 9 Floor Area Ratio Excessive

Purpose : Addition of new construction one bedroom duplex unit to rear of existing two family.

Case: BOA- 1652955 Address: 85 Centre Street Ward 11 Applicant: Jeffrey Drago, ESQ

Article(s) Art. 50, Section 28 Use: Forbidden Multifamily Article 50, Section 29 Add'l Lot Area Insufficient Min.

required: 20,000 sqft Proposed: 6,089 sqft Article 50, Section 29 Floor Area Ratio Excessive Max. allowed: 0.8

Proposed: 2.38 Article 50, Section 29 Bldg Height Excessive (Stories) Max. allowed: 3 Proposed: 5

Article 50, Section 29 Bldg Height Excessive (Feet) Max. allowed: 35' Proposed: 55' 4"

Art. 50 Sec. 29 Usable open space insufficient Min. required: 6,500 sqft Article 50, Section 29 Side Yard Insufficient

Min. required: 10' Proposed: 5.9' (R) Aggregate required: 15' Proposed: insufficient (R) Article 50, Section 29 Front

Yard Insufficient Min. required: 20' Proposed: 5' Article 50, Section 29 Rear Yard Insufficient Min. required: 30'

Proposed: 13' 10 3/4" Art. 50 Sec. 36 Neighborhood Design Overlay District Art. 50 Sec. 44.2 Existing Bldg Alignment

Land surveyor didn't provide a street modal calculation to verify its compliance. Art. 50 Sec. 43 Off street parking

insufficient Min. spaces required: 10 Proposed: 8

Purpose : To erect a new residential building with 10 units and 8 parking spaces. Demolition of existing building under SF:# Two lots being combined under ALT1534326 and ALT1534323



City of Boston
Board of Appeal

Case: BOA-1721513 Address: 756-762 Adams Street Ward 16 Applicant: Maria Blasi

Article(s) Article 65, Section 15 Use: Forbidden

Purpose : Change occupancy to add live entertainment after 10:30 pm to the restaurant use. All other occupancies to remain the same restaurant with takeout and live entertainment after 10:30 pm, retail, and professional office.

Case: BOA- 1699703 Address: 1700 Dorchester Avenue Ward 16 Applicant: An Le

Article(s) Art.65 Sec. 8 Use: Forbidden Large Take out Restaurant Forbidden

Purpose : Change occupancy from Office to Bubble Tea Shop and build 4 partitions in service area, sheet rock and wood panel paint to finish, ceramic tiles. Related to SF1678494.

Case: BOA- 1700951 Address: 94 Lyall Terrace Ward 20 Applicant: Ivan Hernandez

Article(s) Art. 56 Sec. 08 Floor Area Ratio excessive Art. 56 Sec. 08 Rear Yard Insufficient Article 56. Section 8 Side Yard Insufficient

Purpose : Construct a single story addition at rear of existing dwelling per plans.

Case: BOA- 1703386 Address: 26 North Crescent Circuit Ward 22 Applicant: Haosheng Zhang

Article(s) Article 51, Section 56 Off-Street Parking & Loading Req Per Article 51, Section 51-56.4.a: Off-street parking and loading spaces shall not be located in any part of a landscaped area required by this Article or in any part of a Front Yard.

Purpose : convert the existing landscape into a parking space in front of the house. To correct violation.

HEARINGS: 11:00 AM

Case: BOA-1705492 Address: 274-276 Sumner Street Ward 1 Applicant: Andry Rezende

Article(s) Art. 53 Sec.25 Roof Structure Restrictions ARTICLE 53; SECTION 53 5Dimensional Regulations (Table F) Insufficient side yard Article 9, Section 1Extension of Nonconforming Building

Purpose : Existing stairway with three decks, extending stairway for access to new roof deck.

Case: BOA- 1731977 Address: 335-347 Harrison Avenue Ward 3 Applicant: UDR 345 Harrison LLC

Article(s) Article 64, Section 15 Use Regulations Restaurant with live entertainment, operating before/after 10:30 p.m. Conditional

Purpose : Change occupancy to include live entertainment to restaurant.

Case: BOA-1709303 Address: 47 Jersey Street Ward 5 Applicant: Artin Kouyoumdjan

Article(s) Article 66, Section 11Use Regulations in NDA Mobil restaurant Take out use Conditional

Purpose : Mobile restaurant parked on property on jersey street per plot plan. Clarification: Proposed Mobile takeout restaurant set up with picnic tables for sitdown within private lot located on the corner of Jersey and Van Ness street in front of the present container per plot plan. Owner of lot has agreed to provide needed restrooms as noted on the submitted documents for this filing.

Case: BOA- 1709380 Address: 6 Gifford Place Ward 7 Applicant: Anthony Mon

Article(s) Article 68, Section 8 Rear Yard Insufficient Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Front Yard Insufficient Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 8 Floor Area Ratio Excessive Art. 68 Sec. 33 Off Street parking Req. Article 68, Section 8 Add'l Lot Area Insufficient

Purpose : Combine lots located at 6 Gifford Place and 8 Gifford Place. Erect an addition and occupancy from 3 family to 5 residential units as per plans including MEP and sprinkler.



City of Boston
Board of Appeal

Case: BOA- 1730722 Address: 156-162 Blue Hill Avenue Ward 13 Applicant: Luis Santana

Article(s) Art. 09 Sec. 02 Nonconforming Use Change Art. 50 Sec. 29 Dimensional Requirements Insufficient additional lot area per unit Art. 50 Sec. 29 Dimensional Requirements Excessive f.a.r. Art. 50 Sec. 29 Dimensional Requirements Insufficient open space per unit Art. 50 Sec. 29 Dimensional Requirements Insufficient side yard setback Art. 50 Sec. 43 Off street parking insufficient Art. 50 Sec. 43 Off street parking requirements Design (size of spaces)

Purpose : addition approx. 52'x 75' 2 story to existing 1 story (Restaurant #36a, 37, 38 and retail store) and change use to Rest. w/takeout (#36a, 37, 38) and 8 dwelling units, 4 units on 2nd floor & 4 units on 3rd floor. Combine parcels 382000, 383000, 384000 156, 158A 162 Blue Hill Av & 1 3 Julian St. total area 6,787 sf Parcels 382 &383 previously combined under LF3704 98 & LF3705 98

Case: BOA- 1613738 Address: 33 Crescent Avenue Ward 13 Applicant: James Christopher

Article(s) Art.65 Sec. 8 Use: ForbiddenMulti Family Dwelling Forbidden Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Lot Area Insufficient Article 65, Section 41Off Street Parking Regulations Article 65 Section 42.3Traffic Visibility Across Corner

Purpose : Erect a new 3 story, 9 unit, residential building with 6 off street garaged parking spaces. Building features front & rear balconies. Raze existing 2 family building under separate permit.

Case: BOA- 1725055 Address: 571B Washington Street Ward 17 Applicant: Rebecca Ruenberg-CANNABIS

Article(s) Article 65, Section 15 Use: ConditionalFootnote #25 to Table B states: "Cannabis Establishment, provided that any cannabis establishment shall be sited at least one half mile or 2,640 feet from another existing cannabis establishment and at least 500 feet from a pre existing public or private school providing education in kindergarten or any of grades 1 through 12. Distances shall be determined from the nearest lot line of the proposed establishment to the nearest lot line of an existing establishment or school. Use approval shall be applicable to the applicant only."

Purpose : Change of occupancy from a cannabis establishment (recreational retail only) to a newly tenanted cannabis establishment (marijuana retailer, delivery operator, and delivery courier). NO CONSTRUCTION PROPOSED.

Case: BOA-1730351 Address: 14 Cheryl Lane Ward 18 Applicant: John Pulgini, ESQ

Article(s) Article 69, Section 8 Use: ForbiddenTwo Family is Forbidden in a 1F 9000 Sub District Article 69, Section 9 Floor Area Ratio Excessive Article 69, Section 9 Side Yard Insufficient Article 69, Section 9 Rear Yard Insufficient Art. 69 Sec. 9 Location of Main EntranceEntrance to new unit must face the front lot line

Purpose : build a (576 sq feet) addition in the rear of our single family to convert to a 2 family home.

Case: BOA-1735554 Address: 71 Davison Street Ward 18 Applicant: 71 Davison, LLC

Article(s)Article 69, Section 30.1 Conformity Ex Bldg AlignmentFront & side yards are conforming with Existing Building Alignments.(Narrow Lot) Article 69, Section 9 Lot Area InsufficientApplicant will need to seek relief for the required Lot Area of 5000 sq. ft.. Requested Sub division will leave lot area of 4249 sq. ft.

Article 69, Section 9 Usable Open Space InsufficientApplicant will need to seek relief for Usable Open Space Insufficient per unit. Art. 69 Sec. 29.5 Off St.Prk'g:DesignApplicant will need to seek relief for for the number of required parking spaces required. Article 69, Section 9 Rear Yard InsufficientApplicant will need to seek relief for the Rear yard setback due to the sub division.

Purpose : We will to divide 71 Davison St into two lots.Existing structure to be used as a two family. The current lot is 8832 sqft with a single existing family. After we divide the single family will be on a lot with 4249 sqft. The new empty lot will be 4583 sqft. We will submit a second application for building a new 2 family on the empty lot.



City of Boston
Board of Appeal

Case: BOA-1735552 Address: 88 Pierce Street Ward 18 Applicant: 71 Davison, LLC

Article(s) Article 69, Section 9 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area of 4583 SQ FT. not the required 5,000 SQ FT. Art. 69 Sec. 09 Dimensional Reg. Applicant will need to seek relief for Additional Lot Area for each Additional Dwelling Unit. Article 69, Section 9 Lot Width Insufficient Applicant will need to seek relief for Insufficient Lot Width 45' (feet) not the required 50' (feet). Article 69, Section 9 Lot Frontage Insufficient Applicant will need to seek relief for Insufficient lot frontage of 45' (feet) not the 50' (feet) as required. Article 69, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (FAR) of .91 not the required .5 Article 69, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for Insufficient Usable Open Space of 1,007 SQ FT. per dwelling unit not the required 1750 SQ FT. Article 69, Section 9 Side Yard Insufficient Applicant will need to seek relief for Insufficient Side Yard set back. Article 69, Section 9 Rear Yard Insufficient Applicant will need to seek relief for insufficient rear yard setback. Art. 69 Sec. 29.5 Off St. Prk'g: Design Applicant will need to seek relief for off street parking design.

Purpose : This is a new 2 family construction. Type 5A. This building will not be sprinklered. This is part of a lot subdivision application (ALT1602537).

HEARINGS: 11:30 AM

Case: BOA- 1575425 Address: 62 L Street Ward 6 Applicant: David Luciano

Article(s): Article 68, Section 8 Rear Yard Insufficient Article 68, Section 8 Side Yard Insufficient Art. 68 Sec 29 Roof Structure Restrictions Access to the roof deck must be via a roof hatch

Purpose: Replace existing exterior stairs and construct a new roof deck.

RECONSIDERATION/HEARING: 12:00PM

Case: BOA- 1690706 Address: 507 Massachusetts Avenue Ward 9 Applicant: Armando Hernandez

Article(s) Art. 09 Sec. 01 Extension of Non Conforming Use Lodging house use is conditional. Art. 50 Sec. 29 Usable open space insufficient 600 extra sqft required. (200 per lodging unit) Article 50, Section 29 Add'l Lot Area Insufficient 3,000 sqft extra required. Article 50, Section 29 Floor Area Ratio Excessive Max. allowed: 1 Proposed is extending living space into the garden level.

Purpose : Appellant seeks reconsideration of the Board's vote on June 3, 2025, to deny without prejudice Appellant's appeal of BOA1690706, seeking to 1) Increase existing lodging house occupancy from seven (7) lodging units to ten (10) total lodging units. 2) light demo, fire proof on demising wall between units and build 3 new bathrooms to each new unit. No FP needed. No exterior work 3) Increase total lodgers from 7 to 40. 4 lodgers per unit

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

BOARD MEMBERS:
SHERRY DONG-CHAIR
NORMAN STEMBRIDGE-SECRETARY
KATIE WHEWELL
ALAN LANGHAM
SHAMAIAH TURNER
HANSY BETTER BARRAZA
GIOVANNY VALENCIA

SUBSTITUTE MEMBERS:

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



City of Boston
Board of Appeal