



City of Boston
Board of Appeal

REVISED

2:16 pm, Oct 22, 2025

THURSDAY, October 23, 2025

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

HEARING AGENDA
REVISED AGENDA

Please be advised of the following appeals to be heard on October 23, 2025 beginning at 5:00PM and related announcements.

All matters listed on this October 23, 2025 hearing agenda have been noticed in accordance with the Enabling Act.

Please be advised of the following participation instructions:

The October 23, 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/OCTOBER23ZBAComments> 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/OCTOBER23ZBAComments> 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.



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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- 1720663 Address: 14 Monument Court Ward: 2 Applicant: Timothy McGowan

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

Purpose: The addition of a one story first floor kitchen extension with a deck and stairs to the yard. ZBA approval will be required. This amendment is associated with ALT1666971.

Case: BOA- 1763426 Address: 200 State Street Ward: 3 Applicant: Matthew Eckel

Article(s): Art 45 Sec.14 Use: Conditional 45 14 (h) - Accessory uses greater than four amusement game machines is a conditional use.

Purpose: Seeking to change the occupancy to include a recreational use commercial/retail establishment with amusement game machines and to complete interior renovations. Proposed use is conditional. Nominal Fee requested.

Case: BOA- 1762978 Address: 152 Canal Street Ward: 3 Applicant: Jeffrey Drago

Article(s): Art. 06 Sec. 04 Other Protectional Conditions Removal of Proviso.

Purpose: To continue use of premises as a commercial parking lot for 35 vehicles and to remove sunset proviso from permit; should the Board choose to not remove the proviso applicant requests this use be continued for at minimum an additional five years from December 2025 to December 2030, or longer

Case: BOA- 1773004 Address: 113-129 Seaport Boulevard Ward: 6 Applicant: Daniel Brennan

Article(s): Art. 42A Sec.18 Use regs app N/End Waterfront - Restaurant with live music entertainment Use Forbidden

Purpose: Change use and occupancy of the new restaurant (Nowon) and add Live entertainment (DJ) use to the existing use. No construction required. The Fire alarm is already designed to automatically shut down music if FA system alarms. Existing use: Business Offices, Retail, Commercial, restaurant w/ F1 entertainment assembly and recently opened restaurant (Nowon)

Case: BOA- 1759625 Address: 604 East Third Street Ward: 6 Applicant: Anthony Virgilio

Article(s): Art 68 Sec 8 Dim reg app in res sub dist. - Insufficient additional lot area per unit

Article 68, Section 33 Off Street Parking & Loading Req - Insufficient parking

Purpose: Change occupancy from one family to 2 family no work as built

Case: BOA- 1746157 Address: 70 Charles Street Ward: 5 Applicant: Cameron Merrill

Article(s): Article 6 Section 6 Extension of Conditional Use - for restaurant use #36A and #37

Purpose: Change occupancy to remove 2 retail spaces and renovation to the existing 1,320 SF Tatte Bakery and Cafe (#37 & #36A) to take additional 2,095 SF of the two adjacent retail spaces. (total 3,415 SF). Requesting a nominal fee for zoning review/refusal for expansion of a conditional use.



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Case: BOA- 1747232 Address: 10 Marmion Street Ward: 11 Applicant: Maize Remodeling Group

Article(s): Article 55, Section 9 Floor Area Ratio Excessive Article 55, Section 9 Bldg Height Excessive (Stories)
Article 55, Section 9 Front Yard Insufficient Article 55, Section 9 Side Yard Insufficient Art. 09 Sec. 01 Extension of
Non-Conforming Use

Purpose: Confirm occupancy as a single family. Full home remodel adding two dormers on the 3rd level. Relocate kitchen, add 1/2 bath on 1st floor, full bath with double vanity & laundry on 2nd, and full bath on 3rd. Gut basement, leave unfinished. Convert to 4 beds. Add rough plumbing for future 2nd floor kitchen. Extend living space into the attic with an additional bedroom

Case: BOA- 1757199 Address: 8 Sylvester Road Ward:16 Applicant: Yuri Rocha

Article(s): Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Front Yard Insufficient
Article 65, Section 9 Side Yard Insufficient

Purpose: Adding two dormers to extend living space into the attic and raise kitchen roof. Add two bedrooms and two bathrooms.

Case: BOA- 1756052 Address: 83-85 Cornell Street Ward: 18 Applicant:Paul Hajian

Article(s): Article 67, Section 9 Rear Yard Insufficient

Purpose: Addition to an existing dormer on rear of two family to create wider bathroom and larger closet

Case: BOA- 1769103 Address: 26 Windom Street Ward: 22 Applicant: Marguerite Roberts

Article(s): Article 51, Section 9 Side Yard Insufficient Article 51, Section 9 Rear Yard Insufficient
Article 51, Section 9 Floor Area Ratio Excessive

Purpose: Construct a two story rear addition to the existing single family home.

BOARD MEMBERS:

SHERRY DONG-CHAIR
NORMAN STEMBRIDGE-SECRETARY
HANSY BETTER BARRAZA

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