



City of Boston
Board of Appeal

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Tuesday, November 25, 2025 BOARD OF APPEALS City Hall Room 801

HEARING AGENDA

Please be advised of the following appeals to be heard on November 25, 2025 beginning at 9:30 am and related announcements.

All matters listed on this November 25, 2025 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The November 25, 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/NOVEMBER25ZBAComments> 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/NOVEMBER25ZBAComments> 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



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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

EXTENSIONS: 9:30AM

Case: BOA- 1247948 Address: 80-104 West Broadway Ward 6 Applicant: Jared Eigerman, Esq

Case: BOA-BOA1538261 Address: 215-217 Brighton Avenue Ward 21 Applicant: Michael P. Ross, Esq

Case: BOA-1411397 Address: 610 Chelsea Street Ward 1 Applicant: Michael P. Ross, Esq

Case: BOA- 1386283 Address: 24 Geneva Street Ward 1 Applicant: Richard Lynds, Esq

Case: BOA-1261313 Address: 154 Terrace Street Ward 10 Applicant: Joseph Federico

BOARD FINAL ARBITER: 9:30AM

Case: BOA-1617226 Address: 53-55 Dustin Street Ward 21 Applicant: Vincent, Joseph & Andrew Bisconte (by Kyle Smith, Esq)



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HEARINGS: 9:30AM

Case: BOA-1784510 Address: 21-23 Fairview Street Ward 20 Applicant: 28 Conway Street LLC

Article(s): Article 67, Section 9 Add'l Lot Area Insufficient Applicant will need to seek relief for Insufficient additional lot area for each unit. Article 67, Section 9 Front Yard Insufficient Applicant will need to seek relief for Insufficient Front Yard setback. Article 67, Section 9 Rear Yard Insufficient Applicant will need to seek relief for Insufficient Rear yard setback. Article 67, Section 32 Off Street Parking Applicant will need to seek relief for Insufficient off street parking spaces. Article 67, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (FAR).

Purpose: Erect a 2-family townhouse with attached garages facing Fairview St and fire alarm per e[Plans] filed. (Revised plans dated 8/25/2025)

Case: BOA- 1755449 Address: 82 Sycamore Street Ward 19 Applicant: Marie Thibaud

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

Purpose: Construct a 1 story sunroom addition, 14'W X 12'D, on a new deck, as non conditioned space. Includes electrical.

Case: BOA- 1754871 Address: 198 Metropolitan Avenue Ward 18 Applicant: Douglas Miller

Article(s): Art. 67 Sec. 09 Side Yard Insufficient Article 67, Section 9 Bldg Height Excessive (Stories)

Purpose: We will build an addition above the existing first floor, where there is currently a dining room and a family area. The new addition will include a master bedroom with a master bathroom and a walk in closet only no other work to be done. [ePlans]

Case: BOA- 1747236 Address: 5 Prospect Circle Ward 18 Applicant: Kevin Knech

Article(s): Article 69, Section 9 Front Yard Insufficient Article 69 Section 29 Off Street Parking & Loading Req

Purpose: Kitchen Remodel + expansion. Move 1st fl. Bath into garage + remodel garage. Add 2nd story addition and front addition on garage + add bedroom and bathroom above garage

Case: BOA- 1747995 Address: 128-128B Kittredge Street Ward 18 Applicant: Joseph O'Connor

Article(s): Article 67, Section 8 Use Regulations Applicant will need to seek relief for the proposed use of to build Two Townhouses. Article 67, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area ratio (FAR). Article 67, Section 9 Front Yard Insufficient Applicant will need to seek relief for Insufficient Front Yard setback. Art. 67 Sec. 33 App. of Dimensional Req. Applicant will need to seek relief for Two or More Dwelling Units on the same lot. Article 67, Section 9 Bldg Height Excessive (Stories) Applicant will need to seek relief for Excessive Building Height (stories)

Purpose: Demolition of existing structure (on separate permit). Erect new building to consist of two townhomes w/garage parking for each. Building will not have an elevator. E[plans] Filed. Revised job description & plans per email dated 9/24/2025

Case: BOA- 1747994 Address: 130-130B Kittredge Street Ward 18 Applicant: Joseph O'Connor

Article(s): Article 67, Section 8 Use Regulations Applicant will need to seek relief for the proposed use to build two Townhouses. Article 67, Section 9 Front Yard Insufficient Applicant will need to seek relief for the Insufficient Front yard setback. Article 67, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (FAR). Art. 67 Sec. 33 App. of Dimensional Req. Applicant will need to seek relief for Two or More Dwellings Units on the same lot. Article 67, Section 9 Bldg Height Excessive (Stories) Applicant will need to seek relief for Excessive Height (Stories)

Purpose: Demolition of existing structure (on separate permit). Erect new building consisting of two town homes w/garage parking for each. Building will not have an elevator. E[plans] Filed Revised job description & plans per email dated 9/24/2025



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Case: BOA-1771652 Address: 148 Millet Street Ward 17 Applicant: James Christopher

Article(s): Article 65, Section 9 Lot Area Insufficient Applicant will need to seek relief for insufficient lot area Article 65, Section 9 Lot Width Insufficient Applicant will need to seek relief for insufficient lot width. Article 65, Section 9 Lot Frontage Insufficient Applicant will need to seek relief for insufficient lot frontage. Article 65, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for excessive floor area ratio. Article 65, Section 9 Bldg Height Excessive (Stories) Applicant will need to seek relief for excessive building height (stories). Article 65, Section 9 Front Yard Insufficient Applicant will need to seek relief for insufficient front yard setback. Article 65, Section 9 Side Yard Insufficient Applicant will need to seek relief for insufficient side yard setbacks. Article 65, Section 39 Screening & Buffering Req Applicant will need to seek relief for screening & buffering requirements. Art. 65 Sec. 41 Off street parking requirements Applicant will need to seek relief for Off-STREET parking requirements.

Purpose: The owner seeks to erect a new three story, three unit residential building as per the attached plans. Nominal Fee

Case: BOA-1759646 Address: 49 Alpha Road Ward 17 Applicant: Gary Webster

Article(s): Article 65, Section 9 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area. Article 65, Section 9 Lot Width Insufficient Applicant will need to seek relief for Insufficient Lot Width. Article 65, Section 9 Lot Frontage Insufficient Applicant will need to seek relief for Insufficient Lot Frontage. Article 65, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio. Article 65, Section 9 Bldg Height Excessive (Stories) Applicant will need to seek relief for Excessive Story Height. Art. 55 Sec. 65 41 Off Street parking insufficient Applicant will need to seek relief for Insufficient Off Street Parking (Zoning requires 1.25 per unit). Art. 65 Sec. 08 Forbidden Applicant will need to seek relief for a Basement Unit. Art. 65 Sec. 65 18 Use Regulations Applicant will need to seek relief to Build/Erect a structure in 2F Zone containing Four Units. Article 65, Section 9 Front Yard Insufficient Applicant will need to seek relief for a Front yard setback. Article 65, Section 9 Rear Yard Insufficient Applicant will need to seek relief for the Rear Yard setbacks. Article 65, Section 9 Side Yard Insufficient Applicant will need to seek relief for the Side Yard setback for the required driveway (Zoning requires minimum of 10').

Purpose: New construction residential building consisting of four dwelling units.

Case: BOA- 1711024 Address: 9 Longfellow Street Ward 15 Applicant: Linda Nguyen

Article(s): Article 65, Section Side Yard Insufficient

Purpose: Add shed dormer to left side of roof. Install one window in the dormer. Strip entire roof of asphalt shingles and underlayment. Install new ice & water shield, drip edge, underlayment and asphalt shingles. [ePlans]

Case: BOA-1724120 Address: 157-157A Howard Avenue Ward 13 Applicant: Matthew Mueller

Article(s): Art. 50, Section 28 Use: Forbidden Article 50, Section 29 Front Yard Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 43 Off Street Parking Insufficient Parking Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Add'l Lot Area Insufficient Art. 50 Sec. 43 Off street parking requirements Design/Size of spaces Art. 50 Sec. 44 Dimensional Requirements Traffic visibility across a corner lot

Purpose: New 5 Family building with 3 on grade parking spaces at the rear*Application assigned to Fd 3/11/25

Case: BOA- 1734300 Address: 36 Julian Street Ward 13 Applicant: Eileen Brito-Rosa

Article(s): Art. 50 Sec. 29 Dimensional Requirements Insufficient Art. 50 Sec. 29 Usable open space insufficient Insufficient Art. 50 Sec. 29 Lot Area Insufficient Art. 50 Sec. 0 Floor Area Ratio excessive FAR Excessive Art. 50 Sec. 43 Off street parking insufficient proposed 2 spaces. Article 50, Section 29 Add'l Lot Area Insufficient Insufficient Article 50, Section 29 Lot Width Insufficient Insufficient Article 50, Section 29 Rear Yard Insufficient Rear Yard insufficient

Purpose: Erect new 3 family dwelling per plans.



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Case: BOA-1730941 Address: 36 Gaston Street Ward 12 Applicant: New Beginnings RS Homes, LLC

Article(s): Art. 50, Section 28 Use: Conditional

Purpose: No construction activities proposed. Application for Conditional Use Permit for Community Center for organization providing re entry and supportive services to formerly incarcerated individuals. Application requires zoning relief from the Zoning Board of Appeals.change the occupancy of the property from a Transitional Housing Use to a Community Center Use CS

Case: BOA-1744076 Address: 32 Hanson Street Ward 3 Applicant: John Moran

Article(s): Art. 32 Sec. 32 4 Groundwater Conservation Overlay District, Applicability Art. 64 Sec. 34 Restricted Roof Structure Regs Art. 64 Sec. 09Town House/Row House Extensions into Rear Yard Article 64, Section 9Rear Yard Insufficient

Purpose: Change of Occupancy from three [3] dwelling units to two [2] dwelling units; Front facade renovations including new windows; Interior alterations/renovation and new systems. Extension of living space into the basement for Unit 1; Legalizing roof deck to be used exclusively for Unit 2; One roof condenser, rear facade renovations and alterations including new openings, and two cantilevered rear decks above the first story projecting 6ft into rear yard, per plans filed herewith. [ePlans]

HEARINGS: 11:00AM

Case: BOA-1774198 Address: 2-4 Danny Road Ward 18 Applicant: Alex Musto

Article(s): Art. 69 Sec. 29.5 Off St.Prk'g: Design Applicant will need to seek relief for Off Street Parking Design. Article 69, Section 9 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area. Article 69, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio. Article 69, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for Insufficient Usable Open Space. Article 69, Section 9 Front Yard Insufficient Applicant will need to seek relief for Insufficient Front Yard Setback. Article 69, Section 9Side Yard Insufficient Applicant will need to seek relief for Insufficient Side Yard Setback.

Purpose: Erect a 2-family dwelling on Lot #34 with 4000 Sq. Ft E[plans] filed

Case: BOA-1754250 Address: 18 Winchester Street Ward 5 Applicant: Yan Schechter

Article(s): Article 63, Section 20 Roof Structure Restrictions

Purpose: Amend ALT1110366, to replace an existing head house on roof and create a new private roof deck for unit 9 (as per plans). [ePlan]

Case: BOA- 1755712 Address: 242 Newbury Street Ward 5 Applicant: Jason Zube

Article(s): Article 8 Section 2.2Conditional Uses Body Art is Conditional.

Purpose: no construction, change of use only for possible expansion of existing neighboring business

Case: BOA- 1755641 Address: 150-152 State Street Ward 3 Applicant: Jason Zube

Article(s): Art 45 Sec.14 Use: Conditional Body Art is Conditional.

Purpose: for 150 STATE STREET THIRD FLOOR !!! seeking change of use for the third floor of 150 state street to allow body art,currently being used for office space. No change to current layout. Cosmetic alterations only.

Case: BOA- 1783949 Address: 100 Eutaw Street Ward 1 Applicant: Peter Piantidosi

Article(s): Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations Front yard. Min. required: 3' Proposed: 1' for both Eutaw St. and Brooks St. Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations Min. rear yard required: 1/3 lot depth (19' 3") Proposed: 10' Article 53 Section 28 Table L EB Neighborhood Off Street Parking Regulations Parking spaces required: 4 Proposed: 0

Purpose: Erect a four-unit residential dwelling as per plans. Lots combined under ALT1697889 eplan BOAApplication assigned by supervisor, Paul Williams, 32 days late.



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RE-DISCUSSION: 11:30AM

Case: BOA- 1750079 Address: 2 Bonad Road Ward 20 Applicant: Edwin Lorenzana

Article(s): Art. 56 Sec. 08 FAR Excessive.

Purpose: Extension of living space into the basement, bathroom and bedroom. [ePlans] Flood review note: Please be advised that the regulatory flood maps on the site have been updated since the building was originally constructed. They now indicate a greater level of risk; flooding could impact the renovated basement. [ePlans]

Case: BOA- 1760292 Address: 19 Midland Street Ward 13 Applicant: James Christopher

Article(s) Art. 65 Sec. 42 Appl. of Dimensional Req'mnts FAR exceeded proposed is 1.07 allowed is .50

Building height is exceeded allowed is 35 feet proposed is 38 feet 2 inches Max stories, allowed is 2 1/2 stories proposed is 3 stories exceeding allowed occupancy of 2F 4000, 3 units are proposed.

Purpose : Confirm Occupancy of existing 1 Family home. The owner seeks to erect a new third story and side addition as per the attached plans, and change occupancy from 1 to 3 residential units with 3 off street parking spaces.

Case: BOA- 1707353 Address: 18 Intervale Street Ward 12 Applicant: Andrew Lynch

Article(s): Art. 50 Sec. 29 Lot Area Insufficient Applicant will need to seek relief for lot area insufficient. Article 50, Section 29 Lot Frontage Insufficient Applicant will need to seek relief for insufficient lot frontage. Article 50, Section 29 Floor Area Ratio Excessive Applicant will need to seek relief for excessive FAR. Article 50, Section 29 Lot Width Insufficient Applicant will need to seek relief for insufficient lot width. Art. 50 Sec. 29 Usable open space insufficient Applicant will need to seek relief for insufficient usable open space. Article 50, Section 44.2 Conformity Ex Bldg Alignment Applicant will need to seek relief for front yard setback Conformity with Existing Building Alignment Article 50, Section 44 Application of Dimensional Req Applicant will need to seek relief for side yard setback of a Narrow lot. Article 50, Section 29 Add'l Lot Area Insufficient Applicant will need to seek relief for additional lot area per dwelling unit. Art. 50 Sec. 43 Off street parking insufficient Applicant will need to seek relief for not providing a driveway & off-street parking. Article 50, Section 44 Application of Dimensional Req Applicant will need to seek relief for a shallow lot for Rear yard setback not less than 10' (Feet)

Purpose: Erect three family as per plans by Civil Environmental Consultants e[Plans] Filed

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- 1718356 Address: 25-27 Edinboro Street Ward 3 Applicant: Jackson Lee

Article(s) Art. 43, Section 19 Use: Conditional Pool hall Art. 43, Section 19 Use: Conditional Social/Private club

Purpose : Clarification provided by Architectural firm 3/18/25: Change of legal use and occupancy of the building from Showroom, retail store and restaurant with unfinished spaces in the basement level to Office/professional office use on the 4th and 5th floors, Pool Hall operating from 3pm 12a.m. on the 3rd floor, office/professional office use on the second floor, Community service and retail use on the 1st floor and "PRIVATE" club use in the basement level (Ma Jong Club)

Case: BOA-1482368 Address: 87 Morris Street Ward 1 Applicant: Carolina Linares

Article(s): 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 Usable Open Space Insufficient

Art. 53 Sec. 09.3 Location of Main Entrance Art. 53, Section 56 Off Street Parking Insufficient

Article 27T 5 East Boston IP0D Applicability Article 32, Section 4.GCOD, Applicability

Purpose: Change of occupancy to a 3 family. Remodeling the basement into a new apartment. Scope also includes upgrades to life safety (FA/FP). [ePlan]



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Case: BOA-#1482374 Address: 87 Morris Street Ward 1 Applicant: Carolina Linares

9th 780 CMR 705 Exterior Walls 705.8.1 Allowable area of openings. The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in Table 705.8. [New/enlarged openings with less than 3ft separation from interior lot lines.] 9th 780 CMR 1030 Emergency Escape and Rescue 1030.1 General. In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R 2 occupancies in accordance with Tables 1006.3.2(1) and 1006.3.2(2) and Group R 3 occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way. [Only a 2.3ft exterior egress path provided, 36" (3ft) required at emergency egress openings]

Purpose: Change of occupancy to a 3-family. Remodeling the basement into a new apartment. Scope also includes upgrades to life safety (FA/FP). [ePlan] City of Boston Board of Appeal

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

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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