



City of Boston
Board of Appeal

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THURSDAY, November 6, 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 November 6, 2025 beginning at 5:00PM and related announcements.

All matters listed on this November 6, 2025 hearing agenda have been noticed in accordance with the Enabling Act.

Please be advised of the following participation instructions:

The November 6, 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/NOVEMBER6ZBAComments> 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/NOVEMBER6ZBAComments> calling 617-635-4775, or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the Zoom Webinar Event from 4:00PM to 5:00PM to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via Zoom. Questions and/or concerns can also be emailed to the ZBA Ambassador at zba.ambassador@boston.gov.

If you wish to offer comment within the meeting platform, please use the “Raise Hand” function that should appear on the bottom of your screen, if connected by computer or device, or dial *9, if connected by phone. On a computer or device, you will receive a request to unmute yourself from the event host. You must select yes before you can speak. On a phone, you will hear a prompt that the event host is asking you to unmute yourself. You must press *6 to unmute yourself before you can speak. Commenters will be asked to state their name, address and comment. Comments will be limited as time requires.

If you wish to offer testimony on an appeal, please log in to the hearing no later than 4:00pm to ensure your connection is properly functioning.

Interested persons who are unable to participate in the hearing remotely may make an appointment to offer testimony. Please notify the Board at least **48 HOURS** in advance either by calling 617-635-4775 or emailing isdboardofappeal@boston.gov for accommodations to be made.

Members of the community are strongly encouraged to help facilitate the virtual hearing process by emailing letters in support of or opposition to an appeal to ZBAPublicInput@boston.gov in lieu of offering testimony online. it is strongly encouraged that written comments be submitted to the board at least 48 hours prior to the hearing. when doing so, please include in the subject line the boa number, the address of the proposed project and the date of the hearing.

HEARINGS: 5:00 P.M

Case: BOA- 1759609 Address: 72 Leyden Street Ward: 1 Applicant: BBEMP LLC

Article(s): Art.53 Sec.08 Use Forbidden

Purpose: To confirm occupancy of a three family; plans and short form permit included for reference.

Case: BOA-1772272 Address: 364 Main Street Ward: 2 Applicant: ISAMU KANDA

Article 62, Section 7 Floor Area Ratio Excessive

Purpose: Confirm use as a one family dwelling and extend living space into the existing basement, including new mechanicals. No structural work proposed.

Case: BOA-1783484 Address: 100 City Hall Plaza Ward: 3 Applicant: Allan Rodriguez

Article(s): Art. 06 Sec. 04 Other Protectional Conditions 6.4 Other Condition Necessary as Protection. Remove the proviso to this petitioner only from prior ZBA case for a 36A take out use.

Purpose: Remove the proviso to this petitioner only from prior ZBA case for a 36A take out use. We are renovating the restaurant and adding outdoor seating for 8 patrons. This is in conjunction with ALT 1735079.

Case: BOA- 1702910 Address: 93 Charter Street Ward: 3 Applicant: Tessa A Hadlock

Article(s) Art. 54 Section 18 Roof Structure and Building Height Restrictions

Purpose: Install stairs to headhouse and railing on head house from existing roof deck.

Case: BOA-1759889 Address: 18 Rutland Square Ward: 4 Applicant: Erben Partners, LLC

Article(s): Art. 65 Sec. 64 34 Restricted Roof Structure District Applicant needs to seek relief to build a roof deck.

Purpose: Install of roof deck per architects drawings. All interior work & skylight captured under original ALT1415839.

Case: BOA-1742622 Address: 917 East Broadway Ward: 6 Applicant: Brandon and Brenna Beck

Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient

Art 68 Sec 29 Roof Structure Restrictions Art. 68 Sec. 33 Off Street parking Req.

Purpose: Change occupancy from Office to single family residential. Finish basement with living room, gym and bathroom. Addition on top of the garage and extending 2nd floor to connect with the addition. All fees paid on short form applications SF1683893 & SF1710070

Case: BOA-1750660 Address: 78 Harbor View Street Ward: 13 Applicant: Hongchau Vong

Article 65, Section 41 Off Street Parking & Loading Req Exceeds total allowable accessory parking spaces

Article 65, Section 9 Usable Open Space Insufficient

Purpose: Perform a 10' curb cut in front of the proposed driveway area (located on one side of the residential home) according to the driveway permit plan.

Case: BOA-1710454 Address: 118 Bowdoin Street Ward: 14 Applicant: Alemayehu S Urga

Article (s): Art. 65 Section 9 Side Yard Insufficient Article 65 Section 9 Rear Yard Insufficient

Purpose: Finish basement Amendment to ALT1381708

Case: BOA-1749143 Address: 29 Aldworth Street Ward: 19 Applicant: Genna Weinstein and Jonathan Paul

Article 55, Section 9 Floor Area Ratio Excessive

Purpose: Second floor & attic conversion renovation of Unit 2 in this two-family home. The project consists of extending living space into the attic and opening up the second floor, new kitchen and stairs to attic, the attic will inhabit a primary bedroom, dressing area and bathroom. Two dormers are added for the conversion to the primary suite. The existing back porch will be re done for both units, opening up porch on the second floor to accommodate a second means of egress with direct exterior access to grade level from Unit 2.

Case: BOA- 1766722 Address: 61 Lila Road Ward: 19 Applicant: 61 Lila Road Nominee Trust

Article 55, Section 9 Side Yard Insufficient Article 55, Section 9 Rear Yard Insufficient Article 55, Section 9 Floor Area Ratio Excessive

Purpose: Design and documentation of a new double level rear sunroom addition, reconfiguring of kitchen, and new stair.

Case: BOA- 1766114 Address: 8 Preston Road Ward: 20 Applicant: Maura and Eric Waxwood

Article(s) Art. 56 Sec. 08 Floor Area Ratio excessive

Purpose: Extension of living space into the basement. Creating a bathroom, living area, gym and mudroom. Renovation to basement per attached plans.

Case: BOA-1721220 Address: 128 Gardner Street Ward: 20 Applicant: Darlene H Musto

Article(s): Art. 56, Section 7 Use: Forbidden Art. 56, Section 8 Dimensional Regulations 3. Location of Main Entrance Article 56, Section 8 Lot Width Insufficient Article 56, Section 8 Lot Frontage Insufficient

Article 56, Section 8 Floor Area Ratio Excessive Article 56. Section 8 Side Yard Insufficient Art. 56 Sec. 39 Off street parking requirements

Purpose: Change of occupancy from single family to two family to include renovations per plans attached. 2 1/2 story front and rear unit as per plans.

Case: BOA-1757994 Address: 51 to 53 Brookline Avenue Ward: 21 Applicant: Orange Barrel Media, LLC

Article 11, Section 7 Electronic Signs Conditional

Purpose: Install a new electronic sign located above the roof of the building in compliance with Section 11 7 of the Zoning Code.

RE-DISCUSSION: 5:00 P.M

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