



City of Boston  
Board of Appeal

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*By City Clerk at 7:20 am, Dec 11, 2025*

**Tuesday, December 16, 2025      BOARD OF APPEALS      City Hall Room 801**

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## **HEARING AGENDA**

**Please be advised of the following appeals to be heard on December 16, 2025 beginning at 9:30 am and related announcements.**

**All matters listed on this December 16, 2025 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:**

**The December 16, 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/DECEMBER162025ZBACOMMENTS> 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/DECEMBER162025ZBACOMMENTS> 617-635-4775, or emailing [zba.ambassador@boston.gov](mailto: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](mailto: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**



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**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 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](mailto: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](mailto: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- 1344283 Address: 1 Ralzne Road Ward 18 Applicant: Vanessa Prince

Case: BOA- 1263429 Address: 329 Gallivan BLVD Ward 16 Applicant: Loan Doan, Trustee

Case: BOA- 1137716 Address: 1750-1758 Dorchester Avenue Ward 16 Applicant: Derek Rubinoff

Case: BOA-836636 Address: 603 Dorchester Avenue Ward 7 Applicant: George Morancy

**BOARD FINAL ARBITER: 9:30AM**

Case: BOA- 1263429 Address: 28A Ridlon Road Ward 18 Applicant: Felix Sanchez

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



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**GROUNDWATER CONSERVATION OVERLAY DISTRICT: 9:30AM**

**Case: BOA-1758750 Address: 20 Milford Street Ward 3 Applicant: Joseph Holland**

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

**Purpose:** Amendment to ALT1708604. Phase 2 to proceed with additional scope of work to: dig out of basement, install of GCOD ground water recharge, elevator, new roof deck, replacement of front windows, new rear balcony and install of finishes on all floors.

**HEARINGS: 9:30AM**

**Case: BOA-1786776 Address: 49 Oakview Terrace Ward 19 Applicant: Alessandra P. Michener**

**Article(s):** Article 55, Section 9 Floor Area Ratio Excessive Article 55, Section 9 Side Yard Insufficient Article 55, Section 9 Front Yard

**Purpose:** Addition off of rear to square off existing house, replace existing front porch in the same footprint, rebuild new deck off of rear, extending existing dormers, full interior renovation.

**Case: BOA- 1790998 Address: 106 Selden Street Ward 17 Applicant: MASS VIBE Home Project**

**Article(s):** Art. 65 Sec. 08 Forbidden New missing variance for six unit dwelling with same scope and drawings (Previously reviewed and approved at 2/4/2025 BOA hearing) Art. 65 Sec. 41 Off street parking requirements Design and Insufficient parking (Both previously granted at BOA hearing) Art. 65 Sec. 9 Residential Dimensional Reg.s Excessive f.a.r., stories, insufficient side yard and usable open space (All also previously granted by BOA at hearing)

**Purpose:** This Alteration Permit is submitted in connection with ERT1611894 to formally update ISD and BOA records, ensuring accurate documentation of the Board of Appeal's approval for the variance required under Article 65, Section 65.8 of the Zoning Code, as identified by the examining Zoning Officer on the attached Zoning refusal decision letter with same designs and scope presented at its previous BOA hearing (i.e. BOA 1681315)

**Case: BOA- 1776123 Address: 445-451 Columbia Road Ward 15 Applicant: Carlos Mariano**

**Article(s):** Art. 06 Sec. 04 Other Protectional Conditions Remove Proviso (1) Take out use granted to this petitioner only, from BZC 20380

**Purpose:** Remove Proviso for take . No work work to be done.

**Case: BOA-1784372 Address: 10-18 Bowdoin Street Ward 14 Applicant: John Hadley**

**Article(s):** Art. 65 Sec. 15 Use: Conditional Article 65 Section 41 Off Street Parking and Loading Insufficient parking

**Purpose:** Changing occupancy of 1 store into restaurant. New MEP and Finishes. \*Existing present use: 32 Units, 3 Stores #ALT1727751/2025

**Case: BOA- 1789434 Address: 29-29F Romsey Street Ward 13 Applicant: James Baker**

**Article(s):** Art. 65 Sec. 8 Use: Forbidden 7 Townhouses – Forbidden Article 65, Section 9.2 Dim Regs: Location of Main Entrance Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9 Bldg Height Excessive (Feet) Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 41 Off Street Parking Regulations Article 65, Section 42.2 Conformity w Ex Bldg Alignment

**Purpose:** Erect a new 4 story building on newly created lot, comprised of 7 townhouses with accessory ground floor garaged parking and side decks/egress stairs. See ALT1776877 for consolidation of lots. Easement proposed to be shared with 33 Romsey Street for driveway. Demolition of the existing, vacant 3 story residential building on the site of 29



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**Case: BOA-1789440 Address: 33 Romsey Street Ward 13 Applicant: James Baker**

**Article(s):** Art.65 Sec. 8 Use: Forbidden Multi Family Dwelling – Forbidden Article 65, Section 9.2 Dim Regs: Location of Main Entrance Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9 Bldg Height Excessive (Feet) Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 42.2 Conformity w Ex Bldg Alignment Art. 65 Sec. 41Off street parking requirements Art. 65 Sec. 41Off St. Loading Req'mnts

**Purpose:** Erect a new 4 story Multi Family Dwelling on newly created lot for 22 rental units and ground floor interior garaged parking. Building features front and rear facing low roof decks and basement bike storage. See ALT1788040 for consolidation of lots. Easement proposed to be shared with 29 Romsey Street for driveway. Demolition of the existing, vacant commercial structure on the site of 33Romsey Street to be submitted under separate permit. [ePlan] SPR

**Case: BOA-1787087 Address: 14 Winthrop Street Ward 12 Applicant: Community Movement Commons**

**Article(s):**Art. 50 Sec. 43 Off street parking requirements 50 43.5c Off street parking is not allowed in the required front yard. Article 50 Section 29 Dimensional Regulations Front yard on Winthrop st is only 8.3 feet. 20 feet is required Article 50 Section 28 Use Regulations Clinic is a Forbidden use in a 3F 4000 subdistrict

**Purpose:** Construction of a 2 story facility for the Neighborhood Birth Center, a project of Community Movement Commons, dedicated to birth center services with outdoor gardens and off street parking. The existing building will be removed prior to construction. We request application of a nominal fee.

**Case: BOA- 1760009 Address: 2A Rossmore Road Ward 11 Applicant: Thomas Santa Maria**

**Article(s):** Art. 55, Section 19 Use: Conditional

**Purpose:** The job was completed under permit no. ALT1261301 as a 2 family and tavern. Before I purchased the building, the commercial space was leased to a boxing gym/dog groomer. No further work was done, just a change from 2 res units and tavern to 2 res units and boxing gym.

**Case: BOA-1784709 Address: 162-172 South Street Ward 11 Applicant: Beres St Julien & Alexander Jean Michel**

**Article(s):** Art. 55, Section 8 Use: Forbidden Liquor store is Forbidden in a 3F 5000 subdistrict

**Purpose:** Change of occupancy from salon to liquor store. No structural changes proposed. Minor Interior improvements such as painting, shelving, and installation of coolers.

**Case: BOA- 1765807 Address: 764-764A Tremont Street Ward 9 Applicant: Wayne Doherty**

**Article(s):** Article 64, Section 8 Use Regulations A fitness center (personal training studio) is a forbidden use.

**Purpose:** Change of occupancy to include personal training (gym) to correct violation. No work to be done.

**Case: BOA- 1776813 Address: 70 Burbank Street Ward 4 Applicant: Astor Assets Inc.**

**Article(s):** Art. 32 Sec. 04 GCOD Applicability Covering courtyard Art. 66 Sec. 09 Dimensional Regulations Open space reduced.

**Purpose:** Office expansion. Adding fire sprinkler. Plan BOA

**Case: BOA-1760363 Address: 35-37 Bradford Street Ward 3 Applicant: Campbell Edlund**

**Article(s):** Art. 65 Sec. 64 34 Restricted Roof Structure District Article 64, Section 9 Rear Yard Insufficient Art. 25 Sec. 5 Flood Hazard Districts

**Purpose:** Renovate existing single-family home and add 2 story addition with attached garage

**Case: BOA- 1786996 Address: 233 Main Street Ward 2 Applicant: Elena Melkonian**

**Article(s):** Article 62, Section 11 USE = CONDITIONAL Article 62, Section 11 Minimum Usable Open Space per Dwelling Unit

**Purpose:** Change of occupancy from restaurant to 2 apartments. Interior work only no structural work. ZBA approval will be required



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**Case: BOA- 1703964 Address: 33 Princeton Street Ward 1 Applicant: Richard Verrochi**

**Article(s):** Article 53, Section 29.12 Two or More Dwellings on Same Lot Article 53, Section 9 Lot Frontage Insufficient

**Purpose:** Change occupancy from a three family to a four-family dwelling, for this an existing for many years, Legalize the existing property

**HEARINGS: 11:00AM**

**Case: BOA- 1761297 Address: 851 Beacon Street Ward 21 Applicant: Yan Schechter**

**Article(s):** Art. 09 Sec. 01 Extension of Non-Conforming Use Article 61, Section 7.2 Basement Units, Forbidden Article 61, Section 8 Dimensional Regulations Usable Open Space – Insufficient Article 61, Section 8 Dimensional Regulations Additional Lot Area Insufficient

**Purpose:** Proposed to change the Occupancy from 9 lodging house units and a beauty parlor to 10 lodging house units and increase capacity from 15 lodgers to 20 lodgers (as per plans).

**Case: BOA-1796378 Address: 1198 Centre Street Ward 20 Applicant: Mark Johnson-ARTICLE 80-MOH**

**Article(s):** Art. 29 Sec. 04 Greenbelt Protection Overlay District Applicability

Article 67 Section 17 ROS Neighborhood Use Regulations Applicable in Institutional Subdistricts Multi Family Dwelling Conditional Article 67 Section 18 ROS Neighborhood Dimensional Regulations Applicable in Institutional Subdistricts Floor Area Ratio Excessive Article 67 Section 18 ROS Neighborhood Dimensional Regulations Applicable in Institutional Subdistricts Building Height Excessive Article 67 Section 18 ROS Neighborhood Dimensional Regulations Applicable in Institutional Subdistricts Front Yard Insufficient Article 67 Section 18 ROS Neighborhood Dimensional Regulations Applicable in Institutional Subdistricts Side Yard Insufficient Article 67 Section 18 ROS Neighborhood Dimensional Regulations Applicable in Institutional Subdistricts Rear Yard Insufficient

**Purpose:** Erect a new 6 story Multifamily Dwelling to create 78 units of affordable senior housing with garage and amenity spaces. The building features a first floor with a partial covered garage, some exterior parking and interior amenity spaces (i.e. a multipurpose room, fitness center, offices, etc). Built in front of existing building. [ePlan] LPR

**Case: BOA- 1766144 Address: 1750-1758 Dorchester Avenue Ward 16 Applicant: Bobby Gerasimidis**

**Article(s):** Art. 65 Sec. 41 Off street parking requirements Insufficient parking Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient open space per dwelling unit Article 65, Section 9 Insufficient additional lot area per newly proposed dwelling units

**Purpose:** Change occupancy from a 4 unit building to an 8 unit building by reconfiguring the second and third floors. The scope of work includes removing 2 of the 3 existing staircases, installing an NFPA 13 sprinkler system, and replacing all existing windows. Building will remain detached.

**Case: BOA-1762226 Address: 411 Adams Street Ward 16 Applicant: Huu Le**

**Article(s):** Article 6, Section 4 Other Cond Necc as Protection Removing proviso "Relief granted to this applicant only" for new restaurant operator.

**Purpose:** Kitchen renovations for takeout restaurant only and no dine in. includes hood vent plans

**Case: BOA-1740969 Address: 3 Rozella Street Ward 16 Applicant: Vernon Woodworth**

**Article(s):** Art. 65 Sec. 08 Forbidden Article 65, Section 9 Floor Area Ratio Excessive Art. 65 Sec. 41 Off street parking requirements

**Purpose:** Change occupancy for 2 family to a 3 family dwelling and Legalize extension of living area for first floor unit to basement. Nominal fee requested pending ZBA hearing.

**Case: BOA- 1775818 Address: 174 Forest Hills Street Ward 11 Applicant: Steve Wassersug**

**Article(s):** Art. 09 Sec. 01 Extension of Non-Conforming Use <25% Conditional

**Purpose:** Infill of existing porte cochere (covered drive/walk through entrance) to create new physical therapy and private dining space at Laurel Ridge Rehabilitation and Nursing Home (Skilled Care Center). Application assigned to FD 9/3/25



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**Case: BOA- 1795520 Address: 1673-1679 Washington Street Ward 9 Applicant: The Mendes Table LLC**

**Article(s):** Article 64, Section 18 Use Regulations Restaurant and take out use Conditional

**Purpose:** Clarification: Combine the legal occupancies of record from: 3 family and laundromat, 3 family and store, 3 family and store into 9 residential units on floors 2 4 and then change USE and Occupancy of lower level into restaurant w/take out and Bakery sit down cafe/accessory use with storage in basement. (See companion applications filed under ALT1792558, ALT1792561 and ALT1792565 to combine lots into one). Original scope redacted : Change use from a 3 family and store to a 3 family, restaurant sit down & take out and bakery sit down & take out. Renovate restaurant and bakery, as per plans. PLEASE NOTE: SECONDARY ADDRESS FOR THIS APPLICATION IS 1677-1679 WASHINGTON ST.

**Case: BOA- 1794750 Address: 85-99 Berkeley Street Ward 5 Applicant: 95 Berkeley OTR LLC-ARTICLE 80**

**Article(s):** Article 64, Section 13 Usable Open Space Insufficient Article 32, Section 4. GCOD, Applicability

**Purpose:** Change of occupancy from Offices, Retail, Garage, Adult and Child Day Care to Offices, Retail, Garage, & 92 Residential Units. Building to have offices and retail remaining on the ground floor, remaining below grade parking and new residential units from second to sixth floors. Building features a new amenity space on the ground floor, and bike storage in garage. Scope includes updates to life safety, plumbing and electrical. No exterior alterations are proposed. The project is part of the Office to Residential Conversion Program and an Article 25A & 80 Project Review. [ePlan] LPR

**Case: BOA- 1741777 Address: 183 Saint Botolph Street Ward 4 Applicant: CHOLE MANNING CHOO & COMPANY INC**

**Article(s):** Art. 32 Sec. 04 GCOD Applicability Art. 41 Sec. 18 Rear yard insufficient Art. 41, Sec. 5 Establishment of Protec Areas FAR Article 41 Section 19 Off Street Pkg Insufficient Article 41 Section 6 Rooftop Addtns. in Prot. Area

**Purpose:** Change of Occupancy from 4 Fam to 5 Fam. Enclosing 4th floor rear deck. Vertical addition on the 5th floor. Upgrade Fire protection system. [ePlans]

**Case: BOA- 1710678 Address: 391 Hanover Street Ward 3 Applicant: Mira Nando**

**Article(s):** Art. 54 Section 12 Use: Conditional

**Purpose:** Add 38 seats to existing restaurant for outdoor seating.

**Case: BOA-1770252 Address: 94-96 Endicott Street Ward 3 Applicant: Todd Wilson**

**Article(s):** Article 54, Section 10 Floor Area Ratio Excessive Article 54, Section 10 Usable Open Space Insufficient

**Purpose:** Change Occupancy to change the Ice cream shop to Residential unit (1st Floor). [ePlans]

**RE-DISCUSSION: 11:30AM**

**Case: BOA-1776730 Address: 706 Metropolitan Avenue Ward 18 Applicant: 704 Metropolitan Avenue, LLC**

**Article(s):** Art. 09 Sec. 02 Nonconforming Use Change Art. 69 Sec. 29 Off-St.Prk'g/Load'g Design: Clear access and maneuvering areas to parking in rear proposed via easement per plan to benefit 704 and 706 Hyde Park ave Note Previous Zoning refusal decision has Been respectfully recinded

**Purpose:** Proposal of Shared Driveway Easement with 704 Metropolitan Ave. Reference easement ALT1719339 and building permit ERT1693976, both for parcel 704 Metropolitan Ave. \*ISD Keeper of records confirmed existing three family 9.17.25





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**Case: BOA- 1720983 Address: 704 Metropolitan Avenue Ward 18 Applicant: 704 Metropolitan Avenue, LLC**

**Article(s):** Art. 69 Sec. 09 Insufficient lot size Art. 69 Sec. Excessive f.a.r. Art. 69 Sec. 09 Number of allowed stories exceeded Art. 69 Sec. 09 Insufficient open space per unit Art. 69 Sec. Insufficient front yard setback Art. 69 Sec. 09 Insufficient Side yard setback Art. 69 Sec. 09 Insufficient rear yard setback (New variance triggered via revised plan submission 8.25.25) Art. 69 Sec. 29.5 Off-St.Prk'g:Design Design #5 Clear Access and maneuvering areas on own respective lot; Proposed driveway access requires 7' of land from the abutters lot. Art. 69 Sec. 8 Forbidden USE-Forbidden Article 69 Section 29 Off-Street Parking & Loading Req Insufficient Parking

**Purpose:** Reduction in scope of work at BOA 8/25/25: Modified to Erect a new Three story, 6 Unit Dwelling with two private roof decks and 7 uncovered parking at rear of building on Vacant 6,600 sqft parcel of land. Parking access will be through existing curb cut with access via a shared driveway easement with 706 Metropolitan Avenue to maintain their existing parking at the rear of their home per plans submitted.

**Case: BOA-1690861 Address: 122 Wood Avenue Ward 18 Applicant: Eileen Brito-Rosa**

**Article(s):** Article 69, Section 9 Lot Area Insufficient Applicant will need to seek relief for insufficient lot area Article 69, Section 9 Lot Frontage Insufficient Applicant will need to seek relief for insufficient lot frontage. Article 69, Section 9 Lot Width Insufficient Applicant will need to seek relief for insufficient lot width. Article 69, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for excessive floor area ratio. Article 69, Section 9 Side Yard Insufficient Applicant will need to seek relief for insufficient side yard setback. Article 69, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for insufficient usable open space. Art. 69 Sec. 29.5 Off St.Prk'g:Design Applicant will need to seek relief for required off street parking of FOUR parking spaces.

**Purpose:** Subdivide lot per plans. (Existing 2 Family Dwelling lot)

**Case: BOA- 1690859 Address: 120 Wood Avenue Ward 18 Applicant: Eileen Brito-Rosa**

**Article(s):** Art. 69 Sec. 29.5 Off St.Prk'g:Design Applicant will need to seek relief for off street parking of Four required parking spaces. Article 69, Section 9 Lot Area Insufficient Applicant will need to seek relief for insufficient lot area. Article 69, Section 9 Lot Width Article 69, Section 9 Lot Frontage Insufficient Applicant will need to seek for insufficient lot frontage. Article 69, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for excessive floor area ratio. Article 69, Section 9 Front Yard Insufficient Applicant will need to seek relief for insufficient front yard setback. Article 69, Section 9 Side Yard Insufficient Applicant will need to seek relief for insufficient side yard setback. Article 69, Section 9 Rear Yard Insufficient Applicant will need to seek relief for insufficient rear yard setback. Article 69, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for insufficient usable open space. Article 69, Section 8 Use: Forbidden Applicant will need to seek relief for the use of a TWO Family home in a 1F-6000 Zone

**Purpose:** Erect new construction 2 family dwelling per plans, application in combination with ALT1676803 (Project to have the address of 120 Wood AVE).

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

**Article(s):** Article 51 Section 8 Use Regulations Use Regulations Applicable in Residential Subdistricts. Additional Dwelling Unit with bump out. Article 51, Section 9 Lot Area Insufficient Lot Area, FAR, Side Yard, and Rear Yard insufficient Article 51, Section 56. Off Street Parking & Loading Req Insufficient

**Purpose:** Change use to: Single family and Additional Dwelling Unit. Construct a two story rear addition to the existing single family home, for the Additional Dwelling Unit.



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**STEPHANIE HAYNES**  
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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](https://www.municode.com/library/ma/boston/codes/redevelopment_authority)**