



City of Boston  
Board of Appeal

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

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### **HEARING MINUTES**

Board Chair Dong called the meeting to order promptly at 9:30 AM and commenced with a brief description of the hearing process and, pursuant to the Massachusetts Open Meeting Law, advised those in attendance that the hearings would be broadcast and recorded, and hearing minutes would be kept. The Chair announced that the hearing was being conducted remotely via an online meeting platform and subject to the below advisory which was part of the publicly posted hearing agenda. The Board members then commenced with discussion of the following Agenda items which were announced on the record by Board Secretary Norm Stembridge:

**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/ZBA Tues Hearings 2025>. 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).**



City of Boston  
Board of Appeal

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 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

## **APPROVAL OF HEARING MINUTES: 9:30AM**

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December 6, 2025 & December 9, 2025

**Discussion/Votes:** The Board moved to unanimously approve Hearing minutes.



City of Boston  
Board of Appeal

### **EXTENSIONS: 9:30AM**

**Case: BOA- 1344283 Address: 1 Ralne Road Ward 18 Applicant: Vanessa Prince**

**Discussion/Votes:** The Board moved to unanimously approve the extension request to November 22, 2027.

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

**Discussion/Votes:** The Board moved to unanimously approve the extension request to October 22, 2026.

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

**Discussion/Votes:** The Board moved to unanimously approve the extension request to May 14, 2027.

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

**Discussion/Votes:** The Board moved to unanimously approve the extension request to August 29, 2026.

**Case: BOA-1335853 Address: 46 Parsons Street Ward 22 Applicant: Ryan Spitz, Esq**

**Discussion/Votes:** The Board moved to unanimously approve the extension request to November 24, 2027.

### **EXTENSION OF TIME TO FILE A DECISION: 9:30AM**

**Case: BOA-1733319 Address: 22 Pratt Street Ward 21 Applicant: Adrienne Rosenblatt, Esq**

**Discussion/Votes:** The Board moved to unanimously approve the extension request to file a decision.

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

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

**Discussion/Votes:** Upon a motion and a second, the Board moved to defer until February 24, 2026.

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

**Discussion/Votes:** Upon a motion and a second, the Board moved to defer until February 24, 2026.

### **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.

**Discussion:** At the request of the Board, the applicant presented plans to complete a renovation of a dwelling with work that includes the installation of a groundwater recharge system in the basement and elevator. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Christin Simonelli of the Boston Ground Water Trust stated the applicant submitted both GCOD letters.

**Votes:** Board member Collins motioned for approval. Board member Pinado seconded and the motion carried unanimously.



City of Boston  
Board of Appeal

**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.

**Discussion:** At the request of the Board, the applicant presented plans to construct a rear addition, extend existing dormers, replace the front porch and interior renovations. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. One abutter was in support of the project.

**Votes:** Board member Valencia motioned for approval. Board member Collins seconded and the motion carried unanimously.

**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)

**Discussion:** At the request of the Board, the applicant presented plans to erect a three story, six-unit dwelling with six parking spaces. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board.

**Votes:** Board member Turner motioned for approval with the proviso of Planning Department Design Review. Board member Valencia seconded and the motion carried unanimously.

**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.

**Discussion:** At the request of the Board, the applicant presented plans to seeks to remove a proviso to allow for takeout. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board.

**Votes:** Board member Langham motioned for approval. Board member Pinado seconded and the motion carried unanimously.

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

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



**City of Boston  
Board of Appeal**

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

**Discussion:** At the request of the Board, the applicant presented plans to change the occupancy of a store into a restaurant. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Worrell was in support of the project.

**Votes:** Board member Valencia motioned for approval. Board member Turner seconded and the motion carried unanimously.

**Case: BOA- 1789434 Address: 29-29F Romsey Street Ward 13 Applicant: James Baker-ARTICLE 80**

**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 41Off

Street Parking Regulations Article 65, Section 42.2Conformity 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

**Discussion:** At the request of the Board, the applicant presented plans to combine four lots, subdivide that into two lots and construct seven townhouses with seven parking spaces. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilors Fitzgerald and Murphy along with three abutters were in support of the project. Four abutters were opposed to the project.

**Votes:** Board member Valencia motioned for approval with Planning Department Design Review and that forty percent affordable units will be provided at this site. Board member Pinado seconded while Board member Langham voted in opposition, but the motion carried.

**Case: BOA-1789440 Address: 33 Romsey Street Ward 13 Applicant: James Baker-ARTICLE 80**

**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

**Discussion:** At the request of the Board, the applicant presented plans to combine four lots, subdivide that into two lots and construct a four story, twenty-two-unit multi-family dwelling. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board.



**City of Boston  
Board of Appeal**

**Votes:** Board member Valencia motioned for approval with Planning Department Design Review and that forty percent affordable units will be provided at this site. Board member Pinado seconded while Board member Langham voted in opposition, but the motion carried.

**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.

**Discussion:** At the request of the Board, the applicant presented plans to raze the existing dwelling and construct a two-story birthing center with an outdoor garden and off-street parking. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services, Senator Miranda, Congresswoman Presley, State Representative Tyler. Councilors Jean and Worrell along with 6 abutters were in support of the project. Councilor Murphy and nine abutters were opposed to the project.

**Votes:** Board member Turner motioned for approval with the proviso that commercial use is for this applicant only. Board member Valencia seconded and the motion carried unanimously.

**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.

**Discussion:** At the request of the Board, the applicant presented plans to confirm the occupancy of a two-unit dwelling and boxing gym. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board.

**Votes:** Board member Langham motioned for approval. Board member Pinado seconded and the motion carried unanimously.

**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.

**Discussion:** At the request of the Board, the applicant presented plans to change the occupancy from salon to liquor store. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board.

**Votes:** Board member Pinado motioned for approval. Board member Valencia seconded and the motion carried unanimously.

**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.



**City of Boston  
Board of Appeal**

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

**Discussion:** At the request of the Board, the applicant presented plans to change the buildings occupancy from a salon to a gym. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board.

**Votes:** Board member Langham motioned for approval. Board member Collins seconded and the motion carried unanimously.

**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

**Discussion:** At the request of the Board, the applicant presented plans to construct a small addition to an existing mixed use building to provide additional office space. Board members asked about the plans.

**Documents/Exhibits:** Building Plans, GCOD Letters

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Durkin and one abutter was in support of the project.

**Votes:** Board member Pinado motioned for approval with the proviso of Planning Department Design Review to ensure adequate light is maintained for the ground floor units that are not part of the proposed expansion. Board member Langham seconded and the motion carried unanimously.

**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

**Discussion:** At the request of the Board, the applicant presented plans to construct a two-story addition to a single-family house with an attached garage. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Flynn was in support of the project, while three abutters were opposed.

**Votes:** Board member Pinado motioned for approval with the provisos that the project undergo Landmarks Commission Design Review as well as Parks and Recreation Review. Board member Valencia seconded and the motion carried unanimously.

**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

**Discussion:** At the request of the Board, the applicant presented plans to change the buildings occupancy from a restaurant to just two apartments. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board.

**Votes:** Board member Valencia motioned for approval with the proviso of Planning Department Design Review. Board member Pinado seconded and the motion carried unanimously.



City of Boston  
Board of Appeal

**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.

**Discussion/Votes:** Upon a motion and a second, the Board moved to defer until January 13, 2026.

**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).

**Discussion:** At the request of the Board, the applicant presented plans to change the occupancy from a nine-unit lodging house and beauty parlor to ten-unit lodging house with increased capacity. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Durkin

**Votes:** Board member Turner motioned for approval. Board member Pinado seconded and the motion carried unanimously.

**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

**Discussion:** At the request of the Board, the applicant presented plans to construct a six-story, seventy-eight-unit senior living home with offices, library, fitness rooms and seventeen parking spaces. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board.

**Votes:** Board member Valencia motioned for approval. Board member Pinado seconded and the motion carried unanimously.

**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



**City of Boston  
Board of Appeal**

**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.

**Discussion:** At the request of the Board, the applicant presented plans to change the buildings occupancy to now include a retail store, barbershop and eight units of multi-family dwelling. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Flynn was in support of the project.

**Votes:** Board member Valencia motioned for approval. Board member Collins seconded and the motion carried unanimously.

**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

**Discussion:** At the request of the Board, the applicant presented plans to remove a proviso to allow for takeout. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board.

**Votes:** Board member Collins motioned for approval. Board member Langham seconded and the motion carried unanimously.

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

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

**Discussion:** At the request of the Board, the applicant presented plans to change the occupancy from a two-family to a three-family dwelling by extending living space into the attic. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board.

**Votes:** Board member Pinado motioned for approval with the proviso of no building code relief would be granted in the decision. Board member Turner seconded and the motion carried unanimously.

**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

**Discussion:** At the request of the Board, the applicant presented plans to infill an existing driveway to create additional space for physical therapy and private dining at a nursing home. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. One abutter was in support of the project.

**Votes:** Board member Valencia motioned for approval. Board member Pinado seconded and the motion carried unanimously.

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

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



**City of Boston  
Board of Appeal**

**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.

**Discussion:** At the request of the Board, the applicant presented plans to confirm the buildings occupancy with nine-residential unit and a bakery with take out. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board.

**Votes:** Board member Valencia motioned for approval. Board member Turner seconded and the motion carried unanimously.

**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

**Discussion:** At the request of the Board, the applicant presented plans to change the buildings occupancy from an office with retail, garage and daycare to a mixed use building with ninety-two residential units. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Flynn was opposed to the project, while one abutter was in support.

**Votes:** Board member Pinado motioned for approval. Board member Collins seconded and the motion carried unanimously.

**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]

**Discussion/Votes:** Upon a motion and a second, the Board moved to defer until February 24, 2026.

**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.

**Discussion:** At the request of the Board, the applicant presented plans to add thirty-eight seats to an existing restaurant for outdoor seating. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board.

**Votes:** Board member Turner motioned for approval. Board member Collins seconded and the motion carried unanimously.



**City of Boston  
Board of Appeal**

**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]

**Discussion:** At the request of the Board, the applicant presented plans to change the first floors occupancy from an ice cream shop to a residential dwelling unit. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Colletta was in support of the project.

**Votes:** Board member Collins motioned for approval. Board member Valencia seconded while Board member Pinado voted in opposition the motion carried

**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 rescinded

**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

**Discussion:** At the request of the Board, the applicant presented plans for a shared driveway easement. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Three abutters were in support of the project while one abutter was opposed.

**Votes:** Board member Turner motioned for approval. Board member Valencia seconded and the motion carried unanimously.

**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 #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.

**Discussion:** At the request of the Board, the applicant presented plans to erect a three-story, six-unit dwelling with two private roof decks, seven uncovered parking spaces in the rear and a shared driveway. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Three abutters were in support of the project while one abutter was opposed.



**City of Boston  
Board of Appeal**

**Votes:** Board member Turner motioned for approval. Board member Valencia seconded and the motion carried unanimously.

**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)

**Discussion:** At the request of the Board, the applicant presented plans to subdivide a lot into two, maintaining the existing two-family dwelling on one lot. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board.

**Votes:** Board member Pinado motioned for approval. Board member Valencia seconded, while Board member Turner voted in opposition, but the motion carried.

**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).

**Discussion:** At the request of the Board, the applicant presented plans to erect a two-family dwelling on a newly subdivided lot. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board.

**Votes:** Board member Pinado motioned for approval. Board member Valencia seconded, while Board member Turner voted in opposition, but the motion carried.

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

**Article(s):** Article 51 Section 8 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.



City of Boston  
Board of Appeal

**Discussion:** At the request of the Board, the applicant presented plans to construct a two-story additional dwelling unit to a single-family home. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Three abutters were in support of the project.

**Votes:** Board member Collins motioned for approval. Board member Langham seconded and the motion carried unanimously.

STEPHANIE HAYNES BOARD OF APPEAL 617-635-4775

BOARD MEMBERS:

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NORMAN STEMBRIDGE-SECRETARY  
GIOVANNY VALENCIA  
SHAMAIAH TURNER  
ALAN LANGHAM

SUBSTITUTE MEMBERS:

DAVID COLLINS  
JEANNE PINADO

**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)