



City of Boston
Board of Appeal

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Tuesday, February 24, 2026 BOARD OF APPEALS City Hall Room 801

HEARING AGENDA

Please be advised of the following appeals to be heard on February 24, 2026 beginning at 9:30 am and related announcements.

All matters listed on this February 24, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The February 24, 2026 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/2026ZBAHearings>. You may also participate by phone by calling into the Zoom Webinar at 1-646-828-7666 and entering the Webinar ID: 160 422 3767 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/Feb242026ZBAComments> 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/Feb242026ZBAComments> 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

APPROVAL OF HEARING MINUTES: 9:30AM

February 3, 2026

EXTENSIONS: 9:30AM

Case: BOA- 1545997 Address: 472-474 Western Avenue Ward 22 Applicant: George Morancy, Esq

Case: BOA- 1483092 Address: 621 East Second Street Ward 6 Applicant: Ryan Spitz, Esq

Case: BOA- 1320835 Address: 9-13 Hewins Street Ward 14 Applicant: Joseph Feaster, Jr, Esq

Case: BOA- 1252953 Address: 595-603 Newbury Street Ward 5 Applicant: Richard Lynds, Esq

BOARD FINAL ARBITER: 9:30AM

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



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RECOMMENDATIONS: 9:30 AM

Case: BOA- 1800207 Address: 301-305 West Broadway Ward: 6 Applicant: Danh Thanh Nguyen

Article 68, Section 7 Use Regulations Body art establishment Forbidden (Table A) Article 68, Section 33 Off Street Parking & Loading Req Insufficient

Purpose: Change occupancy to add an eye brow beauty spa with microblading to its current occupancy. All other occupancies to remain the same. Install sink. Work to be done at 247 D St. (secondary address)

Case: BOA- 1788475 Address: 2 Pacific Street Ward: 7 Applicant: Brian Kaplan

Article: Art 68 Sec 29 Roof Structure Restrictions

Purpose: Related to ALT1731832. Add roof deck.

Case: BOA- 1696173 Address: 4843 Washington Street Ward: 20 Applicant: Marius Osmeni

Article 56. Section 8 Side Yard Insufficient You need relief from the BOA for the said violation

Purpose: Demolition and rebuilding of existing dormer according to plans provided.

HEARINGS: 9:30AM

**Case: BOA-1803891 Address: 344-350 Washington Street Ward 22 Applicant: Efthymios Athanasiadis-
ARTICLE 80**

Article(s): Article 51 Section 17 Insufficient rear yard setback Article 51 Section 17 Height excessive Article 51 Section 17 Excessive f.a.r. Art. 51 Sec. 56 Off St Parking Design Proposed lift parking (Impeded access and maneuvering areas) Article 51, Section 56 Off Street Parking Insufficient Article 51, Section 56 Off Street Loading Insufficient Article 51, Section 53 Screening & Buffering Req

Purpose: Submission for Zoning Refusal Letter, to erect new mixed-use building. We propose 19 residential units and 1 commercial/Core Shell (i.e. Retail, Restaurant w/takeout, or takeout restaurant use) on the first floor.

Case: BOA- 1800101 Address: 255 Allandale Street Ward 19 Applicant: Allandale Farm Realty Trust

Article(s): Art. 55, Section 11 Use: Forbidden Retail Art. 55, Section 11 Use: Forbidden Agriculture Art. 29, Section 4 Greenbelt Protection Overlay District

Purpose: Construction of a 5170 SF greenhouse in conjunction with ERT1733448 where the full fee was paid. eplan BOA

Case: BOA-1800111 Address: 257 Allandale Street Ward 19 Applicant: Allandale Farm Realty Trust

Article(s): Art. 55, Section 11 Use: Forbidden Retail Art. 55, Section 11 Use: Forbidden Agriculture Art. 29 Sec. 04 Greenbelt Protection Overlay District Applicability

Purpose: Construction of a new 5535 SF retail farm stand (the "Market Barn"). In conjunction with ERT1766090 for a new 5170 SF retail greenhouse. Demolition of green house #1 under SF: Demolition of green house #2 under SF: Demolition of green house #3 under SF: Demolition of green house #4 under SF: Demolition 1 story brick building under SF: Demolition of metal frame structure #1 under SF: Demolition of metal frame structure #2 under SF: eplan BOA

Case: BOA- 1710868 Address: 110-114 Business Street Ward 18 Applicant: Caleb Mathis-CANNABIS

Article(s): Article 69 Section 14 Use Regulations Cannabis Establishment – Conditional Article 69 Section 14 Use Regulations Location of Cannabis Establishment - Forbidden

Purpose: Change of Occupancy from Admin/Office space to Cannabis Delivery Business at 161 Reservation Rd. [ePlan]

Case: BOA- 1783270 Address: 7 Mountain Avenue Ward 14 Applicant: Pablo Alvarado Alvarado

Article(s): Article 60, Section 9 Front Yard Insufficient You need relief from the BOA for the said violations Article 60, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations Article 60, Section 9 Rear Yard Insufficient You need relief from the BOA for the said violations

Purpose: Build a new 3 family as per plans



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Case: BOA-1798548 Address: 101 School Street Ward 11 Applicant: Timothy Burke

Article(s): Art. 09 Sec. 01 Extension of Non-Conforming Use Article 55, Section 9 Floor Area Ratio Excessive

Purpose: Extend Unit 1 living space into the basement level with new family room and install window wells for three new bedrooms. Install new bathroom.

Case: BOA- 1798549 Address: 103 School Street Ward 11 Applicant: Timothy Burke

Article(s): Art. 09 Sec. 01 Extension of Non-Conforming Use Article 55, Section 9 Floor Area Ratio Excessive

Purpose: Extend Unit 1 living space into the basement level with new family room and install window wells for three new bedrooms. Install new bathroom.

Case: BOA-1798550 Address: 107 School Street Ward 11 Applicant: Timothy Burke

Article(s): Art. 09 Sec. 01 Extension of Non-Conforming Use Article 55, Section 9 Floor Area Ratio Excessive

Purpose: Extend Unit 1 living space into the basement level with new family room and install window wells for two new bedrooms. Install new bathroom.

Case: BOA- 1811355 Address: 145-157 Saint Alphonsus Street Ward 10 Applicant: Mission Hill NHS

Article(s): Art. 59, Section 11 Insufficient minimal lot size for residential uses in the subdistrict - <1 acre proposed Art. 59, Section 11 Excessive F.A.R. due to lot size being proposed Art. 59, Section 11 Max allowed number of dwelling units allowed on one lot exceeded.

FOUR TO SIX MAX allowed (Note: Existing lot size reduction) Art. 59, Section 11 Insufficient front yard setback - 50' required Art. 59, Section 11 Insufficient side yard setback- 50' required

Purpose: Change of occupancy from (3) 1 Family and (2) 2 family homes. To 1 multi-unit building to include 7 units.

No work to be done application is for correction of occupancy ONLY * Subdivision plans filed to create new separate lot filed under ALT1776894, 6901, 6903,6905, 6908 and alt1777083

Case: BOA- 1805985 Address: 11-11A Parker Hill Avenue Ward 10 Applicant: Savage Properties, LLC- ARTICLE 80

Article(s): Article 59, Section 8 Add'l Lot Area Insufficient Article 59, Section 8 Bldg Height Excessive (Feet) Article 59, Section 8 Side Yard Insufficient Article 59, Section 8 Bldg Height Excessive (Stories) Article 59, Section 8 Rear Yard Insufficient Article 59, Section 8 Usable Open Space Insufficient Article 59, Section 8 Floor Area Ratio Excessive Art. 59, Section 37 Off Street Parking Insufficient Art. 59, Section 37 Off Street Loading Insufficient

Purpose: Change of occupancy from 24 apartments to 95 apartments. The Proposed Project is to construct a six (6) story, seventy one (71) unit addition to the rear of the existing apartment building at 11 Parker Hill Ave. The existing building will undergo no changes other than updates to the façade to better match the new addition. Scope of addition also includes garage parking, amenity spaces, and roof deck. [ePlan] SPR

Case: BOA- 1764751 Address: 33 Shirley Street Ward 8 Applicant: Shirley-Eustis House Association

Article(s): Art. 50, Section 28 Use: Forbidden Applicant will need to seek relief to change the use from a Mansion to a Museum w/ an office and a Personal Quarters (apartment). Art. 50 Sec. 43 Off street parking requirements Applicant will need to seek relief for Off Street parking requirements.

Purpose: Change Occupancy from 1 Family to Museum, 1 Apartment and Office. For this is an existing condition for many years. This is for the Shirley Eustis House Association established in 1913 We are seeking to secure an Alteration Permit to legalize the existing Mansion as a Museum with an office, Personal Quarters (Apartment) and create a Certificate of Inspection for assembly use of the museum (occupant load to be less than 50 people). Upgrades to Life Safety systems. To correct Violation, Notice V668120. Application assigned to Cheryl

Odom 7/28/25.



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Case: BOA- 1809760 Address: 98 Winthrop Street Ward 8 Applicant: Jinglin Zhou

Article(s): Art. 50, Section 28 Use: Forbidden Article 50, Section 29 Add'l Lot Area Insufficient t Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Bldg Height Excessive (Stories) Article 50, Section 29 Bldg Height Excessive (Feet) Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Rear Yard Insufficient Art. 50 Sec. 43 Off street parking insufficient

Purpose: Change occupancy from 6 units to 7 units; renovate existing attic level to create 1 new unit [See companion cases ALT1716778, ALT1716782, ALT1716783] [ePlans]

Case: BOA- 1808916 Address: 96 Winthrop Street Ward 8 Applicant: Jinglin Zhou

Article(s): Art. 50 Sec. 43 Off street parking insufficient Art. 50, Section 28 Use: Forbidden Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Bldg Height Excessive (Stories) Article 50, Section 29 Bldg Height Excessive (Feet) Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Rear Yard Insufficient

Purpose: Clarification: Change legal use and occupancy of dwelling from 7 units to 8 units per plans submitted (i.e unfinished basement, two units on floors 1 3 and attic area to have 2 units) [See companion cases ALT1716781, ALT1716782, ALT1716783] [ePlans] * Legal Occupancy of record: 7 Apartments Doc#48/1949

Case: BOA- 1808911 Address: 100 Winthrop Street Ward 8 Applicant: Jinglin Zhou

Article(s): Art. 50 Sec. 43 Off street parking insufficient Art. 50, Section 28 Use: Forbidden Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Bldg Height Excessive (Stories) Article 50, Section 29 Bldg Height Excessive (Feet) Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Rear Yard Insufficient

Purpose: Clarification: Change legal use and occupancy of dwelling from 4 units to 5 units per plans submitted (i.e unfinished basement, one unit on floors 1 3 and attic area to have 2 units) [See companion cases ALT1716778, ALT1716781, ALT1716783] [ePlans] *Legal occupancy of record 4 Apartments Doc@1115/1951

Case: BOA- 1809764 Address: 102 Winthrop Street Ward 8 Applicant: Jinglin Zhou

Article(s): Art. 50, Section 28 Use: Forbidden Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Bldg Height Excessive (Stories) Article 50, Section 29 Bldg Height Excessive (Feet) Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Rear Yard Insufficient Art. 50 Sec. 43 Off street parking insufficient

Purpose: Change occupancy from 6 units to 7 units; renovate existing attic level to create 1 new unit [See companion cases ALT1716778, ALT1716781, ALT1716782] [ePlans]

Case: BOA- 1784126 Address: 634 Dorchester Avenue Ward 7 Applicant: Edward Ordway

Article(s): Article 13, Section 1 Floor Area Ratio Excessive Article 13, Section 1 Lot Area Insufficient Article 13, Section 1 Add'l Lot Area Insufficient Article 13, Section 1 Lot Width Insufficient Article 23, Section 1 Off Street Parking Req

Purpose: Change occupancy from a 3 family dwelling to a 4 family dwelling by converting a full walkout basement into an additional dwelling unit. No other work being performed to the existing three units.

Case: BOA- 1642295 Address: 33R Princeton Street Ward 1 Applicant: Richard Verrochi

Article(s): Art. 53, Section 29-Dimensional Regulations Article 53, Section 9 Rear Yard Insufficient Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Usable Open Space Insufficient Art. 53, Section 56 Off Street Parking Insufficient

Purpose: Change occupancy from a Garage to a One Family dwelling to Legalize existing property



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HEARINGS: 11:00AM

Case: BOA- 1804155 Address: 35 Ainsworth Street Ward 20 Applicant: Paul Sellew

Article(s): Art. 67 Sec. 08 Use Regulations Applicable in Residential Sub Districts 3 Fam – FORBIDDEN Article 67, Section 9 Add'l Lot Area Insufficient Article 67, Section 9 Floor Area Ratio Excessive Article 67, Section 9 Bldg Height Excessive (Stories) Article 67, Section 9 Usable Open Space Insufficient Article 67, Section 9 Side Yard Insufficient Article 67 Section 32 Off Street Parking & Loading Req Size & Maneuvering areas

Purpose: Change Occupancy from 2 family dwelling to a 3-family dwelling by adding new unit in existing third floor. New dormer on the 3rd Floor to the left. [ePlans]

Case: BOA-1782400 Address: 20 Cotton Street Ward 20 Applicant: Lida Maxwell & Jennifer Goldstein

Article(s): Article 67, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations Article 67, Section 9 Rear Yard Insufficient You need relief from the BOA for the said violations

Purpose : 342 SF Single story addition off the back of the existing home. new footings, framing, windows, doors, electrical & hvac is proposed. as well as a partial renovation to the existing half bath to a full bath next to the addition.

Case: BOA- 1614957 Address: 378-380 Centre Street Ward 19 Applicant: Nolber F Salguero

Article(s): Art. 06 Sec. 04 Other Protectional Conditions You need relief from the BOA for the said violation

Purpose: Remove proviso from previous owner and apply the 75% / 25% rule as I am @ 65% to 35% with take out being 65%

Case: BOA- 1798286 Address: 659 Hyde Park Avenue Ward 18 Applicant: Rafael Pons

Article(s): Article 67, Section 33.7 Accessory Bldgs in Side or Rear Yd Side yard insufficient

Purpose: Correct Violation to LEGALIZE GARAGE in the rear for the house

Case: BOA- 1427993 Address: 9 Batchelder Street Ward 8 Applicant: Mohammed Bellal

Article(s): Article 50, Section 29 Side Yard Insufficient You need relief from the BOA for the said violations Article 50, Section 29 Rear Yard Insufficient You need relief from the BOA for the said violations

Purpose: Applying for curb cut/driveway for 2 vehicles

RE-DISCUSSION: 11:30AM

Case: BOA- 1766723 Address: 49-51 Callender Street Ward 14 Applicant: Chloe Manning Choo & Company Inc

Article(s): Art. 14 Sec. 06 Two or More Dwellings in a Lot You need relief from the BOA for the said violations Article 60, Section 9 Lot Area Insufficient You need relief from the BOA for the said violations Article 60, Section 9 Floor Area Ratio Excessive You need relief from the BOA for the said violations Article 60, Section 9 Usable Open Space Insufficient You need relief from the BOA for the said violations Article 60, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations Article 60, Section 9 Rear Yard Insufficient You need relief from the BOA for the said violations

Purpose: Construct shed dormer and extend living space of third floor dwelling unit into attic. Nominal fee requested pending ZBA hearing. [ePlans]

Case: BOA- 1766728 Address: 53 Callender Street Ward 14 Applicant: Chloe Manning Choo & Company Inc

Article(s): Art. 60 Sec. 09 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (FAR). Art. 60 Sec. 09 Height Excessive Applicant will need to seek relief for Excessive Building height in feet. Art. 60 Sec. 09 Rear yard insufficient Applicant will need to seek relief for Insufficient Rear Yard setback. Art. 60 Sec. 09 Side yard insufficient Applicant will need to seek relief for Insufficient Side Yard setbacks. Article 60, Section 60 33 Application of Dimensional Requirements Applicant will need to seek relief for Two or More Dwelling Units on the Same Lot. Article 60 Section 32 GM Neighborhood Off Street Parking and Loading Requirements Applicant will need to seek relief for Insufficient Off Street Parking.

Purpose: proposed construction of a new residential 3 family as per plans. On same lot 49 51 Callender Street as ALT1747221



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Case: BOA- 1575425 Address: 62 L Street Ward 6 Applicant: David Luciano

Article(s): Article 68, Section 8 Rear Yard Insufficient Article 68, Section 8 Side Yard Insufficient

Art.68 Sec 29 Roof Structure Restrictions Access to the roof deck must be via a roof hatch

Purpose: Replace existing exterior stairs and construct a new roof deck.

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]

INTERPRETATION: 12:00PM

Case: BOA-1810164 Address: 46-47 Beacon Street Ward 5 Applicant: Connor Lehan, Katie Clayton, Robert D. Ward and Lee Landry

Connor Lehan, Katie Clayton, Robert D. Ward & Lee Landry Ward seeking with reference to the premises at: 46 – 47

Purpose: The petitioner seeks a determination that the Inspectional Services Department erred in issuing a permit ALT1796638

**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