



**Tuesday, January 27, 2026      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 Stenbridge:

**Please be advised of the following appeals to be heard on January 27, 2026 beginning at 9:30 am and related announcements.**

**All matters listed on this January 27, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:**

**The January 27, 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/Jan27ZBAComment> 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/Jan27ZBAComment> 617635-4775, 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 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**

January 13, 2026

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



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**EXTENSIONS: 9:30AM**

**Case: BOA- 1562160 Address: 61 Lithgow Street Ward 16 Applicant: Jeffrey Drago, Esq**

**Discussion/Votes:** The Board moved to unanimously approve the extension request to May 3, 2028.

**Case: BOA- 1270821 Address: 123 Fisher Avenue Ward 10 Applicant: Richard Giordano & Maggie Cohn**

**Discussion/Votes:** The Board moved to unanimously approve the extension request to September 8, 2027.

**Case: BOA- 1444961 Address: 354 E Street Ward 6 Applicant: George Morancy, Esq**

**Discussion/Votes:** The Board moved to unanimously approve the extension request to April 13, 2028.

**Case: BOA- 1521747 Address: 5-7 Brown Terrace Ward 19 Applicant: John Pulgini, Esq**

**Discussion/Votes:** The Board moved to unanimously approve the extension request to February 23, 2027.

**Case: BOA- 1521739 Address: 7 Brown Terrace Ward 19 Applicant: John Pulgini, Esq**

**Discussion/Votes:** The Board moved to unanimously approve the extension request to February 23, 2027.

**Case: BOA- 1521753 Address: 9-11 Seaverns Avenue Ward 19 Applicant: John Pulgini, Esq**

**Discussion/Votes:** The Board moved to unanimously approve the extension request to February 23, 2027.

**Case BOA- 1521740 Address: 11 Seaverns Avenue Ward 19 Applicant: John Pulgini, Esq**

**Discussion/Votes:** The Board moved to unanimously approve the extension request to February 23, 2027.

**Case: BOA- 1193958 Address: 1154-1156 Dorchester Avenue Ward 15 Applicant: Ryan Spitz, Esq**

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

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

**Case: BOA-1702915 Address: 27 Wendover Street Ward 7 Applicant: Michael Ross, Esq**

Upon a motion and a second, Board members voted unanimously to grant the Board Final Arbiter request.

**Case: BOA-1476876 Address: 28-30 Geneva Street Ward 1 Applicant: Richard Lynds, Esq**

Upon a motion and a second, Board members voted unanimously to grant the Board Final Arbiter request.

**RECOMMENDATIONS: 9:30 AM**

**Case: BOA-1795810 Address: 115 Baldwin Street Ward: 2 Applicant: Emily Muhl and Nathan Brakeley**

**Article(s):** Article 62, Section 25 Roof Structure Restrictions Article 62; section 7 Res. Sub district Dimensional Regulations Table C Maximum Building Height (feet)

**Purpose:** Second floor interior renovation; adding new main roof structure with increased roof slope for interior height on attic level; new dormers to be added at front and back of the building

**Discussion:** At the request of the Board, the applicant presented plans for interior renovations along with adding new dormers to the front and back of the dwelling. 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 Bernal seconded and the motion carried unanimously.



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**Case: BOA- 1806137 Address: 57 Emerson Street Ward: 6 Applicant: Marc Savatsky**

**Article(s):** Article 68, Section 8 Side Yard Insufficient You need relief from the BOA for the said violations

Article 68, Section 8 Floor Area Ratio Excessive You need relief from the BOA for the said violations

Article 68, Section 29 Roof Structure Restrictions You need relief from the BOA for the said violations

**Purpose:** Change of occupancy from a 3 family to a 2 family. Renovate and finish the existing basement for use as habitable space and add a new third story. Construct new rear decks off levels 1 and 2, and build a private roof deck. No change to the building footprint.

**Discussion:** At the request of the Board, the applicant presented plans to change the occupancy of a three family to a two-family along with constructing a third story and rear decks. 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 along with one abutter were opposed to the project.

**Votes:** Board member Stembridge motioned for approval. Board member Bernal seconded and the motion carried unanimously.

**Case: BOA- 1806141 Address: 59 Emerson Street Ward: 6 Applicant: Marc Savatsky**

**Article(s):** Article 68, Section 8 Side Yard Insufficient You need relief from the BOA for the said violations

Article 68, Section 8 Floor Area Ratio Excessive You need relief from the BOA for the said violations

Article 68, Section 29 Roof Structure Restrictions You need relief from the BOA for the said violations

**Purpose:** Change of occupancy of a 3 family in to 2 family. Renovate and finish the existing basement for use as habitable space and add a new third story. Construct new rear decks off levels 1 and 2, and build a private roof deck. No change to the building footprint.

**Discussion:** At the request of the Board, the applicant presented plans at the request of the Board, the applicant presented plans to change the occupancy of a three family to a two-family along with constructing a third story and rear decks. Board members asked about the plans. 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 along with one abutter were opposed to the project.

**Votes:** Board member Stembridge motioned for approval. Board member Bernal seconded and the motion carried unanimously.

**Case: BOA- 1797623 Address: 27-29 Myrtlebank Avenue Ward: 16 Applicant: Michael Provenzano**

**Article(s):** Article 65, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations

Article 65, Section 9 Bldg Height Excessive (Stories) You need relief from the BOA for the said violations

Article 65, Section 9 Floor Area Ratio Excessive You need relief from the BOA for the said violations

**Purpose:** Renovate all interior rooms new finishes kitchens, bathrooms, dig down and finish basement, add full length dormers to build a full 3rd floor.

**Discussion:** At the request of the Board, the applicant presented plans to construct full length dormers to build a third floor, perform interior renovations, and finish the basement. 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 opposed to the project.

**Votes:** Board member Bernal motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

**Case: BOA-1798986 Address: 2 Woodworth Street Ward: 16 Applicant: James Christopher**

**Article(s):** Article 65, Section 9 Floor Area Ratio Excessive



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**Purpose:** The home owner seeks to legalize finished basement. The basement living space was finished by a previous owner. The current owner seeks to document and legalize the existing extension of living space into basement for unit#1 only as per the attached plan.

**Discussion:** At the request of the Board, the applicant presented plans to extend living space from the first unit into the basement. 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 Stembridge motioned for approval. Board member Bernal seconded and the motion carried, Board member Collins recused himself.

### **BOA- 1783344 Address: 16-18 Bradfield Avenue Ward: 20 Applicant: Bartholomew J. Tocci**

**Article(s):** Article 9, Section 1 Extension of Nonconforming Building Requesting relief for an addition to an existing residence that already has excessive FAR Article 67, Section 9 Floor Area Ratio Excessive FAR Maximum: 0.5 Existing FAR: 0.62 Proposed FAR: 0.63

**Purpose:** Demo Existing back deck on the back of the house and build a reinforced concrete filled cinderblock foundation to make a new FULL bathroom in the same dimensions measuring 5'5" X 5", including plumbing, electrical, and finishing. 2ft by 2ft by 2ft deep concrete bases at each corner for support.

**Discussion:** At the request of the Board, the applicant presented plans to demolish an existing rear deck to extend living space. 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 Stembridge motioned for approval. Board member Bernal seconded and the motion carried. Board member Barraza recused herself.

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

### **Case: BOA- 1803649 Address: 181 Commonwealth Avenue Ward 5 Applicant: MGM Development**

**Article(s):** Art. 32 Sec. 32 4 Groundwater Conservation Overlay District, Applicability

**Purpose:** Change occupancy from dormitory (R 2) to 3 family dwelling; full gut renovation; replace all MEPs; construct roof deck and headhouse; interior/exterior work incl. windows, masonry repairs, new garage, rear balconies, structural, egress & life safety upgrades per stamped plans.

**Discussion:** At the request of the Board, the applicant presented plans to seeks to complete an interior renovation of a dwelling and to change the buildings occupancy from a dormitory to a three-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. Christin Simonelli of the Boston Ground Water Trust stated the applicant submitted both GCOD letters.

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

## **HEARINGS: 9:30AM**

### **Case: BOA- 1803497 Address: 29 Rowe Street Ward 19 Applicant: Mark Scanlon**

**Article(s):** Article 67, Section 8 Use: Forbidden Applicant will need to seek relief to build a Townhouse. Art. 67 Sec. 09 Open Space insufficient Applicant will need to seek relief for Insufficient Open Space. Art. 67 Sec. 33 App. of Dimensional Req. Applicant will need to seek relief for Insufficient Side Yard Setback Art. 67 Sec. 33 App. of Dimensional Req. Applicant will need to seek relief for Insufficient Rear Yard Setback. Article 67, Section 32 Off Street Parking Applicant will need to seek relief for Off Street Parking. Article 67, Section 9 Lot Area Insufficient Applicant



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will need to seek relief for Insufficient Lot Area. Article 67, Section 9 Add'l Lot Area Insufficient Applicant will need to seek relief for Insufficient additional Lot Area per unit. Article 67, Section 9 Lot Width Insufficient Applicant will need to seek relief for Insufficient Lot Width. Article 67, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (FAR). Article 67, Section 9 Bldg Height Excessive (Stories) Applicant will need to seek relief for Excessive Building Story Height. Article 67, Section 9 Bldg Height Excessive (Feet) Applicant will need to seek relief for Excessive Building Height in feet. Article 67, Section 9 Front Yard Insufficient Applicant will need to seek relief for Insufficient Front Yard Setback. Article 67, Section 9 Lot Frontage Insufficient Applicant will need to seek relief for Insufficient Lot Frontage.

**Purpose:** Erect two (2) family structure on existing 4,104 square foot lot with parking for 2 vehicles in enclosed garage. E[plans] Filed.

**Discussion:** At the request of the Board, the applicant presented plans to erect a two-family dwelling with two parking enclosed garage parking spots, on a vacant lot. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

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

**Votes:** Board member Valencia motioned for approval with the proviso of Planning Department Design Review with no front yard parking. Board member Stembridge seconded and the motion carried. Board member Collins recused himself.

**Case: BOA- 1789141 Address: 27 Millet Street Ward 17 Applicant: Yasin Hassan & Caleb Charles**

**Article(s):** Art. 65 Sec. 41 Off street parking requirements 5. Design and clear maneuvering areas on own lot Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient Lot width frontage Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient lot size Art. 65 Sec. 9 Residential, Dimensional Reg.s Maximum allowed building height has been exceeded (Corrected via 10.15.25 updated plan submission) Art. 65 Sec. 9, Residential Dimensional Reg.s Insufficient front yard setback Art.65 Sec. 8 Use: Forbidden Article 65, Section 41 Off-Street Parking , Regulations Insufficient parking Article 65, Section 9 Dimensional Regulations Maximum allowed f.,a.r. has been exceeded Article 65, Section 9 Dimensional Regulations Insufficient Side yard setback Article 65, Section 9 Dimensional Regulations Insufficient lot width Article 65, Section 9-Dimensional Regulations Maximum allowed number of stories has been exceeded

**Purpose:** Erect a new four-story residential building with four units and two parking spaces, and erect an exclusive use roof deck. Application assigned to FD on 3/18/25 Updated plans submitted/10.15.2

**Discussion:** At the request of the Board, the applicant presented plans to erect a three-story, four-unit building with two parking spots in the rear and a roof deck for the third unit. 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 Stembridge seconded and the motion carried unanimously.

**BOA-1767611 Address: 11 Inwood Street Ward 15 Applicant: Abraham Alvarez**

**Article(s):** Article 65, Section 9, Rear Yard Insufficient, Article 65, Section 9, Side Yard Insufficient, Article 65, Section 9, Front Yard Insufficient, Article 65, Section 9, Bldg Height Excessive (Feet), Article 65, Section 9, Usable Open Space Insufficient, Article 65, Section 9, Bldg Height Excessive (Stories), Article 65, Section 9, Floor Area Ratio Excessive, Article 65, Section 9, Lot Width Insufficient, Article 65, Section 9, Lot Frontage Insufficient, Article 65, Section 15, Use: Forbidden, Article 65, Section 9, Lot Area Insufficient

**Purpose:** Extend 1st floor unit into basement with 1 bed/bath, stair, and mech. room. Add ½ bath and reconfigure stairs on 1st floor. Replace flat roof with gable/dormers. Install 13R sprinkler. Build 1 apartment: 3 beds, 2 baths, kitchen, living, laundry, mech. room. Change of occupancy from a 3 family to a 4-family dwelling unit.

**Discussion:** At the request of the Board, the applicant presented plans to change the building's occupancy from a three-family to a four-family by extending the first-floor unit into the basement and by adding dormers. Board members asked about the plans.

**Documents/Exhibits:** Building Plans





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

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

**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 Article 60, Section 9 Lot Area Insufficient Article 60, Section 9 Floor Area Ratio Excessive Article 60, Section 9 Usable Open Space Insufficient Article 60, Section 9 Side Yard Insufficient Article 60, Section 9 Rear Yard Insufficient

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

**Discussion/Votes:** Upon a motion and a second, the Board moved to defer until March 10, 2026.

**Case: BOA- 1802569 Address: 9 Hamlet Street Ward 7 Applicant: Armino Goncalves**

**Article(s):** Art. 65 Sec. 08 Forbidden Dwelling Units in Basements are forbidden in the Dorchester Neighborhood District. Art. 65 Sec. 41 Off street parking requirements Off street parking insufficient. Article 65, Section 9 Floor Area Ratio Excessive

**Purpose:** Confirm occupancy as a three family and change occ from three to four family dwelling and to legalize basement unit \*application was assigned to the examiner on 7/18/2025 db

**Discussion:** At the request of the Board, the applicant presented plans to change the legal occupancy from a three-family dwelling to a four-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.

**Votes:** Board member Pinado motioned for approval with the proviso of No Building Code Relief. Board member Stenbridge seconded and the motion carried unanimously.

**Case: BOA- 1783703 Address: 198 Marion Street Ward 1 Applicant: Peter Ryan & Mike Stuchins**

**Article(s):** Art. 25 Sec. 5 Flood Hazard Districts Art. 32 Sec. 04 GCOD Applicability Article 53 Section 25 EB Neighborhood Roof Structure Restrictions Art. 53, Section 56 Off Street Parking Insufficient Art. 53, Section 8 Use: Forbidden

**Purpose:** To change occupancy from 2 Family and One Store to 4 units via interior renovations; to build a roof deck for exclusive use by Unit 4

**Discussion/Votes:** Upon a motion and a second, the Board moved to defer until March 10, 2026.

**Case: BOA- 1788402 Address: 18-22 Breed Street Ward 1 Applicant: Ruby Hong LLC**

**Article(s):** Article 53 Section 7.1, EB Neighborhood Business Use Regulations, Use forbidden, Article 53 Section 7.2, Dimensional Regulations (NB), Insufficient permeable open space presented

**Purpose:** Change Occupancy from a mixed-use residential dwelling to a lodging house. Clarification: Combine 22 breed street lot (AKA known as 21 Ford street) with 17 Ford street into one lot and then change occupancy of existing 3 family and store into a 6-unit lodging house building with 25 bedrooms to include 6 at grade accessory open air parking spaces in rear per plans provided. \*3 Family & 1 Store Doc#23/1934

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

**Case: BOA- 1787097 Address: 128 Bennington Street Ward 1 Applicant: Amoropus Construction LLC**

**Article(s):** Art. 32 Sec. 04, GCOD Applicability, ARTICLE 53; SECTION 53-5 Dimensional Regulations (Table F), Insufficient rear yard setback- 33.33' minimum required

**Purpose:** Raze existing dwelling on separate SF and erect a four-unit residential dwelling as per plans. \*12/4/24

**Discussion/Votes:** Upon a motion and a second, the Board moved to defer until March 10, 2026.



## **HEARINGS: 11:00AM**

**Case: BOA- 1789969 Address: 7 Browning Avenue Ward 14 Applicant: Sy Huu Vo**

**Article(s):** Article 60 Section 32 GM Neighborhood Off Street Parking and Loading Requirements Off Street Parking and Loading Requirements 5. Design. (d) Space sizes insufficient, Article 60 Section 60 4 Dim. Regs Applicable in Residential Subdistricts (Table D) Section 60 04 Table D Insufficient: Lot Area, Min for Dwell. Unit Specified Additional Lot Area for Ea. Addit'l Dwell. Unit Floor Area Ratio Maximum Usable Open Space Minimum Sq. Ft. Per Unit Side Yard Minimum Width Rear Yard Minimum Buildings

**Purpose:** Proposed three family

**Discussion:** At the request of the Board, the applicant presented plans to erect a three-story, three-family dwelling with rear decks. 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 Barraza motioned for approval. Board member Collins seconded and the motion carried unanimously.

**Case: BOA- 1803623 Address: 181 West First Street Ward 6 Applicant: C Street Associates, LLC-ARTICLE 80**

**Article(s):** Article 68, Section 8 Add'l Lot Area Insufficient Additional lot area required: 150,000 sqft Proposed: 49,687 sqft Article 68, Section 8 Floor Area Ratio Excessive Max. allowed: 2 Proposed: 3.09 Article 68, Section 8 Bldg Height Excessive (Feet) Max. allowed: 40 Proposed: West first St.: 63' and West 2nd St.: 46' 6" Article 68, Section 8 Usable Open Space Insufficient Min. required: 200x143 units = 28,600 sqft Art.68 Sec 29Roof Structure Restrictions The height of any building existing on October 15, 2019 shall determine that allowed building height on that lot subsequent to total or partial demolition of such building. Article 25A Section4 CFROD Applicability Art 68 Sec 7Use: Forbidden 3 Local retail spaces

**Purpose:** The Project is subject to Article 80 Large Project Review, 148 units with 103 parking spaces and 3 retail spaces. Approximately 153,440 SF of GFA.5 lots being combined under ALT1602345.Demolition of existing structure under SF# eplan BOA

**Discussion:** At the request of the Board, the applicant presented plans to construct a four to six story mixed used building with one hundred forty-four units, onsite parking and ground floor retail. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilors Murphy and Flynn along with two abutters were in support of this project.

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

**Case: BOA- 1775791 Address: 748-750 East Broadway Ward 6 Applicant: Joe Arcari**

**Article(s):** Art 68 Sec 7Use: Forbidden Fitness Center/GYM, Article 68, Section 7 Use Regulations Bank Use Conditional

**Purpose:** Building is under construction under ERT1304322. Change of Occupancy Only with no additional work from 9 Units and Retail to 9 Units and 2 Shell spaces 1 Fitness &1 Bank. Looking to go to BOA for change of use

**Discussion:** At the request of the Board, the applicant presented plans to change the buildings occupancy to now include one fitness space and one bank. 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 Barraza motioned for approval. Board member Collins seconded and the motion carried unanimously.





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

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

**Article(s):** Art. 69 Sec. 29.5 Off-St. Prk'g: Design Article 69, Section 9 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area Article 69, Section 9 Add'l Lot Area Insufficient Applicant will need to seek relief for Insufficient Additional Lot Area. Article 69, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio. Article 69, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for Insufficient Usable Open Space. Article 69, Section 9 Front Yard Insufficient Applicant will need to seek relief for Insufficient Front Yard Setback. Article 69, Section 9 Rear Yard Insufficient Applicant will need to seek relief for Insufficient Rear Yard setback.

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

**Discussion:** At the request of the Board, the applicant presented plans to erect a three-story, two-family dwelling, with two parking space per unit. 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 Barraza motioned for approval with the provisos of Planning Department Site Plan Review, locating the building on the site and that the project only has one curb cut. Board member Collins seconded and the motion carried unanimously.

**Case: BOA- 1703445 Address: 100 Huntington Avenue Ward 4 Applicant: Jeffrey Drago, ESQ**

**Article(s)** Article 11, Section 2 On Premise Signs in Non-Residential Districts

**Purpose:** Proposing to affix two separate advertisement decal windowscapes, one on each side of the pedestrian skybridge located over Huntington Avenue; each signage to be 60 ft wide by 8 ft high; no proposed illumination or lighting; no proposed structures to be built

**Discussion/Votes:** Upon a motion and a second, the Board moved to defer until April 07, 2026.

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

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

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



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**Discussion:** At the request of the Board, the applicant presented plans to raze the existing structure and erect a three-family structure with garage parking. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

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

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

**Case: BOA-1670349 Address: 501 Boylston Street Ward 5 Applicant: T-C 501 Boylston Street LLC**

**Article(s)** Article 13, Section 1 Floor Area Ratio Excessive Art. 06 Sec. 03A Additional Conditions in Restricted Parking District Extending parking spaces from 114 to 167 Art. 08 Sec. 03 Conditional Uses Parking Garage Art. 08 Sec. 03 Conditional Uses Restaurant

**Purpose:** Change of occupancy to include Restaurant use on 11th floor. Work includes: (i) the conversion of the existing rooftop penthouse and deck, currently located above the building's tenth floor, from a mechanical equipment area to office and related accessory amenity space, and (ii) modifications to the garage area, including the net addition of 53 parking spaces.

**Discussion:** At the request of the Board, the applicant presented plans to change the occupancy to include a restaurant on the eleventh floor as well as an addition of thirty-two parking spaces to the existing garage. 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 Pinado motioned for approval. Board member Turner seconded and the motion carried unanimously.

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

**Article(s):** Article 53, Section 9 Lot Area Insufficient Article 53, Section 9 Add'l Lot Area Insufficient Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Usable Open Space Insufficient Art. 53 Sec. 09.3 Location of Main Entrance Art. 53, Section 56 Off Street Parking Insufficient Article 27T 5 East Boston IPOD Applicability Article 32, Section 4.GCOD, Applicability

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

**Discussion/Votes:** Upon a motion and a second, the Board moved to defer until April 28, 2026.

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

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

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

**Discussion/Votes:** Upon a motion and a second, the Board moved to defer until April 28, 2026.



City of Boston  
Board of Appeal

**Case: BOA- 1776341 Address: 19 Bodwell Street Ward: 15 Applicant: Marco DeBrros**

**Article(s):** Article 65, Section 9 Bldg Height Excessive (Feet) 65 42.8 accessory building in side or rear yard  
Article 65, Section 9 Side Yard Insufficient 65 42.8 accessory building in side or rear yard Article 65, Section 9 Rear  
Yard Insufficient 65 42.8 accessory building in side or rear yard Article 65, Section 9 Accessory Bldg in Rear Yard  
accessory building within 8 feet of existing main building

**Purpose:** legalize 10 x 20' deck on garage and 50' awning on left side of building (No work to be done)

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

**Case: BOA- 1762034 Address: 774 East Broadway Ward: 6 Applicant: James O'Donovan**

**Article(s):** Article 68, Section 8 Add'l Lot Area Insufficient Art. 68 Sec. 33 Off Street parking Req.

**Purpose:** Change of occupancy from a single-family dwelling to a two-family dwelling by of interior renovation and the addition of rear balconies.

**Discussion:** At the request of the Board, the applicant presented plans to change the buildings occupancy from a one-family to a two-family as well as the addition of rear decks. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Senator Collins, Councilor Flynn along with four abutters were opposed to the project.

**Votes:** Board member Barraza motioned for approval with the proviso that the structure in the rear has privacy screens to allow some privacy. Board member Valencia seconded and the motion carried unanimously.

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

**BOARD MEMBERS:**

SHERRY DONG-CHAIR

NORMAN STEMBRIDGE-SECRETARY

GIOVANNY VALENCIA

SHAMALIAH TURNER

HANSY BETTER BARRAZA

**SUBSTITUTE MEMBERS:**

JEANNE PINADO

DAVID COLLINS

**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)**