



City of Boston
Board of Appeal

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

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 March 24, 2026 beginning at 9:30 am and related announcements.

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

The March 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/March24ZBAComments> 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/March24ZBAComments> 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



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hearing via Zoom. Questions and/or concerns can also be emailed to the ZBA Ambassador at zba.ambassador@boston.gov.

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

If you wish to offer testimony on an appeal, please log in to the hearing no later than 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

March 10, 2026

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

EXTENSIONS: 9:30AM

Case: BOA- 1094129 **Address:** 4011-4019 Washington Street Ward 19 **Applicant:** Jonathan Gold, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to March 17, 2028.

Case: BOA- 659702 **Address:** 86-88 North Washington Street Ward 3 **Applicant:** Dennis A. Quilty, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to May 4, 2027.

Case: BOA- 818377 **Address:** 111 Terrace Street Ward 10 **Applicant:** Michael Ross, Esq



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Discussion/Votes: Upon a motion and a second, the Board moved to defer until April 7, 2026.

Case: BOA- 1383661 Address: 329-329A Columbus Avenue Ward 4 Applicant: Michael Ross, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to March 31, 2027.

Case: BOA- 1341344 Address: 635 Hyde Park Avenue Ward 18 Applicant: John Pulgini

Discussion/Votes: The Board moved to unanimously approve the extension request to April 30, 2027.

Case: BOA- 1399003 Address: 625-629 Adams Street Ward 16 Applicant: Stephen Le

Discussion/Votes: The Board moved to unanimously approve the extension request to March 16, 2027.

Discussion of Open Meeting Law Complaint regarding the February 24, 2026 Hearing for 154 Terrace Street BOA1261313/ERT1240355 Appeal

Votes: Board member Collins moved to have the matter referred to the Legal Advisor to prepare a response on behalf of the Board. The motion carried unanimously.

RECOMMENDATIONS: 9:30 AM

Case: BOA- 1733276 Address: 29 Elm Street Ward: 2 Applicant: Timothy McGowan

Articles Article 65, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations Art. 65 Sec.

64 34 Restricted Roof Structure District You need relief from the BOA for the said violations

Purpose: A new front and rear dormer along with a new roof deck at the third-floor level on an existing two-story real ell along with associated plan changes. All work to take place within unit two of a two-unit residence.

Discussion: At the request of the Board, the applicant presented plans to construct a roof deck and dormers in the front and rear of an existing dwelling, increasing 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 Bernal motioned for approval with Planning Department Design Review. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA- 1803304 Address: 661 East Broadway Ward: 6 Applicant: James Nee

Articles Art 68 Sec 7 Use: Forbidden

Purpose: Change occupancy from one hair salon in existence for many years to include body art [ePlans]

Discussion: At the request of the Board, the applicant presented plans to change the buildings occupancy to include body art at an existing hair salon. 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 unanimously.

Case: BOA- 1792077 Address: 658 East Fifth Street Ward: 6 Applicant: Shaun McClorey

Articles Article 68, Section 8 Lot Area Insufficient Article 68, Section 8 Add'l Lot Area Insufficient Art. 68 Sec. 33Off Street parking Req.

Purpose: Change of Occupancy from 1 FAM to 2 FAM. A rear deck will be added with a spiral stair foe a second egress for unit two. Zoning relief will be required. [ePlans]

Discussion: At the request of the Board, the applicant presented plans to change the buildings occupancy from a one to a two-family dwelling along with constructing a rear deck with a spiral staircase. 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.



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

Case: BOA- 1800210 Address: 535-545 Dudley Street Ward: 8 Applicant: Costas and Penelopi Tingos

Articles Article 50 Section 26 Establish of Res. Subdistricts Sitdown Bakery use w/ takeout Conditional in an MFR/LS zoning subdistrict

Purpose: Change occupancy from food market to bakery with 36A. Updating electrical panel. ran new electrical for electric powered double oven and double convection oven. No gas appliances. adding 3 sink bays in kitchen area.

Installing new tile floor in kitchen. No update to bathroom. Painting entire bakery. Work to be done at 543 Dudley St

Discussion: At the request of the Board, the applicant presented plans to change the buildings occupancy from a market to a bakery. 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 Bernal motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA-1802841 Address: 95 Bynner Street Ward: 10 Applicant: Chrymivavigab LLC

Articles Article 55, Section 9 Floor Area Ratio Excessive Article 55, Section 9 Bldg Height Excessive (Stories) Article 55, Section 9 Side Yard Insufficient

Purpose: Attic addition by plans

Discussion: At the request of the Board, the applicant presented plans to construct an attic to increase 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 unanimously.

Case: BOA- 1725252 Address: 130 Dana Avenue Ward: 18 Applicant: Ms. Maria Almanzar

Articles Article 69, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations Article 69, Section 9 Bldg Height Excessive (Stories) You need relief from the BOA for the said violations

Purpose: New Heat pump new on demand water heater, will be a new bedroom, new bathroom, new kitchen.

Discussion: At the request of the Board, the applicant presented plans to renovate a dwelling, expanding the existing living space by adding a bedroom, bathroom and kitchen. 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 Bernal motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA- 1790093 Address: 62 Dunster Road Ward: 19 Applicant: Chris Hosford

Articles Article 55, Section 9 Floor Area Ratio Excessive

Purpose: Existing two-family home. Convert area of unfinished basement to new habitable flex space. Occupancy to remain the same, with NO additional dwelling units.

Discussion: At the request of the Board, the applicant presented plans to increase living space of an existing dwelling by renovating 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 unanimously.

Case: BOA- 1801060 Address: 268 Chestnut Avenue Ward: 19 Applicant: Charles Horvath

Articles Article 55, Section 9 Side Yard Insufficient Article 55, Section 9 Rear Yard Insufficient

Purpose: Demolition and rebuild of existing wing for the purpose of adding a new bathroom to the dwelling. New foundation for the wing, new plumbing, new electrical.

Discussion: At the request of the Board, the applicant presented plans to demolish and rebuild part of an existing dwelling, adding another bathroom. Board members asked about the plans.

Documents/Exhibits: Building Plans

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



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

Case: BOA- 1798926 Address: 15 Bertson Avenue Ward: 20 Applicant: Greg Ryan

Articles Art. 56 Sec. 08 FAR Excessive. Article 56, Section 8 Lot Area Insufficient Article 56, Section 8 Lot Width Insufficient Article 56, Section 8 Lot Frontage Insufficient Article 56. Section 8 Side Yard Insufficient

Purpose: Build a two-story addition on the rear of the house and renovate the kitchen.

Discussion: At the request of the Board, the applicant presented plans to construct a two-story rear addition to an existing 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.

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

HEARINGS: 9:30AM

Case: BOA- 1805958 Address: 445-449 Cambridge Street Ward 22 Applicant: George Ledwith-ARTICLE 80

Article 51 Section 17 Dimensional Regulations Building height in feet is excessive Article 51, Section 16 Use Regulations MFR is Conditional in a CC-1 sub-district Article 51, Section 17-Dimensional Regulations Floor Area Ratio is excessive Article 51, Section 17 Dimensional Regulations Usable open space is insufficient

Article 51, Section 19 Use: Forbidden MFR is a forbidden use in a LI-1 sub-district Article 51, Section 56 Off-Street Parking & Loading Req Off-street parking and loading is insufficient

Purpose: Demolish existing structures. Construct new multifamily residential building, with 200 units and approximately 66 parking spaces in a garage. Includes ground floor retail. Combining lots 445 and 449 Cambridge Street, associated with permit ALT1798159.

Discussion: At the request of the Board, the applicant presented plans to construct a two-hundred-unit, multi-family dwelling with sixty-six garage parking spaces. Board members asked about the plans, greenspace and if the con

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Murphy along with one abutter were opposed to this project. Two abutters were in support of the project.

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

Case: BOA-1800750 Address: 12 Maple Street Ward 20 Applicant: James O'Donovan

Article Art. 56 Sec. 07 Use regulations applicable MFR use- Forbidden in residential sub districts Art. 56 Sec. 39 *

Off street parking requirements Insufficient parking (Updated review: Variance respectfully rescinded 2.2.25/FD)

Article 56, Section 8 Dimensional Regulations Excessive f.a.r. Article 56, Section 8 Dimensional Regulations Insufficient side yard setback Article 56, Section 8-Dimensional Regulations Number of allowed stories exceeded- 2.5 max Article 56, Section 8 Dimensional Regulations Insufficient usable open space per unit - 1800 sf per unit req.

Purpose: Change of occupancy from single family to 6 units. The proposed work is to convert existing single-family residence to two units in the existing building and construct an addition at the existing structure to create 4 additional units with 10 off street parking spaces

Discussion: At the request of the Board, the applicant presented plans to change the occupancy of a single-family to a six-unit dwelling. Construction of a rear addition will have four new units as well as ten off-street parking spaces. Board members asked about the plans. Board member Valencia noted the ten parking spaces were taking away from the open space and that the parking should be reduced.

Documents/Exhibits: Building Plans

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

Votes: Board member Collins motioned for approval with the proviso of Planning Department Review with special attention to reducing parking from ten to eight spots. Board member Valencia seconded, while Board member Stembridge was opposed, the motion carried.

Case: BOA- 1796244 Address: 30 Webster Street Ward 18 Applicant: Gary Webster



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Article 60 section 30 (2) 2. Screening and Buffering of Parking, Loading, and Storage Areas Article 69, Section 9 Lot Area Insufficient Article 69, Section 9 Lot Width Insufficient Article 69, Section 9 Floor Area Ratio Excessive Article 69, Section 9 Usable Open Space Insufficient Article 69, Section 9 Side Yard Insufficient Article 69, Section 9 Rear Yard Insufficient Article 69 Section 29 Off Street Parking & Loading Req insufficient off-street parking

Purpose: Renovate existing single family, including rear and front addition and extension of living space into attic with dormers. Change of occupancy from single family to two family.

Discussion: At the request of the Board, the applicant presented plans to change the buildings occupancy from a one to a two-family dwelling by constructing front and rear additions. 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 Collins motioned for approval. Board member Turner seconded and the motion carried unanimously.

Case: BOA- 1802557 Address: 21 Tina Avenue Ward 18 Applicant: Teneal Cooper

Article 69, Section 8 Use: Forbidden Applicant will need to seek relief for the proposed use of a Two Family in a single-family zone. Art. 69 Sec. 29.4 Off St. Prk'g: Location Applicant will need to seek relief for Off Street Parking location/design. Article 69, Section 9 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area. Article 69, Section 9 Lot Width Insufficient Applicant will need to seek relief for Insufficient Lot Width. Article 69, Section 9 Lot Frontage Insufficient Applicant will need to seek relief for Insufficient Lot Frontage. Article 69, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area ratio (FAR). Article 69, Section 9 Front Yard Insufficient Applicant will need to seek relief for Insufficient Front Yard setback. Article 69, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for Insufficient usable open space.

Purpose: New construction of a two-family home with 3500 SF. Unit 1 3 bedrooms 2 baths. On first floor and basement. Unit 2 3 beds 2 baths. 2nd floor and attic. Includes full foundation, framing, MEPs, insulation, finishes and work site. Wood frame, asphalt/membrane roof.

Discussion: At the request of the Board, the applicant presented plans to erect a two-family dwelling with living space in the basement and attic as well as to rear 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. One abutter was in support, while one abutter was opposed to the project.

Votes: Board member Bernal motioned for approval with the proviso of Planning Department Design Review with special attention to the parking design. Board member Pinado seconded and the motion carried unanimously.

Case: BOA- 1819383 Address: 28A Ridlon Road Ward 18 Applicant: David Bello

Article Art. 69 Sec. 29.5 Off St. Prk'g: Location Applicant will need to seek relief for Off Street parking location.

Purpose: Erect a one family dwelling

Discussion: At the request of the Board, the applicant presented plans to erect a single-family dwelling. Board members asked about the plans and parking.

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 Turner seconded and the motion carried unanimously.

Case: BOA- 1818691 Address: 5-7 Milton Street Ward 16 Applicant: Patrick Miller

Article 65, Section 15 Use: Forbidden Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Side Yard Insufficient

Purpose: Change occupancy from 2 family to 3 family and add 2 dormers to convert unfinished 3rd floor into 3bd 2ba living space per building plans

Discussion: At the request of the Board, the applicant presented plans to change the occupancy of a two family, to a three-family dwelling by constructing dormers on the third-floor attic. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilors Worrell, Fitzgerald and Murphy were in support of the project.



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

Case: BOA- 1821751 Address: 190 Bowdoin Street Ward 15 Applicant: Vietnamese American Initiative for Development, Inc-MOH-ARTICLE 80

Article Art. 65 Sec. 08 Forbidden Multifamily use. Article 65, Section 9 Floor Area Ratio Excessive Max. allowed: 0.5 Proposed: 1.93 Article 65, Section 9 Bldg Height Excessive (Stories) Max. allowed: 2.5 Proposed: 4 Article 65, Section 9 Bldg Height Excessive (Feet) Max. allowed: 35' Proposed: 47' Article 65, Section 9 Front Yard Insufficient Min. required: 15' Proposed: 9.9' Article 65, Section 9 Side Yard Insufficient Min. required: 10' Proposed: 6.8' (L) Article 65, Section 9 Rear Yard Insufficient Min. required: 30' Proposed: 7.3' Article 65, Section 9 Lot Width Insufficient Min. required: 50' Proposed: 10.25' (Olney St.) Art. 65 Sec. 42^Conformity with Existing Building Modal calculation not provided to verify its Alignment compliance. Article 65, Section 42 Application of Dimensional Req 65.42.4 Front wall of building not parallel to front lot line. Art. 65 Sec. 41 Off St. Loading Req'mnts 1 loading bay required. Proposed: 0

Purpose: MOH Hollins Park at 190 Bowdoin Street is a 33-unit affordable housing project consisting of one, two, and three-bedroom units. The building will consist of four above ground stories and a basement about a half story below ground. The Project will be stick built with a step back fourth story.

Discussion: At the request of the Board, the applicant presented plans to construct a four-story, thirty-three unit dwelling with eight on-site 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. The Mayor's Office of Housing, Councilors Worrell and Fitzgerald along with one abutter were in support of the project.

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

Case: BOA- 1811687 Address: 147 Harvard Street Ward 14 Applicant: Jael Wembalonge

Article 60 Section 9 Dimensional Regulations Building Height (feet) Excessive. Other dimensional violations approved under BOA 1735306/2025 with Proviso of BPD review with special attention to site planning. Article 60 Section 3 GM Neighborhood Use Residential Subdistricts Multifamily Dwelling Regulations Applicable in Forbidden in 3F 5000 zone Article 60, Section 9 Floor Area Ratio Excessive Extending non-conformity granted in BOA1735306 Article 60, Section 9 Front Yard Insufficient Extending non-conformity granted in BOA1735306 Article 60, Section 9 Rear Yard Insufficient Extending non-conformity granted in BOA1735306

Purpose: New 4-unit residential development with 3 on grade parking spaces.

Discussion: At the request of the Board, the applicant presented plans to construct a four-story, four-unit dwelling with three on grade 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. 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- 1762896 Address: 37 Calumet Street Ward 10 Applicant: Timothy Johnson

Article 59 Section 8 Dimensional Regulations Requesting relief for an additional unit with excess floor area ratio, insufficient lot area, and insufficient usable open space per unit. Article 59, Section 37 Off Street Parking & Loading Req Requesting relief for insufficient off-street parking for an additional unit Article 9, Section 1 Extension of Nonconforming Building Requesting relief for nonconforming existing insufficient front and side yard setbacks

Purpose: Change occupancy from 3 to 4 family building. renovations to lower level including extending existing sprinkler, plumbing, electrical and HVAC systems to create new unit 4 w/existing rear deck and means of egress as per plans submitted.

Discussion: At the request of the Board, the applicant presented plans to renovate a lower level to create a new unit and changing the buildings occupancy from a three to a four-family. 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 Collins seconded and the motion carried unanimously.

Case: BOA- 1798824 Address: 69 South Huntington Avenue Ward 10 Applicant: Scott Schneider



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Article 59, Section 8 Add'l Lot Area Insufficient Article 59, Section 8 Usable Open Space Insufficient Article 59, Section 8 Floor Area Ratio Excessive Article 59, Section 37 Off Street Parking & Loading Req Off street parking is insufficient

Purpose: Existing three family home new unit in basement change of occupancy to 4 units four unit sprinklered and new Fire alarm

Discussion: At the request of the Board, the applicant presented plans to change the buildings occupancy from a three to a four-family dwelling with a new unit in 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 Pinado motioned for approval. Board member Valencia seconded and the motion carried unanimously.

Case: BOA- 1798829 Address: 71 South Huntington Avenue Ward 10 Applicant: Scott Schneider

Article 59, Section 8 Add'l Lot Area Insufficient Article 59, Section 8 Usable Open Space Insufficient Article 59, Section 8 Floor Area Ratio Excessive Article 59, Section 37 Off Street Parking & Loading Req Off street parking is insufficient

Purpose: Change of occupancy from existing three family to new 4th unit in basement unit will be sprinkled and new fire alarm in building (not adu)

Discussion: At the request of the Board, the applicant presented plans to change the buildings occupancy from a three to a four-family dwelling with a new unit in 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 Pinado motioned for approval. Board member Valencia seconded and the motion carried unanimously.

Case: BOA- 1800066 Address: 428-434 Massachusetts Avenue Ward 9 Applicant: 434 Mass Ave LLC

Article Art. 64 Sec. 08 Restaurant Use Conditional Restaurant with live entertainment, operating after 10:30 p.m. (3)

Purpose: Change Occupancy to include live entertainment to existing Restaurant #36A/37 "No work to be done. The restaurant with live entertainment will operate after 10:30pm. AKA 569 COLUMBUS AVE.

Discussion: At the request of the Board, the applicant presented plans to change occupancy of an existing restaurant to include live entertainment after 10:30 P.M. Board members asked about the plans, hours of operation and how the applicant would mitigate noise

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Santana along with one abutter were in support of the project.

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

Case: BOA-1789913 Address: 81-85A L Street Ward 6 Applicant: Mike Shaw

Article Art. 09 Sec. 01 Extension of Non-Conforming Use > 25% Conditional Art. 68 Sec. 07 Use Regs.

Restaurant with takeout Conditional Article 68, Section 33 Off Street Parking & Loading Req Insufficient parking due to increase in the non-conforming uses GFA Article 68, Section 7 Use Regulations Professional Office Use Conditional

Purpose: Change occupancy from restaurant, retail fish store, dry cleaners, to restaurant with takeout and professional office. Existing restaurant will be expanded and capacity will be slightly increased.

Note: Professional office fitout to be performed by others and purposes of this filing is for Zoning Use approval only (Core and shell) 10.15.25FD

Discussion: At the request of the Board, the applicant presented plans to expand the existing restaurant and to change the buildings occupancy to a restaurant with office space. 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 Collins motioned for approval with the proviso that the windows should be closed at 9 P.M. Board member Pinado seconded and the motion carried unanimously.

Case: BOA- 1782125 Address: 58 Chandler Street Ward 5 Applicant: John Moran

Article Art. 32 Sec. 04 GCOD Applicability You need relief from the BOA for the said violations



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Art 64.9.4 Town/Rowhouse extension into rear You need relief from the BOA for the said violations

Purpose: Change of Occupancy from four [4] to two [2] dwelling units; full interior renovation & reconstruction, expand existing roof deck with hatch access/bulkhead skylight; install two roof top condensers, install cantilever rear deck at 2nd level projecting 6 ft; fully sprinklered, all as shown on zoning plans filed herewith. Once zoning relief is granted full construction plans will be filed. Nominal fee request filed.

Discussion: At the request of the Board, the applicant presented plans to renovate the interior dwelling, expand the existing roof deck with hatch access and change the buildings occupancy from four to two units. 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 Flynn was in support of the project.

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

HEARINGS: 11:00AM

Case: BOA- 1764267 Address: 11 Elko Street Ward 22 Applicant: Farzin Kiani

Article Art. 51 Sec. 08^ Use Regulations Use forbidden (Violation still exists/BOA Revised plans 1.12.25) Art. 51 Sec. 09 Dimensional Regulations Excessive f.a.r. (Violation still exists/BOA Revised plans 1.12.25) Art. 51 Sec. 09 Dimensional Regulations Number of allowed stories has been exceeded (Violation still exists/BOA Revised plans 1.12.25) Art. 51 Sec. 09 Dimensional Regulations Max allowed height has been exceeded (Violation still exists/BOA Revised plans 1.12.25) Art. 51 Sec. 56^ Off street parking requirements 5. Parking design and clear maneuvering areas (Violation still exists/BOA Revised plans 1.12.25)

Article 51, Section 56 Off-Street Parking Insufficient - Insufficient parking (Violation still exists/BOA Revised plans 1.12.25)

Purpose: 1/12/26 Scope of work modification at BOA: Change of occupancy from 3 units to 10 units by restoring existing 3 family structure and then construct a 4 story 7 UNIT addition connected via a breezeway to the rear to total 10 units with elevator access and 6 off street covered parking spaces per updated plans provided. Original scope: To erect 4 story 12-unit multifamily condo ownership.

Discussion: At the request of the Board, the applicant presented plans to construct a four-story, seven-unit rear addition, changing the buildings occupancy from three to ten-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 Breden and one abutter were in support of the project.

Votes: Board member Valencia motioned for approval with the proviso of that the applicant must execute a housing agreement with the Mayor's Office of Housing. Board member Turner seconded and the motion carried unanimously.

Case: BOA- 1800610 Address: 1740 Hyde Park Avenue Ward 18 Applicant: Tom Colleran-ARTICLE 80

Article 69 Section 14 Use Regulations Multi Family Dwelling Forbidden Article 69 Section 15 Dimensional Regulations Floor Area Ratio Excessive Article 69 Section 15 Dimensional Regulations Building Height Excessive Art. 69 Sec. 29 Off St. Prk'g/Load'g Parking Art. 69 Sec. 29 Off St. Prk'g/Load'g Loading

Purpose: Erect a new 6 story (5 story for Zoning) Multi Family Dwelling with 40 residential units and garaged parking. Building features bike storage, amenity spaces, and roof deck. Easements for drive access to be recorded. Existing building to be demolished under a separate permit.

Discussion/Votes: Board Member Bernal recused himself from this project. Upon a motion and a second, the Board moved to defer until May 5, 2026.

Case: BOA- 1766278 Address: 2195 Dorchester Avenue Ward 17 Applicant: 2195 DOT LLC

Article 65, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for Insufficient Usable Open Space. Article 65, Section 9 Side Yard Insufficient Applicant will need to seek relief for Insufficient side yard setback. Art. 65 Sec. 42 Off Street Parking Insufficient Applicant will need to seek relief for Insufficient Off-Street Parking.



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Purpose: Seeking to subdivide the existing lot into two lots. Lot A will be known as 2197 2199 Dorchester Ave and will contain 3,045 square feet. Lot B will continue to be known as 2195 Dorchester Ave and will contain 3,045 square feet. Existing structure at 2195 Dorchester Ave will remain.

Discussion: At the request of the Board, the applicant presented plans to subdivide a lot, with an existing 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 Fitzgerald was in support of the project

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

Case: BOA-1766286 Address: 2197-2199 Dorchester Avenue Ward 17 Applicant: 2195 DOT LLC

Article 65, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (FAR). Article 65, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for Insufficient Usable Open Space. Article 65, Section 9 Side Yard Insufficient Applicant will need to seek relief for Insufficient side yard setbacks. Art. 65 Sec. 42 Off Street Parking Insufficient Applicant will need to seek relief for Insufficient Off Street Parking.

Purpose: Seeking to erect a building with 3 residential units and 2 parking spaces on a new 3,045 square foot lot. See ALT1757791. Nominal fee requested.

Discussion: At the request of the Board, the applicant presented plans to erect a three unit dwelling with two parking spaces 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. Councilor Fitzgerald was in support of the project

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

Case: BOA- 1810114 Address: 555-563 Talbot Avenue Ward 17 Applicant: Eric Robinson-ARTICLE 80

Article Art. 65 Sec. 08 Forbidden Large restaurant use Article 65, Section 9 Add'l Lot Area Insufficient Min. lot area required: 33,000 sqft Proposed: 9,000 sqft Article 65, Section 9 Floor Area Ratio Excessive Max. allowed: 1 Proposed: 4.3 Article 65, Section 9 Bldg Height Excessive (Stories) Max. allowed: 3 Proposed: 6 Article 65, Section 9 Bldg Height Excessive (Feet) Max. allowed: 40' Proposed: 70' Article 65, Section 9 Usable Open Space Insufficient Min. required: 13,200 sqft Proposed: 2,640 sqft Article 65, Section 9 Front Yard Insufficient Min. required: 5' Proposed: 0 Article 65, Section 9 Side Yard Insufficient Min. required: 10' Proposed: 0 (R) and 7.8' (L) Article 65, Section 9 Rear Yard Insufficient Min. required: 30' Proposed: 10' Art. 65 Sec. 41 Off street parking requirements Spaces required for residential use: 49.5 Spaces required for restaurant use: 14.5 Art. 65 Sec. 41 Off St. Loading Req'mnts Required: 1 Proposed: 0

Purpose: Erect a new 6 story mixed use building. The building has 33 residential units, and 3,700 sf of new ground level restaurant space. The project included 6 inclusionary zoning units. Demolish and existing 1 story commercial restaurant building.

Discussion: At the request of the Board, the applicant presented plans to erect a six-story, mixed use dwelling with thirty-three units and a ground floor 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 along with two abutters were in support of the project.

Votes: Board member Collins motioned for approval. Board member Bernal seconded and the motion carried. Board member Turner recused herself.

Case: BOA-1818413 Address: 175 Heath Street Ward 10 Applicant: Derric Small

Article Art. 59, Section 18 Use: Forbidden Art. 59, Section 37 Off Street Loading Insufficient

Purpose: Change the legal occupancy from a one family dwelling to a two-family dwelling. Extending living space of Unit 1 into the basement. Expanding living space of the Attic (Unit2) Create 2nd means of egress on the second floor.

Discussion: At the request of the Board, the applicant presented plans to extend living space into the attic and basement, changing the buildings occupancy from a single-family to a two-family dwelling. Board members asked about the plans.



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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 Collins seconded and the motion carried unanimously.

Case: BOA- 1804978 Address: 720A-720 Shawmut Avenue Ward 9 Applicant: Allen Parham

Article 50, Section 10 Use Regulations in Roxbury EDA The Use: Bar is CONDITIONAL

Purpose: Change Occupancy from Meeting Halls, Conference Halls, 2 Apts & Social Hall to 2 Apartments and Take out Restaurant & Bar and Interior buildout for a Takeout Restaurant as per plans submitted.

Discussion: At the request of the Board, the applicant presented plans to change the buildings occupancy from a meeting hall and two apartments, to two apartments with a takeout restaurant and a bar. Board members asked about the plans and hours of operation.

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 Collins seconded and the motion carried unanimously.

Case: BOA- 1777336 Address: 508 Columbus Avenue Ward 4 Applicant: Richard Cantelli

Article Art. 64 Sec. 01 Extension of Non-Conforming Use You need relief from the BOA for the said violations

Purpose: Add a small 2 story bay at the rear of 508 Columbus av, Unit 1 in Boston

Discussion: At the request of the Board, the applicant presented plans to construct a two-story addition in the rear to increase 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 Bernal motioned for approval. Board member Collins seconded and the motion carried unanimously.

Case: BOA- 1817492 Address: 107-111 Brooks Street Ward 1 Applicant: Matthew Schuster

Article 53 East Boston Neighborhood District USE conditional Art. 09 Sec. 01 Extension of Non-Conforming Use

<25% - Conditional Art. 53 Sec. 56 Off-Street Parking Insufficient parking ARTICLE 53; SECTION 53-5

Dimensional Regulations (Table F) Max % of lot coverage allowed exceeded ARTICLE 53; SECTION 53-5

Dimensional Regulations (Table F) Insufficient front yard setback ARTICLE 53; SECTION 53-5 Dimensional

Regulations (Table F) Insufficient side yard setback ARTICLE 53; SECTION 53-5 Dimensional Regulations (Table F)

Insufficient rear yard setback ARTICLE 53; SECTION 53-5 Dimensional Regulations (Table F) Max building depth

allowed exceeded ARTICLE 53; SECTION 53-5 Dimensional Regulations (Table F) Max floor plate size allowed

exceeded ARTICLE 53; SECTION 53-5 Dimensional Regulations (Table F) Insufficient parking

Purpose: Change occupancy from 6 units and 1 church to 8 units; erect vertical addition and interior renovations to create 8 residential units

Discussion: At the request of the Board, the applicant presented plans to construct a vertical addition, increasing living space and changing the buildings occupancy from six-units and a church to eight-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 Coletta was in support of the project.

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

RE-DISCUSSION: 11:30AM

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 April 7, 2026.



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

Article 60, Section 9 Lot Area Insufficient You need relief from the Boa for the said violations Art. 60 Sec. 09 Floor Area Ratio Excessive You need relief from the BOA for the said violations. Art. 60 Sec. 09 Usable open space insufficient You need relief from the BOA for the said violations. Art. 60 Sec. 09 Side yard insufficient You need relief from the BOA for the said violations. Art. 60 Sec. 09 Rear yard insufficient You need relief from the BOA for the said violations. Art. 14 Sec. 06 Two or More Dwellings in a Lot You need relief from the BOA for the said violations. Art. 60 Sec. 9 Additional Lot Area Insuff You need relief from the BOA for the said violations.

Purpose: Proposed change of use to 3 family with vertical and rear addition as per plans

Discussion: At the request of the Board, the applicant presented plans to change the buildings occupancy to a three-family dwelling with a rear vertical addition and six off-street parking 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 Worrell was in support of the project.

Votes: Board member Bernal motioned for approval with the proviso of Planning Department design review with special attention to site planning and parking. Board member Valencia seconded and the motion carried unanimously.

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

Article 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 32 GM Neighborhood Off Street Applicant will need to seek relief for Parking and Loading Requirements Insufficient Off-Street Parking. Art. 60 Sec. 9 Additional Lot Area Insuff 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. Art. 14 Sec. 06 Two or More Dwellings in a Lot You need relief from the BOA for the said violations.

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

Discussion: At the request of the Board, the applicant presented plans to erect a three-family dwelling with six parking spaces in the rear, accessed through 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. Councilor Worrell was in support of the project.

Votes: Board member Bernal motioned for approval with the proviso of Planning Department design review with special attention to site planning and parking. Board member Valencia seconded and the motion carried unanimously.

Case: BOA- 1813655 Address: 4 Haynes Street Ward 1 Applicant: Jeffrey Drago, Esq

Article Art. 32 Sec. 32 4 Groundwater Conservation Overlay District, Applicability Article 53, Section 9 Front Yard Insufficient Min. required: 5' Proposed: 0 Modal calculation not provided to verify compliance. Article 53, Section 9 Lot Area Insufficient Min. lot area required: 2,000 sqft Proposed: 1,800 sqft Article 53, Section 9 Add'l Lot Area Insufficient Min. lot area required: 4,000 sqft

Purpose: Seeking to combine Parcel ID 0104541000 and Parcel ID 0104540000 to form one new 1,800 square foot lot to be known as 4 Haynes Street. Also, to erect a new building with four residential units and three parking spaces.

Discussion: At the request of the Board, the applicant presented plans to combine two parcels to form a new lot and construct a four unit dwelling with three parking spaces. Board members asked about the plans and GCOD letters.

Documents/Exhibits: Building Plans

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

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

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



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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 have the case withdrawn.

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