



City of Boston
Board of Appeal

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THURSDAY, June 11, 2026

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

HEARING AGENDA

Please be advised of the following appeals to be heard on June 11, 2026 beginning at 5:00PM and related announcements.

All matters listed on this June 11, 2026 hearing agenda have been noticed in accordance with the Enabling Act.

Please be advised of the following participation instructions:

The June 11, 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/ZBAThursdaySubcommitteeHearings2026> You may also participate by phone by calling into the Zoom Webinar at 1 (646) 828 7666 and entering the Webinar ID: 160 521 9488 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/June112026ZBAComments> to 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/June112026ZBAComments> calling 617-635-4775, or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the Zoom Webinar Event from 4:00PM to 5:00PM 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 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 4:00pm to ensure your connection is properly functioning.

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.



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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.

HEARINGS: 5:00 P.M

Case: BOA- 1822545 Address: 5-7 Prescott Place Ward: 22 Applicant: Johnny Da Silva

Article(s) Article 51, Section 9 Floor Area Ratio Excessive Article 51, Section 9 Bldg Height Excessive (Stories) Article 51, Section 9 Side Yard Insufficient Article 51, Section 9 Rear Yard Insufficient

Purpose : THE PROPOSED PROJECT ADDITION WILL INVOLVE THE FOLLOWING: REMODEL A HALF BATH ON THE THIRD FLOOR ADD A THREE QUARTER BATHROOM TO THE THIRD FLOOR. REMODEL THE FRONT TWO LEVEL DECK PORCH. REMODEL THE SIDE ENTRANCE ADD DOOR TO THE FIRST FLOOR FIRST SIDE ENTRANCE. REMODEL THE SECOND FLOOR KITCHEN. ADDITION OF A LEFT SIDE DORMER AT THE ATTIC.

Case: BOA- 1844274 Address: 68 Addington Road Ward: 20 Applicant: Gavin Driscoll

Article(s) Article 56, Section 8 Front Yard Insufficient Article 56, Section 8 Side Yard Insufficient

Purpose : Reno and addition to a existing single family home new primary suite over existing living space as per the plans

Case: BOA- 1821584 Address: 6 Cranmore Road Ward: 18 Applicant: Darron Burke

Article(s) Article 69 Section 30.7 Accessory Buildings in Side or Rear Yard Located less than sixty five (65) feet from the front lot line.

Purpose : Pergola comprised of pressure treated timbers atop a reinforced concrete base. Solar Panels to be mounted on a pergola.

Case: BOA- 1772126 Address: 31 Mellen Street Ward: 17 Applicant: Gary Deans

Article(s) Article 65, Section 9 Rear Yard Insufficient Requesting relief for an insufficient rear yard setback

Purpose : Remove existing back deck, replace with larger 2-story deck.

Case: BOA- 1823198 Address: 682-684 East Fifth Street Ward: 6 Applicant: Kevin Cloutier

Article(s) Article 68, Section 7.2 Basement Units Forbidden Article 68, Section 8 Lot Area Insufficient Art. 68 Sec. 33 Off Street parking Req.

Purpose : Change occupancy from single family and store, to a two family per plans.

Case: BOA- 1833990 Address: 306 Northern Avenue, Ward: 6 Applicant: Charles Storey

Article(s) Article 8 Section 2.3 Forbidden Uses

Purpose : Seasonal exterior hospitality/recreational space (Beer Garden) in Parcel S 2 of Mass Bay Brewing Co.'s (d/b/a Harpoon Brewery) 306 Northern Ave leasehold. Gross area 7,769 sf with occupancy of 1,250. One 30'x20' tent, seasonal furniture, stage <30" high, portable restrooms, 40' bar and food container. Used as outdoor patio for existing Harpoon Beer Hall and for private events.

Case: BOA- 1821600 Address: 60 Elm Street Ward: 2 Applicant: Eric Zachrison

Article(s) Article 62, Section 7 Floor Area Ratio Excessive

Purpose : Nominal Fee Requested, expand existing single family home by finishing previously unfinished basement space.



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BOARD MEMBERS:

SHERRY DONG-CHAIR
NORMAN STEMBRIDGE-SECRETARY
KATIE WHEWELL

SUBSTITUTE MEMBER:

For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to https://www.w.municode.com/library/ma/boston/codes/redevelopment_authority