



City of Boston
Board of Appeal

REVISED

10:37 am, Aug 05, 2026

Tuesday, August 11, 2026 BOARD OF APPEALS City Hall Room 801

HEARING AGENDA
REVISED AGEDNA

Please be advised of the following appeals to be heard on August 11, 2026 beginning at 9:30 am and related announcements.

All matters listed on this August 11, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The August 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/2026ZBAHearings>. You may also participate by phone by calling into the Zoom Webinar at 1-646-282-7666 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/August112026ZBAComments> 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/August112026ZBAComments> 617-635-4775, or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the Zoom Webinar Event from 8:30 AM to 9:30 AM to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via Zoom. Questions and/or concerns can also be emailed to the ZBA Ambassador at zba.ambassador@boston.gov.

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



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can speak. Commenters will be asked to state their name, address and comment. Comments will be limited as time requires.

If you wish to offer testimony on an appeal, please log in to the hearing no later than 8:30am to ensure your connection is properly functioning.

The hearing can also be viewed via live-stream on the City's website at <https://www.boston.gov/departments/broadband-and-cable/watch-boston-city-tv>. Closed captioning is available.

Interested persons who are unable to participate in the hearing remotely may make an appointment to offer testimony. Please notify the Board at least 48 HOURS in advance either by calling 617-635-4775 or emailing isdboardofappeal@boston.gov for accommodations to be made.

Members of the community are strongly encouraged to help facilitate the virtual hearing process by emailing letters in support of or opposition to an appeal to zbapublicinput@boston.gov in lieu of offering testimony online. It is strongly encouraged that written comments be submitted to the board at least 48 hours prior to the hearing. when doing so, please include in the subject line, the boa number, the address of the proposed project, and the date of the hearing

APPROVAL OF HEARING MINUTES: 9:30AM
July 28, 2026

EXTENSIONS: 9:30AM

Case: BOA-1625031 Address: 26 Lawrence Avenue Ward 14 Applicant: Heather Martin, Chief Operating Office, Heading Hoe, Inc.

Case: BOA- 1450131 Address: 60-70 Geneva Avenue Ward 14 Applicant: Michael P. Ross, Esq

Case: BOA- 1526561 Address: 1015 Hyde Park Avenue Ward 18 Applicant: Ryan Spitz, Esq

Case: BOA- 1553455 Address: 1052 Hyde Park Avenue Ward 18 Applicant: Ryan Spitz, Esq

Case: BOA- 1019280 Address: 10-12 Bentham Road Ward 15 Applicant: Arlene Cruthrid

Case: BOA- 1598752 Address: 308 Norwell Street Ward 17 Applicant: Derric Small, Esq

BOARD FINAL ARBITER: 9:30AM

Case: BOA- 1817132 Address: 18 Delle Avenue Ward 10 Applicant: Design Resource Team



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HEARINGS: 9:30AM

Case: BOA-1851830 Address: 415-415A Hanover Street Ward 3 Applicant: Phillip Frattaroli

Article (s): Art. 54 Section 9 Use: Conditional Outdoor Seating is Conditional.

Purpose: Seasonal patio from May 1st to October 31st. This patio is the same that has been in place since 2020

Case: BOA-1849656 Address: 35 Braddock Park Ward 4 Applicant: Sam Madoff and Lauren Madoff

Article(s): Art. 32 Sec. 04 GCOD Applicability Art. 64 Sec. 09 Dimensional Regulations Insufficient rear yard setback Applicable in Residential Sub

Purpose: Construction of a new detached accessory GARAGE w/ green space/sitting area above located at the rear of the lot with Private Alley (541) access, serving the existing single-family residence. It's a customary accessory structure consistent with rear lot alley conditions. *Application re assigned to FD on 1/28/26

Case: BOA-1855093 Address: 35 Braddock Park Ward 4 Applicant: Sam Madoff and Lauren Madoff

Article(s): Art. 64 Sec. 09 Dimensional Regulations Insufficient rear yard setback

Applicable in Residential Sub Districts Art. 64 Sec. 09 Floor Area Ratio is Excessive

Purpose: Clarification: Renovation/preservation of a 4 story Brownstone. Repointing of the front and rear facades. New windows, HVAC system, insulation, electrical and plumbing upgrades, roof deck. See contract and plans for additional info. *Garage structure in rear filed on a separate independent ERT application. Original scope: Renovation/preservation of a 4 story Brownstone. Creation of carport/garden scape and roof deck. Repointing of the front and rear facades. New windows, HVAC system, insulation, electrical and plumbing upgrades. See contract and plans for additional info

Case: BOA-1749425 Address: 425 East Third Street Ward 6 Applicant: Douglas Stefanov

Article 68, Section 34.6 Side Yd of Certain Narrow Lots Applicant will need to seek relief for side yard setback for a narrow lot. Article 68, Section 8 Lot Area Insufficient Applicant will need to seek relief for insufficient Lot Area. Article 68, Section 8 Add'l Lot Area Insufficient Applicant will need to seek relief for insufficient additional lot area per dwelling unit. Article 68, Section 8 Rear Yard Insufficient Applicant will need to seek relief for insufficient rear yard setback. Article 68, Section 8 Floor Area Ratio Excessive Applicant will need to seek relief for excessive floor area ratio (F.A.R) Article 68, Section 8 Bldg Height Excessive (Feet) Applicant will need to seek relief for excessive building height. Article 68, Section 8 Usable Open Space Insufficient Applicant will need to seek relief for insufficient usable open space. Article 68, Section 8 Front Yard Insufficient Applicant will need to seek relief for insufficient front yard setback. Art. 68 Sec. 33 Off Street parking Req. Applicant will need to seek relief for Off Street Parking Design & Maneuverability. Art. 68 Sec. 33 Off Street parking Req. Applicant will need to seek relief for Off Street Parking Design & Maneuverability.

Purpose: Erect a new 4 story, 2-family residential building over an existing area.

Case: BOA- 1820617 Address: 722 East Eighth Street Ward 7 Applicant: Scott Simon

Article(s): Art 68 Sec 8 Dim reg app in res sub dist Insufficient lot width frontage (i.e. 722R East 8th street)

Art 68 Sec 8 Dim reg app in res sub dist Insufficient Lot size (i.e. 722R East 8th street)

Art 68 Sec 8 Dim reg app in res sub dist Insufficient additional lot area remaining per unit (i.e. 722 East 8th street)

Art. 68 Sec. 33 Off Street parking Req. Insufficient parking (i.e. 722R East 8th street) Article 68, Section 34

Application of Dimensional Req Two or more dwellings on the same lot (i.e. Building behind another building)

Purpose: CLARIFICATION: CHANGE OF USE AND OCCUPANCY OF EXISTING DETACHED TWO-STORY CARRIAGE HOUSE to a one family with three car parking below with sprinkler protection in accordance with City of Boston's detached ADU guidelines. (This is one of two structures on the same lot and the owner resides in the three family in the front). *Application assigned to FD 4.25.25 Original scope: Add ADU to owner occupied three family *No structural work*



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Case: BOA- 1825854 Address: 57 Mount Vernon Street Ward 7 Applicant: Clifford Stinson

Article 65, Section 42.7 Side Yd of Certain Narrow Lots No Side Yard in which there is a driveway providing access to off street parking or off street loading facilities required by this Article shall be less than ten (10) feet wide

Purpose: remove sidewalk & granite curb currently blocking driveway, grade, install matching cornerstones & pour new concrete driveway entrance

Case: BOA- 1835605 Address: 10 Northampton Street Ward 8 Applicant: Christine McMahon

Article(s): Art. 50, Section 32 Use: Conditional

Purpose: Interior renovation and change of use to Rental Agency for Cars, per drawings. Nominal fee requested.

Case: BOA- 1820136 Address: 1013 Harrison Avenue Ward 8 Applicant: Paul Mommie

Article 50, Section 10 Use Regulations in Roxbury EDA Educational /Technical College Ancillary Use Conditional

Purpose: Change vacant lot to ancillary use to technical college on 1011 Harrison Ave. The area to be fenced in and landscaped to accommodate outdoor education uses, including parking 6 10 vehicles for automotive programs. Perform minor hardscape and landscape work. In conjunction with ERT1261070.

Case: BOA- 1774508 Address: 37 Kimball Street Ward 15 Applicant: Zachary Schmalz

Article(s): Art. 65 Sec. 65 41.4 Parking in the Front Yard

Purpose: Widen existing Curb Cut (greater than 20' 0" wide) on Orchafield Street, which is a one way public road, no parking allowed & 2' wide sidewalks. 37 39 Kimball Street are part of a Condo Association which share a common parking lot. Driveway entrance to 37 39 Kimball is from Orchafield Street.

Case: BOA-1774510 Address: 39 Kimball Street Ward 15 Applicant: Zachary K Schmalz

Article (s): Art. 65 Sec. 65 41.4 Parking in the Front Yard

Purpose: Widen existing Curb Cut (greater than 20' 0" wide) on Orchafield Street, which is a one way public road, no parking allowed & 2' wide sidewalks. 37 39 Kimball Street are part of a Condo Association which share a common parking lot. Driveway entrance to 37 39 Kimball is from Orchafield Street.

Case: BOA-1801106 Address: 213-221 Bowdoin Street Ward 15 Applicant: Albellys Manon

Article 65 Section 16 Dimensional Regulations Excessive f.a.r. Article 65 Section 16 Dimensional Regulations Insufficient usable open space per dwelling unit Article 65 Section 41 Off-Street Parking and Loading Insufficient parking Article 65, Section 39 Screening & Buffering Req

Purpose: SECOND FLOOR ADDITION IN EXISTING COMMERCIAL BUILDING, TO ADD 7 NEW RESIDENTIAL UNITS, 5 TWO BEDROOM AND 2 ONE BEDROOM*BPDA ZONING VIEWER nonoperational 10.22.25, 10.23.25

Case: BOA-1828690 Address: 472 Ashmont Street Ward 16 Applicant: James Christopher

Article 65, Section 9 Front Yard Insufficient You need relief from the BOA for the said violations

Article 65, Section 9 Rear 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

Article 65, Section 9 Lot Frontage Insufficient You need relief from the BOA for the said violations

Article 65, Section 9 Lot Width Insufficient You need relief from the BOA for the said violations

Article 65, Section 9 Lot Area Insufficient You need relief from the BOA for the said violations

Purpose: The owner seeks to construct a rear attached 2 car garage, with a residential unit above and change in occupancy from 2 to 3 residential units.



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Case: BOA-1782691 Address: 121R River Street Ward 17 Applicant: Lashanta Sales

Article 65, Section 9 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area.

Article 65, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (F.A.R.). Article 65, Section 9 Side Yard Insufficient Applicant will need to seek relief for Insufficient Side Yard setback. Article 65, Section 9 Rear Yard Insufficient Applicant will need to seek relief for Insufficient Rear Yard setback. Article 65, Section 42.13 Two or More Dwellings on Same Lot Applicant will need to seek relief for TWO Dwellings on the same lot.

Purpose: Change occupancy from Stable to ADU Additional Dwell Unit with approximately 898 sq ft.

Case: BOA- 1817575 Address: 86 Brown Avenue Ward 19 Applicant: Leslie Connelly Cheney

Article(s): Art. 67 Sec. 08 Use Regulations Applicable in MFR use is forbidden Residential Sub Districts

Article 67 Section 9 ROS Neighborhood Dimensional Insufficient rear yard setback Regulations Applicable in

Article 67, Section 9 Dimensional Regulations Insufficient additional lot area per unit Article 67, Section 9

Dimensional Regulations Excessive f.a.r. Article 67, Section 9 Dimensional Regulations Insufficient usable open space per unit

Purpose: Change of occupancy from 2 family to 4 units. Full gut renovation to existing units.

Case: BOA-1787126 Address: 86 Walworth Street Ward 20 Applicant: Rostoum Azar

Article 67, Section 32 Off-Street Parking & Loading Req Insufficient parking Article 67, Section 8 Use Regulations

MFR use is Forbidden in a two-family subdistrict Article 67, Section 9 Dimensional Regulations Excessive f.a.r.

Article 67, Section 9 Dimensional Regulations # of allowed stories has been exceeded Article 67, Section 9 Dimensional Regulations Insufficient usable open space per dwelling unit

Purpose: Proposed addition and change of use from existing 2.5 story two family residence to 6 unit multifamily with 8 parking spaces, as per plan. *Existing garage to be razed on a separately reviewed and issued SF demolition permit.

HEARINGS: 11:00AM

Case: BOA-1860541 Address: 118 Lexington Street Ward 1 Applicant: Lucas Dunn

Article(s): Art. 53 Sec.25 Roof Structure Restrictions

Purpose: Ament ALT1797311 to include second story addition and dormers as per plans.

Case: BOA-1865030 Address: 34 Vinson Street Ward 16 Applicant: Gavin Driscoll

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

Purpose: Renovation of existing two-family home renovate existing second and third floor (unit #2) extend existing dormer on third floor as per the plans

Case: BOA-1838409 Address: 27-29 Ballard Street Ward 19 Applicant: Erik Katsvounidis

Article 55, Section 9 Floor Area Ratio Excessive Article 55, Section 9 Side Yard Insufficient

Purpose: Demo and build new dormer, remove existing siding and replace with hardie board, remove existing roof and install new. Interior work to include: demoing of walls, framing, finishing, new plumbing, new flooring, painting, kitchen and bathroom cabinets, and new electrical. Everything done by the code.

HEARINGS: 11:30AM

Case: BOA- 1811706 Address: 360 Princeton Street Ward 1 Applicant: Laura Costa

Article 53, Section 9 Rear Yard Insufficient Requesting relief for an insufficient rear yard setback from a proposed deck, the 1/3 lot depth requirement extends from the building to the rear lot line.

Purpose: Build 3 new decks according to plans, one for each floor.



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Case: BOA- 1844018 Address: 7-9 Murray Court Ward 1 Applicant: Brad Greenburg

Article(s) Article 53 Section 25 EB Neighborhood Roof Structure restrictions Article 53 Section 5.1 EB Neighborhood Residential Use Regulations Table A, forbidden use Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations Building Height Max (F) excessive Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations Front Yard (Feet) Minimum, extending vertically Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations Minimum Side Yard (Feet), extending vertically Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations Minimum Rear Yard (Feet), extending vertically Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations Building Height Max (stories) Excessive

Purpose : Erect addition with roof deck and change occupancy from three (3) to four (4) residential units as per plans.

Case: BOA-1846713 Address: 1-1H Washington Place Ward 2 Applicant: Richard Sokolow

Article(s): Article 62, Section 25Roof Structure Restrictions Article 62, Section 7 Usable Open Space Insufficient Article 62; section 7 Res. Sub district Dimensional Regulations Lot Frontage Insufficient

Purpose: Confirming occupancy of single family and changing to 3 attached townhouses. ZBA approval will be required. An occupancy determination will be required. Erect an addition

Case: BOA-1833514 Address: 176 L Street Ward 7 Applicant: James Christopher

Article 68, Section 8 Rear Yard Insufficient You need relief from the BOA for the said violations Article 68, Section 8 Bldg Height Excessive (Feet) 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 Art. 68 Sec. 33 Off Street parking Req. 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: The homeowner seeks to erect a 4th story addition to increase living space with no change to occupancy.

****Nominal**

Case: BOA- 1835904 Address: 105 Pleasantview Street Ward 18 Applicant: Maxwell Victor

Article 69, Section 9 Rear Yard Insufficient You need relief from the BOA for the said violations Article 69, Section 9 Front Yard Insufficient You need relief from the BOA for the said violations Article 69, Section 9 Floor Area Ratio Excessive You need relief from the BOA for the said violations Article 69, Section 8 Use: Forbidden

Purpose: Convert existing one family, single story dwelling into a two family residence by adding one additional story above the existing structure, including all associated structural framing, utilities, and interior layout modifications required for the new dwelling unit.

Case: BOA- 1810051 Address: 1 Hopkins Place Ward 18 Applicant: Justin Harris & Teyanna

Article 60, Section 8 Use: Forbidden Applicant will need to seek relief for the use of a multi family (6 units) in a R1 zone. Article 60 Section 32.4 GM Neighborhood Off Street Applicant will need to seek relief for the location for the Parking and Loading proposed Off Street Parking & Loading Requirements. Notes Pending Building Code Review per IBC & 780 CMR, upon submission of complete construction documents. Pending compliance per 521 CMR-Architectural Access Board, upon submission of complete construction documents. Pending compliance w/ 527 CMR for Fire Truck Access & Water Supply. Please reach out to: chris.nelson@boston.gov (BFD Representative) for review/refusal in order to seek relief at the State's Fire Marshall' office. [Include the Permit # & Project address in the subject line of email].

Purpose: New construction of a multi-family residential building, new 6 family. Please review with 2 Hopkins Place (ERT1785539) Parcel ID#1800349020



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Case: BOA- 1810052 Address: 2 Hopkins Place Ward 18 Applicant: Justin Harris & Teyanna Corran

Article 60, Section 19 Use: Forbidden Applicant will need to seek relief for the use of a detached Three family in a R1 Zone. Article 60, Section 9 Dimensional Regulations Applicant will need to seek relief for minimum Building Lot Coverage. Art. 60 Sec. 09 Rear yard insufficient Applicant will need to seek relief for Insufficient Rear Yard setback. Article 60 Section 32.4 GM Neighborhood Off Street Applicant will need to seek relief for the location Off Street Parking. Parking and Loading Notes ·Pending Building Code Review per IBC & 780 CMR, upon submission of complete construction documents. ·Project Subject to Group 1 Dwelling Units per AAB [521 CMR- Architectural Access Board], upon submission of complete construction documents. ·Pending compliance w/527 CMR for Fire Truck Access & Water Supply. Please reach out to: chris.nelson@boston.gov (BFD Representative) for review/refusal in order to seek relief at the State's Fire Marshall's office. [Include the Permit # & Project address in the subject line of email].

Purpose: New construction of 3 family residential building. Please review with 1 Hopkins application (ERT1785532). Parcel ID# 180034800.

Case: BOA-1856474 Address: 43 Eastwood Circuit Ward 20 Applicant: 43 Eastwood Circle Realty, LLC

Article 56, Section 8 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area. Article 56, Section 8 Lot Width Insufficient Applicant will need to seek relief for Insufficient Lot Width. Article 56, Section 8 Lot Frontage Insufficient Applicant will need to seek relief for Insufficient Lot Frontage. Art. 56 Sec. 08 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (F.A.R.).

Purpose: Erect a single-family dwelling on newly created lot. See ALT1819954 for subdivision.

Case: BOA- 1856475 Address: 45 Eastwood Circuit Ward 20 Applicant: 43 Eastwood Circle Realty, LLC

Article 56, Section 8 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area. Article 56, Section 8 Lot Width Insufficient Applicant will need to seek relief for Insufficient Lot Width. Article 56, Section 8 Lot Frontage Insufficient Applicant will need to seek relief for Insufficient Lot Frontage. Article 56, Section 8 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio.

Purpose: Erect a single-family dwelling on newly created lot. See ALT1819954 for subdivision.

Case: BOA-1716446 Address: 178-180 Weld Street Ward 20 Applicant: Adam Ricci

Article 56. Section 8 Side Yard Insufficient Article 56, Section 8 Rear Yard Insufficient Article 56, Section 8 Front Yard Insufficient Article 56, Section 8 Bldg Height Excessive (Feet)

Purpose: Demolish existing detached non conforming garage. Build new attached garage addition.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

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SUBSTITUTE MEMBERS:

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