



City of Boston
Board of Appeal

**Tuesday, September 8, 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 September 8, 2026 beginning at 9:30 am and related announcements.

All matters listed on this September 8, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The September 8, 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/September82026ZBAComments> 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/September82026ZBAComments> 617-635-4775, or emailing zba.ambassador@boston.gov.



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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 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



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APPROVAL OF HEARING MINUTES: 9:30AM

August 11, 2026

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

EXTENSIONS: 9:30AM

Case: BOA-1349675 Address: 4 Dever Street Ward 15 Applicant: Joseph Farrell

Discussion/Votes: The Board moved to unanimously approve the extension request to November 18, 2028.

Case: BOA-1599560 Address: 7-9 Park Street Ward 3 Applicant: Paul Alan Rulfo

Discussion/Votes: The Board moved to unanimously approve the extension request to September 6, 2028.

Case: BOA-1304433 Address: 10 Thompson Square Ward 2 Applicant: George Morancy, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to October 18, 2028

Case: BOA-1153496 Address: 59 Hillock Street Ward 20 Applicant: Kevin Cloutier, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to September 7, 2027

Case: BOA-1625948 Address: 115-121 Boston Street Ward 7 Applicant: George Morancy, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to September 20, 2028.

Case: BOA-667111 Address: 151 Liverpool Street Ward 1 Applicant: Anthony Leccese, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to September 6, 2027.

Case: BOA-1369555 Address: 2207 Dorchester Avenue Ward 17 Applicant: Shlomo Geva

Discussion/Votes: The Board moved to unanimously approve the extension request to July 7, 2027.

Case: BOA-1626437 Address: 58 Cedrus Avenue Ward 18 Applicant: James Declesiate

Discussion/Votes: The Board moved to unanimously approve the extension request to December 24, 2028.

Case: BOA-1348765 Address: 155 Portland Street Ward 3 Applicant: Andrew Copelotti, Principal

Discussion/Votes: The Board moved to unanimously approve the extension request to October 25, 2028.

Case: BOA-1552342 Address: 43 Hutchings Street Ward 12 Applicant: Andrew Baldizon

Discussion/Votes: The Board moved to unanimously approve the extension request to August 26, 2028.

Case: BOA-1552344 Address: 43R Hutchings Street Ward 12 Applicant: Andrew Baldizon

Discussion/Votes: The Board moved to unanimously approve the extension request to August 26, 2028.

Case: BOA-1398736 Address: 5 Warren Avenue Ward 18 Applicant: James Christopher

Discussion/Votes: The Board moved to unanimously approve the extension request to October 29, 2027.

RECOMMENDATIONS: 9:30 AM

Case: BOA-1822390 Address: 276-278 Washington Street Ward: 3 Applicant: Jack Moriarty

Article(s) Art. 38 Section 18 Use: Conditional Fast food/Take out use Conditional



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Purpose: Changing occupancy from retail chocolate store to café with takeout. Proposed work scope consists of tenant fit out of an existing commercial space for a new food service coffee shop retail tenant, and all associated modifications to the space

Discussion: At the request of the Board, the applicant presented plans to change the occupancy of an existing retail space to include a coffee shop. 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-1839200 Address: 587-587A East Broadway Ward: 6 Applicant: Aaron Steeves

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

Purpose: Build a bulkhead per plans

Discussion: At the request of the Board, the applicant presented plans to build a hatch on a bulkhead staircase in the rear of the property. 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 Bernal motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA-1807140 Address: 269 Silver Street Ward: 6 Applicant: Timothy Love

Article(s) Article 68, Section 33 Off-Street Parking & Loading Req Section 68-33. - Off-Street Parking and Loading Requirements. Table G. Rounding rule from Article 2 indicates 2 parking spaces are required for the dwelling this is ancillary to. Article 68, Section 7 Use Regulations Use Regulations Applicable in Residential Subdistricts, TABLE A -

South Boston Neighborhood District Use Regulations Residential Subdistricts, Ancillary use – Conditional

Purpose: Installation of curb cut and driveway. The owners of this property live in an adjacent property at 122 F street. They currently use it as backyard space and to park a car. They will continue to use it in that same capacity.

Discussion: At the request of the Board, the applicant presented plans to construct a curb cut and grading to create a driveway for the 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 Flynn was in support of the project.

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

Case: BOA- 1829000 Address: 1411-1413 Dorchester Avenue Ward: 15 Applicant:

Xuanhang Tran Article(s) Art.65 Sec.08 Conditional

Purpose: Change of occupancy from a furniture store (Lexus Store) to a takeout coffee shop remodeling bathroom, wet bar, painting, and other carpentry work according to the plan attached.

Discussion: At the request of the Board, the applicant presented plans to change the building's occupancy from a retail furniture store to a take-out coffee shop with interior renovations. 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.



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Case: BOA- 1833903 Address: 107 Russett Road Ward: 20 Applicant: Adimir Toska

Article(s) Article 56, Section 8 Floor Area Ratio Excessive Article 56, Section 8 Bldg Height Excessive (Stories) Article 56, Section 8 Side Yard Insufficient

Purpose: Proposed new dormers on left and right side.

Discussion: At the request of the Board, the applicant presented plans to construct dormers on the left and right side of the house to increase living space in the attic. 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 Stenbridge seconded and the motion carried unanimously.

BUILDING CODE: 9:30AM

Case: BOA#1877958 Address: 4 Haynes Street, Ward 1 Applicant: Jeffrey Drago, Esq

Violation 9th 780 CMR 1011 Stairways 1011.12.2 Roof access: Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with section 1510.2 9th Edition 780 CMR CHPT Chapter 15 1510.2 Penthouses: penthouses in compliance with 15 sections 1510.2.1 through 1510.2.5 shall be considered as a portion of the story directly below the roof deck on which such penthouses are located. All other penthouses shall be considered as an additional story of the building. 9th 780 CMR 705 Exterior Walls 705.2 Projections (decks) shall not extend any closer to the line used to determine the fire separation distance than shown on table 705.2. According to the table the projection (decks) are not permitted. Note 1: decks on 4th floor have egress purposes. Note 2: decks are fire retardant treated wood framing as per drawings.

Purpose: Amendment to seek building code relief per ERT1393612 for two roof access hatches in lieu of a code required

penthouse/headhouse serving the occupied roof (2015 IBC §§1011.12.2 and 1510.2)

Discussion: At the request of the Board, the applicant presented plans to construct two roof hatches for roof access. 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. Board member Turner seconded and the motion carried unanimously.

HEARINGS: 9:30AM

Case: BOA-1873156 Address: 8 Lawrence Street Ward 2 Applicant: Coliseum Development Advisors, Inc

Articles Article 62, Section 25 Roof Structure Restrictions Requesting relief for a proposed roof deck in a restricted roof district

Purpose: Install roof deck on flat pitch roof

Discussion: At the request of the Board, the applicant presented plans to install a roof deck on the flat pitched roof of a three-story 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 Barraza motioned for approval. Board member Turner seconded and the motion carried unanimously.

Case: BOA-1849569 Address: 560-562 Tremont Street Ward 3 Applicant: Choe Rourke-Nicholas

Articles Article 64, Section 8 Use Regulations Not conforming to accessory use requirement per Section 8 2.5 (b) Limitation of Area. Any such accessory use on a lot shall be limited to no more than twenty five percent of the floor area of principal or main use(s) to which such use is accessory.



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Purpose: Change of occupancy from 3 Apts., Retail Store and Restaurant to 3 Apts., Retail Store w/ Accessory Art Use & Restaurant

Discussion/Votes: Upon a motion and a second, the Board moved to have the case withdrawn.

Case: BOA-1864808 Address: 460 West Broadway Ward 6 Applicant: Superior Realty Co,

Inc.-ARTICLE 80 Articles Art 68 Sec 7 Use: Forbidden Art 68 Sec 8 app in res sub dist.

Insufficient side yard Art 68 Sec 8 app in res sub dist. Max allowed building height has been

exceed Art 68 Sec 8 app in res sub dist. Excessive f.a.r. Art.68 Sec. 33 Off Street Loading Req.

Insufficient loading areas Art. 09 Sec. 02 Nonconforming Use Change Preexisting nonconforming structure and Use > 25% Forbidden

Purpose: Proposed adaptive re use of vacant former bank building. Erect rear and vertical addition to increase height to four stories; change legal use and occupancy to court and offices/support space for use by the Trial Court of the Commonwealth, with garage parking spaces as per the attached plans*Application assigned to FD on 5/12/26

Discussion: At the request of the Board, the applicant presented plans to change the building's occupancy to a court and offices with garage parking along with erecting a rear and vertical addition to increase the overall height to four stories. 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 and the Landmarks Department were in support of the project.

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

Case: BOA-1838044 Address: 42 Lambert Street Ward 9 Applicant: Gary Webster

Articles Article 50, Section 29 Rear Yard Insufficient Applicant will need to seek relief for

insufficient rear yard setback. Article 50, Section 29 Floor Area Ratio Excessive Applicant will

need to seek relief for excessive floor area ratio (FAR). Article 50, Section 29 Front Yard

Insufficient Applicant will need to seek relief for insufficient front yard setback. Article 50,

Section 29 Lot Width Insufficient Applicant will need to seek relief for insufficient lot area.

Purpose: Combine existing vacant lots at 40 (PID 0903600000) and 42 (PID 0903599000) Lambert Street and propose new construction. Two family townhouse style. e(Plan)Filed.

Discussion: At the request of the Board, the applicant presented plans to combine two lots and to erect two-family townhouses. 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 with the proviso of Highland Architectural Conservation District Commission for Design Review. Board member Langham seconded and the motion carried unanimously.

Case: BOA- 1856279 Address: 66 Rutland Street Ward 9 Applicant: Gaurav & Naiya Mittal

Articles Art. 64 Sec. 09 Town House/Row House Extensions into Rear Yard Art. 64 Sec. 09 Dim Applicable in

Residential Sub Districts. Excessive f.a.r Art. 56 Sec. 64 34 Restricted roof structure district Newly proposed dormer

Purpose: Permit Amendment to ALT1810969 to add a dormer at the roof level and bracket

supported balcony on Second Floor at the rear of the house. Relief is required for FAR and

extension into the rear yard. Construct a roof deck above the dormer. *Application assigned to

Discussion: At the request of the Board, the applicant presented plans to construct a rear dormer for additional living space along with a roof deck on the dormer and a cantilevered balcony. 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 Barraza seconded and the motion carried unanimously.



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Case: BOA-1827453 Address: 11 Ashley Street Ward 10 Applicant: Social Impact Collective, Inc.

Articles Article 55, Section 9 Lot Frontage Insufficient You need relief from the BOA for the said violations Article 55, Section 9 Floor Area Ratio Excessive You need relief from the BOA for the said violations Article 55, Section 12 Lot Size Insufficient You need relief from the BOA for the said violations

Purpose: Bedroom addition/extension over an existing 2 story rear portion of home. Scope also includes a new mudroom, entry stair reconfiguration, and new exterior balconies.

Discussion: At the request of the Board, the applicant presented plans to construct an addition over the existing rear portion of the two-story dwelling, increasing living space along with exterior balconies and interior renovations. 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 Valencia seconded and the motion carried unanimously.

Case: BOA-1868487 Address: 388 Arborway Ward 11 Applicant: Groma Boston Growth Fund III

Articles Art. 29 Sec. 04Greenbelt Protection Overlay District Applicability You need relief from the BOA for the said violations Article 55, Section 9 Floor Area Ratio Excessive You need relief from the BOA for the said violations

Art. 55, Section 8 Use: Forbidden You need relief from the BOA for the said violations

Purpose: Legalize and expand the existing lower level unit, improving egress and add space to unit from walkout basement. Exterior envelope of building to remain as is for footprint, walls and roof. Presently building is 2 residential units and proposed use to be 3 residential units

Discussion: At the request of the Board, the applicant presented plans to legalize the existing lower unit, changing the building's occupancy from a two to a three-family along with interior renovations. 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 Valencia motioned for approval. Board member Turner seconded and the motion carried unanimously.

BOA-1837050 Address: 17 Copley Street Ward 11 Applicant: Ellena Haile

Articles: Article 55, 9 Side Yard Insufficient You need relief from the BOA for the said violations Article 55, Section 9 Floor Area Ratio Excessive You need relief from the BOA for the said violations Art. 55, Section 40 Off Street Parking Insufficient You need relief from the BOA for the said violations Art. 55, Section 8 Use: Forbidden You need relief from the BOA for the said violations

Purpose: Conversion of an existing two-family dwelling into a three-family home, featuring a rear addition and new dormers. The single car driveway will also be extended to provide two tandem parking spaces

Discussion: At the request of the Board, the applicant presented plans to change the building's occupancy from a two to a three-family dwelling along with a rear addition and dormers. 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. Board member Whewell seconded and the motion carried unanimously.

Case: BOA-1747507 Address: 32 Whiting Street Ward 12 Applicant: Wendy Rist

Articles Art. 09 Sec. 02 Nonconforming Use Change Art. 50, Section 28 Use: Forbidden 8 unit, multi family dwelling is forbidden Art. 50 Sec. 29Lot Area Insufficient Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive



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Article 50, Section 29 Usable Open Space Insufficient Art. 50 Sec. 43 Off street parking insufficient

Purpose: legalize existing basement apartment, change occupancy from 7 residential units to 8 residential units, as per plans

Discussion: At the request of the Board, the applicant presented plans to legalize an existing basement unit, changing the building's occupancy from seven 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.

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

Case: BOA-1863179 Address: 772-778 Adams Street Ward 16 Applicant: Edward Brooks

Articles Art. 09 Sec. 01 Extension of Non-Conforming Use Article 65, Section 15 Use: Conditional

Purpose: Adding outdoor patio to private/public land

Discussion: At the request of the Board, the applicant presented plans to add outdoor patio dining. 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 Turner motioned for approval. Board member Whewell seconded and the motion carried unanimously.

Case: BOA-1847298 Address: 97 Millet Street Ward 17 Applicant: Christopher McEachin

Articles Article 65, Section 9 Floor Area Ratio Excessive You need relief from the BOA for the said violation **Purpose:** Two story mudroom and bedroom addition at rear/side of the existing residence.

Discussion: At the request of the Board, the applicant presented plans to construct a two-story rear addition to an existing dwelling, that will 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 Langham motioned for approval. Board member Turner seconded and the motion carried unanimously.

Case: BOA-1834435 Address: 72 Readville Street Ward 18 Applicant: Michael P. Bannon

Articles Article 69, Section 9 Rear 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 9 Lot Area Insufficient You need relief from the BOA for the said violations Article 69 Section 29.4 Off Street Parking Location You need relief from the BOA for the said violations

Purpose: Raze existing dwelling on site. Erect new single-family dwelling upon lot newly created through lot consolidation and subdivision action. Filed in companion with ALT1810562, ALT1810560, ALT1810554, as well as companion ERT at 74 Readville street (to be filed).

Discussion: At the request of the Board, the applicant presented plans to raze the existing structure, combine two lot and subdivide them into three lots, erect a single-family dwelling with off-street parking. Board members asked about the plans. Board member Barraza observed that the amount of land, the density feels appropriate in terms of the size of the two single-family residents and the construction seems conventional and that two separate structures is the appropriate urban use of the lot. Board member Whewell stated that the dwelling is contextual with other dwellings in the area as well as lot sizes.

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 proviso of Planning Department Design Review to take a look at ways enhancing access to cars in terms of site planning, minimize issues with maneuverability being close to the corner lot. Board member Whewell seconded and the motion carried unanimously.



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Case: BOA-1834445 Address: 74 Readville Street Ward 18 Applicant: Michael P. Bannon

Articles Article 69, Section 9 Rear 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 9 Lot Area Insufficient You need relief from the BOA for the said violations Article 69 Section 29.4 Off Street Parking Location You need relief from the BOA for the said violations

Purpose: Raze existing dwelling on site. Erect new single-family dwelling upon lot newly created through lot consolidation and subdivision action. Filed in companion with ALT1810562, ALT1810560, ALT1810554, as well as companion ERT at 74R Readville Street (ERT1825020).

Discussion: At the request of the Board, the applicant presented plans to raze the existing structure, combine two lot and subdivide them into three lots, erect a single-family dwelling with off-street parking. Board members asked about the plans. Board member Barraza observed that the amount of land, the density feels appropriate in terms of the size of the two single-family residents and the construction seems conventional and that two separate structures is the appropriate urban use of the lot. Board member Whewell stated that the dwelling is contextual with other dwellings in the area as well as lot sizes.

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 proviso of Planning Department Design Review to take a look at ways enhancing access to cars in terms of site planning, minimizing issues with maneuverability being close to the corner lot. Board member Whewell seconded and the motion carried unanimously.

Case: BOA-1834452 Address: 5 Waterloo Street Ward 18 Applicant: Michael P. Bannon

Articles Article 69, Section 9 Lot Area Insufficient You need relief from the BOA for the said violations Article 69, Section 9 Lot Width Insufficient You need relief from the BOA for the said violations Article 69, Section 9 Lot Frontage Insufficient You need relief from the BOA for the said violations Article 69, Section 9 Usable Open Space Insufficient You need relief from the BOA for the said violations

Purpose: Combine existing Parcel 1812672000 and existing Parcel 1812671001 into one 12,392 SF lot. Re subdivide the combined lot into three new lots. Per Plan, "Lot C" will be 4,153 SF and existing two-family dwelling to be addressed as 5 Waterloo will remain; no new work proposed on the structure.

Discussion: At the request of the Board, the applicant presented plans to combine two lots and subdivide them into three lots, erecting single-family dwellings on two of the lots, with the existing structure to remain at 5 Waterloo Street. Board members asked about the plans. Board members asked about the plans. Board member Barraza observed that amount of land, the density feels appropriate in terms of the size of the two sing-family residents and the construction seems conventional and that two separate structures is the appropriate urban use of the lot. Board member Whewell stated that the dwelling is contextual with other dwellings in the area as well as lot sizes.

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 proviso of Planning Department Design Review to take a look at ways enhancing access to cars in terms of site planning, minimizing issues with maneuverability being close to the corner lot. Board member Whewell seconded and the motion carried unanimously.

Case: BOA-1830082 Address: 21 Cotuit Street Ward 20 Applicant: Ermal Taraj

Articles: Article 56, 8.2 Lot Frontage You need relief from the BOA for the said violations Article 56, Section 8 Rear Yard Insufficient You need relief from the BOA for the said violations Article 56, Section 8 Front Yard Insufficient You need relief from the BOA for the said violations Article 56, Section 8 Side Yard Insufficient You need relief from the BOA for the said violations Article 56, Section 8 Floor Area Ratio Excessive You need relief from the BOA for the said violations Article 56, Section 8 Lot Area Insufficient You need relief from the BOA for the said violations Article

56, Section 8 Lot Width Insufficient You need relief from the BOA for the said violations



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Purpose: This will be a new single-family house and will not include any installation or modification of ESS nor will require an automated parking system or lift.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until September 22, 2026.

Case: BOA-1848753 Address: 24 Stimson Street Ward 20 Applicant: Andreas Hwang

Articles Article 56 section 15 Use Regulations Residential use on 1st/Ground story level Conditional.

Purpose: Clarification: Change use and occupancy of the daycare on the ground floor into an additional residential unit to total 14 units within the structure for ZBA approval. Original scope: Change first floor commercial unit to residential unit. 13 residential units and 1 commercial unit permitted under ERT1446222. Will submit nominal fee letter for BOA.

Discussion: At the request of the Board, the applicant presented plans to change of occupancy to convert the first-floor daycare to a one-unit dwelling, changing the building's occupancy to fourteen units. 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 Langham seconded and the motion carried unanimously.

HEARINGS: 11:00AM

Case: BOA-1840166 Address: 90-92 L Street Ward 6 Applicant: Matnah Corp.

Articles Art 68 Sec 7 Use: Forbidden Large restaurant is Forbidden.

Purpose: Interior renovation of an existing commercial space to convert laundromat (M) into ice cream and coffee shop (A 2). Includes layout updates, new finishes, and installation of new equipment.

Discussion: At the request of the Board, the applicant presented plans to change the building's occupancy, converting a laundromat into an ice cream and coffee shop along with interior renovations. 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 in support of the project.

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

Case: BOA- 1833292 Address: 336 East Street Ward 6 Applicant: Joseph L. Doering & Tyler Case Articles

Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 8 Rear Yard Insufficient **Purpose:** Deck repair: Remove rotten deck and erect a new deck.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until September 22, 2026.

Case: BOA-1827083 Address: 350 Athens Street Ward 6 Applicant: Luke Fallon

Articles Art 68 Sec 29 Roof Structure Restrictions Max allowed height on parcel has been exceeded Art 68 Sec 8 app in res sub dist. Insufficient additional lot area per unit Art 68 Sec 8 app in res sub dist. Excessive f.a.r. Art 68 Sec 8 app in res sub dist. Max allowed height in the subdistrict has been exceeded Art 68 Sec 8 app in res sub dist. Insufficient usable open space per unit Art 68 Sec 8 app in res sub dist. Insufficient front yard setback Art 68 Sec 8 app in res sub dist. Insufficient rear yard setback Art 68 Sec 8 app in res sub dist. Insufficient Side yard setback Art. 68 Sec. 33 Off Street parking Req. Insufficient parking Art. 68 Sec. 33 Off Street parking Req. 5. Design and clear maneuvering areas (tandem)

Purpose: A new construction, six (6) unit residential condominium building w/elevator, including: • Residential lobby • Bicycle parking and mechanical space • Ground floor parking garage for six (6) vehicles • Dedicated private outdoor deck space for each condominium unit

Discussion/Votes: Upon a motion and a second, the Board moved to defer until October 6, 2026.



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Case: BOA-1857851 Address: 368 Athens Street Ward 6 Applicant: Ann Marie Bayer

Articles Art 68 Sec 8 app in res sub dist. Insufficient min. lot area Art 68 Sec 8 app in res sub dist. Insufficient side yard setback Art 68 Sec 8 app in res sub dist. Insufficient rear yard setback Art. 68 Sec. 33 Off Street parking Req. 5) Design space sizes 100% compact 8'x18'

Purpose: Combine two lots at 364 and 368 Athens St to create one parcel and build a new six-unit residential building with on grade garage parking with six residential units, as per plans

Discussion: At the request of the Board, the applicant presented plans to combine two lots to create one parcel and erect a six-unit dwelling with on grade 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 Flynn was in support of the project.

Votes: Board member Barraza motioned for approval with the Planning Department Design Review with special attention to the exterior material on the first story and then the continuation to the top story so it works with the neighboring context. Board member Turner seconded and the motion carried unanimously.

Case: BOA-1855511 Address: 555-567 East Broadway Ward 6 Applicant: 567 East Broadway LLC Articles

Article 68, Section 8 Bldg Height Excessive (Feet) Article 68, Section 29 Roof Structure Restrictions

Purpose: Nominal Fee Letter. Add a new, exclusive use roof deck on the roof of Unit No. 565.

Discussion: At the request of the Board, the applicant presented plans to construct an exclusive roof deck with hatch access, for the top unit. 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 opposed to the project.

Votes: Board member Valencia motioned for approval with the proviso that the guardrail be set back from the roof edge in accordance with Article 68, Section 29. Board member Whewell seconded and the motion carried unanimously.

Case: BOA-1850638 Address: 442 East Fifth Street Ward 7 Applicant: Joe Santoro

Articles: Article 68, 7.2 Basement Units Forbidden Article 68, Section 8 Floor Area Ratio Excessive Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 8 Rear yard Insufficient You need relief from the BOA for the violations Art. 69 Sec. 33 Off street parking req. You need relief from the BOA for the violations

Purpose: Renovate existing unfinished basement to an apartment. Changing from a 3 family to a 4-family residence Includes exterior patio and steps to grade.

Discussion: At the request of the Board, the applicant presented plans to change the building's occupancy from a three to a four-family dwelling renovating an unfinished basement to a dwelling unit. 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 Turner motioned for approval. Board member Whewell seconded and the motion carried unanimously.

Case: BOA-1854862 Address: 120-120D Old Harbor Street Ward 7 Applicant: 120 Old Harbor Street LLC

Articles Article 68, Section 29 Roof Structure Restrictions Proposed building height (40 feet), exceeds the height of the existing building (17 feet Article 68, Section 8.3 Location of Main Entrance Unit entrances face the right-side yard Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient Article 68, Section 8 Add'l Lot Area Insufficient

Purpose: Demolish existing structure and erect new 4 story, 5 townhouse building w/garages, rear and roof decks as per plans submitted.

Discussion: At the request of the Board, the applicant presented plans to demolish an existing structure and erect a four-story, five-unit townhouse building with garages, rear and roof decks. 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. Councilor Flynn was opposed to the project.

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

Case: BOA-1861457 Address: 2173-2189 Washington Street Ward 9 Applicant: Eric Robinson

Articles Art. 50, Section 10 Use: Conditional Culinary trade school Art. 50 Sec. 43 Off street parking insufficient No parking spaces provided for the new use Art. 50, Section 43 Off Street Loading Insufficient No loading bays provided Art. 50 Sec. 38 Design Review Property is in a Boulevard Planning District

Purpose: Change of occupancy to include culinary trade school. Renovation to a second and third floor of an existing building. No work to be conducted outside of the existing building envelope. Removing school use from the existing building's occupancy. eplan BOA Subject to Small Project Review.

Discussion: At the request of the Board, the applicant presented plans to change the building's occupancy to include a culinary trade school along with renovating the second and third floors. 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 Whewell seconded and the motion carried unanimously.

Case: BOA- 1869100 Address: 18R Plain Street Ward 16 Applicant: David J Higgins

Articles Article 65, Section 9 Rear Yard Insufficient Applicant will need to seek relief for Rear Yard setback.

Article 65, Section 42.13 Two or More Dwellings on Same Lot Applicant will need to seek relief for Two or More Dwellings on the Same lot. Article 65, Section 9 Lot Area Insufficient Applicant will need to seek relief for Lot Area Insufficient. Article 65, Section 9 Lot Width Insufficient Applicant will need to seek relief for Insufficient Lot Width. Article 65, Section 9 Lot Frontage Insufficient Applicant will need to seek relief for Insufficient Lot Frontage. Article 65, Section 9 Bldg Height Excessive (Stories) Applicant will need to seek relief for Excessive Building Height (stories). Article 65, Section 9 Front Yard Insufficient Applicant will need to seek relief for Insufficient Front yard setback Article 65, Section 9 Side Yard Insufficient Applicant will need to seek relief for Insufficient Side yard setback.

Purpose: We propose to combine 20 Plain Street (Parcel 1603580002) and 18 Plain Street (Parcel 1603580004) into a single lot, resulting in a total lot size of 13,707 square feet. The new house on this combined lot will be designated as 18R Plain Street, in accordance with the submitted plans. Build a single-family e[Plans] Filed.

Discussion: At the request of the Board, the applicant presented plans to combine two lots into a single lot, leaving the remaining dwelling and construct a single family dwelling, part of seven total dwellings on one development. Board members asked about the plans. Board Member Barraza observed that the project would need to go through a sight plan review that would look at the overall parking, open space, front and rear safe pathways and sidewalks along fire access. Board member Barraza also stated that she did not have an issue with the proposed building but she did have an issue with the location of the building and how everything works together and that modifications would be needed.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Fitzgerald and one abutter were opposed, while one abutter was in support of the project.

Votes: Board member Barraza motioned for approval with a provisos that the project undergoes urban design sight planning review for all seven properties on the development and potentially BTM to review car access to the development, to ensure life safety and fire truck access and maneuverability and for the Planning Department to review the overall final location of the proposed building and to promote a balance of open and green space in the driveway, and to allow for adequate vegetation to abutter the rear abutters to provide privacy due to the proximity of the proposed project. Board member Valencia seconded, the motion did not carry with Board members Turner, Langham and Dong in opposition. Board member Turner motioned for Denial without Prejudice, encouraging the applicant to talk to their



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neighbors and then come back with a better proposal. Board member Langham seconded and the motion carried unanimously. Board member Barraza encouraged the applicant to take a more holistic approach to the revised proposal by having conversations with BTM, BFD and the Planning department.

Case: BOA-1869799 Address: 18R Plain Street Ward 16 Applicant: David Higgins

Articles Article 65, Section 42.13 Two or More Dwellings on Same Lot Applicant will need to seek relief for Two or More Dwellings on the same lot.

Purpose: We propose to combine 20 Plain Street (Parcel 1603580002) and 18 Plain Street (Parcel 1603580004) into a single lot, resulting in a total lot size of 13,707 square feet into a single lot to be known as 18R Plain Street, Dorchester, MA 02122, The proposed project is to construct a new single-family dwelling, per the submitted plans, under ERT1743151, to be addressed as 18R Plain Street.

18R Plain Street, in accordance with the submitted plans. Build a single-family e[Plans] Filed.

Discussion: At the request of the Board, the applicant presented plans to combine two lots into a single lot, leaving the remaining dwelling and construct a single family dwelling, part of seven total dwellings on one development. Board members asked about the plans. Board Member Barraza observed that the project would need to go through a sight plan review that would look at the overall parking, open space, front and rear safe pathways and sidewalks along fire access. Board member Barraza also stated that she did not have an issue with the proposed building but she did have an issue with the location of the building and how everything works together and that modifications would be needed.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Fitzgerald and one abutter were opposed, while one abutter was in support of the project.

Votes: Board member Barraza motioned for approval with a proviso that the project undergoes urban design sight planning review for all seven properties on the development and potentially BTM to review car access to the development, to ensure life safety and fire truck access and maneuverability and for the Planning Department to review the overall final location of the proposed building and to promote a balance of open and green space in the driveway, and to allow for adequate vegetation to abutter the rear abutters to provide privacy due to the proximity of the proposed project. Board member Valencia seconded, the motion did not carry with Board members Turner, Langham and Dong in opposition. Board member Turner motioned for Denial without Prejudice, encouraging the applicant to talk to their neighbors and then come back with a better proposal. Board member Langham seconded and the motion carried unanimously. Board member Barraza encouraged the applicant to take a more holistic approach to the revised proposal by having conversations with BTM, BFD and the Planning department.

RE-DISCUSSION: 11:30AM

Case: BOA-1826508 Address: 401A-401 Chelsea Street Ward 1 Applicant: Richard Lynds

Article(s) Art. 53 Sec.25 Roof Structure Restrictions Two story addition over existing dwellings main roof Article 53 Section 28 Table L EB Neighborhood Off Street Insufficient off street parking -1 space /unit required Parking Regulations Article 53 Section 29 EB Neighborhood Application of Through lot applicability requirement; Where the public street Dimensional Requirements in rear is 20' or more in width, it shall be treated as a front yard setback requirement 4' min setback required Article 53 Section 7.2 Dimensional Regulations (NB) Max % of lot coverage allowed exceeded Article 53 Section 7.2 Dimensional Regulations (NB) Maximum allowed footage of blank wall facade has been exceeded Article 53 Section 7.2 Dimensional Regulations (NB) Min. % of permeable lot area of the lot not met Article 53 Section 7.2 Dimensional Regulations (NB) Insufficient side yard setback Article 53 Section 7.2 Dimensional Regulations (NB) Insufficient front yard setback (Chelsea street side) - 4' min req. if structure contains residential uses Article 53, Section 7.2 EB Neighborhood Business Min. ground floor ceiling height is too low Dimensional Regulations

Purpose: Clarification: Change existing occupancy of the 3-story structure presently consisting of a Store & 2 Family dwelling into a 5 story 9 unit dwelling with ground level retail per stamped plans provided. #514/2004

Discussion: At the request of the Board, the applicant presented plans to change the existing occupancy of a two-family, three-story dwelling to a five-story, nine-unit dwelling with ground level retail. 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 Valencia motioned for approval with the proviso of Planning Department Design Review with attention to consider a step back from the street on the top floor. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA-1857936 Address: 151 Lenox Street Ward 9 Applicant: Tenant Development Corporation ARTICLE 80

Article(s): Art. 50, Section 43 Off Street Loading Insufficient Art. 50, Section 43 Off Street Parking Insufficient Article 32, Section 4. GCOD, Applicability Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Bldg Height Excessive (Stories) Article 50, Section 29 Bldg Height Excessive (Feet) Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Front Yard Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Rear Yard Insufficient Article 50, Section 41 Screening and Buffering Req None provided. Article 50, Section 44.3 Traffic Visibility Across Corner

Purpose: Erect a new 7 story Multifamily Dwelling for 38 units on vacant land. Building is approximately 30,715 gross square foot building to contain 38 units of affordable senior housing. The residential program includes 6 studios and 32 one bedrooms. Building features bike storage and some amenity spaces. [ePlan] SPR, CFROD

Discussion/Votes: Upon a motion and a second, the Board moved to defer until October 6, 2026.

Case: BOA- 1820617 Address: 722R 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

Discussion: At the request of the Board, the applicant presented plans to convert a detached two-story garage into a one-family dwelling with three parking spaces on a lot with another structure. 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 Turner motioned for approval. Board member Whewell seconded and the motion carried unanimously.

Case: BOA-1836310 Address: 44 Granger Street Ward 15 Applicant: Jen Lam

Article (s) Art. 09 Sec. 01 Extension of Non-Conforming Use Article 65, Section 15 Use: Conditional

Purpose: Adding outdoor patio to private/public land

Discussion/Votes: Upon a motion and a second, the Board moved to defer until October 6, 2026.

Case: BOA- 1749423 Address: 26 Burt Street Ward 17 Applicant: David Allen

Article (s): 65, Section 41 Off Street Parking Regulations Insufficient parking Art. 65 Sec. 08 Forbidden 8 unit dwelling forbidden in a 1 family subdistrict Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient lot size Article 65, Section 9 Dimensional Regulations Excessive f.a.r Article 65, Section 9 Dimensional Regulations Number of allowed stories has been exceeded Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient front yard setback Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient side yard setback Article 65, Section 9 Dimensional Regulations Insufficient rear yard



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setback Article 65, Section 41 Off Street Parking Regulations Design: Space size and clear maneuvering areas

Purpose: To build a three level eight unit apartment with eight parking spaces at the rear of the building. Nominal fee

*This application has been filed in conjunction with application # ALT1684492 to combine 26 and 30 Burt street into one 6918sf lot existing structure to be razed on a separately filed and issued demolition permit application.

**Application re/assigned to FD by PZ Department Head PW on 6/14/25

Discussion/Votes: Upon a motion and a second, the Board moved to defer until October 6, 2026.

STEPHANIE HAYNES BOARD OF APPEAL 617-635-4775

BOARD MEMBERS:

SHERRY DONG-CHAIR

NORMAN STEMBRIDGE-SECRETARY

GIOVANNY VALENCIA

SHAMAIAH TURNER

HANSY BETTER BARRAZA

KATIE WHEWELL

ALAN LANGHAM

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