



City of Boston
Board of Appeal

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THURSDAY, November 5, 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 November 5, 2026 beginning at 5:00PM and related announcements.

All matters listed on this November 5, 2026 hearing agenda have been noticed in accordance with the Enabling Act.

Please be advised of the following participation instructions:

The November 5, 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/November5TestimonyForm> 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/November5TestimonyForm> 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-1870900 Address: 22 Harvard Street Ward: 2 Applicant: Jane Reitz

Article(s) Article 62, Section 25 Roof Structure Restrictions Requesting relief for a proposed roof deck above the maximum building height

Purpose: Exterior renovation amendment to include rear decks and roof deck with interior access as shown on revised plans.

Case: BOA- 1870915 Address: 22 Harvard Street Ward: 2 Applicant: Jane Reitz

1009.12.1 Roof Access Requesting relief for a proposed roof deck with roof hatch access where a headhouse is required.

Purpose: Exterior renovation amendment to include rear decks and roof deck with interior access as shown on revised plans.

Case: BOA- 1873930 Address: 81-81A Prince Street Ward: 3 Applicant: Anthony Virgilio

Article(s) Art. 09 Sec. 02 Nonconforming Use Change Art. 54 Section 9 Use: Conditional USE Conditional

Purpose: change from 4 units and commercial space to 4 units and restaurant this application is for zoning and we request a nominal fee

Case: BOA-1894075 Address: 31 G Street Ward: 6 Applicant: Adam Green

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

Purpose: Add two level back deck on existing house accessed from first floor back sliding door. Existing parking to remain under upper deck. Work started under Short Form SF1818894

Case: BOA-1873051 Address: 748-750 East Broadway Ward: 6 Applicant: George Morancy, Esq

Article(s) Article 68, Section 7 Use Regulations

Purpose: Int. fitout of ground floor shell comm space: framing elec HVAC plum FA FP. Change building's occupancy FROM 9 Units & 2 shell spaces (1 Fitness & 1 Bank) TO 9 Units, 1 Fitness shell (basement), & ground floor Professional Offices and Local Retail Business, Barber and beauty shop & Tailor shop

Case: BOA-1876006 Address: 23 Linden Street Ward: 7 Applicant: Edward De Vries

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

Purpose: THIS PROJECT WILL CONSIST OF TWO NEW DORMER ADDITIONS TO THE ATTIC FLOOR, SECOND FLOOR RENOVATION, AND A NEW PASSAGEWAY RAMP THAT MEETS ADA COMPLIANCE. THERE WILL BE NEW INTERIOR PARTITIONS, WIRING, PLUMBING, HVAC, INSULATION WITH NEW DOORS AND WINDOWS. NEW KITCHENS AND BATHROOM FIXTURES WILL BE INSTALLED AS WELL. NEW SMOKE ALARMS WILL BE INSTALLED ON THE PROPOSED LEVEL AND WILL BE INDICATED ON FLOOR PLANS.

Case: BOA-1856602 Address: 88 Lambert Avenue Ward: 9 Applicant: Michael Winston & Claudia Winston

Article(s) Article 50 Section 2 Use Regulation Requesting relief for a proposed chicken coop accessory building

Purpose: Proposed installation of a detached accessory structure consisting of a chicken coop and enclosed run located in the rear yard of a Residential



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Case: BOA-1904468 Address: 3615-3621 Washington Street Ward: 11 Applicant: Lawrence Hamilton

Article(s) Art. 55, Section 19 Use: Conditional

Purpose: We were advised to pull a long form for Occupancy change/update The retail space where work was performed is 3611 Washington st retail B is exact address. Work was performed under permit #SF1797226 cost of work is reflected on that permit We are changing the space from vacant retail to hair salon

Case: BOA- 1881627 Address: 55 Brown Avenue Ward: 19 Applicant: New Era Builders Inc

Article(s) Article 67, Section 9 Floor Area Ratio Excessive Requesting relief for a proposed extension of living space in a residence with pre-existing excessive floor area ratio

Purpose: Interior + Exterior Renovation Replace all bathrooms Replace Electrical Panel Replace Plumbing Replace roof shingles Add LVL beam Hardwood Windows Kitchen Cabinets Deck Drywall + Plaster + Paint – Tiling

BOARD MEMBERS:

SHERRY DONG-CHAIR

NORMAN STEMBRIDGE-SECRETARY

HANSY BETTER BARRAZA

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