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City of Boston
Board of Appeal

THURSDAY, December 3, 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 December 3, 2026 beginning at 5:00PM and related announcements.

All matters listed on this December 3, 2026 hearing agenda have been noticed in accordance with the Enabling Act.

Please be advised of the following participation instructions:

The December 3, 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/December3ZBAComment 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/December3ZBAComments 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.

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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.

HEARINGS: 5:00 P.M

Case: BOA-1856060 Address: 359 Princeton Street Ward: 1 Applicant: Gail Pimplona
Articles Article 53 Section 7.2 Dimensional Regulations (NB) Side Yard Insufficient
Purpose: Convert single family to two family, build separation of two apartments, frame, insulation, two full bathrooms, two kitchens, new drywall, plaster, floors and painting, plumbing and electrical

Case: BOA- 1871243 Address: 410-438 Tremont St Ward: 5 Applicant: CSTO Winn LLC
Articles Article 64, Section 8 Use: Conditional You need relief from the BOA for the said violations Article 64, Section 25 Use: Forbidden You need relief from the BOA for the said violations
Purpose: Change of Occupancy from Childcare to Educational Institute and Community Center. No work proposed at this time.

Case: BOA- 1883773 Address: 528 East Fifth Street Ward: 6 Applicant: Michael J. Mullen
Articles Article 68, Section 8 Side Yard Insufficient Art. 09 Sec. 01 Reconstruction/Extenion of Nonconfroming Bldg.
Purpose: Remove existing one-story element at the rear of existing 2 and a half story residence. Add addition to the rear on the 2nd and 3rd floor. Existing 1 parking spot in the rear to remain.

Case: BOA-1883115 Address: 115 Melville Avenue Ward: 16 Applicant: Mirna Baichoo
Articles Article 65, Section 9 Side Yard Insufficient Requesting relief for a front porch extension with an insufficient side yard setback
Purpose: Extend existing front porch roof throughout left elevation as per plans.

Case: BOA- 1841459 Address: 431 Pond Street Ward: 19 Applicant: Armenian Nursing and Rehabilitation Center, Inc.
Articles Art. 09 Sec. 01 Extension of Non Conforming Use
Purpose: Entry vestibule and private patio addition to an existing nursing home facility. Work includes interior modifications and renovations to an existing rear patio. [ePlans]

Case: BOA- 1888487 Address: 15 Centre Lane Ward: 20 Applicant: Tim Coffey
Articles Article 56, Section 8 Floor Area Ratio Excessive Requesting relief for an extension of living space with excessive floor area ratio
Purpose: Demolition of existing garage wall and install new exterior wall. Open up roof of sun room to add a second floor above. Open up existing roof and frame second floor with 2x6's for exterior walls and 2x10's rafters and joists. and add floor above with 2x10's. Frame new beds/kitchen/bathroom.

Case: BOA- 1880543 Address: 19 Morey Road Ward: 20 Applicant: Justin Bolger
Articles Article 56. Section 8 Side Yard Insufficient Article 56, Section 8 Bldg Height Excessive (Stories)
Purpose: This is for a front and rear dormer addition to allow for a habitable MBR, bathroom and office in an existing storage attic. Associated stair and plan changes to access the new space. ZBA approval will be required.

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BOARD MEMBERS:
SHERRY DONG-CHAIR
NORMAN STEMBRIDGE-SECRETARY

SUBSTITUTE MEMBER:
JUAN ANDRES BERNAL

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