



City of Boston  
Board of Appeal

**RECEIVED**

*By City Clerk at 2:24 pm, Apr 23, 2025*

**Tuesday, April 29, 2025      BOARD OF APPEALS      City Hall Room 801**

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**HEARING AGENDA**

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON  
APRIL 29, 2025 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS APRIL 29, 2025 HEARING AGENDA HAVE BEEN  
NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

**PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:**

**THE APRIL 29, 2025 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/ZBATuesHearings2025> . You may also participate by phone by calling into the Zoom  
Webinar at (301) 715 8592 and entering the Webinar ID: 857 3265 6216 followed by # when  
prompted.**

**If you wish to offer testimony on an appeal, please click <https://bit.ly/April29ZBAComments> 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/April29ZBAComments> 617-635-4775, or emailing  
[zba.ambassador@boston.gov](mailto: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](mailto:zba.ambassador@boston.gov).**



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**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](mailto: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](mailto: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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### **EXTENSIONS: 9:30AM**

**Case: BOA- 1019011 Address: 22-24 Woodbine Street Ward 12 Applicant: Derric Small, ESQ**

**Case: BOA- 982435 Address: 198 Woodrow Avenue Ward 14 Applicant: Derric Small, ESQ**

**Case: BOA- 1183158 Address: 99 Maverick Street Ward 1 Applicant: Richard Lynds, ESQ**

**Case: BOA- 1253232 Address: 57 Delle Avenue Ward 10 Applicant: Anthony W. Macchi**

**Case: BOA-1446970 Address: 207-209 E Street Ward 6 Applicant: David Foss**

**Case: BOA-932844 Address: 192 Gladstone Street Ward 1 Applicant: Catherine Clifford**

**Case: BOA- 1163709 Address: 60-64 Saint Botolph Street Ward 4 Applicant: Joe Bamberg**

**Case: BOA- 773858 Address: 6 Evelyn Street Ward 14 Applicant: My Lam**

**Case: BOA- 1291093 Address: 41 Williams Avenue Ward 18 Applicant: Miguel Corporan**

### **BOARD FINAL ARBITER: 9:30AM**

**Case: BOA-1068596 Address: 1088 Saratoga Street Ward 1 Applicant: Richard Lynds, ESQ**

**Case: BOA- 1482725 Address: 247-251 Hancock Street Ward 15 Applicant: AU Manager LLC (by Daniel Moll)**

**Case: BOA-1270458 Address: 525 East Broadway Ward 6 Applicant: Marc LaCasse, ESQ**

**Case: BOA-1255410 Address: 19 Bennington Street Ward 1 Applicant: Ryan Gazda, ESQ**

**Case: BOA-1540489 Address: 26 Newburg Street Ward 20 Applicant: Darguin Fortuna, AIA, NCARB**

### **RECOMMENDATIONS: 9:30 AM**

**Case: BOA-1686131 Address: 286 Perham Street Ward: 20 Applicant: Catriona Kinane**

**Article(s):** Article 56, Section 8 - Consider relief for an excessive floor area ratio, the proposed basement living space addition exceeds the ratio limit for this district. West Roxbury floor area ratio limit: 0.40 Existing floor area ratio: 0.43  
Proposed floor area ratio: 0.61

**Purpose:** Finishing unfinished basement

**Case: BOA- 1682233 Address: 114 Eastwood Circuit Ward: 20 Applicant: Jason Stelmack**

**Article(s):** Article 56, Section 8 Rear Yard Insufficient

**Purpose:** Renovation and Addition



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**Case: BOA- 1686002 Address: 28 Shaw Street Ward: 20 Applicant: Chloe Manning**

**Article(s):** Art. 56 Sec. 01 Extension of Non Conforming Use Article 56, Section 8 Floor Area Ratio Excessive

**Purpose:** Proposed rear addition to existing two family as per plans

**Case: BOA-1686290 Address: 28 Chesbrough Road Ward: 20 Applicant: Matthew Butler**

**Article(s):** Article 56. Section 8 Side Yard Insufficient

**Purpose:** Addition of family room, master bedroom, laundry room and full bathroom.

**Case: BOA-1662019 Address: 118 Woodrow Avenue Ward: 14 Applicant: Douglas Arevalo**

**Article(s):** Article 60, Section 60 4 Dimensional Regulations Table D - Front Yard Insufficient

Article 60, Section 60 4 Dimensional Regulations Table D - Side Yard Insufficient

**Purpose:** Expansion of existing dormer with complete first- and second-unit renovation. Update bathroom and kitchen, now including some structural work.

**Case: BOA- 1631009 Address: 857-861 Dorchester Avenue Ward: 7 Applicant: Gavin Driscoll**

**Article(s):** Art. 65 Sec. 41 Off street parking requirements - Insufficient parking Art.65 Sec.08 Conditional - Increase of non conforming uses occupant load for a restaurant with take out conditional

**Purpose:** increase of occupancy of existing un-used Café space.

**Case: BOA- 1682573 Address: 401 West Fourth Street Ward: 6 Applicant: Timothy Johnson**

**Article(s):** Article 68, Section 8 Rear Yard Insufficient Article 68, Section 29 Roof Structure Restrictions

Art. 68 Sec. 35 Nonconformity as to Dim Reqs.

**Purpose:** Renovation/addition to 3 story, single family dwelling to create new 3 story, two family dwelling as per plans submitted.

**Case: BOA-1667594 Address: 68 F Street Ward: 6 Applicant: Timothy Johnson**

**Article(s):** Article 68, Section 7.2 Basement Units Forbidden Article 68, Section 8 Add'l Lot Area Insufficient

Article 68, Section 33 Off Street Parking & Loading Req - Insufficient Off Street Parking

**Purpose:** Change occupancy from one to two family dwelling. no changes to exterior of building as per plans submitted.

## **HEARINGS: 9:30AM**

**Case: BOA-1687823 Address: 25 Brown Avenue Ward 19 Applicant: Simba Development Group**

**Article(s):** Article 67, Section 9 Floor Area Ratio Excessive Consider relief for the addition of the proposed living space exceeding the floor area ratio for this district. Floor Area Ratio limit: 0.5 Existing Floor Area Ratio: 0.46

Proposed Floor Area Ratio: 0.61

**Purpose:** Attic converted to living area with bathroom and bedroom

**Case: BOA- 1690262 Address: 551-555 Beech Street Ward 18 Applicant: Matthew Arnold**

**Article(s):** Art. 67 Sec. 08 Three family dwelling unit use is a forbidden use. The applicant will need to seek relief for the proposed use of three dwelling units (townhouses) in a single family zone. The use is forbidden.

Article 67, Section 9 Floor Area Ratio Excessive The applicant will need to seek relief for the excessive floor area ratio.

Article 67 Section 33 Application of Dimensional Req The applicant will need to seek relief for Two or More Dwellings on the same lot. Article 67 33 (13).

**Purpose:** Converting single family to a 2-family home. Owner Occupy.



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**Case: BOA-1679123 Address: 4280R Washington Street Ward 18 Applicant: Robert Trethewey**

**Article(s):** Article 67, Section 33.7 Accessory Bldgs in Side or Rear Yd 65' required front lot line setback not met.

Article 67, Section 9 Rear Yard Insufficient

**Purpose:** Rebuild garage in new location

**Case: BOA-1685652 Address: 43 Algonquin Street Ward 17 Applicant: Michael Grannum**

**Article(s):** Art. 65 Sec. 42 Off Street Parking Insufficient Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories)

**Purpose:** Converting single family to a 2-family home. Owner Occupy

**Case: BOA- 1683263 Address: 64 Nelson Street Ward 17 Applicant: JCBT**

**Article(s):** Art. 65 Sec. 42 Off Street Parking Insufficient Art. 65 Sec. 08 Forbidden MFR Use forbidden

Art. 65 Sec. 08 Forbidden Basement units forbidden Art. 65 Sec. 9 Insufficient lot size Art. 65 Sec. 9 Excessive f.a.r.

Art. 65 Sec. 9 Number of allowed stories exceeded Art. 65 Sec. 9 Height exceeded Art. 65 Sec. 9 Insufficient front yard setback Art. 65 Sec. 9 Insufficient rear yard setback

**Purpose:** Erect a 4 story 4-unit multifamily residential building with handicap unit on the first floor and a private roof deck. New utilities, sprinkler, and fire alarm system. Application assigned to FD by dept head Paul Williams on 12/27/24

**Case: BOA- 1688468 Address: 1526-1530 Dorchester Avenue Ward 16 Applicant: Zeb Boutique LLC- CANNABIS**

**Article(s):** Art. 65 Sec. 08 Conditional You need relief from the BOA for the said violation Cannabis establishment provided that any cannabis establishment shall be sited @ least one half mile or 2,640 feet from another existing cannabis establishment and @ least 500 feet from a pre existing public or private school providing education in kindergarten or any of grades 1 through 12. Distances shall be determined from the nearest lot line of the proposed establishment to the nearest lot line of an existing establishment or school. Use approval shall be applicable to the applicant only.

**Purpose:** The existing commercial retail space will undergo minor cosmetic upgrades to become a cannabis retail establishment.

**Case: BOA- 1689001 Address: 155 Dudley Street Ward 12 Applicant: William Singleton**

**Article(s):** Article 50 Section 24 Use: Conditional

**Purpose:** Change of occupancy from beauty salon to a tattoo parlor with piercings and microblading. No work to be done taking over existing space.

**Case: BOA- 1690706 Address: 507 Massachusetts Avenue Ward 9 Applicant: Armando Hernandez**

**Article(s):** Article 50, Section 29 Floor Area Ratio Excessive Max. allowed: 1 Proposed is extending living space into the garden level. Art. 50 Sec. 29 Usable open space insufficient 600 extra sqft required. (200 per lodging unit) Article 50, Section 29 Add'l Lot Area Insufficient 3,000 sqft extra required. Art. 09 Sec. 01 Extension of Non Conforming Use Lodging house use is conditional.

**Purpose :** 1) Increase existing lodging house occupancy from seven (7) lodging units to ten (10) total lodging units. 2) light demo, fire proof on demising wall between units and build 3 new bathrooms to each new unit. No FP needed. No exterior work 3) Increase total lodgers from 7 to 40. 4 lodgers per unit. eplan BOA



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**Case: BOA- 1693424 Address:20-24 Malcolm X Boulevard Ward 9 Applicant: 10 MX Owner LLC-ARTICLE 80**

**Article(s):** Art. 50, Section 28 Use: ForbiddenLocal Retail Forbidden Art. 50, Section 28 Use: ForbiddenMulti family Dwelling Forbidden Article 50, Section 29Front Yard Insufficient Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Bldg Height Excessive (Feet) Article 50, Section 29 Bldg Height Excessive (Stories) Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Add'l Lot Area Insufficient Art. 50, Section 28 Use: Conditional Ancillary Parking for 10 Malcolm X Blvd Conditional

**Purpose:** Erect a new building on newly created 35,782sqft lot, a 6-story mixed use building consisting of 111 dwelling units, ground floor local retail space and garage parking. building features amenity spaces, bike storage, solar roof, and outdoor landscape spaces. this is a sister application to alt1663270, alt1663264, and ert1663250.

**Case: BOA- 1693422 Address: 70 Dudley Street Ward 9 Applicant: 10 Mx Owner LLC**

**Article(s):** Art. 50, Section 28 Use: ForbiddenMulti Family Dwelling Forbidden Article 50, Section 29Rear Yard Insufficient Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 44.2Conformity Ex Bldg Alignment Article 50, Section 29 Bldg Height Excessive (Feet)

**Purpose:** Erect a new 3 story multi family dwelling on newly created 36,220sqft lot, consisting of 12 condominium units and at grade parking. an existing 3 story commercial building will also remain on site. the proposed structure is 3 stories above grade with solar roof and a common roof deck. use group: residential (r2) construction type: 5a. see ert1663250, alt1663270,&alt1663264.

**Case: BOA- 1694946 Address: 49-51 D Street Ward 7 Applicant: Sing Ming Chan-ARTICLE 80**

**Article(s):** Art. 08 Sec. 03 Conditional UsesMulti Family Dwelling Conditional Article 15, Section 1Floor Area Ratio Excessive Art. 19 Section 1 Side Yard Insufficient Art. 21, Section 1 Setback of Parapet Insufficient Art. 23 Sec. 23 1 Off street parking insufficient Article 25A Section4CFROD Applicability

**Purpose:** Erect a new 9 story mixed use building, with 70 residential units and ground level retail. Building features amenity spaces, bike storage, and balconies for select residential units.

**Case: BOA- 1673895 Address: 809 East Fifth Street Ward 6 Applicant: George Morancy, ESQ**

**Article(s):** Art 68 Sec 29 Roof Structure Restrictions Roofline reconfiguration and proposed roof deck on lower roof

**Purpose:** Change of occupancy from a 2 family to a 1 family. Renovation and addition as per the plans. Zoning review as per ISD

**Case: BOA- 1688805 Address: 605 East Second Street Ward 6 Applicant: Sean McNiff**

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

**Purpose:** Interior renovation to second floor; third floor and attic addition; new roof and dormer. no change in occupancy, use or egress.

**Case: BOA-1681147 Address: 821 East Third Street Ward 6 Applicant: Doug Keach**

**Article(s):** Art 68 Sec 29 Roof Structure Restrictions Article 68, Section 8 Side Yard Insufficient

**Purpose:** Extension of living space in basement and attic, mechanical room, half bathroom, Closet, family room, study/Office space. New windows and siding. Repair and replace roof as needed. Remodel all 3 floors per architectural plans[ePlans]

**Case: BOA- 1673348 Address: 151-153 Endicott Street Ward 3 Applicant: Vanessa Angelo**

**Article(s):** Art. 54 Section 9 Use: ForbiddenBody art establishment is a forbidden use in this district.

**Purpose:** No additional work/construction needed for this change of occupancy. one of the stores is becoming a cosmetic tattoo studio.



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**Case: BOA-1482368 Address: 87 Morris Street Ward 1 Applicant: Carolina Linares**

**Article(s):** Article 53, Section 9 Lot Area Insufficient Article 53, Section 9 Add'l Lot Area Insufficient  
Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Usable Open Space Insufficient  
Art. 53 Sec. 09.3 Location of Main Entrance Art. 53, Section 56 Off Street Parking Insufficient  
Article 27T 5 East Boston IPOD Applicability Article 32, Section 4.GCOD, Applicability

**Purpose:** Change of occupancy to a 3 family. Remodeling the basement into a new apartment. Scope also includes upgrades to life safety (FA/FP). [ePlan]

**Case: BOA-#1482374 Address: 87 Morris Street Ward 1 Applicant: Carolina Linares**

9th 780 CMR 705 Exterior Walls 705.8.1 Allowable area of openings. The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in Table 705.8. [New/enlarged openings with less than 3ft separation from interior lot lines.] 9th 780 CMR 1030 Emergency Escape and Rescue 1030.1 General. In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R 2 occupancies in accordance with Tables 1006.3.2(1) and 1006.3.2(2) and Group R 3 occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way. [Only a 2.3ft exterior egress path provided, 36" (3ft) required at emergency egress openings]

**Purpose:** Change of occupancy to a 3-family. Remodeling the basement into a new apartment. Scope also includes upgrades to life safety (FA/FP). [ePlan]

**HEARINGS: 11:00 AM**

**Case: BOA- 1688901 Address: 84R-86R Allandale Street Ward 20 Applicant: John Pulgini, ESQ**

**Article(s):** Art. 56, Section 7 Use: Forbidden 2 units Article 56, Section 40.12 Two or More Dwelling Same Lot 4 dwelling units in a lot. Article 56, Section 8 Lot Frontage Insufficient Lot frontage required: 280' Proposed: 222'

**Purpose:** Building B: New construction of 2.5-story townhouse design two units each with basement and garage, on a sloped site. Construction to be wood frame on concrete foundations. All work in conjunction with ERT1490049, ERT1490060 and ERT1490058.eplan – BOA

**Case: BOA- 1688899 Address: 94R-96R Allandale Street Ward 20 Applicant: John Pulgini, ESQ**

**Article(s):** Art. 56, Section 7 Use: Forbidden 2 units Article 56, Section 40.12 Two or More Dwelling Same Lot 4 dwellings in one lot. Article 56, Section 8 Lot Frontage Insufficient Min. required: 280 ft Proposed: 222 ft

**Purpose:** Building D. New construction of 2.5-story townhouse design two units each with basement and garage, on a sloped site. Construction to be wood frame on concrete foundations. All work in conjunction with ERT1490049, ERT1490053 and ERT1490058.eplan – BOA

**Case: BOA- 1688897 Address: 80-82 Allandale Street Ward 20 Applicant: John Pulgini, ESQ**

**Article(s):** Art. 56, Section 7 Use: Forbidden 2 units. Article 56, Section 40.1 Conformity w Ex Bldg Alignment Street modal established at 39.7' The building shall be located at this distance from front lot line. Article 56, Section 40.12 Two or More Dwelling Same Lot Article 56, Section 8 Dimensional Regulations Main access doors not facing front lot line. Article 56, Section 8 Rear Yard Insufficient Min. required: 40' Proposed: 28' Article 56. Section 8 Side Yard Insufficient Min. required: 15' Proposed: distance to imaginary line between buildings C and A is less than 15' and separation distance between buildings is less than 30'

**Purpose:** Building A: New construction of 2.5-story townhouse design two units each with basement and garage, on a sloped site. Construction to be wood frame on concrete foundations. All work in conjunction with ERT1490060, ERT1490053 and ERT1490058. To raze existing structure under SF:# eplan – BOA



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**Case: BOA- 1688898 Address: 90-92 Allandale Street Ward 20 Applicant: John Pulgini, ESQ**

**Article(s):** Art. 56 Sec. 40 Conformity with Existing Building Modal calculation established at 39.7' The building shall Alignment be located at this distance from the front lot line. Art. 56, Section 7 Use: Forbidden 2 units Article 56, Section 40.12 Two or More Dwelling Same Lot 56.40.13- Four buildings in one lot. Article 56, Section 8 Dimensional Regulations Main access door not facing the front lot line. Article 56, Section 8 Rear Yard Insufficient Min. required: 40' Proposed: 16.8' Article 56, Section 8 Side Yard Insufficient Min. required: 15' Proposed: distance to imaginary line between building A and C is less than 15' and the separation distance between buildings is less than 30  
**Purpose:** Building C: New construction of 2.5-story townhouse design two units each with basement and garage, on a sloped site. Construction to be wood frame on concrete foundations. All work in conjunction with ERT1490049, ERT1490053 and ERT1490060.eplan – BOA

**Case: BOA- 1598189 Address: 1A-1B Mystic Street Ward 2 Applicant: Vahid Nickpour**

**Article(s):** Article 62, Section 12 Use: Conditional Two Family Detached Dwelling (Bsmt. & First Story) - Conditional Article 62, Section 12 Use: Conditional Two Family Detached Dwelling (Second Story & Above) - Conditional Article 62, Section 13 Dimensional Regulations Floor Area Ratio Excessive  
**Purpose:** Erect a new 3 story, two family (duplex), on newly created 2,643 sqft lot. Building features townhouse style, elevated window bays onto public way, and decks on first floor, second floor, & roof. See ALT1592346 for subdivision and related ERT1576723. Demolition of existing building to be filed under separate permit. [ePlan]

**Case: BOA- 1598199 Address: 223-225 Bunker Hill Street Ward 2 Applicant: Vahid Nickpour**

**Article(s):** Article 62, Section 12 Use: Conditional3F (Bsmt. & First Story) Conditional Article 62, Section 12 Use: Conditional Townhouse (Bsmt. & First Story) Conditional Article 62, Section 12 Use: Conditional3F (Second Story & Above) Conditional Article 62, Section 13 Dimensional Regulations Floor Area Ratio Excessive Article 62, Section 13 Dimensional Regulations Rear Yard Insufficient Article 62, Section 29.2 Traffic Visibility Across Corner  
**Purpose:** Construction of 3 story, 3-unit townhouse dwelling, on newly created 2,071 sqft lot. Building features roof decks and elevated window bays onto public way. See ALT1592346 for subdivision and related ERT1576719. Demolition of existing structure to be filed under separate permit. [ePlan]

**RE-DISCUSSION: 11:30AM**

**Case: BOA- 1690482 Address: 90-92 Perthshire Road Ward 22 Applicant: Patrick McKenna**

**Article(s):** Art. 51 Sec. 09 Insufficient front yard setback Art. 51 Sec. 56 Off street parking requirements Insufficient parking Art. 51 Sec. 56 Off street parking requirements (d) Each car space shall be located entirely on the Lot. Fifty percent (50%) of the car spaces required by his Section 51-56 may be no less than seven (7) feet in width and eighteen (18) feet in length, and the remainder shall be no less than eight and one half (8-½) feet in width and twenty (20) feet in length, in both instances exclusive of maneuvering areas and access drives. (New variance cited; revised plan set 3.11.25)  
Article 51, Section 57.13 Two or More Dwellings on Same Lot See other ERT Zoning refusal decision for other respective variances require for 4-unit structure in rear  
**Purpose** The shire development bldg. 1 of 2. erect a new 2 story, 2 family dwelling (duplex). part of multiple dwellings on one lot development. at grade parking also included. raze existing structure on a separate permit. these two units to be 90 92 Perthshire road.\*companion erection permit application for 4 unit detached dwelling in rear filed under ert1651774 \*10.15.24 application filed assigned to fd by dept head Paul Williams on 11.1.2



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**Case: BOA- 1690484 Address: 94-100 Perthshire Road Ward 22 Applicant: Patrick McKenna**

**Article(s):** Art. 51 Sec. 08 Use Regulations MFR use forbidden in a 2f subdistrict Art. 51 Sec. 09

Excessive f.a.r Art. 51 Sec. 09 # of allowed stories has been exceeded Art. 51 Sec. 09

Insufficient rear yard setback Art. 51 Sec. 09 Lot width minimum insufficient (Shared driveway street access)

Art. 51 Sec. 51-57 Appl.of Dimensional Req. Two or more Dwellings on a lot Art.51 Sec.56 Off St Parking Design

#4 Location of Parking in front yard Article 51, Section 50.2 Conformity Ex Bldg Alignment Building in rear not conforming with existing street alignment Article 51, Section 56. Off-Street Parking & Loading Req Off street parking is insufficient

**Purpose:** The shire development - bldg 2 of 2. erect a new 3-story, 4 -family dwelling (townhouse). part of multiple dwellings on one lot

development. at-grade parking also included. raze existing structure on a separate permit. these four units entryways to be 94 -96 - 98 -100 Perthshire road \*(this application has been filed in conjunction with ert1651770) \*10/15/24 filing assigned to fd by dept head Paul Williams on 11.1.24 \*\*revised plans reviewed on 2.7.25

**Case: BOA- 1615071 Address: 93 Howard Avenue Ward 13 Applicant: Jason Futrell**

**Article(s):** Art. 50 Sec. 43 Off street parking requirements 50-43.6.d - Parking Size Art. 50, Section 28 Use: Forbidden

Multi-Family Dwelling – Forbidden Art. 50, Section 43 Off-Street Parking Insufficient Article 50, Section 29Add'l Lot

Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Usable Open Space

Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 44.2 Conformity Ex Bldg Alignment

**Purpose:** Erect a new 3-story, 9-unit multifamily dwelling, on vacant lot. Scope includes new rear parking. [ePlan]

**Case: BOA- 1653182 Address: 59 Worcester Street Ward 9 Applicant: Derric Small**

**Article(s)** Art 64.9.4 Town/Rowhouse extension into rear Art. 64 Sec. 09 Dimensional Regulations Applicable in

Residential Sub Excessive f.a.r Art. 64 Sec. 09 Dimensional Regulations Applicable in Residential Sub Insufficient side

yard setback Art. 64 Sec. 09 Dimensional Regulations Applicable in Residential Sub Insufficient rear yard setback

Art. 64 Sec. 09 Dimensional Regulations Applicable in Residential Sub Basement units are forbidden Art. 64 Sec. 36

Off-St.Parking Requirements Insufficient off street parking Art. 64 Sec. 36 Off-St.Parking Requirements

Design/maneuvering areas Art. 65 Sec. 64-34 Restricted Roof Structure District Proposed Dormer

Article 64 Section 8 Use Regulations Basement units are forbidden

**Purpose :** Change the legal occupancy from a two family dwelling to five residential units. Correct V755689



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**STEPHANIE HAYNES**  
**BOARD OF APPEAL**  
**617-635-4775**

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**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](https://www.municode.com/library/ma/boston/codes/redevelopment_authority)**