



City of Boston  
Board of Appeal

**REVISED**

10:32 am, Apr 15, 2025

THURSDAY, April 17, 2025

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

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**ZONING ADVISORY SUBCOMMITTEE**

**HEARING AGENDA**

**Revised Agenda**

**PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON  
APRIL 17, 2025 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS April 17, 2025 HEARING AGENDA HAVE BEEN NOTICED IN  
ACCORDANCE WITH THE ENABLING ACT.**

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

**THE APRIL 17, 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/ZBASubcommittee2025>.  
You may also participate by phone by calling into the Zoom Webinar at 1 (305) 224 1968 and entering the  
Webinar ID: 8509 1810 1297 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/April17ZBAComments> 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/April17ZBAComments> calling 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 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](mailto: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](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.**

**HEARINGS: 5:00 P.M**

**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

**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.



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**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.

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