



City of Boston
Board of Appeal

RECEIVED

By City Clerk at 10:22 am, May 12, 2025

THURSDAY, MAY 15, 2025

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

HEARING AGENDA

PLEASE BE ADVISED OF THE FOLLOWING APPEALS TO BE HEARD ON
MAY 15, 2025 BEGINNING AT 5:00PM AND RELATED ANNOUNCEMENTS.

ALL MATTERS LISTED ON THIS MAY 15, 2025 HEARING AGENDA HAVE BEEN NOTICED IN
ACCORDANCE WITH THE ENABLING ACT.

PLEASE BE ADVISED OF THE FOLLOWING PARTICIPATION INSTRUCTIONS:

THE MAY 15, 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: 850 9180 1297 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/May15Comments> 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/May15Comments> 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.



City of Boston
Board of Appeal

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.

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-1705409 Address: 8 Concord Street Ward: 2 Applicant: MBA Building Group
Article(s): Article 62, Section 25 Roof Structure Restrictions - The proposed work will also require BPDA Review
Purpose: The project is the addition of a dormer to the third-floor front elevation of building (plans attached) and replacing windows on the rear side of the building.

Case: BOA- 1693892 Address: 280A Shawmut Avenue Ward: 3 Applicant: Ronald Romanowski
Article(s): Article 64 Section 8 Use Regulations - Proposed restaurant use is conditional under Article 64, Section 8, Table A.
Purpose: Change from yoga studio to a restaurant.

Case: BOA- 1699132 Address: 150 Huntington Avenue Ward: 4 Applicant: Christopher Chan
Article(s): Art. 06 Sec. 04 Other Protectional Conditions
Purpose: Remove provisos on juice bar (petitioner only). No work to be done.

Case: BOA- 1704531 Address: 76-84 Boylston Street Ward: 5 Applicant: Daniel Brennan
Article(s): Art. 08 Sec. 03 Conditional Uses - Take out use is conditional
Purpose: Tenant buildout for a future restaurant "Burg & Shaw". The takeout use is conditional. We request a nominal fee seeking zoning review to moved forward with board of appeal relief.

Case: BOA- 1695221 Address: 43 Preble Street Ward: 7 Applicant: Francis Dempsey
Article(s): Art. 08 Sec. 04 Forbidden Use - Outdoor display of new or used motor vehicles (six previously approved by BOA on expired BZC 18202)
Purpose: Outdoor sale and display of secondhand motor vehicles.

Case: BOA- 1689389 Address: 8 Greenley Place Ward: 11 Applicant: Ricardo Meneguel
Article(s): Article 55, Section 9 Side Yard Insufficient
Purpose: Demolition of the old deck. Construction of a new deck with a roof and screens, along with a carport with rubber roof deck. Replacement of a window with a door on the second floor. Additional work will be performed on the basement entrance wall.



City of Boston
Board of Appeal

Case: BOA- 1564124 Address: 21 Waterloo Street Ward: 18 Applicant: Cameron Lyons

Article(s): Article 69, Section 9 Usable Open Space Insufficient Article 69, Section 9 Add'l Lot Area Insufficient

Article 69 Section 29 Off Street Parking & Loading Req

Purpose: Change of occupancy from a 1 family to a 2 family. The building is a former 2 family w/ separated utilities already. I live in first floor unit. Renovate 2nd floor kitchen (shown as "laundry in plan). Build new bathroom/demo existing Add new entry doors for second floor Replace electrical on floor 2/update panels and meters

Case: BOA- 1612451 Address: 1251-1269 River Street Ward: 18 Applicant: Shah Saud

Article(s): Art. 06 Sec. 04 Other Protectional Conditions - Removal of proviso order "takeout to petitioner only" conditional

Purpose: Remove take out proviso and grant to this petitioner. Present legal use: Retail stores, 24 Hour teller, restaurant #38, hair salon, barber shop, day care, restaurant w/ take out and live entertainment #ALT1567355/2024

Case: BOA- 1669983 Address: 109 Bateman Street Ward: 18 Applicant: Stephon Gillings

Article(s): Article 69, Section 9 Side Yard Insufficient - Min. required: 10' Proposed: 6.4' (L)

Article 69, Section 9 Front Yard Insufficient - Min. required: 25' Extension of non-conformity.

Purpose: Pouring new concrete, building addition on all floors. Extending basement living space area.

Case: BOA- 1655919 Address: 4014 Washington Street Ward: 19 Applicant: Cristina Burgo

Article(s): Art. 06 Sec. 04 Other Protectional Conditions Article 67, Section 9 Front Yard Insufficient

Purpose: Build an addition to the front of building for take-out see stamped plans ZBA approval needed for variance nominal fee requested.

Case: BOA- 1682527 Address: 56 Willow Street Ward: 20 Applicant: Lawrence Borins

Article(s): Article 56. Section 8 Side Yard Insufficient Article 56, Section 8 Floor Area Ratio Excessive

Art. 56, Section 7 Use: Forbidden Art. 56 Sec. 01 Extension of Non-Conforming Use

Purpose: Kitchen remodeling and stair renovation. Attic renovation to create additional living space for Unit 2: Add 2 dormers; Add skylights to southeast side of existing roof; Rebuild stairs from 2nd floor to attic; Interior renovations to create new bathroom, 2 bedrooms, an office, a common area with laundry area.

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