



City of Boston

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

HEARING Minutes

Board Chair Dong called the meeting to order promptly at 9:30 AM and commenced with a brief description of the hearing process and, pursuant to the Massachusetts Open Meeting Law, advised those in attendance that the hearings would be broadcast and recorded, and hearing minutes would be kept. The Chair announced that the hearing was being conducted remotely via an online meeting platform and subject to the below advisory which was part of the publicly posted hearing agenda. The Board members then commenced with discussion of the following Agenda items which were announced on the record by Board Secretary Norm Stembridge:

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. 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.

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 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 board number, the address of the proposed project, and the date of the hearing.



City of Boston

Board of Appeal

EXTENSIONS: 9:30AM

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

Discussion/Votes: The Board moved to unanimously approve the extension request to May 8, 2026.

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

Discussion/Votes: The Board moved to unanimously approve the extension request to May 8, 2026.

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

Discussion/Votes: The Board moved to unanimously approve the extension request to August 25, 2027.

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

Discussion/Votes: The Board moved to unanimously approve the extension request to December 17, 2026.

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

Discussion/Votes: The Board moved to unanimously approve the extension request to July 21, 2026.

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

Discussion/Votes: The Board moved to unanimously approve the extension request to April 30, 2026.

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

Discussion/Votes: The Board moved to unanimously approve the extension request to April 6, 2026.

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

Discussion/Votes: The Board moved to unanimously approve the extension request to February 28, 2026.

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

Discussion/Votes: The Board moved to unanimously approve the extension request to May 6, 2026.

BOARD FINAL ARBITER: 9:30AM

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

Discussion/Votes: Upon a motion and a second, the Board moved to approve.

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

Discussion/Votes: Upon a motion and a second, the Board moved to approve.

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

Discussion/Votes: Upon a motion and a second, the Board moved to approve.



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

Discussion/Votes: Upon a motion and a second, the Board moved to approve.

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

Discussion/Votes: Upon a motion and a second, the Board moved to approve.

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

Discussion: At the request of the Board, the applicant presented plans to finish an unfinished basement for a family room, office space, bathroom and laundry. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to construct a two-story addition to the rear of the building, incorporating a new bedroom and bathroom on the second floor and a new family room on the first floor. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to remove a pair of porches and add two stories of living space. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

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.

Discussion: At the request of the Board, the applicant presented plans to construct an addition to the rear of the building, which will include a family room, master bedroom and full bathroom. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.



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Board of Appeal

Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

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.

Discussion: At the request of the Board, the applicant presented plans to expand the existing dormers while providing headspace on an existing attic. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

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 takeout conditional

Purpose: Increase of occupancy of existing un-used Café space.

Discussion: At the request of the Board, the applicant presented plans to increase the occupancy of an existing café. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

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.

Discussion: At the request of the Board, the applicant seeks to change the occupancy of a single family to a two family, along with rear additions that include rear decks and a spiral staircase. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.



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 the exterior of building as per plans submitted.

Discussion: At the request of the Board, the applicant presented plans to change the occupancy from a single family to a two family. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to finish an attic with a bathroom and bedroom to create a suite, with no changes to the roofline. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Barraza motioned for approval. Board member Valencia seconded and the motion carried unanimously.

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: Construct a new 3 family building (3 Townhouses) Eplans filed.

Discussion: At the request of the Board, the applicant presented plans to construct three, three story townhouses. Board members asked about the parking and plans. Board member Barraza commented on the new typology

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Peppen was in support of the project.

Votes: Board member Barraza motioned for approval with the provisos that the project undergo site planning design review from the Planning Department, to focus on the parking layout to increase landscaping and to look at the walkway configuration. Board member Collins seconded and the motion carried unanimously.

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 Yd65' required front lot line setback not met.



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Board of Appeal

Article 67, Section 9 Rear Yard Insufficient

Purpose: Rebuild garage in new location

Discussion: At the request of the Board, the applicant presented plans to rebuild a garage in a new location on the property. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Collins motioned for approval. Board member Valencia seconded and the motion carried unanimously.

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 a single family to a 2-family home. Owner Occupied.✕

Discussion: At the request of the Board, the applicant presented plans to convert a single-family dwelling to a two-family dwelling with an addition on top of the first floor and an extra driveway with a second curb cut, providing two new parking spots. Board members asked if the additional parking would take away from on street parking. Board members also asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Barraza motioned for approval with two provisos, that there is to be only one existing curb cut, eliminating the one proposed curb cut and that the applicant work with BTM on site planning to increase parking. Board member Turner seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to erect a four story, four-unit multifamily dwelling, with the rear unit having a roof deck. Four parking spaces are proposed for this project. Board members asked about the plans.

Documents/Exhibits: Building Plan

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Pinado motioned for approval. Board member Valencia seconded and the motion carried unanimously.



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 preexisting 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.

Discussion: At the request of the Board, the applicant presented plans to open and operate a cannabis establishment. Board members asked about the hours of operations, security procedures, job created, signage and the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services was opposed to this project. Councilor Fitzgerald was in support of the project.

Votes: Board member Valencia motioned for approval. Board member Collins seconded. Board members Dong and Turner voted No, the motion still carried.

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.

Discussion: At the request of the Board, the applicant presented plans to change the occupancy from an existing beauty salon to a tattoo parlor. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Pinado motioned for approval. Board member Turner seconded and the motion carried unanimously.

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.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 03, 2025.

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: Forbidden Local Retail Forbidden Art. 50, Section 28 Use: Forbidden Multi family

Dwelling Forbidden Article 50, Section 29 Front Yard Insufficient Article 50, Section 29 Usable Open Space



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Board of Appeal

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. The building features amenity spaces, bike storage, solar roof, and outdoor landscape spaces. This is a sister application to alt1663270, alt1663264, and ert1663250.

Discussion: At the request of the Board, the applicant presented plans to erect a six-story mixed use building with one hundred eleven units, ground floor retail, garage parking with thirty-three parking spaces. Board members asked about the plans and about the amount of IDP units.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. An abutter was in support of the project.

Votes: Board member Valencia motioned for approval. Board member Turner seconded and the motion carried unanimously.

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

Article(s): Art. 50, Section 28 Use: Forbidden Multi 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 a newly created 36,220_sqft 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 a solar roof and a common roof deck. use group: residential (r2) construction type: 5a. see ert1663250, alt1663270 & alt1663264.

Discussion: At the request of the Board, the applicant presented plans to erect a three story multi family dwelling on top of a razed three-story commercial structure. The project includes twelve condominium units, a common roof deck and onsite parking. Board members asked about the plans and about the amount of IDP units.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. An abutter was in support of the project.

Votes: Board member Valencia motioned for approval. Board member Turner seconded and the motion carried unanimously.

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

Article(s): Art. 08 Sec. 03 Conditional Uses Multi 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 Section 4CFROD Applicability

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

Discussion: At the request of the Board, the applicant presented plans to erect a nine story, seventy unit mixed used building, with no parking on site and a ground floor retail establishment. Board members asked about the parking, ride sharing and delivery areas and the plans. Board member Stembridge cited the project's validity but further community outreach and overall changes need to be made.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Congressman Lynch along with city councilors Flynn and Santana were opposed to the project. Numerous abutters were opposed to the project while two abutters were in support of the project.

Votes: Board member Stembridge motioned for denial without prejudice. Board member Collins seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to renovate an existing two family and change the occupancy to a single family home with a rear deck. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Valencia motioned for approval. Board member Collins seconded and the motion carried unanimously.

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.

Discussion: At the request of the Board, the applicant presented plans to add a new dormer and roof, creating an additional floor with an attic for additional living space.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Flynn is in support of the project. An abutter was in support of the project.

Votes: Board member Valencia motioned for approval. Board member Collins seconded and the motion carried unanimously.

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 [e Plans]

Discussion: At the request of the Board, the applicant presented plans to add dormers to increase living space in the attic. The increase in space will result in a half bathroom. family room and office space. Board members asked about the plans.

Documents/Exhibits: Building Plans



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Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Flynn is in support of the project.

Votes: Board member Barraza motioned for approval. Board member Turner seconded and the motion carried unanimously.

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

Article(s): Art. 54 Section 9 Use: Forbidden Body 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.

Discussion: At the request of the Board, the applicant presented plans to change the occupancy to a cosmetic tattoo parlor. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Colleta is in support of the project.

Votes: Board member Turner motioned for approval. Board member Pinado seconded and the motion carried unanimously.

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]

Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 24, 2025.

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]

Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 24, 2025

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

Discussion: At the request of the Board, the applicant presented plans to construct five, two-unit townhouses on an empty lot. Each unit has two parking spots, part of a shared driveway. Board members asked about the plans and sustainability issues on the property. Board member Collins remarked that it was a well thought out project between the Applicant, City and the Conservation department.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Two abutters were opposed to the project.

Votes: Board member Collins motioned for approval. Board member Pinado seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to construct five, two-unit townhouses on an empty lot. Each unit has two parking spots, part of a shared driveway. Board members asked about the plans and sustainability issues on the property. Board member Collins remarked that it was a well thought out project between the Applicant, City and the Conservation department.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Two abutters were opposed to the project.

Votes: Board member Collins motioned for approval. Board member Pinado seconded and the motion carried unanimously.

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 the 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.



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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'

Discussion: At the request of the Board, the applicant presented plans to construct five, two-unit townhouses on an empty lot. Each unit has two parking spots, part of a shared driveway. Board members asked about the plans and sustainability issues on the property. Board member Collins remarked that it was a well thought out project between the Applicant, City and the Conservation department.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Two abutters were opposed to the project.

Votes: Board member Collins motioned for approval. Board member Pinado seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to construct five, two-unit townhouses on an empty lot. Each unit has two parking spots, part of a shared driveway. Board members asked about the plans and sustainability issues on the property. Board member Collins remarked that it was a well thought out project between the Applicant, City and the Conservation department.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Two abutters were opposed to the project.

Votes: Board member Collins motioned for approval. Board member Pinado seconded and the motion carried unanimously.

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]

Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 03, 2025.

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]

Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 03, 2025.

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 are 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

Discussion: At the request of the Board, the applicant presented plans to erect a two and a half story, two unit building with a total of eight parking spaces on the property.

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.



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Votes: Board member Pinado motioned for approval with the proviso of Planning department design review, with special attention to the walkway to the units, shared parking and increasing permeable surfaces. Board member Collins seconded, Board member Barraza voted no on the project, citing the neighborhood's typography but the motion carried.

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

Discussion: At the request of the Board, the applicant presented plans to erect a two and a half story, four-unit residential building with a total of eight parking spaces on the property.

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Pinado motioned for approval with the proviso of Planning department design review, with special attention to the walkway to the units, shared parking and increasing permeable surfaces. Board member Collins seconded, Board member Barraza voted no on the project, citing the neighborhood's typography but the motion carried.

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 a vacant lot. Scope includes new rear parking. [ePlan]

Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 03, 2025

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

Discussion: At the request of the Board, the applicant presented plans to change the legal occupancy of a two-family dwelling to four residential units.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Turner motioned for approval. Board member Collins seconded and the motion carried unanimously.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:
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SUBSTITUTE MEMBERS:
JEANNE PINADO
DAVID COLLINS

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