



City of Boston  
Board of Appeal

**RECEIVED**

By OFFICE OF THE CITY CLERK at 9:04 am, May 15, 2025

Tuesday, May 20, 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 MAY 20, 2025 BEGINNING AT 9:30 AM AND RELATED ANNOUNCEMENTS.**

**ALL MATTERS LISTED ON THIS MAY 20, 2025 HEARING AGENDA HAVE BEEN NOTICED IN ACCORDANCE WITH THE ENABLING ACT.**

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

**THE MAY 20, 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/May20ZBAComments> 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/May20ZBAComments> 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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**APPROVAL OF THE HEARING MINUTES: 9:30AM**

**April 8, 2025, April 17, 2025, April 29, 2025 & May 6, 2025**

**EXTENSIONS: 9:30AM**

**Case: BOA- 1215340 Address: 96 Beachview Road Ward 1 Applicant: Richard Lynds, ESQ**

**Case: BOA-1464017 Address: 76 Frankfort Street Ward 1 Applicant: Richard Lynds, ESQ**

**Case: BOA-1029221 Address: 837 Saratoga Street Ward 1 Applicant: Richard Lynds, ESQ**

**Case: BOA-903635 Address: 235 Leyden Ward 1 Applicant: Lorene Schettino, ESQ**

**Case: BOA-903636 Address: 237 Leyden Street Ward 1 Applicant: Lorene Schettino, ESQ**

**Case: BOA-1436463 Address: 132 Central Avenue Ward 18 Applicant: Derric Small, ESQ**

**Case: BOA- 1433649 Address: 554-562 Columbia Road Ward 13 Applicant: Nicholas Zozula, ESQ**

**Case: BZC-32279 Address: 315-319 West Broadway Ward 6 Applicant: Paul Adamson**

**Case: BOA-1351164 Address: 170 Old Colony Avenue Ward 7 Applicant: Kevin Kerr, ESQ**

**Case: BOA- 983485 Address: 6 Lothian Street Ward 21 Applicant: Yan Schechter**

**Case: BOA- 1224197 Address: 73 Stanwood Street Ward 14 Applicant: Elizabeth Fernandez**

**Case: BOA-946259 Address: 30 Cumberland Street Ward 4 Applicant: Hezekiah Pratt, AIA**

**Case: BOA-1443837 Address: 10 Salem Street Ward 2 Applicant: Sam Johnson (by Timothy Sheehan)**

**Case: BOA-1015905 Address: 296 Columbus Avenue Ward 4 Applicant: Jeremy Ko**

**Case: BOA-1142276 Address: 79 Perkins Street Ward 10 Applicant: Luis Santana**

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

**Case: BOA- 1536940 Address: 8 Old Road Ward 14 Applicant: Sean Nehill**

**Case: BOA-1536310 Address: 18 & 22 Gardner Street Ward 11 Applicant: Evan Smith**

**Case: BOA-1268636 Address: 167 Maverick Street Ward 1 Applicant: Eric Zachrison AIA**

**RECOMMENDATIONS: 9:30 AM**

**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.



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**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.

**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.



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**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.

**GROUNDWATER CONSERVATION OVERLAY DISTRICT : 9:30AM**

**Case: BOA- 1679628 Address: 9 Johnny Court Ward 3 Applicant: Timothy Burke**

**Article(s):** Art. 32 Sec. 32 4 Groundwater Conservation Overlay District, Applicability

**Purpose:** Renovate an existing two family house. Lower basement floor and modify roof shape for improved headroom. install new mechanical systems and finishes. Construct a private roof deck. Install groundwater infiltration system. GCOD approval required due to substantial renovation.

**Case: BOA-1706873 Address: 75 Lubec Street Ward 1 Applicant: Garrett Hogan**

**Article(s):** Art. 32 Sec. 32 4 Groundwater Conservation Overlay District, Applicability

**Purpose:** Full Interior/Exterior Renovation of existing 6 unit building per plans. Construct 2 new private roof decks. Install new Fire Protection per NFPA 13R\*6 Units #ALT1644024/2024

**HEARINGS: 9:30AM**

**Case: BOA- 1697121 Address: 32 Chester Street Ward 21 Applicant: Earl Henry**

**Article(s):** Article 51, Section 9 Floor Area Ratio Excessive Article 51, section 9 Article 51, Section 9 Add'l Lot Area Insufficient Article 51, section 9 Article 51, Section 8 Use: Forbidden Article 51, section 8 table A footnote 5 ( Dwelling units forbidden in basement) Article 51, Section 56 Off Street Parking Insufficient Article 51, section 56

Article 51, Section 8 Use: Forbidden MFR Dwelling Forbidden

**Purpose:** Finish existing basement as a dwelling unit in an existing detached 3 story 3 family dwelling. Expand front common stair to previously unfinished basement area. The basement to be sprinklered per NFPA 13R. There is no expansion of the building envelope or footprint.

**Case: BOA- 1685123 Address: 75 Maple Street Ward 18 Applicant: Matthew Barach**

**Article(s):** Art. 69 Sec. 8 Forbidden MFR use forbidden Art. 69 Sec. 09 Max allowed number of stories exceeded

Art. 69 Sec. 09 Max allowed height exceeded Art. 69 Sec. 29 Off St.Prk'g/Load'g Design Art. 69 Sec. 29 Off

St.Prk'g/Load'g Insufficient parking (2.0 per unit required) Art. 69 Sec. 09 Insufficient open space per unit

**Purpose:** Change of occupancy from a 2 family structure to a 8 unit multi family dwelling by way of preserving the existing structure and a rear/vertical extension with grade level parking.\*NDOD and Art 79 applicability

**Case: BOA- 1681741 Address: 79 Wrentham Street Ward 16 Applicant: Anthony Monaham**

**Article(s):** Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient

Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9 Usable Open Space Insufficient

Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Floor Area Ratio Excessive

Article 65, Section 9 Lot Area Insufficient Article 65, Section 15 Use: Forbidden Art. 65 Sec. 60 37 Off Street parking insufficient

**Purpose:** Correct address to 79 Wrentham St. erect 12 new residential units with 10 parking spaces, per plans

**Case: BOA- 1690038 Address: 20 Hamilton Street Ward 15 Applicant: Vernon Woodworth**

**Article(s):** Article 69, Section 30.12 Two or More Dwellings on Same Lot

**Purpose:** Accompanying ERT1657888, permit to construct a two family dwelling at the rear of the property. By creating two buildings on the same lot the zoning violation will apply to this existing three family building as well as the proposed new two family. Therefore a nominal fee pending ZBA is requested.



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**Case: BOA- 1681973 Address: 20R Hamilton Street Ward 15 Applicant: Veronon Woodworth**

**Article(s):** Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9 Side Yard Insufficient  
Article 65, Section 9 Usable Open Space Insufficient Article 65, Section 9 Floor Area Ratio Excessive  
Article 65, Section 42.13 Two or More Dwellings on Same Lot Art. 65 Sec. 65 41.5 Parking Size & Maneuverability  
Art. 65 Sec. 42 Off Street Parking Insufficient

**Purpose:** Demolish existing garage at rear of property and construct two adjacent 1.5 story dwelling units. Nominal fee pending ZBA approval.

**Case: BOA-1685149 Address: 31 Notre Dame Street Ward 11 Applicant: Roy Youn**

**Article(s):** Article 50, Section 29 Side 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 29 Lot Area Insufficient Art. 50, Section 43 Off Street Parking Insufficient

**Purpose:** Demolish existing building and erect new 4 story, 14 unit residential building w/balconies and off street parking as per plans submitted. combine parcels 937 & 938

**Case: BOA- 1685754 Address: 34 Plympton Street Ward 8 Applicant: Jon Lopkin**

**Article(s):** Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg. Article 64, Section 16 Min. rear yard required: 20 Proposed: 4' Art. 64 Sec. 34 Restricted Roof Structure Regs

**Purpose:** Existing had house to be enlarged to accommodate bedroom/bath see architects drawing attached 34 Plympton st #3 eplan BOA & BBRS Application assigned by supervisor, Paul Williams, 23 days late. 11/01/24

**Case: BOA- 1575425 Address: 62 L Street Ward 6 Applicant: David Luciano**

**Article(s):** Article 68, Section 8 Rear Yard Insufficient Article 68, Section 8 Side Yard Insufficient  
Art. 68 Sec 29 Roof Structure Restrictions Access to the roof deck must be via a roof hatch

**Purpose:** Replace existing exterior stairs and construct a new roof deck.

**Case: BOA- 1691822 Address: 688 East Second Street Ward 6 Applicant: Mike Costa**

**Article (s):** Art 68 sec 29 Roof Structure Restrictions Max allowed height on parcel has been exceeded, Art 68 sec 8 Dim reg app in res sub dist insufficient rear yard setback Art 68 sec 07 Use Regs. Basement unit-Forbidden

**Purpose:** Cost is reflected on ALT1633022, we're requesting a change of occupancy from 2F to 4F and altering the roof profile Clarification: Change occupancy of structure from a two family to a four family by converting basement into an independent unit and by constructing a third story with private roof deck on top of existing footprint and three rear open deck porches per plans submitted. \*12/06/24 Application assigned to FD by dept head Paul Williams on 12/27/24

**Case: BOA- 1695168 Address: 469 East Third Street Ward 6 Applicant: Anthony Monaham**

**Article(s):** Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient  
Article 68, Section 8 Floor Area Ratio Excessive

**Purpose:** Erect new single-family building with 2 off street garage parking spots, per plans,

**Case: BOA- 1692098 Address: 4 Liberty Square Ward 3 Applicant: Gregory McCarthy-ARTICLE 80**

**Article(s):** Article 25 Section 5 Flood Plain Regulations Article 25A Section 4 CFROD Applicability Article 32, Section 4.GCOD, Applicability

**Purpose:** Change of occupancy from Offices to Multifamily Dwelling; existing restaurant w/ live entertainment and private club on ground floor to remain. Conversion of existing office space on floors 2 through 7 to 36 total residential units. Scope include complete renovation of building, new elevator, new basement bike storage room, exterior/interior waterproofing of ground floor, updating lobby entry, and life safety upgrades (FP/FA). [ePlan] SPR

## **HEARINGS: 11:00 AM**

**Case: BOA-1688886 Address: 19 Cheshire Street Ward 19 Applicant: Scott Hadland**

**Article(s):** Article 55, Section 9 Floor Area Ratio Excessive You need relief from the BOA for the said violation

**Purpose:** proposed extension of living space into the attic of existing two-family residence. Existing two stories + basement, proposed 2.5 stories + basement, as per plans





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**Case: BOA-1634773 Address: 22 Evelyn Street Ward 14 Applicant: Josue Velney**

**Article(s):** Article 60 section 30 (2) 2.Screening and Buffering Applicant will need to seek relief for screening buffering of parking of Parking, Loading, and Storage area. Art. 60 Sec. 40 (5) Off street parking design/ Applicant will need to seek relief for design of 5 parking spaces maneuverability (length). Zoning references lengths of 18' (feet) & 20' (feet), applicant shows 9' (feet). Article 60, Section 22 Use: Forbidden Applicant will need to seek relief for Five (5) Units in a R2 zone. (R2 allows up three (3) units. Article 60, Section 60-4- Dimensional Regulations Table D Applicant will need to seek relief for the Minimum Lot Frontage of 20' (feet). Applicant proposes 15' (feet).

**Purpose:** Erect a building for five residential units with five parking spaces. eplan – BOA

**Case: BOA-1704816 Address: 226 Magnolia Street Ward 14 Applicant: Shanti Acquisition, LLC**

**Article(s):** Art. 50 Sec. 29 Dimensional Requirements Insufficient additional lot area per unit Art. 50 Sec. 29 Dimensional Requirements Excessive f.a.r. Art. 50 Sec. 29 Dimensional Requirements Number of allowed stories has been exceeded Art. 50 Sec. 29 Dimensional Requirements Max allowed building height has been exceeded Art. 50 Sec. 29 Dimensional Requirements Insufficient usable open space Art. 50 Sec. 29 Dimensional Requirements Insufficient front yard setback Art. 50 Sec. 29 Dimensional Requirements Insufficient side yard setback (Violation still exists via revised plan set 2.12.25, 2.20.25 and 3.24.25) Art. 50, Section 28 Use: Forbidden MFR USE IS NOT ALLOWED WITHIN A 3 FAMILY SUBDISTRICT

**Purpose:** Proposing a new four (4) story multifamily building consisting of five (5) residential units and a grade level garage with five (5) off street parking spaces. \*12/4/24 Application assigned to FD by dept head Paul Williams on 12/27/24 \*\*Existing structure to be razed on a separately filed and issued permit. \*\*\*Revised plans provided 2.12.25 and 2.20.25. \*\*\*\* Final revision of plans provided 3.24.25

**Case: BOA-1704660 Address: 75 Marcella Street Ward 11 Applicant: Vernon Woodworth -MOH**

**Article(s):** Art. 50 Sec. 29 Dimensional Requirements Insufficient additional lot area per unit Art. 50 Sec. 29 Dimensional Requirements Excessive f.a.r. Art. 50 Sec. 29 Dimensional Requirements Number of allowed stories exceeded Art. 50 Sec. 29 Dimensional Requirements Max allowed height exceeded Art. 50 Sec. 29 Dimensional Requirements Insufficient side yard setback Art. 50 Sec. 43 Off street parking insufficient Article 50 Section 28 Use Regulations MFR (8 unit) dwelling -Forbidden

**Purpose:** Construction of eight (8) dwelling units. Nominal fee requested pending ZBA zoning relief. Clarification: Combine city parcel #'s 1100559000 and 1100558000 into a new 8,682sf lot and then construct an eight (8) unit affordable housing building per plans submitted. \*Filing assigned to Fd by Dept Head Paul Williams on 12.10.24 \*\*Project is further subject to NDOD and Article 79 review

**Case: BOA-1704664 Address: 86 Marcella Street Ward 11 Applicant: Vernon Woodworth -MOH**

**Article(s):** Art. 50 Sec. 43 Off street parking requirements 5. Location; (c) Off-street parking shall not be located in any part of a landscaped area required by this Article or in any part of a Front Yard

Art. 50 Sec. 43 Off street parking requirements 6. Design (a) access, maneuvering areas (d) Size Article 50 Section 28 Use Regulations Use forbidden Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Bldg Height Excessive (Stories) Article 50, Section 29 Bldg Height Excessive (Feet) Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Front Yard Insufficient

**Purpose:** MOH Construct a twelve (12) unit multi family building. Nominal fee requested pending ZBA zoning relief. CLARIFICATION: MOH Project (EO2425) Combine 5 vacant parcels into one 7,307sf lot (i.e. 1100834000, 1100835000, 1100831000, 1100830000 & 1100829000 Area=7,307± S.F. (0.17± Ac.) to create a through lot per stamped land survey provided and then Construct a four story MFR dwelling which will consist of twelve (12) Affordable housing units with 6 off street parking spaces to include photovoltaic panel array on roof per plans provided 2.6.25 \*9.27.24 Application assigned to FD by PW on 10/28/2 \*\*Stamped land survey provided 2.6.25



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**Case: BOA-1691779 Address: 10 Chandler Street Ward 5 Applicant: Animal Rescue League of Boston-  
ARTICLE 80**

**Article(s):** Art. 32 Sec. 32 4Groundwater Conservation Overlay District, Applicability Article 64, Section 36 Off Street Loading Insufficient1 loading bay required.

**Purpose:** Erection of new structure for Animal Rescue League of Boston (Kennel use); 3 story, 30,000SF building, anticipated cost \$30M. Same uses as current. Located within GCOD and in violation of Article 32. Seeking Zoning Code Refusal letter to appeal to ZBA for zoning relief via conditional use permit. Demolition of existing structure under SF# eplan BOA Art. 80 small project review. Application assigned by supervisor, Paul Williams, 42 days late.

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

**Case: BOA- 1564330 Address: 296 Summit Avenue Ward 21 Applicant: Rod Rivera**

**Article(s)** Art. 51 Sec. 08 Use Regulations Proposed Main use Forbidden Art. 51 Sec. 08 Use Regulations Proposed accessory use parking forbidden Art. 51 Sec. 09Dimensional Regulations Insufficient rear yard setback Art. 51 Sec. 09-Dimensional Regulations Number of allowed habitable stories has been exceeded Art. 51 Sec. 09 Dimensional Regulations Insufficient usable open space per unit Art. 51 Sec. 40 5(a)Off street parking design Clear maneuvering areas Art. 10 Sec. 01 Limitation of parking areas 5' side yard buffer Art. 51 Sec. 09Dimensional Regulations Insufficient additional lot area per unit Art. 51 Sec. 09 Dimensional Regulations Excessive f.a.r.

**Purpose :** Change Occupancy from a 3 family to a 4 family. Make the Basement into a unit. work to include F/A, Sprinkler, MEP, framing and carpentry PROPOSE 10 9x20 PARKING SPACES IN SIDE AND REAR YARD.

**Case: BOA-1630352 Address: 77 Bailey Street Ward 17 Applicant:77 Bailey Street LLC**

**Article(s)** Art. 65 Sec. 41 Off street parking requirements Art. 65 Sec. 65-41.5 Parking Size & Maneuverability Article 65, Section 42.13 Two or More Dwellings on Same Lot Article 65, Section 42.2 Conformity w Ex Bldg Alignment Article 65, Section 8 Use Regulations Multifamily Dwelling - Forbidden Article 65, Section 9 Lot Area Insufficient Article 65, Section 9 Lot Width Insufficient Article 65, Section 9 Lot Frontage Insufficient Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Bldg Height Excessive (Feet) Article 65, Section Side Yard Insufficient

**Purpose :** Bldg 1 of 2. Erect a 4-Story (3 1/2 per Zoning) multifamily building with six (6) units. Building will have front & rear decks and rear parking spots. We are building two separate (6) unit buildings on the same lot; see ERT1609270 for second building at 79 Bailey St. Demolition of existing building to be filed under a separate permit.

**Case: BOA- 1632750 Address: 79 Bailey Street Ward 17 Applicant: 77 Bailey Street LLC**

**Article(s)** Art. 65 Sec. 41 Off street parking requirements Art. 65 Sec. 65-41.5 Parking Size & Maneuverability Art.65 Sec. 8 Use: Forbidden Multifamily Dwelling - Forbidden Article 65, Section 42.13 Two or More Dwellings on Same Lot Article 65, Section 42.2 Conformity w Ex Bldg Alignment Article 65, Section 9 Lot Area Insufficient Article 65, Section 9 Lot Width Insufficient Article 65, Section 9 Lot Frontage Insufficient Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Bldg Height Excessive (Feet) Article 65, Section 9 Side Yard Insufficient

**Purpose :** Bldg 2 of 2. Erect a 4-Story (3 1/2 per Zoning) multifamily building with six (6) units. Building will have front & rear decks and rear parking spots. We are building two separate (6) unit buildings on the same lot; see ERT1605980 for second building at 77 Bailey St. Demolition of existing building to be filed under a separate permit.

**Case: BOA- 1658677 Address: 55-57 River Street Ward 17 Applicant: Cynthia Edwards**

**Article(s)** Art.65 Sec. 8 Use: ForbiddenMulti Family Dwelling Forbidden Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Floor Area Ratio Excessive Art. 65 Sec. 65 41.5Parking Size & Maneuverability Article 65, Section 41Off Street Parking Regulations

**Purpose :** Change of occupancy from a 2 family dwelling to a 14 Unit multifamily building with garage parking, as per plans.\ Scope includes partial demolition of existing dwelling and the erection of a 3 story addition at the rear to accommodate 12 additional units with balconies. The existing building to have the addition of new front facing dormers. Life safety upgrades included.





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**Case: BOA#1658685 Address: 55-57 River Street Ward 17 Applicant: Cynthia Edwards**

521 CMR 10.00 Public and Common Use Spaces 521 CMR 10.2 ACCESSIBLE ROUTES. There shall be an accessible route at least 36 inches (36" = 914mm) wide connecting accessible parking, accessible entrances, public and common use spaces, and dwelling units. Wherever possible, the accessible route shall be the shortest possible route, see 521 CMR 20.00: ACCESSIBLE ROUTE. [The addition of 12 additional units requires compliance with 521 CMR. No accessible paths provided.]

**Purpose :** Change of occupancy from a 2 family dwelling to a 14 Unit multifamily building with garage parking, as per plans. Scope includes partial demolition of existing dwelling and the erection of a 3 story addition at the rear to accommodate 12 additional units with balconies. The existing building to have the addition of new front facing dormers. Life safety upgrades included (FP/FA).

**Case: BOA- 1591933 Address: 36 Akron Street Ward 12 Applicant: 32-36 Akron Street, LLC**

**Article(s):** Art. 50 Sec. 29 Insufficient lot area per dwelling unit (8,000sf additional required)

Art. 50 Sec. 29 Excessive f.a.r.- .8 max Art. 50 Sec. 29 Number of allowed stories exceeded- 3 stories max. Art. 50 Sec. 29 Insufficient open space- 650sf/unit required Art. 50 Sec. 29 Insufficient front yard setback- 20' required Art. 50 Sec. 29 Insufficient side yard setback -10' required Art. 50 Sec. 29 Height exceeded -35' max Art. 50 Sec. 44 Traffic visibility across a corner lot Article 50, Section 43 Off-Street Parking & Loading Req Insufficient parking  
Article 50 Section 28 Use Regulations MFR 10 units - Forbidden

**Purpose :** 3.27.24 Updated scope of work for clarification: Demolition of existing vacant/abandoned house, then combine the two lots owned in common into one lot and construct a new 10-unit residential multi-family building per plans submitted. Nominal Fee Letter. Demolition of building to be applied for and secured on a SF demolition permit. Redacted scope: Demolition of existing vacant/abandoned house. Proposed erection of new residential multi-family building housing 10 units. Nominal Fee Letter. \* Demolition of building to be applied for and secured on a SF demolition permit.

**Case: BOA-1575584 Address: 81 Lexington Street Ward 1 Applicant: James Christopher**

**Article(s):** Art. 53, Section 56 Off-Street Parking Insufficient Art. 53 Sec. 08 Use: Forbidden

Multi-Family Dwelling - Forbidden .Article 53, Section 57.2 Conformity Ex Bldg Alignment Article 53, Section 57.3 Traffic Visibility Across Corners Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Bldg Height Excessive (Feet) Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient

**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-1677881 Address: 155R Princeton Street Ward 1 Applicant: Dean LaPrade**

**Article(s):** Article 53, Section 5.3 Building Height (Stories) Excessive Article 53, Section 5.3 Front Yard Maximum Exceeded Article 53, Section 5.3 Side Yard Article 53, Section 5.3 Rear Yard Art. 53 Sec. 25 Roof Structure Restrictions Article 53, Section 29.12 Two or More Dwellings on Same Lot Dwelling behind another dwelling

**Purpose:** Confirm occupancy as 3 family. Existing condition for many years. Renovate the interior and exterior of the existing three family dwelling, including Sprinkler and MEP. Two dwellings on same lot in connection with ALT1404277.



City of Boston  
Board of Appeal

**Case: BOA#1622100 Address: 155R Princeton Street Ward 1 Applicant: Dean LaPrade**

**Purpose:** Change occupancy to include 3 Residential Units. Scope includes addition of 3-stories to existing 1-story structure to create (3) condos directly on top of existing garage within newly created 3,500sqft lot. Also see ALT1349647 & ALT1483360 for subdivision. [ePlan] Violation: Violation Description: 9th 780 CMR 1007 Exit and Exit Access Doorway Configuration Violation Comments:1007.1.1 Two exits or exit access doorways. Where two exits, exit access doorways, exit access stairways or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. Interlocking or scissor stairways shall be counted as one exit stairway. 2.Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance shall be not less than one-third of the length of the maximum overall diagonal dimension of the area served. [The two exits provided are less than one-third of the maximum overall diagonal dimension. Relocation required to achieve the minimum separation.]

**Case: BOA-1677882 Address: 157 Princeton Street Ward 1 Applicant: Dean LaParde**

**Article(s):** Article 53, Section 5.3 Building Lot Coverage Excessive Article 53, Section 5.3 Permeable Area of Lot Insufficient Article 53, Section 5.3 Side Yard Article 53, Section 5.3 Rear Yard

**Purpose:** Subdivision of Parcel 0106656000 to create two separate lots. Lot 1 to be 3,500sqft used for conversion under. ALT1404277. Lot 2 to be 1,500sqft for existing 3 Family to remain. [ePlan]

**Case: BOA#1677886 Address: 157 Princeton Street Ward 1 Applicant: Dean LaParde**

**Purpose:** Subdivision of Parcel 0106656000 to create two separate lots. Lot 1 to be 3,500sqft used for conversion under ALT1404277. Lot 2 to be 1,500sqft for existing 3 Family to remain. [ePlan] Violation: Violation Description: 9th 780 CMR 1030 Emergency Escape and Rescue 9th 780 CMR 705 Exterior Walls Violation Comments: 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. [Not enough separation from interior lot line (36" required) to be considered a safe unobstructed path to public way] 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

**INTERPRETATION: 12:00 PM**

**Case: BOA-1704440 Address: 944 Saratoga Street Ward 1 Applicant: CBE 944 Saratoga Street, LLC**

**Article(s):** Article 53, Section 7.2 EB Neighborhood Business Dimensional Regulations Building Height (Stories) Excessive Article 53, Section 7.2 EB Neighborhood Business Dimensional Regulations Building Height (Feet) Excessive Article 53, Section 29.1 Conformity with Existing Bldg Alignment Article 25A Section CFROD Applicability Art. 25 Sec. 5 Flood Hazard Districts

**Purpose:** This petitioner seeks a determination that the Inspectional Services Department erred in issuing a refusal letter citing Article 53-29.1 – Conformity with existing building alignment, Article 53-7.2 – Building Height (Feet) – Excessive, Article 53-7.2 – Building Height (Stories) – Excessive.FOR THE BOARD OF APPEAL



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**STEPHANIE HAYNES**  
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**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)**