



City of Boston
Board of Appeal

Tuesday, July 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 July 29, 2025 beginning at 9:30 am and related announcements.

All matters listed on this July 29, 2025 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The July 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/July29ZBAComments> 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/July29ZBAComments> 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 boa number, the address of the proposed project, and the date of the hearing

APPROVAL OF THE HEARING MINUTES: 9:30AM

June 12, 2025, June 24, 2025 & July 8, 2025

Discussion/Votes: The Board moved to unanimously approve Hearing minutes.

EXTENSIONS: 9:30AM

Case: BOA- 1366165 Address: 1 Harvard Place Ward 2 Applicant: Jonathan & Kaitlyn Weiss

Discussion/Votes: The Board moved to unanimously approve the extension request to August 18, 2027.

Case: BOA-1153496 Address: 59 Hillock Street Ward 20 Applicant: Kevin Cloutier, ESQ

Discussion/Votes: The Board moved to unanimously approve the extension request to September 2, 2026.

Case: BOA- 1423032 Address: 48 Ellery Street Ward 7 Applicant: George Morancy, ESQ

Discussion/Votes: The Board moved to unanimously approve the extension request to July 21, 2027.

Case: BOA-1395905 Address: 4 Haynes Street Ward 1 Applicant: Jeffrey Drago, ESQ

Discussion/Votes: The Board moved to unanimously approve the extension request to August 8, 2027.

Case: BOA- 1432592 Address: 75 Tremont Street Ward 22 Applicant: Nicholas Zozula, ESQ

Discussion/Votes: The Board moved to unanimously approve the extension request to July 21, 2027.

Case: BOA-1046127 Address: 201-241 Stuart Street Ward 5 Applicant: Michael Flannery, ESQ

Discussion/Votes: The Board moved to unanimously approve the extension request to August 28, 2027.

Case: BOA-1361351 Address: 1617 Tremont Street Ward 10 Applicant: Joshua Sydney

Discussion/Votes: The Board moved to unanimously approve the extension request to September 15, 2027.

Case: BOA- 1318050 Address: 90 Braintree Street Ward 22 Applicant: Jared Eigerman, ESQ

Discussion/Votes: The Board moved to unanimously approve the extension request to July 1, 2027.

Case: BOA-606484 Address: 64-64C Allandale Street Ward 20 Applicant: Marc LaCasse, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to July 19, 2027.

Case: BOA-606486 Address: 66-66C Allandale Street Ward 20 Applicant: Marc LaCasse, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to July 19, 2027.

Case: BOA-606487 Address: 68-68B Allandale Street Ward 20 Applicant: Marc LaCasse, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to July 19, 2027.

Case: BOA-606488 Address: 70-70B Allandale Street Ward 20 Applicant: Marc LaCasse, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to July 19, 2027.

Case: BOA-606489 Address: 72-72B Allandale Street Ward 20 Applicant: Marc LaCasse, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to July 19, 2027.

Case: BOA- 852415 Address: 72-72B Oakland Street Ward 22 Applicant: John Pulgini, ESQ

Discussion/Votes: The Board moved to unanimously approve the extension request to July 29, 2026.

Case: BOA-852419 Address: 74-74B Oakland Street Ward 22 Applicant: John Pulgini, ESQ

Discussion/Votes: The Board moved to unanimously approve the extension request to July 29, 2026.

Case: BOA-1466225 Address: 95 Everett Street Ward 22 Applicant: Karmen Cheung

Discussion/Votes: The Board moved to unanimously approve the extension request to August 4, 2026.

BOARD FINAL ARBITER: 9:30AM

Case: BOA- 1287036 Address: 1759-1763 Washington Street Ward 9 Applicant: Marc LaCasse, ESQ

Discussion/Votes: Upon a motion and a second, Board members voted unanimously to grant the Board Final Arbiter request.

Case: BOA-965196 Address: 1767 Washington Street Ward 9 Applicant: Marc LaCasse, ESQ

Discussion/Votes: Upon a motion and a second, Board members voted unanimously to grant the Board Final Arbiter request.



RECOMMENDATIONS: 9:30 AM

Case: BOA-1674561 Address: 18-20 Crestway Road Ward: 1 Applicant: Henry Sanchez

Article(s): Art. 53 Sec.25 Roof Structure Restrictions Article 53, Section 9 Bldg Height Excessive (Feet) Art. 53 Sec. 01 Extension of nonconforming use is conditional

Purpose: Nominal fee requested. Addition of exterior stair and roof deck.

Discussion: At the request of the Board, the applicant presented plans to construct a roof deck and exterior stairs. 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 with the provisos that the pergola must be removed, the roof deck must be set back five feet from the edge and that the project undergo Planning Department Design Review for a design of the internal stairs to provide access either through a roof hatch or headhouse. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA- 1728524 Address: 389 Maverick Street Ward: 1 Applicant: Veronica Robles

Article(s): Art. 07 Sec. 03 Conditions for Variance

Purpose: To removed proviso * Granted to this petitioner only* Under BZC32368

Discussion: At the request of the Board, the applicant presented plans to remove the previous proviso to allow for takeout. 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- 1715590 Address: 30 Harvard Street Ward: 2 Applicant: Kevin Joyce

Article(s): Article 62, Section 8 Rear Yard Insufficient Article 62, Section 8 Floor Area Ratio Excessive Article 62, Section 8 Bldg. Height Excessive (Stories)

Purpose: Amend ALT1685744 to permit extension of rear dormer and to expand living space into basement as per plans and architect's zoning letter filed herewith.

Discussion: At the request of the Board, the applicant presented plans to expand living space into the basement by extending of the rear dormer. 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- 1729339 Address: 78-80A Salem Street Ward: 3 Applicant: 7880 Salem Street LLC

Article(s): Art. 06 Sec. 04 Other Protectional Conditions - Remove Proviso This petitioner only

Purpose: TO REMOVE PROVISIO (TO PARTITIONER ONLY)

Discussion: At the request of the Board, the applicant presented plans to remove the previous proviso to allow for takeout. 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-1686770 Address: 294 West Street Ward: 18 Applicant: Vanessa McCarthy

Article(s): Article 69, Section 30.7 Accessory Bldg. in Side or Rear Yard - 4' required setback from side lot line for accessory buildings is not met. Article 69, Section 30.7 Accessory Bldg. in Side or Rear Yard- Excessive accessory building height. Article 69, Section 30.7 Accessory Bldg. in Side or Rear Yard- 8' required setback between structures in rear yard and accessory buildings is not met.

Purpose: The existing shed located at the rear of the property will be converted into a storage shed with taller ceiling. No additional size increase to the sides and a total 15' in height (as per plans)

Clarification: Remove existing shed and replace with new 1.5. story shed with electric to be 17' 7" in height and to be located a min. of 2' 3" off side yard and > 4' off of the rear lot lines per plans provided.

Discussion: At the request of the Board, the applicant presented plans to convert an existing storage shed with a new one and a half story shed in the rear of 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 Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA- 1700082 Address: 34 Bradeen Street Ward: 19 Applicant: Remigio Tan

Article(s): Art. 67 Sec. 09 Side Yard Insufficient Article 67, Section 9 Front Yard Insufficient

Purpose: Alteration/construction of a shed dormer to an existing roof, windows installation, relocating the stairs.

Discussion: At the request of the Board, the applicant presented plans to construct a shed dormer to an existing roof, along with relocating the stairs. 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- 1703635 Address: 9 Cutter Road Ward: 20 Applicant: Jonathan Janiec

Article(s): Article 56, Section 8 Rear Yard Insufficient - Applicant will need to seek relief for insufficient rear yard setback.

Purpose: Adding a 2nd story on to an existing single-family home (~800 sq. ft) Adding stairs on 1st story to 2nd story
Relocating basement stairs

Discussion: At the request of the Board, the applicant presented plans to add an additional floor to an already existing one floor dwelling. 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- 1699328 Address: 11 Durland Street Ward: 22 Applicant: John Moran

Article(s): Article 51, Section 9 Front Yard Insufficient Article 51, Section 9 Rear Yard Insufficient

Purpose: Expand the second story by adding two full dormers and on the first floor create a new door opening onto a new side yard deck, all as shown on zoning plans filed herewith. Once zoning relief is granted full construction plans will be filed. Nominal fee request filed.

Discussion: At the request of the Board, the applicant presented plans to add two full dormers and a side yard deck to an existing structure. Board member 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-1667778 Address: 263-265 North Beacon Street Ward 22 Applicant: Antonio Nardelli Article(s): Art.

51 Sec. 51 57 Appl. of Dimensional Req. Two or one dwellings on one lot (Portion of other residential building is located on the parcel) Art. 51 Sec. 08 Use Regulations MFR Use: Forbidden Art. 51 Sec. 09 Insufficient additional lot area per dwelling unit Art. 51 Sec. 09 Excessive f.a.r. Art. 51 Sec. 09 Number of allowed stories has been exceeded Art. 51 Sec. 09 Max allowed height has been exceeded Art. 51 Sec. 09 Insufficient usable open space per unit Art. 51 Sec. 09



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Insufficient side yard setback Art. 51 Sec. 09 Insufficient rear yard setback Article 51, Section 56 Off Street Parking
Insufficient

Purpose: Demo existing 2 family and build new 6 family *7/31/24 application assigned to FD by Paul Williams on 8.12.24

Discussion: At the request of the Board, the applicant presented plans to demolish an existing structure and erect a six unit building in the same footprint. 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 with the provisos that project undergoes site plan review with BPD with regards to accessibility. The building should be adjusted to not have side yard encroachments and also that the applicant redesigns the ground floor units to be accessible. Board member Collins seconded while Board member Turner was opposed but the motion passed.

Case: BOA- 1709899 Address: 55 Boylston Street Ward 19 Applicant: Adam Granger and Chade Severin

Article(s): Article 55, Section 9 Floor Area Ratio Excessive You need relief from the BOA for the said violations
Article 55, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations Article 55, Section 9
Rear Yard Insufficient You need relief from the BOA for the said violations Article 55, Section 9 Front Yard
Insufficient You need relief from the ZBA for the said violations

Purpose: A renovation campaign that includes, the addition of a third story to an existing 2 story home. As part of this, a 90sf +/- bump out and 270 sf open porch will be added to the east, and 480sf 2 story garage (replacing an existing 1 story garage) with and in law apartment above.

Discussion: At the request of the Board, the applicant presented plans for the construction of an additional floor, turning a two-story dwelling into a three-story dwelling and demolishing an existing garage and including an in-law suite above. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Three abutters were in opposition to the project.

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

Case: BOA- 1729068 Address: 586 Canterbury Street Ward 18 Applicant: Andreas Hwang-ARTICLE 80

Article(s): Article 67, Section 11 Use Regulations Multi-Family Dwelling (1st Story) - Conditional Article 67, Section
32 Off-Street Parking & Loading Req Loading Article 67, Section 32 Off-Street Parking Article 67, Section 33.1
Conformity Ex Bldg Alignment Article 67, Section 12-Dimensional Regulations Floor Area Ratio Excessive
Article 67, Section 12 Dimensional Regulations Building Height (Stories) Excessive Article 67, Section 12
Dimensional Regulations Building Height (Feet) Excessive

Purpose: Combine Parcel Purpose: Combine Parcel IDs: 1806573000, 1806572001, 1806572000 into one lot and erect a 4-story residential building with 46 units. Condo building to feature balconies and at-grade parking, as per plans. [ePlan]

Discussion: At the request of the Board, the applicant presented plans to combine three parcels into one lot and erect a four-story dwelling with forty-six units, at grade parking and bike racks. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

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

1697493 Address: 51-51E Fuller Street Ward 17 Applicant: Sean George

Article(s): Art. 65 Sec. 08 Forbidden MFR use forbidden Art. 65 Sec. 41 Off street parking requirements Insufficient parking
Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient lot size Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient lot
width Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient lot width frontage Art. 65 Sec. 9 Residential Dimensional
Reg.s Excessive f.a.r. Art. 65 Sec. 9 Residential Dimensional Reg.s Number of allowed stories has been exceeded Art. 65
Sec. 9 Residential Dimensional Reg.s Insufficient side yard setback Art. 65 Sec. 9 Residential Dimensional Reg.s
Insufficient rear yard setback

Purpose: Demolish Existing Single Family and Build 6 New Townhomes. *Clarification: One ERT permit filed for the construction of a MFR Building to consist of a total of 6 Townhouse designed units. *Filing assigned to FD by Dept head Paul Williams on 12/10/24

Discussion: At the request of the Board, the applicant presented plans to demolish an existing structure and construct 6 townhouses with no off-street parking. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Two abutters were opposed to the project, while Councilor Worrell was in support.

Votes: Board member Barraza motioned for approval with the proviso of Planning Department Design Review. Board member Pinado seconded and the motion carried unanimously.

Case: BOA-1716486 Address: 24 Angell Street Ward 14 Applicant: 24 Angell LLC c/o Lior Rozhansky

Article(s): Article 60 Section 3 Use Regulations in Residential Subdistricts Use Forbidden Article 60 Section 4 Insufficient additional lot area per unit Article 60 Section 4 Excessive f.a.r. Article 60 Section 4 # of allowed stories exceeded Article 60 Section 4 Max allowed height has been exceeded Article 60 Section 4 Insufficient side yard setback Article 60 Section 32 Off Street Parking and Loading Requirements Design/Size of spaces

Purpose: Seeking to erect a new residential building with four units and three parking spaces on a vacant lot. Nominal Fee requested. *Application assigned to FD 3/11/25

Discussion: At the request of the Board, the applicant presented plans to erect a four-story dwelling on a vacant lot. The building will include four units and 3 parking spaces. 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 with the provisos that the project undergo Planning Department Design review with special attention to the fourth floor massing, to make it more contextual. Board member Collins seconded and the motion carried unanimously.

Case: BOA- 1719239 Address: 6 Gleason Street Ward 14 Applicant: Bryan Mcelhinney

Article(s): Art. 60 Sec. 40 Off street parking insufficient You need relief from the BOA for the said violations

Article 60, Section 8 Use: Forbidden You need relief from the BOA for the said violations

Purpose: Change of occupancy from a 3 fam. to 4 fam. Basement unit will be sprinklered *BOA required as per chart on plans. No work on house besides the basement. file in conjunction with 6R Gleason Street

Discussion: At the request of the Board, the applicant presented plans to add a basement unit to an already existing three-family dwelling. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

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

Case: BOA-1719245 Address: 6R Gleason Street Ward 14 Applicant: Bryan Mcelhinney

Article(s): Article 60, Section 9 Usable Open Space Insufficient You need relief from the BOA for the said violations Article 60, Section 9 Side Yard Insufficient Section 14 6 Where a dwelling (other than temporary dwelling) designed for occupancy or occupied by one or more families is on the same lot as, another dwelling or main building. The requirements of this code with respect to lot area, lot width & lot frontage shall apply as if each dwelling or other main building were on a separate lot Article 60, Section 9 Rear Yard Insufficient Section 14 6 Where a dwelling (other than temporary dwelling) designed for occupancy or occupied by one or more families is on the same lot as, another dwelling or main building. The requirements of this code with respect to lot area, lot width & lot frontage shall apply as if each dwelling or other main building were on a separate lot Article 60, Section 9 Lot Width Insufficient Section 14 6 Where a dwelling (other than temporary dwelling) designed for occupancy or occupied by one or more families is on the same lot as, another dwelling or main building. The requirements of this code with respect to lot area, lot width & lot frontage shall apply as if each dwelling or other main building were on a separate lot Article 60, Section 9 Lot Frontage Insufficient Section 14 6 Where a dwelling (other than temporary dwelling) designed for occupancy or occupied by one or more families is on the same lot as, another dwelling or main building. The requirements of this code with respect to lot area, lot width & lot frontage shall apply as if each dwelling



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Article 60, Section 37 Off Street Parking Insufficient Section 14 6 Where a dwelling (other than temporary dwelling) designed for occupancy or occupied by one or more families is on the same lot as, another dwelling or main building. The requirements of this code with respect to lot area, lot width & lot frontage shall apply as if each dwelling or other main building were on a separate lot

Purpose: Confirm as garage/barn and change to single family home. *BOA REQUIRED AS PER CHART ON PLANS. FILE INCONJUNCTION WITH 6 GLEASON STREET ALT1654800

Discussion: At the request of the Board, the applicant presented plans to convert an existing barn into a single-family house. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

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

Case: BOA-1719974 Address: 96 West Concord Street Ward 9 Applicant: Santos Boscano

Article(s): Article 64 Section 8 Use Regulations Basements Dwelling Units: FORBIDDEN Art.64 Sec.10Density Limitation Regulations

Purpose: Change of use from 3 family to 4 family, new unit at garden level. Currently unit #1 occupies 1st and garden level. Proposed project is to divide 1st and garden into two units for a total of 4 units. Interior renovations on 1st and garden level only, new sprinkler system. No exterior work. [ePlan]

Discussion: At the request of the Board, the applicant presented plans to change the occupancy from a three-family to a four-family dwelling with the new unit on the garden level. 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 Collins seconded and the motion carried unanimously.

Case: BOA- 1694412 Address: 84-86 Blue Hill Avenue Ward 8 Applicant: Karl Coiscou

Article(s): Art. 50 Sec. 29 Insufficient lot size Art. 50 Sec. 29 Insufficient lot width (i.e. Addition's extension of dimensional nonconforming) Art. 50 Sec. 29 Insufficient additional lot area per unit Art. 50 Sec. 29 Excessive f.a.r.

Art. 50 Sec. 29 Insufficient open space per unit Art. 50 Sec. 44 Insufficient rear yard setback on a shallow lot

(i.e. Addition) Art. 50 Sec. 44 5. Corner lot provision: Insufficient front yard setback (i.e. Addition)

Art. 50 Sec. 29 Insufficient side yard setback Art. 50 Sec. 43 Off street parking insufficient

Purpose: Change of occupancy from 1 family, church and 1 car garage to 6 units. The exterior wall framing of a portion of the second floor and all of the third floor and roof framing is to be removed and replaced. Kitchens and bathrooms are to be added and relocated as necessary. Electrical wiring to be upgraded as necessary. Fire sprinkler. Going to be refused, so we are requesting a nominal fee. *12/19/24_1/7/25 Application assigned to FD by ISD/Dept Head Paul Williams on 2/12/25

Discussion: At the request of the Board, the applicant presented plans to change use of a single-family dwelling, church and one car garage to a six-unit building. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

Votes: Board member Barraza motioned for approval with the provisos that the project undergo Planning Department Design review with special attention to site planning in regards to accessibility to the ground floor unit and that the applicant submit a stamped plot plan of existing and proposed. Board member Collins seconded and the motion carried unanimously.

Case: BOA-1685140 Address: 4 Springer Street Ward 7 Applicant: Christopher Buono

Article(s): Article 68, Section 8 Lot Area Insufficient You need relief from the BOA for the said violations
Article 68, Section 8 Side Yard Insufficient You need relief from the BOA for the said violations Article 68, Section 8
Rear Yard Insufficient You need relief from the BOA for the said violations Article 68, Section 29 Roof Structure Restrictions
You need relief from the BOA for the said violations Art. 68 Sec. 33 Off Street parking Req. You need relief from the BOA
for the said violations

Purpose: Raze existing structure on separate permit and erect single-family dwelling as per plan

Discussion: At the request of the Board, the applicant presented plans to raze an existing structure and erect a single-family dwelling with ground floor parking for two cars. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Flynn along with an abutter were in support of the project.

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

Case: BOA-1672611 Address: 245-249 E Street Ward 6 Applicant: Craig Macinnes

Article(s): Article 68, Section 8 Usable Open Space Insufficient Total required: 1,200 sqft (200 sqft more for the new unit)
Article 68, Section 8 Add'l Lot Area Insufficient Total lot area required: 1,000 sqft more for the new unit.
Art. 68 Sec. 33 Off Street parking Req. 1.5 parking spaces required for the new unit.

Purpose: Change of occupancy from store/ restaurant & 5 apartments to 6 apartments. Install new bath and kitchen and interior frame 2 bedrooms. ePlan—BOA Application assigned by supervisor, Paul Williams, 10 days late 08/12/24

Discussion: At the request of the Board, the applicant presented plans to change the occupancy of a five unit dwelling with ground floor store and restaurant area to a six-unit building. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

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

Case: BOA-1724134 Address: 193 West Springfield Street Ward 4 Applicant: Jakiel Moses-Harris

Article(s): Article 64, Section 9 Usable Open Space Insufficient You need relief from the BOA for the said violations
Article 64, Section 9 Front Yard Insufficient You need relief from the BOA for the said violations Article 64, Section 9
Rear Yard Insufficient You need relief from the BOA for the said violations Article 64, Section 34 Roof Structure
Restrictions You need relief from the BOA for the said violations Art. 32 Sec. 04 GCOD Applicability

Purpose: Roof deck, Driveway, and bump out

Discussion: At the request of the Board, the applicant presented plans to install a rear roof deck and construct 2 rear parking spots. Board members asked about the plans and GCOD letters.

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 Barraza seconded and the motion carried unanimously.

Case: BOA- 1729459 Address: 89 Condor Street Ward 1 Applicant: 89 Condor Street, LLC

Article(s): ARTICLE 53; SECTION 53-28 Off-Street Parking & Loading Insufficient parking ARTICLE 53;
SECTION 53-5 Dimensional Regulations (Table F) Insufficient front yard setback minimum ARTICLE 53; SECTION
53-5 Dimensional Regulations (Table F) Insufficient side yard setback

Purpose: Erect a four (4) story four (4) unit residential dwelling as per plans. *Application assigned to FD 03/03/25

Discussion/Votes: Upon a motion and a second, the Board moved to defer until September 9, 2025.

Case: BOA- 1671558 Address: 390 Meridian Street Ward 1 Applicant: Constitution Properties, LLC

Article(s): Article 53; Section 53 5-Dimensional Regulations (Table F) Max lot coverage allowed exceeded (>60%)
Article 53; Section 53 5-Dimensional Regulations (Table F) Min permeable area insufficient Article 53; Section 53 5
Dimensional Regulations (Table F) Insufficient rear yard setback



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Purpose: Give off 2,675 square feet to create new lot (Border Street); this lot (390 Meridian Street to contain 2,986 square feet). **This application has been filed in conjunction with Border street ERT.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until September 9, 2025.

Case: BOA- 1671561 Address: 355 Border Street Ward 1 Applicant: Constitution Properties, LLC

Article(s): Article 53; Section 53-28 East Boston neighborhood parking Insufficient Parking

Article 53; section 53-5 Dimensional Regulations (Table F) Insufficient front yard setback. Second-fourth story building floor projections Article 53; Section 53-5 Dimensional Regulations (Table F) Insufficient rear yard setback (i.e. Art. 2 Building depth includes covered porches/balconies)

Purpose: Erect 4-unit residential dwelling on newly created lot (See ALT1622895) with roof deck. *Application assigned to FD by PW on 9/18/24

Discussion/Votes: Upon a motion and a second, the Board moved to defer until September 9, 2025.

HEARINGS: 11:00 AM

Case: BOA- 1708672 Address: 203 Bigelow Street Ward 22 Applicant: Philippe Jacques

Article(s): Article 51, Section 9 Front Yard Insufficient Art. 09 Sec. 01 Extension of Non-Conforming Use

Purpose: Extension of living space for the second unit, including work to correct violation V745434 for not having a building permit.

Discussion: At the request of the Board, the applicant presented plans to extend living space on the second floor. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

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

Case: BOA-1718169 Address: 12 Havey Street Ward 20 Applicant: Rosa Talero

Article(s): Article 62, Section 8 Rear Yard Insufficient You need relief from the BOA Article 62, Section 8 Floor Area Ratio Excessive You need relief from the BOA

Purpose: This is a complete replacement of an existing roof structure of a two-family dwelling to accommodate living space to be extended into the existing attic level. The existing roof structure and attic stair serving it are not code compliant, and the attic stair itself is unsafe for use

Discussion: At the request of the Board, the applicant presented plans to extend living space in the attic level of a two-family dwelling. 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 Stembridge motioned for approval. Board member Barraza seconded and the motion carried unanimously.

Case: BOA-1694461 Address: 28 Carolina Avenue Ward 19 Applicant: Marc LaCasse

Article(s): Art. 09 Sec. 01 Reconstruction/Extension of Non-conforming Bldg. Addition <25% Conditional

Art. 55 Sec. 09 3. Location of main entrances facing side lot line Art. 55 Sec. 09 Insufficient side yard setback (upper story proposed addition) Art. 55 Sec. 55 40 Off street parking insufficient 4. Location of off-street parking in front yard

Art. 55 Sec. 40 Off St. Parking/Loading Req'mnt 4. Proposed parking in front yard of other proposed residential dwelling on lot

Purpose: CLARIFICATION: Change the occupancy of exiting roofing contractor commercial dwelling into a three-family home per plans submitted. (This is one of two detached dwellings on the same lot and the total number of units shall equal six with 6 shared off-street parking spaces) *APPLICATION FILED INCONJUNCTION WITH

ALT1681326 Original scope: Convert existing warehouse building to residential use with 3 dwelling units. Application is being submitted for zoning refusal. *APPLICATION ASSIGNED TO FD 1.24.25

Discussion: At the request of the Board, the applicant presented plans to change the occupancy of an existing commercial use to a three-family dwelling. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

Votes: Board member Barraza motioned for approval with the proviso that the project provides buffering and screening along the parking area. Board member Pinado seconded and the motion carried unanimously.

Case: BOA-1694471 Address: 30 Carolina Avenue Ward 19 Applicant: Marc LaCasse

Article(s): Art. 55 Sec. 09 Insufficient side yard setback Art. 55 Sec. 09 Insufficient rear yard setback

Art.55 Sec.40 Off St. Parking/Loading Req'mnt Proposed parking in front yard Art. 55 Sec. 55 40Off street parking insufficient Article 9, Section 1Extension of Nonconforming Building Art. 55 Sec. 09 Insufficient usable open space per unit

Purpose: CLARIFICATION: Change of occupancy of the existing garage into a three-family home per plans submitted. (This is one of two detached dwellings on the same lot and the total number of units shall equal six with 6 shared off-street parking spaces) APPLICATION FILED IN CONJUNCTION WITH ALT168224 Original scope: Convert two existing warehouse buildings on single lot into residential use with 3 units each. Total of 6 units on lot. Application is being submitted for zoning refusal.

Discussion: At the request of the Board, the applicant presented plans to convert existing warehouse with retail and commercial use to a three-story dwelling. Board members asked about the plans. Councilor Murphy was in support of the project.

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 the proviso that the project provides buffering and screening along the parking area. Board member Pinado seconded and the motion carried unanimously.

Case: BOA-1730651 Address: 16 Patterson Street Ward 16 Applicant: Kathleen M. Smith

Article(s): Art. 09 Sec. 01 Extension of Non-Conforming Use Reduction of lot. Article 65, Section 9 Lot Area

Insufficient Article 65, Section 9 Lot Width Insufficient Article 65, Section 9 Lot Frontage Insufficient

Art.65 Sec.08 Conditional Ancillary Parking Conditional

Purpose: The owner seeks to subdivide the existing 6,092 SF+/- lot into two new lots. Lot A will be 3,361 SF +/- and maintain the existing structure. Lot B will be 2,731 SF +/- See ERT1694292 for erection of new dwelling. [ePlan]

Discussion:

At the request of the Board, the applicant presented plans to subdivide an existing lot with no work to be done to an existing dwelling. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilors Murphy and Fitzgerald were in support of the project.

Votes: Board member Barraza motioned for approval. Board member Pinado seconded and the motion carried unanimously. Board member Collins recused himself from the hearing.

Case: BOA-1730659 18 Patterson Street Ward 16 Applicant: Kathleen M. Smith

Article(s): Art. 65 Sec. 42 Conformity with Existing Building Alignment Art.65 Sec. 8 Use: Forbidden

Two-family detached dwelling – Forbidden Article 65, Section 41 Off-Street Parking Regulations 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 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9.2 Dim Regs:

Location of Main Entrance Second unit

Purpose: The owner seeks to subdivide the existing 6,092 SF+/- lot into two new lots. Lot A will be 3,361 SF +/- and maintain the existing structure. Lot B will be 2,731 SF +/- See ERT1694292 for erection of new dwelling. [ePlan]

Discussion: At the request of the Board, the applicant presented plans to subdivide a lot and erect three-story, two-unit townhouses with a shared driveway along with parking in the rear. 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. Councilors Murphy and Fitzgerald were in support of the project.

Votes: Board member Barraza motioned for approval. Board member Pinado seconded and the motion carried unanimously. Board member Collins recused himself from the hearing.

Case: BOA-1703866 Address: 99 Hutchings Street Ward 12 Applicant: Cedric Cooper

Article(s): Article 50, Section 44.13 Two or More Dwellings on Same Lot You need relief from the BOA for the said violations
Article 50, Section 29 Rear Yard Insufficient You need relief from the BOA for the said violations

Purpose: 1 of 2 buildings on the same lot in conjunction with ALT1684352

Discussion: At the request of the Board, the applicant presented plans to keep a structure on an existing lot. 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 Stembridge motioned for approval. Board member Turner seconded and the motion carried unanimously.

Case: BOA- 1695630 Address: 99R Hutchings Street Ward 12 Applicant: Cedric Cooper

Article(s): Article 50, Section 29 Front Yard Insufficient You need relief from the BOA for the said violations

Article 50, Section 29 Rear Yard Insufficient You need relief from the BOA for the said violations

Article 50, Section 44.13 Two or More Dwellings on Same Lot You need relief from the BOA for the said violations

Article 50, Section 29 Lot Frontage Insufficient You need relief from the BOA for the said violations

Purpose: Confirm occupancy as Carriage House/Garage and change occupancy to 1 Family. Convert an existing 2 story detached accessory carriage house into a 1 family dwelling. The carriage house is on the same lot as and is at the rear of an existing 3 family building (which is already being converted from a 2 family per the issued long form permit ALT1555715).

Discussion: At the request of the Board, the applicant presented plans to convert an existing two story detached carriage house to a single-family dwelling. 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 Stembridge motioned for approval. Board member Turner seconded and the motion carried unanimously.

Case: BOA-1731880 Address: 134 Hampden Street Ward 8 Applicant: Bahlman Capital Group LLC-ARTICLE 80

Article(s): Article 90 5 New Market 21st Century IDA; Table "A" USES Proposed use w/ accessory uses Conditional
Article 90 6 Max allowed stories exceeded Article 90 6 Max allowed height exceeded Article 90 6 Building lot coverage excessive

Purpose: Adaptive reuse of existing storage facility at 134 Hampden St portion of the Project Site from Records Warehouse to Self-Storage Warehouse and a 6-story addition with +/- 32,327 GSF of floor area inc first floor retail, office and storage use on the upper five flrs at the 120 126 Hampden St portion. Article 80 (LPR) process is complete, the final combined building will have the single address 134 Hampden St. ALT1720845 created to Consolidate 4 existing parcels into 1 single Lot. Existing parcel IDs = 0800823000, 0800824000, 0800825000, 0800826000 (PW)

Discussion: At the request of the Board, the applicant presented plans to change the use and occupancy of an existing six-story building to include Self Storage use and the construction of a six-story addition with ground floor retail, office use on the second floor along with self-storage space throughout the rest of the building. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Fitzgerald along with one abutter were in support of the project.

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

Case: BOA- 1716327 Address: 263 Clarendon Street Ward 5Applicant: 263 Clarendon Street, by Sea Dar Construction

Article(s): Article 20 Section 4 Rear Yards in H Districts Insufficient rear yard setback Art. 13 Sec. 13 1Maximum F.A.R. has been exceeded Art. 23 Sec. 01Off street parking requirements Insufficient parking (per submissions) Art. 08 Sec. 03 Conditional Uses Elementary School Conditional Use Art. 32 Sec. 04 GCOD Applicability

Purpose: Complete renovations. Application for refusal letter with nominal fee request. Changing Lodging to Elementary School and Offices

Discussion: At the request of the Board, the applicant presented plans to change the use of occupancy from a lodging house to an elementary school. 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 Barraza seconded and the motion carried unanimously.

Case: BOA-1683385 Address: 240-246 Commercial Street Ward 3Applicant: 240 Commercial Street LLC

Article(s): Article 54 Section 13 Rear yard required: 20' Proposed is insufficient for roof deck of unit #8 Article 54 Section 13 Max. building height allowed: 55' Existing: 60' 3" Proposed: extension of non-conformity with roof decks and skylights. Article 54 Section 13 Open space required: 50 sqft per unit on 6 units (300 sqft) Units 7 and 8 have sufficient open space (roof decks) Art. 54 Section 18 Roof Structure and Building Height Restrictions Proposing roof decks. Art. 32 Sec. 04 GCOD Applicability Art. 54 Section 21 Off Street Parking Insufficient8 parking spaces required.

Purpose: To change occupancy from restaurant and offices to restaurant and 8 residential units; to erect 2 roof decks. ePlan

Discussion: At the request of the Board, the applicant presented plans to change the occupancy from restaurant and offices to restaurant and eight residential units and to erect two roof decks. Board members asked about the plans and GCOD letters.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Coletta was in support of the project, while one abutter was in opposition.

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

Case: BOA#1683388 Address: 240-246 Commercial Street Ward 3Applicant: 240 Commercial Street LLC

Article(s): 9th 780 CMR 1011StairwaysAccess to roof decks shall be done through penthouse(s)

Purpose: To change occupancy from restaurant and offices to restaurant and 8 residential units; to erect 2 roof decks. ePlan

Discussion: At the request of the Board, the applicant presented plans to change the occupancy from restaurant and offices to restaurant and eight residential units and to erect two roof decks. Board members asked about the plans and GCOD letters.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Coletta was in support of the project, while one abutter was in opposition.

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

Case: BOA- 1730230 Address: 3-7 Eden Street Ward 2Applicant: Tina Endicott

Article(s): Article 62, Section 8 Rear Yard Insufficient You need relief from the BOA Article 62, Section 8 Floor Area Ratio Excessive You need relief from the BOA

Purpose: Combination of Parcel ID:0200969000 & 0200968000 to change occupancy to a 3-family dwelling. Renovate existing two family and add an attached 3rd unit townhouse with garage parking and private roof deck. Will add new fire alarm and sprinkler system with direct water line from the street. [ePlan]

Discussion: At the request of the Board, the applicant presented plans to combine two lots and to change the occupancy of an existing two-family dwelling to a three-family by adding an attached third unit townhouse with a garage and a private roof deck. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilors Santana and Murphy along with three abutters were in support of the project



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Votes: Board member Barraza motioned for approval with the provisos that the project undergoes Planning Department design review with special attention to Neighborhood Overlay District guidelines for the exterior of the building. Board member Collins seconded and the motion carried unanimously.

Case: BOA-1719788 Address: 24 Washington Street Ward 2 Applicant: Christopher Jamison

Article(s): Art. 62 Sec. 29 Off street parking Design/Maneuverability Applicant will need to seek relief for the width of the curb cut of a driveway in a Residential Subdistrict shall be limited to no more than 12" (feet) [62-28.3(e)]. Article 62, Section 25 Roof Structure Restrictions Applicant will need to seek relief for the headhouse. Article 62, Section 7.4 Location of Garage Entrance Applicant will need to seek relief for the location of the entrance of the garage (rear lot line-Arrow St).

Purpose: New construction of 3860 single family at 24 Washington St. Finished basement, 2 car garage, two levels of living above grade and a roof deck with headhouse. e[Plans] filed.

Discussion: At the request of the Board, the applicant presented plans to construct a two story, single family house with a two-car garage and a roof deck accessible through a headhouse. 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 with the provisos that, Following the BPDA Board's approving modification of the existing LDA or entering into a new LDA allowing residential uses on the site, the site plan shall be submitted to the BPD for design review with attention to the width of the curb cut. Board member Collins seconded and the motion carried unanimously.

RE-DISCUSSION: 11:30AM

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 Floor Area Ratio Excessive Article 62, Section 13 Rear Yard Insufficient

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 September 23, 2025.

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

Article(s): Article 62, Section 12 Use: Conditional 3F (Bsmt. & First Story) Conditional Article 62, Section 12 Use:

Conditional Townhouse (Bsmt. & First Story) Conditional Article 62, Section 12 Use: Conditional 3F (Second Story &

Above) Conditional Article 62, Section 13 Floor Area Ratio Excessive Article 62, Section 13 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 September 23, 2025.

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

Article(s): Article 53 Section 57 Application of Dimensional Req 53-57-.12 - Dwelling behind a dwelling Article 53,

Section 52 Roof Structure Restrictions 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

Usable Open Space Insufficient Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient

Purpose: Change occupancy to include 3 Residential Units. Scope includes addition of 3-stories to existing 1-story structure to create (3) condos with roof deck directly on top of existing garage within newly created 3,500sqft lot. Also see ALT1349647 & ALT1483360 for subdivision. [ePlan]

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

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

Article(s): Art. 53 Sec. 56 Off street parking 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

Article 53, Section 9 Rear Yard Insufficient

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]

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

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

Article(s): 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. [Not enough separation from interior lot line (36" required) to be considered a safe unobstructed path to public way]

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.

Discussion/Votes: Upon a motion and a second, the Board moved to have the case withdrawn.

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 September 9, 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 September 9, 2025.

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

Article(s): Art.53 Sec. 08 Use: Forbidden Multi Family Dwelling Forbidden Article 53, Section 9 Rear Yard Insufficient

Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Bldg Height Excessive (Feet)

Article 53, Section 9 Bldg Height Excessive (Stories) Article 53, Section 9 Floor Area Ratio Excessive

Article 53, Section 57.2Conformity Ex Bldg Alignment Art. 53, Section 56 Off Street Parking Insufficient



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Article 53, Section 57.3 Traffic Visibility Across Corners

Purpose: Erect a 4 story (3 1/2 Zoning) multi family dwelling on newly created lot; 3,706sqft. Building consisting of 7 residential units. Scope includes bike storage and rear decks. See ALT1553019 for subdivision. Demolition of existing building on separate permit. [ePlan]

Discussion/Votes: Upon a motion and a second, the Board moved to defer until September 9, 2025.

Case:BOA- 1709052 Address: 32 Saint Stephen Street Ward: 4 Applicant: Cameron Merrill

Article(s): Article 66, Section 38 Roof Structure & Bldg. Height - Proposing headhouse

Purpose: Installation of rooftop bulkhead as per plans. This is related to permit ALT1491119.

Discussion: At the request of the Board, the applicant presented plans to install a rooftop greenhouse that will serve as a headhouse. 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 with the proviso of Planning Department Design Review. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA- 1697496 Address: 12R Union Avenue Ward: 11 Applicant: Shane A O'Brien

Article(s): Article 55, Section 9 Rear Yard Insufficient Article 55, Section 9 Side Yard Insufficient Article 55, Section 09 Bldg. Height Excessive (Feet)

Purpose: Construct detached pool house at rear of lot.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until September 9, 2025.

INTERPRETATION: 12:00 PM

Case: BOA- 1732190 Address: 23 Wachusett Street Ward 18 Applicant: Felix Sanchez

Article(s): Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg. Article 69, Section 9 Floor Area Ratio Excessive Article 69, Section 9 Usable Open Space Insufficient Article 69, Section 9 Front Yard Insufficient Article 69, Section 9 Side Yard Insufficient Article 69, Section 9 Rear Yard Insufficient

Purpose: The petitioner seeks a determination that the Inspectional Services Department erred in issuing a refusal letter citing Article 9-1-Reconstruction extension of nonconforming building, Article 69-9-Floor area ratio excessive, Article 69-9-Usable open space insufficient, Article 69-9-Front yard insufficient, Article 69-9-Side yard insufficient, Article 69-9-Rear yard insufficient.

Votes: Board member Barraza motioned to deny the interpretation request. Board member Stembridge seconded and the motion carried unanimously.

INTERPRETATION/RE-DISCUSSION: 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

Discussion/Votes: Upon a motion and a second, the Board moved to have the case withdrawn.

Case: BOA-1689794 Address: 62-66 Condor Street Ward 1 Applicant: Condor Nay, LLC

Article(s): Article 53, Section 10.2 Dimension Regulations (Waterfront) Building Height (Feet) Excessive Article 53, Section 10.3 Waterfront Open Space Requirements Article 53, Section 10.4.a Waterfront Yard Area Measurements

Article 53, Section 10.4.b Setback Requirements Article 53, Section 29.1 Conformity with Existing Bldg Alignment Article 25A Section 4 CFROD Applicability

Purpose: Erect a new 5 story Mixed Use Building on newly created lot with thirty-six (36) Multi Family residential units, three (3) Retail on ground floor (core/shell) and below grade parking, as per plans. Building features amenity space, balconies, and common roof deck. See ALT1655420 for subdivision. Existing building to be razed under separate permit. [ePlan] SPR

Discussion/Votes: Upon a motion and a second, the Board moved to defer until August 26, 2025.

Case: BOA- 1685296 Address: 265-269 Maverick Street Ward 1 Applicant: 265 Maverick, LLC

Article(s) Article 53, Section 5.3 Dimensional Regulations Building Height (Stories) Excessive Article 53, Section 5.3 Dimensional Regulations Building Depth (Feet) Excessive Article 25A Section 4 CFROD Applicability Article 25, Section 5 Flood Plain Regulations Article 32, Section 4. GCOD, Applicability Art. 53 Sec.25 Roof Structure Restrictions

Purpose: The petitioner seeks a determination that the Inspectional Services Department erred in issuing a refusal letter citing Article 53-25 – Roof Top Restrictions; Article 53-5.3 – Building Height (Stories) – Excessive; and Article 53-5.3 – Building Height (Feet) – Excessive.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until August 26, 2025.

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

BOARD MEMBERS:
SHERRY DONG-CHAIR
NORMAN STEMBRIDGE-SECRETARY
HANSY BETTER BARRAZA
SHAMAIAH TURNER

SUBSTITUTE MEMBERS:
DAVID COLLINS
JEANNE PINADO

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