



City of Boston
Board of Appeal

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THURSDAY, August 21, 2025

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

HEARING AGENDA

Please be advised of the following appeals to be heard on August 21, 2025 beginning at 5:00PM and related announcements.

All matters listed on this August 21, 2025 hearing agenda have been noticed in accordance with the Enabling Act.

Please be advised of the following participation instructions:

The August 21, 2025 hearing will be held virtually via video teleconference and telephone via the zoom webinar event platform.

Interested persons can participate in the hearing REMOTELY by going to <https://bit.ly/ZBAsubcommittee2025>. You may also participate by phone by calling into the Zoom Webinar at 1 (305) 224 1968 and entering the Webinar ID: 850 9180 1297 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/August212025ZBAComments> to sign up. Please provide your name, address, the address and/or BOA number of the appeal on which you wish to speak, and if you wish to speak in support of or opposition to the project.

For individuals who need translation assistance, please notify the Board at least 48 HOURS in advance either by signing up at <https://bit.ly/August212025ZBAComments> calling 617-635-4775, or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the Zoom Webinar Event from 4:00PM to 5:00PM to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via Zoom. Questions and/or concerns can also be emailed to the ZBA Ambassador at zba.ambassador@boston.gov.

If you wish to offer comment within the meeting platform, please use the “Raise Hand” function that should appear on the bottom of your screen, if connected by computer or device, or dial *9, if connected by phone. On a computer or device, you will receive a request to unmute yourself from the event host. You must select yes before you can speak. On a phone, you will hear a prompt that the event host is asking you to unmute yourself. You must press *6 to unmute yourself before you can speak. Commenters will be asked to state their name, address and comment. Comments will be limited as time requires.

If you wish to offer testimony on an appeal, please log in to the hearing no later than 4:00pm to ensure your connection is properly functioning.

Interested persons who are unable to participate in the hearing remotely may make an appointment to offer testimony. Please notify the Board at least 48 HOURS in advance either by calling 617-635-4775 or emailing isdboardofappeal@boston.gov for accommodations to be made.



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Members of the community are strongly encouraged to help facilitate the virtual hearing process by emailing letters in support of or opposition to an appeal to ZBAPublicInput@boston.gov in lieu of offering testimony online. it is strongly encouraged that written comments be submitted to the board at least 48 hours prior to the hearing. when doing so, please include in the subject line the boa number, the address of the proposed project and the date of the hearing.

HEARINGS: 5:00 P.M

Case: BOA-1706519 Address: 1-3 Center Plaza Ward: 03 Applicant: Juan F Cano

Article(s): Art. 45, Section 14 Use: Conditional - Body Art is a Conditional Uses.

Purpose: Amending ALT1497937 to change occupancy from beauty salon to Body art (Studio12). No work to be done

Case: BOA- 1714041 Address: 633-633A Tremont Street Ward: 4 Applicant: Kevins Lopes

Article(s) Article 64, Section 8 Use Regulations - The proposed office use is not permitted as it is not located on the ground floor or in the basement.

Purpose: Change occupancy from 1 apartment and 2 offices to 1 apartment, 1 office and hair salon. Change floor plan (non structural)

Case: BOA- 1731934 Address: 67 Appleton Street Ward: 5 Applicant: Madeline Brason

Article(s): Article 64 Section 8 Use Regulations - Take out restaurant Conditional

Article 64 Section 8 Use Regulations - Accessory Use walk-up take-out window Conditional

Purpose: Change of occupancy from store & 2 apts to ice cream shop w/ take out window only and 2 apartments.

Description: Custom Sliding Takeout Window Size: Total Window: 69" H x 54" W. Takeout Window: 36" H x 54" W

Material: Bronze anodized frames with tempered glass and transom fabrication Installation: Installed by Boston Glass & Boarding into existing opening Cost: \$5128.13

Case: BOA- 1732098 Address: 218-220 Old Colony Avenue Ward: 7 Applicant: Chloe Manning

Article(s): Art. 08 Sec. 04 Forbidden Use - Pilates studio

Purpose: Proposed change of use for ground floor commercial unit to Pilates studio. Install 2 bathrooms as per plan.

Case: BOA- 1725220 Address: 24 Edge Hill Street Ward: 10 Applicant: Roselmo Pessote

Article(s): Article 55, Section 9 Floor Area Ratio Excessive Article 55, Section 9 Front Yard Insufficient

Article 55, Section 9 Side Yard Insufficient Article 55, Section 9 Rear Yard Insufficient Art.55 Sec.40 Off St.

Parking/Loading Req'mnt

Purpose: This project will need ZBA relief. Build a third-floor addition (2 Dormers) as per plans from Deacon Marvel, new electrical and HVAC (mini split heat pump) on the addition, new roof to match existing, siding on dormer to match existing, insulation to code. Blue board plaster and paint, new hardwood.

Case: BOA- 1720605 Address: 13 Marmion Street Ward: 11 Applicant: Derek Bloom

Article(s): Article 55, Section 9 Front Yard Insufficient Article 55, Section 9 Rear Yard Insufficient

Article 55, Section 9 Side Yard Insufficient Article 55, Section 9 Bldg Height Excessive (Stories)

Article 55, Section 9 Floor Area Ratio Excessive

Purpose: 2 story rear addition and new attic dormer plus partial interior renovation

Case: BOA- 1684116 Address: 51 Moseley Street Ward: 13 Applicant: Yuandi Yu

Article(s): 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 Usable Open Space Insufficient

Article 65, Section 9 Floor Area Ratio Excessive Article 25A Section4 CFROD Applicability

Purpose: To correct violation #V736191. In November 2021 renovation was completed: Gut and rehab of existing 2 family dwelling, including all MEP'S with extended living space into basement, 3rd floor dormer (shed dormer, dog house dormer), outdoor storage shed.



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BOARD MEMBERS:

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DAVID AIKEN-SECRETARY
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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.w.municode.com/library/ma/boston/codes/redevelopment_authority