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City of Boston  
Board of Appeal

**Tuesday, August 26, 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 August 26, 2025 beginning at 9:30 am and related announcements.

All matters listed on this August 26, 2025 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The August 26, 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/August262025ZbaComments> 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/August262025ZbaComments> 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).

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

#### **APPROVAL OF THE HEARING MINUTES: 9:30AM**

August 12, 2025

#### **EXTENSIONS: 9:30AM**

Case: BOA-1494349 Address: 2 Dexter Row Ward 2 Applicant: Daniel DeVellis

Case: BOA- 1393487 Address: 174 Norfolk Street Ward 17 Applicant: Kyle Smith, Esq

Case: BOA-667111 Address: 151 Liverpool Street Ward 1 Applicant: Anthony Leccese, Esq

#### **RECOMMENDATIONS: 9:30 AM**

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.

## **HEARINGS: 9:30AM**

**Case: BOA-1717047 Address: 132 Sycamore Street Ward 19 Applicant: Antonio Ferrara**

**Article(s):**Article 67, Section 9 Article 67. Section 9 Article 67, Section 6 Side Yard Insufficient Lot Width Insufficient Lot Frontage Insufficient

**Purpose:** Erect new single-family dwelling with a one car detached garage on separate permit the vacant lot, assessing parcel id 19-03567000 and this application is in conjunction with #134 Sycamore Street. I'm also requesting a nominal fee while awaiting ZBA approvals.

**Case: BOA- 1717051 Address: 132R Sycamore Street Ward 19 Applicant: Antonio Ferrara**

**Article(s):**Article 67, Section 9 Side Yard Insufficient Article 67, Section 9 Rear Yard Insufficient Purpose:

**Purpose:** Erect a one car detached garage, this application is in conjunction with ERT 1694433 for 132 Sycamore St

**Case: BOA-1717054 Address: 134 Sycamore Street Ward 19 Applicant: Antonio Ferrara**

**Article(s):** Article 67, Section 9 Side Yard Insufficient Article 67, Section 9 Lot Frontage Insufficient Article 67, Section 9 Lot Width Insufficient

**Purpose:** Erect new single-family dwelling with a detached one car garage on a separate permit the vacant lot parcel ID # 19 03566000. This application is in conjunction with ERT 1694433 and I'm requesting a nominal fee pending approvals from ZBA

**Case: BOA- 1717056 Address: 134R Sycamore Street Ward 19 Applicant: Antonio Ferrara**

**Article(s):**Article 67, Section 6 Side Yard Insufficient Article 67, Section 9 Rear Yard Insufficient

**Purpose:** Erect a single car detached garage, this application is in conjunction with ERT 1694437 for 134 Sycamore St

**Case: BOA-1719009 Address: 77 Blake Street Ward 18 Applicant: Charles M. Johnson**

**Article(s):** Article 69, Section 9 Lot Area Insufficient Applicant will need to seek relief for the lot area being insufficient. Article 69, Section 9 Lot Width Insufficient Applicant will need to seek relief for insufficient lot width. Article 69, Section 9 Lot Frontage Insufficient Applicant will need to seek relief for insufficient lot frontage. Article 69, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for excessive floor area ratio. Article 69, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for insufficient usable open space. Article 69, Section 9 Front Yard Insufficient Applicant will need to seek relief for insufficient front yard setback. Article 69, Section 9 Side Yard Insufficient Applicant will need to seek relief for insufficient side yard setbacks.

**Purpose:** New lot subdivision for existing Single-Family House. Two new On-Grade parking spaces will be in rear. All exterior walls within 5ft of Property line will have new One-Hour Fire-Rating Assembly. In connection with ERT1695842.

**Case: BOA-1719016 Address: 79 Blake Street Ward 18 Applicant: Charles M. Johnson**

**Article(s):** Article 69, Section 9 Side Yard Insufficient Applicant will need to seek relief for insufficient side yard setbacks. Article 69, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for insufficient usable open space. [69 31 Existing Non Conformity as to Dimensional Requirements] Article 69, Section 9 Lot Area Insufficient Applicant will need to seek relief for insufficient lot area. [69 31 Existing Non Conformity as to Dimensional Requirements] Article 69, Section 9 Lot Width Insufficient Applicant will need to seek relief for insufficient Lot Width [69 31 Existing Non Conformity as to Dimensional Requirements] Article 69, Section 9 Lot Frontage Insufficient Applicant will need to seek relief for insufficient lot frontage [69 31 Existing Non Conformity as to Dimensional Requirements] **Purpose:** New lot subdivision for existing Single-Family House. Two new On-Grade parking spaces will be in rear. All exterior walls within 5ft of Property line will have new One-Hour Fire-Rating Assembly. In connection with ERT1695842.

**Case: BOA-1721885 Address: 494-496 Poplar Street Ward 18 Applicant: Laura Moss**

**Article(s):** Article 67, Section 9 Rear Yard Insufficient Article 67, Section 9 Side Yard Insufficient Article 67, Section 9 Usable Open Space Insufficient Article 67, Section 9 Bldg Height Excessive (Stories) Article 67, Section 9 Floor Area Ratio Excessive Article 67, Section 8 Use: Forbidden Article 67, Section 32 Off Street Parking

**Purpose:** This project seeks to renovate the existing attic space of the existing two family dwelling to add another dwelling unit to the building, increasing the occupancy from a two family to a three family residential building.

**Case: BOA-1465030 Address: 4 Leroy Street Ward 15 Applicant: Jonathan Bradshaw**

**Article(s):** Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg. Three family in a two-family zone- <25% increase/Conditional Art. 65 Sec. 9 Excessive f.a.r. -1.0 max Art. 65 Sec. 9 Number of allowed habitable stories has been exceeded- 2.5. max

**Purpose:** Renovating basement, extended space from basement to connect to 1st floor

**Case: BOA- 1692050 Address: 14 Meehan Street Ward 11 Applicant: Brad Watkins**

**Article(s):** Article 55, Section 9 Lot Area Insufficient Article 55, Section 9 Front Yard Insufficient Art. 55, Section 40 Off Street Parking Insufficient Article 55, Section 9 Floor Area Ratio Excessive Article 55, Section 9 Usable Open Space Insufficient

**Purpose:** Change occupancy to a 3 family. Renovation of existing first and second floor to create two new apartments. Existing third floor to remain. Gas water and electric to be separated with new meters. Existing NFPA 13 sprinkler system and alarm to be modified for new sprinkler heads if needed

**Case: BOA-1677984 Address: 781 Dorchester Avenue Ward 7 Applicant: Fazio Enterprises, Inc**

**Article(s):** Article 65, Section 9 Lot Area Insufficient Applicant will need to seek relief for the Minimum Lot Size. Article 65, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for insufficient usable open space. Article 65, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for excessive Floor Area Ratio. Article 65, Section 9 Side Yard Insufficient Applicant will need to seek relief for insufficient side yard setback. Article 65, Section 9 Bldg Height Excessive (Stories) Applicant will need to seek relief for excessive height (stories). Article 65, Section 9 Bldg Height Excessive (Feet) Applicant will need to seek relief for excessive height (feet). Article 65, Section 42.13 Two or More Dwellings on Same Lot Applicant will need to seek relief for Two or More Dwellings on the same lot. Article 65, Section 9 Add'l Lot Area Insufficient Applicant will need to seek relief for Additional Lot area for each additional dwelling unit (Sq. ft).

**Purpose:** proposed new 2 family at 781 Dorchester Avenue on the same lot that has an existing 3 family house on it with the address 783 Dorchester Avenue, as per plans

**Case: BOA-1724519 Address: 275 Gold Street Ward 7 Applicant: Kyle Parsons**

**Article(s):** Article 68, Section 8 Lot Area Insufficient Applicant will need to seek relief for insufficient Lot Area. Article 68, Section 8 Floor Area Ratio Excessive Applicant will need to seek relief for excessive Floor Area Ratio (F.A.R.). Article 68, Section 8 Bldg Height Excessive (Feet) Applicant will need to seek relief for Excessive Building Height (Feet). Article 68, Section 8 Side Yard Insufficient Applicant will need to seek relief for insufficient Side Yard setback. Article 68, Section 8 Rear Yard Insufficient Applicant will need to seek relief for insufficient Rear Yard setback. Art 68 Sec 29 Roof Structure Restrictions Applicant will need to seek relief for proposed Roof Deck. Article 68, Section setback Modal Alignment Study

**Purpose:** Demolish existing 1 family detached home and construct a new 1 family detached home with a semi finished basement, 2 car garage, and family room at street level. Upper floors will include an open living area and bedrooms. A roof deck with roof hatch and NFPA13R sprinkler system are proposed.

**Case: BOA- 1733081 Address: 20 Shawmut Street Ward 5 Applicant: Luis Santana**

**Article(s):** Article 63, Section 8 Rear Yard Insufficient Article 63, Section 8 Floor Area Ratio Excessive Article 63, Section 8.4 Townhouse/Row House Extension Art. 32 Sec. 04 GCOD Applicability

**Purpose:** Change occupancy from one family and office to one family, erect 2 story (infill) addition, side/rear, approx. 15'3"x5'10" basement and 1st floor, deck on 2nd floor, small deck at 3rd floor and 17'10"x 11' 4" deck on 4th floor.

NOMINAL FEE REQUESTED FOR ZBA PROCESS.

**Case: BOA- 1718844 Address: 7 Wellington Street Ward 4 Applicant: Marc LaCasse**

**Article(s):** Art. 32 Sec. 04 GCOD Applicability Art. 64 Sec. 09 Floor Area Ratio is Excessive Art. 64 Sec. 09 Town House/Row House Extensions into Rear Yard Art. 64 Sec. 34 Restricted Roof Structure Regs

**Purpose:** Change occupancy from Family to 2 Family; full gut renovation; install groundwater recharge system; add 1 rear deck; new roof deck with access via a hatch. Restore front stairway to original historic condition up to parlor level. Request for zoning code and building code refusal & proceed to Board of Appeal

**Case: BOA#1731601 Address: 7 Wellington Street Ward 4 Applicant: Marc LaCasse**

9th 780 CMR 1011 Stairways Sec. 1011.12.2 – roof access via penthouse [hatch proposed consistent with Art. 64 34 and South End Landmark District Commission Guidelines

**Purpose:** Change occupancy from Family to 2 Family; full gut renovation; install groundwater recharge system; add 1 rear deck; new roof deck with access via a hatch. Restore front stairway to original historic condition up to parlor level. Request for zoning code and building code refusal & proceed to Board of Appeal

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

**Case: BOA- 1698820 Address: 74-76 Rowe Street Ward 19 Applicant: Jill Federschneider**

**Article(s):** Article 67, Section 9 Side Yard Insufficient

**Purpose:** Add 2 dormers add new bathroom

**Case: BOA- 1748759 Address: 6 Almont Street Ward 18 Applicant: 6-8 Almont Street LLC**

**Article(s):** Article 60 Section 3 Use Regulations in Residential Subdistricts MFR USE – Forbidden Article 60 Section 4 Building lot coverage Exceeded 30% max allowed Article 60 Section 4 Building height Exceeded >35' Article 60 Section 4 Building stories Exceeded >3 Article 60, Section 60 33 Application of Dimensional Requirements Insufficient rear yard setback of a shallow lot 10' min. required Article 60 Section 32 Off Street Parking and Loading Requirements Insufficient parking Article 60 Section 4 Dimensional Regulations Insufficient permeable area of lot 25% minimum required

**Purpose:** Demo Existing 2 family structure (on separate permit) and erect a new 4 story 13-unit apartment w/ off street parking per plans provided. \*Assigned to FD by Dept head Paul Williams on 3/24/25\*\*Structure on site to be razed on a separately filed and issued sf demolition permit.

**Case: BOA-1657736 Address: 3-11 Bowdoin Street Ward 17 Applicant: Gillian Niles**

**Article(s):** Art. 06 Sec. 04 Other Protectional Conditions Requested removal of proviso order "to petitioner only"

**Purpose:** Remove Provisos takeout granted to petitioner only at 5 Bowdoin St. restaurant, under BZC27524 of 1373/2006 \* Application assigned to FD by PW on 8.26.24

**Case: BOA- 1707353 Address: 18 Intervale Street Ward 12 Applicant: Andrew Lynch**

**Article(s):** Art. 50 Sec. 29 Lot Area Insufficient Applicant will need to seek relief for lot area insufficient. Article 50, Section 29 Lot Frontage Insufficient Applicant will need to seek relief for insufficient lot frontage. Article 50, Section 29 Floor Area Ratio Excessive Applicant will need to seek relief for excessive FAR. Article 50, Section 29 Lot Width Insufficient Applicant will need to seek relief for insufficient lot width. Art. 50 Sec. 29 Usable open space insufficient Applicant will need to seek relief for insufficient usable open space. Article 50, Section 44.2 Conformity Ex Bldg Alignment Applicant will need to seek relief for front yard setback Conformity with Existing Building Alignment Article 50, Section 44 Application of Dimensional Req Applicant will need to seek relief for side yard setback of a Narrow lot. Article 50, Section 29 Add'l Lot Area Insufficient Applicant will need to seek relief for additional lot area per dwelling unit. Art. 50 Sec. 43 Off street parking insufficient Applicant will need to seek relief for not providing a driveway & off-street parking. Article 50, Section 44 Application of Dimensional Req Applicant will need to seek relief for a shallow lot for Rear yard setback not less than 10' (Feet)

**Purpose:** Erect three family as per plans by Civil Environmental Consultants e[Plans] Filed

**Case: BOA- 1676254 Address: 40 Dudley Street Ward 9 Applicant: Eric Zachrison**

**Article(s):** Article 50, Section 29 Rear Yard Insufficient Article 50, Section 29 Lot Area Insufficient Article 50, Section 29 Usable Open Space Insufficient Art. 50, Section 43 Off Street Parking Insufficient

**Purpose:** Nominal fee requested to convert and confirm existing 2 family into a 3-family building and add rear decks,

**Case: BOA- 1731956 Address: 85 Chandler Street Ward 5 Applicant: Michelle Hediger**

**Article(s):** Art. 32 Sec. 04 GCOD Applicability Art. 25 Sec. 5 Flood Hazard Districts Art. 64 Sec. 34 Restricted Roof Structure Regs

**Purpose :** 2 Fam renovation of 2 kitchens, bathrooms, new hardwood flooring, insulation and plaster. Replace 3 existing decks w/ new, new door openings per plans. Enlarge door opening garden level rear. Replace windows in compliance with landmarks. Reinforce & repair stairs as necessary. Erect new roof deck.

**Case: BOA- 1733648 Address: 34-34A Tremont Street Ward 2 Applicant: Nicholas Landry**

**Article(s):** Article 62, Section 8 Usable Open Space Insufficient Article 62, Section 8 Bldg Height Excessive (Stories) Article 62, Section 8 Bldg Height Excessive (Feet) Article 62, Section 8 Floor Area Ratio Excessive

**Purpose:** Confirm occupancy of 3 family - full gut interior renovation to existing 3-fam dwelling with back addition and headhouse renovation. no change in occupancy.

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

**Case: BOA-1695772 Address: 7 Tip Top Street Ward 22 Applicant: Prasanna Lachagari**

**Article(s)** Article 51, Section 9 Front Yard Insufficient Article 51, Section 9 Side Yard Insufficient Article 51, Section 9 Rear Yard Insufficient Article 51, Section 9 Floor Area Ratio Excessive Article 51, Section 9 Lot Frontage Insufficient Article 51, Section 9 Lot Width Insufficient Article 51, Section 9 Lot Area Insufficient Article 51, Section 8 Use: Forbidden Article 51, Section 56 Off Street Parking Insufficient Article 51, Section 9 Bldg Height Excessive (Stories) Article 51, Section 9 Bldg Height Excessive (Feet)

**Purpose :** The project involves converting a fire damaged 2 family residence into a 4 family dwelling which involves adding 1 unit in the basement and another in the attic. The Project includes reframing of the roof and installing new siding for the building, repairing fire damage and change of layouts

**Case: BOA- 1725055 Address: 571B Washington Street Ward 17 Applicant: Rebecca Ruenberg-CANNABIS**

**Article(s)** Article 65, Section 15 Use: Conditional Footnote #25 to Table B states: "Cannabis Establishment, provided that any cannabis establishment shall be sited at least one half mile or 2,640 feet from another existing cannabis establishment and at least 500 feet from a pre existing public or private school providing education in kindergarten or any of grades 1 through 12. Distances shall be determined from the nearest lot line of the proposed establishment to the nearest lot line of an existing establishment or school. Use approval shall be applicable to the applicant only."

**Purpose :** Change of occupancy from a cannabis establishment (recreational retail only) to a newly tenanted cannabis establishment (marijuana retailer, delivery operator, and delivery courier). NO CONSTRUCTION PROPOSED.

## **INTERPRETATION/RE-DISCUSSION: 12:00 PM**

**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

**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.

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

BOARD MEMBERS:  
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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)