



City of Boston
Board of Appeal

REVISED

11:04 am, Sep 17, 2025

THURSDAY, September 18, 2025

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

HEARING AGENDA
REVISED AGENDA

Please be advised of the following appeals to be heard on September 18, 2025 beginning at 5:00PM and related announcements.

All matters listed on this September 18, 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/September18ZBAComments> 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/September18ZBAComments> 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-1733263 Address: 8 Auburn Street Ward: 2 Applicant: Timothy McGowan

Article(s): Article 62, Section 25 Roof Structure Restrictions - Consider relief for a roof deck in a restricted roof district which exceeds the maximum building height limit.

Purpose: This is for a new roof deck with an associated new stairway and hatch. An existing stair head house will have the existing roof modified for code compliant ceiling height.

Case: BOA- 1748995 Address: 16 Chestnut Street Ward: 2 Applicant: Tina Endicott

Article(s): Art. 62 Sec. 25 Roof Structure Restrictions Article 62, Section 7 Floor Area Ratio Excessive Article 62, Section 7 Rear Yard Insufficient

Purpose: Complete gut renovation of single-family home.

Case: BOA-1708871 Address: 23-29 School Street Ward: 3 Applicant: Boldskinbabe

Article(s): Art. 08 Sec. 03 Conditional Uses Table B Use Item No. 43A: Body Art Establishment is conditional.

Purpose: Adding a microblading and micro shading on top of the beauty Spa. No work being done

Case: BOA- 1759808 Address: 120-126 Emerson Street Ward: 6 Applicant: Sean George

Article(s): Art. 68 Sec. 07 Use Regs.

Purpose: Adding Gong Cha (Bubble Tea) to an existing empty commercial space. Use is conditional so ZBA is required. Opening Hours will be 10AM 11PM. Takeout will be available. Items being sold are Bubble Tea, Waffles and Ice Cream.

Case: BOA- 1759568 Address: 1621-1631 Blue Hill Avenue Ward: 18 Applicant: Nicole Sullivan

Article(s): Art. 06 Sec. 04 Other Protectional Conditions - Remove proviso order take out to petitioner only

Purpose: Remove proviso to add take out for CV issuance to new owner. No work to be done.

Case: BOA-1696233 Address: 417-423C West Broadway Ward: 6 Applicant: Jesenia Gonzalez

Article(s): Article 68, Section 7 Use Regulations - The proposed addition of body art/permanent makeup use is prohibited under Article 68, Section 7, Table A, under Service Uses.

Purpose: Change of occupancy to include: Adding the use of Body art/permanent makeup to existing beauty salon. Including addition of room. No work to be done.

Case: BOA-1744521 Address: 8 Granfield Avenue Ward: 19 Applicant: Cristina Fernandez

Article(s): Article 67, Section 9 Lot Area Insufficient - Consider relief for insufficient lot area for the proposed additional unit. Required lot area: 8,000sqft Existing/Proposed lot area: 4,340sqft

Purpose: The project involves the modification and renovation of the attic to accommodate a new two-bedroom unit and to extend the stair currently terminating at the 2nd floor.

Case: BOA-1708710 Address: 109 Clement Avenue Ward: 20 Applicant: Paul Momnie

Article(s): Article 56, Section 8 Floor Area Ratio Excessive Article 56. Section 8 Side Yard Insufficient Article 56, Section 8 Bldg Height Excessive (Stories)

Purpose: Confirm as single family. The project comprises an approximately 16 foot by 25 foot, 2.5 story addition on the rear of our existing single family house, which would facilitate the addition of a first floor bathroom, first floor mudroom, second floor en suite bathrooms, second floor laundry room and additional livable space.



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BOARD FINAL ARBITER: 5:00 P.M

Case: BOA-1708481 Address: 45A Oriole Street Ward 20 Applicant: Greg Lewis

BOARD MEMBERS:

SHERRY DONG-CHAIR
NORMAN STEMBRIDGE-SECRETARY
HANSY BETTER BARRAZA

SUBSTITUTE MEMBER:

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