



City of Boston
Board of Appeal

Tuesday, August 26, 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 Jeanne Pinado:

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.

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

August 12, 2025

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

EXTENSIONS: 9:30AM

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

Discussion/Votes: The Board moved to unanimously approve the extension request to August 18, 2026.

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

Discussion/Votes: The Board moved to unanimously approve the extension request to August 26, 2026.

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

Discussion/Votes: The Board moved to unanimously approve the extension request to August 13, 2026.

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

Discussion: At the request of the Board, the applicant presented plans to change the occupancy from a beauty salon to a body art establishment. 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 Aiken motioned for approval. Board member Collins seconded and the motion carried unanimously.

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 (nonstructural)

Discussion: At the request of the Board, the applicant presented plans to change the occupancy from two office and one apartment, to a hair salon, office and apartment. 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 Aiken seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to change the occupancy from two apartments and store to an ice cream shop with a takeout window and two apartments. 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 one abutter were in support of the project.

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

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.

Discussion: At the request of the Board, the applicant presented plans to change the occupancy of a commercial unit to a Pilates studio. 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 Aiken motioned for approval. Board member Collins seconded and the motion carried unanimously.

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.

Discussion: At the request of the Board, the applicant presented plans to add two dormers to a third floor, expanding the living space. 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 Aiken seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to construct a two-story rear addition along with an attic 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 Collins motioned for approval. Board member Aiken seconded and the motion carried unanimously.

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 Section 4 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.

Discussion: At the request of the Board, the applicant seeks to correct a violation, of a gut renovation of an existing two-family dwelling, with living space in the basement and a third-floor 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 Collins motioned for approval. Board member Aiken seconded and the motion carried unanimously.

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.

Discussion: At the request of the Board, the applicant presented plans to erect a single-family dwelling on a vacant lot with a detached garage. 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 Whewell motioned for approval. Board member Valencia seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to erect a single-story detached garage on a vacant 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 Whewell motioned for approval. Board member Valencia seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to erect a single-family dwelling on a vacant lot with a detached garage. 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 Whewell motioned for approval. Board member Valencia seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to erect a single story detached garage. 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 Whewell motioned for approval. Board member Valencia seconded and the motion carried unanimously.

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.

Discussion: At the request of the Board, the applicant presented plans to erect a two-story dwelling with four on grade parking spots. Units one consists of the basement and the first floor while unit two consists of the second floor and attic. 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 Turner motioned for approval with the proviso of Planning Department Design Review with special attention to parking. Board member Valencia seconded and the motion carried unanimously.

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.

Discussion: At the request of the Board, the applicant presented plans to add eighty square feet of land to the existing 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 Turner motioned for approval with the proviso of Planning Department Design Review with special attention to parking. Board member Valencia seconded and the motion carried unanimously.

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.

Discussion: At the request of the Board, the applicant presented plans to renovate an existing attic space into a dwelling unit and to change the occupancy from a two family to a three family. 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 Whewell motioned for approval. Board member Turner seconded and the motion carried unanimously.

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

Article(s): Art. 09 Sec. 01 Reconstruction/Extension of Non-conforming 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

Discussion/Votes: Upon a motion and a second, the Board moved to defer until October 7, 2025.

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

Discussion: At the request of the Board, the applicant presented plans to change the occupancy to a three-family dwelling from a two-family dwelling, with three bedrooms per unit. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

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

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

Discussion: At the request of the Board, the applicant presented plans to construct a two-family residential dwelling with two rear 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. Councilors Murphy and Santana were in support of the project.

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

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.

Discussion: At the request of the Board, the applicant presented plans to demolish an existing structure and to erect a single-family dwelling with two car garage and a roof deck with a hatch. 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 opposition to the project.

Votes: Board member Pinado motioned for approval with the proviso of Planning Department Design Review with special attention to the proposed curb cut width. Board member Whewell seconded and the motion carried unanimously.

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.

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

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

Article(s): Art. 32 Sec. 04GCOD 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

Discussion: At the request of the Board, the applicant presented plans to change the occupancy of a single family to, a two-family dwelling. Construct a rear deck and a new roof deck accessible through a hatch. with the Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. One abutter was in opposition of the project.

Votes: Board member Pinado motioned for approval with the proviso that the project undergo a review by the Landmarks Commission. Board member Whewell seconded and the motion carried unanimously.

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

9th 780 CMR 1011Stairways 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

Discussion: At the request of the Board, the applicant presented plans to change the occupancy of a single family to, a two-family dwelling. Construct a rear deck and a new roof deck accessible through a hatch. with the Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. One abutter was in opposition of the project.

Votes: Board member Pinado motioned for approval with the proviso that the project undergo a review by the Landmarks Commission. Board member Whewell seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to add two dormers, expanding space for a new bathroom. 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 Valencia motioned for approval. Board member Langham seconded and the motion carried unanimously.

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

Article(s): Article 60 Section 3Use 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.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until September 23, 2025.

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

Discussion: At the request of the Board, the applicant presented plans to remove a 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. Senator Miranda, Councilor Worrell along with one abutter were in support on the project.

Votes: Board member Langham motioned for approval. Board member Valencia seconded and the motion carried unanimously.

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

Discussion/Votes: Upon a motion and a second, the Board moved to defer until September 23, 2025.

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.

Discussion: At the request of the Board, the applicant presented plans to change the occupancy of a two family, to a three-family dwelling along with constructing rear decks for each unit. 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 Langham motioned for approval. Board member Whewell seconded and the motion carried unanimously.

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.

Testimony, Votes:- Board member Whewell motioned for denial without prejudice. Board member Pinado seconded and the motion carried unanimously.

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.

Discussion: At the request of the Board, the applicant presented plans to confirm the occupancy of a three-family dwelling along with rear additions and headhouse renovations. 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 Pinado motioned for approval with the proviso of Planning Department Design review with special attention to reducing the height as necessary to minimize visibility from the public. Board member Whewell seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to change to occupancy from a two-family, to a four-family adding units in the basement and attic. 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 along with two abutters were in support of the project. Five abutters were opposed to the project.

Votes: Board member Pinado motioned for approval with the proviso of no building code relief. Board member Whewell seconded and the motion carried unanimously.

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 preexisting 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.

Discussion: At the request of the Board, the applicant presented plans to change the occupancy of a cannabis establishment to include, a marijuana delivery operator and courier. Board members asked about the plans and hours of operation.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Valencia motioned for approval. Board member Turner seconded the motion, while Board member Langham voted in opposition the motion carried.

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

Discussion/Votes: Upon a motion and a second, the Board moved to defer until September 23, 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 September 23, 2025.

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

BOARD MEMBERS:
SHERRY DONG-CHAIR
KATIE WHEWELL
GIOVANNY VALENCIA
SHAMAIAH TURNER
ALAN LANGHAM

SUBSTITUTE MEMBERS:
JEANNE PINADO-SECETARY

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