



City of Boston  
Board of Appeal

**REVISED**

10:17 am, Sep 05, 2025

**Tuesday, September 9, 2025**

**BOARD OF APPEALS**

**BPD Board Room**

### **HEARING AGENDA**

Revised Agenda

Please be advised of the following appeals to be heard on September 9, 2025 beginning at 9:30 am and related announcements.

All matters listed on this September 9, 2025 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The September 9, 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/Sept9ZBAComments> 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/Sept9ZBAComments> 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



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**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**



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

**August 26, 2025**

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

**Case: BOA- 609358 Address: 6-8 Parsons Street Ward 22 Applicant: Marc LaCasse, ESQ**

**Case: BOA- 609355 Address: 10 Parsons Street Ward 22 Applicant: Marc LaCasse, ESQ**

**Case: BOA- 1319563 Address: 1-3 Elmwood Street Ward 9 Applicant: Marc LaCasse, ESQ**

**Case: BOA- 1471767 Address: 556 East Broadway Ward 6 Applicant: Marc LaCasse, ESQ**

**Case: BOA- 1295426 Address: 270 West Second Street Ward 6 Applicant: Nicholas Zozula, ESQ**

**Case: BOA- 1211031 Address: 134 Terrace Street Ward 10 Applicant: Kirby Liu**

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

**Case: BOA-1745517 Address: 234 Princeton Street Ward 1 Applicant: Filippo D'Amato, 234 Princeton St. RLTY LLC Mass LLC**

**Article(s)** Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations

**Purpose :** Rear addition 16'x16' for bedroom and bathroom on second and third floors only, area beneath 2nd floor to remain open. Partially finish basement for two additional bedrooms and bathroom, relocate some utilities.

**Case: BOA- 1737368 Address: 46 Fayette Street Ward 5 Applicant: Aleksandr Nemanov**

**Article(s)** Art. 32 Sec. 04 GCOD Applicability Article 63, Section 20 Roof Structure Restrictions Article 63, Section 8 Floor Area Ratio Excessive Max. allowed: 2 Existing: 2.29 Proposed: 2.96 Article 63, Section 8 Bldg Height Excessive (Stories) Max. allowed: 3 Proposed: 4 Article 63, Section 8.4 Townhouse/Row House Extension

**Purpose :** Erect 2 story (infill) rear addition, over existing rear ell approx. 18.8'x12.6' 2nd and 3rd story side/rear deck 8'x12' on 1st, 2nd, 3rd floors. addition to contain kitchen and bedroom on 2nd floor, living room and bedroom on 3rd floor.

**Case: BOA- 1737366 Address: 48 Fayette Street Ward 5 Applicant: Aleksandr Nemanov**

**Article(s)** Art. 32 Sec. 32-4 Groundwater Conservation Overlay District, Applicability Article 63, Section 8 Floor Area Ratio Excessive Max. allowed: 2 Existing: 1.83 Proposed: 2.28 Article 63, Section 8.4 Townhouse/Row House Extension

**Purpose :** Erect 2 story with garden level rear addition, approx. 18.5'x14.3'. Rear deck on 2nd floor 12'x8'

**Case: BOA- 1732693 Address: 372 K Street Ward 7 Applicant: Thomas Sullivan**

**Article(s)** Art 68 Sec 8 Dim reg app in res sub dist Insufficient additional lot area per unit Art 68 Sec 8 Dim reg app in res sub dist Insufficient usable open space per unit Art 68 Sec 8 Dim reg app in res sub dist Insufficient rear yard set back Art 68 Sec 29 Roof Structure Restrictions Roof re configuration Art 68 Sec 8 Dim reg app in res sub dist Extension of into the rear yard is greater 1,000 sf Art. 68 Sec. 33 Off Street parking Req. Design Space sizes Art. 68 Sec. 33 Off Street parking Req. Insufficient parking Art 68 Sec 29 Roof Structure Restrictions Max allowed height on lot exceeded

**Purpose :** CHANGE OF OCCUPANCY FROM 1 FAMILY TO 5 FAMILY. INTERIOR RENOVATION TO EXISTING BUILDING, DORMER ADDITION AND REAR ADDITION. CHANGE IN OCCUPANCY, USE, AND EGRESS. RENOVATION TO EXTERIOR ENVELOP.



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**Case: BOA- 1703901 Address: 1891 Columbus Avenue Ward 11 Applicant: IAO Auto Repair**

**Article(s)** Art. 55, Section 8 Use: Forbidden Outdoor sales of new and used motor vehicles are forbidden. Article 9, Section 2 Change in Non Conforming Use

**Purpose :** I am seeking a use of Premise permit to allow me to obtain a Motor Vehicle dealer license to enable me to purchase and sell used vehicles. The structure is already built, there will be no construction on the site. I purchased the building with 4 lifts, no additional structure is needed.

**Case: BOA- 1735306 Address: 147 Harvard Street Ward 14 Applicant: Jael Wembalonge**

**Article(s)** Article 60, Section 9 Rear Yard Insufficient Article 60, Section 9 Side Yard Insufficient Article 60, Section 9 Front Yard Insufficient Article 60, Section 9 Usable Open Space Insufficient Article 60, Section 9 Bldg Height Excessive (Stories) Article 60, Section 9 Floor Area Ratio Excessive Article 60, Section 9 Lot Area Insufficient Article 60, Section 9 Add'l Lot Area Insufficient

**Purpose :** New 4 unit residential development with 4 on grade parking spaces.

**Case: BOA- 1701232 Address: 411-413 Washington Street Ward 17 Applicant: Timothy Fraser, Esq**

**Article(s)** Article 65, Section 41 Off Street Parking Regulations Rear parking through easement Art. 65 Sec. 65 8 Building Height Excessive 3 stories Article 65 Section 16 Dimensional Regulations side yard setback Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Rear Yard Insufficient

**Purpose :** Complete renovation to 3 story building to be a place of Worship

**Case: BOA- 1698254 Address: 26 Norton Street Ward 18 Applicant: Chris Petitti**

**Article(s)** Article 69, Section 30.7 Accessory Bldg in Side or Rear Yard Consider relief for existing conditions of accessory buildings that are too close to the lot line. Accessory Buildings in Side or Rear Yard. Accessory Buildings may be erected in a Side or Rear Yard; provided that no such Accessory Building is nearer than four (4) feet to any side or rear Lot line

**Purpose :** new home owner pre existing sheds on property built without permits

**Case: BOA- 1699103 Address: 6 Monponset Street Ward 18 Applicant: Dana Schneider**

**Article(s)** Article 69 Section 29.4 Off-Street Parking Location Article 69, Section 8 Use: Forbidden Article 69, Section 9 Lot Area Insufficient Article 69, Section 9 Lot Width Insufficient Article 69, Section 9 Lot Frontage Insufficient Article 69, Section 9 Floor Area Ratio Excessive Article 69, Section 9 Usable Open Space Insufficient Article 69, Section 9 Side Yard Insufficient

**Purpose :** convert attic and basement into 2 apartments

**Case: BOA- 1729779 Address: 59 Weld Hill Street Ward 19 Applicant: John Pulgini, ESQ**

**Article(s)** Art. 55 Sec. 55 9 Additional lot area insufficient Applicant will need to seek relief for Additional Lot Area for Each Additional Dwelling Unit. Article 55, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (FAR) . Article 55, Section 9 Bldg Height Excessive (Feet) Applicant will need to seek relief for Excessive Building Height (Front Elevation only). Article 55, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for Useable Open Space Insufficient Sq. Ft. Per Dwelling Unit. Article 55, Section 41.1 Conformity Ex Bldg Alignment Applicant will need to seek relief for Front Yard setback (Modal Alignment Study). Art. 55 Sec. 65 41 Off Street parking insufficient Applicant will need to seek relief for Off Street Parking Insufficient. Article 18, Section 3 Traffic Visibility Across Corner Applicant will need to seek relief for Traffic Visibility Across Corner (Weld ST & Wachusett ST). Article 55, Section 9 Side Yard Insufficient Applicant will need to seek relief for Insufficient Side yard setbacks. Article 55, Section 9 Rear Yard Insufficient Applicant will need to seek relief for Insufficient Rear Yard setback.

**Purpose :** Erect new three story, three family dwelling on existing vacant lot abutting 57 Weld Hill Street, Jamaica Plain (Parcel ID No. 1904684000). Roof Deck for Unit #3



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**Case: BOA- 1731754 Address: 3815 Washington Street Ward 19 Applicant: Gianluca Morle**

**Article(s)** Art. 09 Sec. 01 Extension of Non Conforming Use Extension of a conditional use on second story and above.

**Purpose :** Partial renovation of 3rd Floor Commercial Space for expansion of school already occupying the building (private school grades 3-5); including selective demolition, new staircase, gypsum assemblies, finishes, MEP, fire alarm and fire suppression upgrades. Ref. granted zoning Case No. BOA1166231.

**Case: BOA- 1729941 Address: 34 Atlantis Street Ward 20 Applicant: Ivan Hernandez**

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

**Purpose :** Construct a new first and second floor addition and renovate existing house per plans

**Case: BOA- 1729343 Address: 82 Oakland Street Ward 22 Applicant: Wagner Pinheiro**

**Article(s)** Article 51, Section 9 Side Yard Insufficient Article 51, Section 8 Use: Forbidden

**Purpose :** Change of occupancy from single family to two family residence, with a new 26' x 42' rear addition to serve as the second unit, as per submitted plans.

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

**Case: BOA- 1718302 Address: 164 Dorchester Street Ward 7 Applicant: Michael Ahern**

**Article(s)** Article 68, Section 8 Add'l Lot Area Insufficient Art. 68 Sec. 33 Off Street parking Req.

**Purpose :** CHANGE EXISTING 8 BEDROOM SINGLE FAMILY TO TWO BILEVEL UNITS. LOWER UNIT CONTAINING 3 BEDS, OFF, AND KITCHEN/LIVING RM. UPPER UNIT CONTAINING 5 BEDS, OFF, AND KITCHEN/LIVING RM. CREATE NEW SECOND FLOOR EGRESS TO GRADE. Confirm occupancy as a single family and change to a 2 family dwelling.

**Case: BOA- 1730151 Address: 208 H Street Ward 7 Applicant: Sebastien Hazard**

**Article(s)** Article 68, Section 8 Rear Yard Insufficient Article 68, Section 29 Roof Structure Restrictions

Art. 25 Sec. 5 Flood Hazard Districts Art. 29, Section 4 Greenbelt Protection Overlay District

**Purpose :** INTERIOR RENOVATION AND REAR ADDITION. NO CHANGE IN OCCUPANCY, USE OR EGRESS.

**Case: BOA- 1728774 Address: 1-17 Harvard Avenue Ward 21 Applicant: Allston Live Management LLC**

**Article(s)** Article 51, Section 16 Use: Forbidden Bar with Live Entertainment is Forbidden in a CC 1

Sub District Article 51, Section 16 Use Regulations Multi Family is Conditional in a CC 1 Sub District Article 51,

Section 17 Dimensional Regulations Floor Area Ratio is excessive Article 51, Section 17 Dimensional Regulations

Usable Open Space is insufficient Article 51, Section 17 Dimensional Regulations Building Height is excessive

Article 51, Section 17 Dimensional Regulations Rear Yard is insufficient

**Purpose :** Erect 9 story and basement, 97,300 gsf mixed use building with bar and concert hall (both with live entertainment) and retail spaces on ground floor & 139 residential units on upper floors. Provide 3 car sharing spaces at grade. Request nominal fee. Separate permits to demo 4 existing buildings.

**Case: BOA- 1741679 Address: 64-66 Donnybrook Road Ward 22 Applicant: Francis Meehan**

**Article(s)** Article 51, Section 9 Floor Area Ratio Excessive Article 51, Section 9 Bldg Height Excessive (Stories)

Article 51, Section 9 Side Yard Insufficient

**Purpose :** New dormer to be installed on third floor to add new office and walk in closet in the finished attic. Structural work to be completed in basement, first floor, and second floor to support new dormer.



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**RE-DISCUSSIONS: 11:30 AM**

**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

**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

**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.

**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

**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]

**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]





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

**Article(s):** Art.53 Sec. 08 Use: ForbiddenMulti 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  
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 7 residential units. Scope includes bike storage and rear decks. See ALT1553019 for subdivision. Demolition of existing building on separate permit. [ePlan]

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

**Article(s)** Art. 55, Section 40 Off-Street Parking Insufficient You need relief from the BOA for the said violations  
Article 55, Section 41.12 Two or More Dwellings on Same Lot You need relief from the BOA for the said violations  
Article 55, Section 9 Lot Area Insufficient You need relief from the BOA for the said violations Article 55, Section 9  
Bldg Height Excessive (Feet) 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

**Purpose :** Construct detached pool house at rear of lot.

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

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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)**