



Tuesday, October 7, 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 Norm Stembridge:

Please be advised of the following appeals to be heard on October 7, 2025 beginning at 9:30 am and related announcements.

All matters listed on this October 7, 2025 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The October 7, 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/ZBAOCTOBER7Comments> 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/ZBAOCTOBER7Comments> 617-6354775, 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 board number, the address of the proposed project, and the date of the hearing



APPROVAL OF THE HEARING MINUTES: 9:30AM

September 18, 2025 & September 23, 2025

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

EXTENSIONS: 9:30AM

Case: BOA-1359889 Address: 400 Melnea Cass Boulevard Ward 8 Applicant: Joseph Feaster, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to November 4, 2026.

Case: BOA-1359896 Address: 402 Melnea Cass Boulevard Ward 8 Applicant: Joseph Feaster, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to November 4, 2026.

Case: BOA-1341538 Address: 2196 Washington Street Ward 8 Applicant: Christopher Tsouros, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to October 21, 2026.

Case: BOA- 1341528 Address: 2154 Washington Street Ward 8 Applicant: Christopher Tsouros, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to October 21, 2026.

Case: BOA- 1341524 Address: 1121 Harrison Avenue Ward 8 Applicant: Christopher Tsouros, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to October 21, 2026.

Case: BOA- 1341518 Address: 1105 Harrison Avenue Ward 8 Applicant: Christopher Tsouros, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to October 21, 2026.

Case: BOA- 1593227 Address: 282 Walnut Avenue Ward 12 Applicant: Chukwudera Okoli

Discussion/Votes: The Board moved to unanimously approve the extension request to December 6, 2026.

Case: BOA- 1187855 Address: 61 Horace Street Ward 1 Applicant: Lorene Schettino, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to August 6, 2027.

Case: BOA-1187853 Address: 63 Horace Street Ward 1 Applicant: Lorene Schettino, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to August 6, 2027.

Case: BOA- 1472415 Address: 351 Vermont Street Ward 20 Applicant: John Pulgini, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to October 21, 2026.

Case: BOA- 1349736 Address: 906 Dorchester Avenue Ward 13 Applicant: Khanh Thach

Discussion/Votes: The Board moved to unanimously approve the extension request to October 21, 2026.

Case: BOA- 1339772 Address: 33 Davison Street Ward 18 Applicant: Kyle Smith, Esq3 Davison Street

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

Case: BOA- 898191 Address: 40 Mount Hood Road Ward 21 Applicant: Johanna Schneider

Discussion/Votes: The Board moved to unanimously approve the extension request to June 27, 2027.

Case: BOA- 1367246 Address: 14 Gardner Street Ward 21 Applicant: Johanna Schneider

Discussion/Votes: The Board moved to unanimously approve the extension request to October 25, 2027.



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HEARINGS: 9:30AM

Case: BOA- 1714885 Address: 154 Maverick Street Ward 1 Applicant: James Razsa

Article(s) Article 7, Section 4 Other Cond Necc as Protection Removal of a live entertainment proviso from ALT374982 and BOA399798

Purpose: Remove petitioner granted on ALT374982 and BOA399798 for live entertainment use item 38. See attached documents. Work associated on a short form building permit. No change in the layout or seating capacity.

Discussion: At the request of the Board, the applicant presented plans to remove a previously granted proviso for live entertainment. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

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

Case: BOA- 1718356 Address: 25-27 Edinboro Street Ward 3 Applicant: Jackson Lee

Article(s) Art. 43, Section 19 Use: Conditional Pool hall Art. 43, Section 19 Use: Conditional Social/Private club

Purpose: Clarification provided by Architectural firm 3/18/25: Change of legal use and occupancy of the building from Showroom, retail store and restaurant with unfinished spaces in the basement level to Office/professional office use on the 4th and 5th floors, Pool Hall operating from 3pm 12a.m. on the 3rd floor, office/professional office use on the second floor, Community service and retail use on the 1st floor and "PRIVATE" club use in the basement level (Ma Jong Club)

Discussion/Votes: Upon a motion and a second, the Board moved to defer until November 25, 2025.

Case: BOA-1772322 Address: 27 Hancock Street Ward 3 Applicant: 27-29 Hancock Developer LLC-MOH

Article(s) Art. 13 Sec. 13 1 Dimensional Regulations Floor Area Ratio is excessive Art. 17 Sec. 17 1 Open Space Insufficient Open space is insufficient

Purpose: Change of use and occupancy from the 17 lodger Lodging House to a Multifamily Residential Use, consisting of five (5) income restricted residential units, inclusive of a proposed addition of approximately 350 square feet of living space in the basement for a studio unit.

Discussion: At the request of the Board, the applicant presented plans to change the occupancy of an existing structure, from a seventeen lodger, lodging house to a five-unit dwelling including a studio in the basement. Board members asked about the plans. Board Member Valencia cited the projects resourcefulness, creating new housing out of old buildings.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services, Mayors Office of Housing, Councilor Durken along with several abutters were in support of the project.

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

Case: BOA- 1772318 Address: 29 Hancock Street Ward 3 Applicant: 27-29 Hancock Developer LLC-MOH

Article(s) Art. 13 Sec. 13 1 Dimensional Regulations Floor Area Ratio is excessive Art. 17 Sec. 17 1 Open Space Insufficient Open space is insufficient

Purpose: Work is in combination with 27 Hancock, and is associated with permit #ALT1710860, change of use from Lodging House to a MFR use, consisting of (10) income restricted condo units. Work includes new floorplan layout, brick & stone restoration, new windows and mechanicals.



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Discussion: At the request of the Board, the applicant presented plans to change the occupancy of an existing lodging house to a ten-unit condominium, along with accompanying interior renovations. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Board Member Valencia cited the projects resourcefulness, creating new housing out of old buildings.

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

Case: BOA- 1765730 Address: 75-77 Dorchester Street Ward 6 Applicant: Jim Statires-Article 80

Article(s) Art 68 Sec 7 Use: Forbidden Large restaurant with takeout Art 68 Sec 8Dim reg app in res sub dist. Excessive f.a.r. Art 68 Sec 8 Dim reg app in res sub dist. Max allowed height exceeded in the subdistrict Art 68 Sec 8Dim reg app in res sub dist. Insufficient usable open space per unit Art 68 Sec 8 Dim reg app in res sub dist. Insufficient side yard setback Article 68, Section 33 Off Street Parking & Loading Req Insufficient off street parking Art.68 Sec. 33Off Street Loading Req. Location: Proposed ancillary loading/delivery truck parking area on a different lot, not in common ownership. Filing of a UOP permit application required for use of land at neighboring address. Art 68 Sec 29Roof Structure Restrictions Max allowed height on parcel has been exceeded Article 68, Section 34.2Traffic Visibility Across Corner Article 68, Section 7 Use Regulations Local Retail Conditional

Purpose: Combine parcels 1886 & 1887, demolish existing structures, and erect new 5 story, mixed use building (1 retail/restaurant unit core and shell) & 15 residential units) w/partial basement and elevator as per plans submitted.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until November 18, 2025.

Case: BOA- 1702915 Address: 27 Wendover Street Ward 7 Applicant: Peter Vanko

Article(s) Article 65, Section 8 Use Regulations MFR use Forbidden Art. 65 Sec. 9Residential Dimensional Reg.s Max allowed f.a.r exceeded .5 max Article 65, Section 9Dimensional Regulations Max allowed # of stories has been exceeded 2.5 stories max. Article 65, Section 9-Dimensional Regulations Max allowed height has been exceeded 35' max. Article 65, Section 9 Dimensional Regulations Insufficient side yard setback 10' req. Article 65, Section 9Dimensional Regulations Insufficient rear yard setback 30'req. Article 65, Section 41 Off Street Parking Regulations Insufficient parking

Purpose: Erect 11 unit multifamily over subterranean parking.

Discussion: At the request of the Board, the applicant presented plans to erect a three story, nine-unit condominium with thirteen subterranean 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. Councilor Fitzgerald was in support of the project.

Votes: Board member Barraza motioned for approval with the provisos of Planning Department Design Review with special attention to the rear parking spaces, and to allow for open space. The Applicant would also need to enter into a housing agreement with the Mayor's Office of Housing. Board member Whewell seconded and the motion carried unanimously.

Case: BOA- 1763939 Address: 722-730 Shawmut Avenue Ward 9 Applicant: Society for Islamic Brotherhood Inc. Article 80

Article(s) Art. 50, Section 28 Use: Forbidden Accessory Basement Food Pantry (Local Retail) Forbidden Art. 50, Section 28 Use: Conditional Accessory Restaurant with Takeout (Large) Conditional Art. 50, Section 28 Use: Conditional Accessory Ground Floor Local Retail Conditional Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Bldg Height Excessive (Feet) Article 50, Section 29 Bldg Height Excessive (Stories) Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Add'l Lot



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Area Insufficient Article 50, Section 29 Front Yard Insufficient Dade Street per §50 44.2 Art. 50, Section 43 Off Street Parking Insufficient Art. 50, Section 43 Off Street Loading Insufficient Art. 50, Section 28 Use: Forbidden Accessory Office Forbidden

Purpose: Erect a 6-story mixed use building on newly created 11,127sqft lot. Building intended for thirty-eight (38) Residential units and a Community Center with the following Accessory Uses: Restaurant with Take Out, Retail, Offices/Classrooms, Place of Worship/Religious space, & Food Pantry. Building features parking, bike storage, balconies, and common roof deck. Refer to ALT1729484 for consolidation of parcels. Demolish existing structure on separate permit.

Discussion: At the request of the Board, the applicant presented plans to erect a six-story, mixed use building on newly combined lots. The building would feature thirty-eight units, community center, restaurant with takeout, retail, offices, classrooms, place of worship and food pantry. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services was in support of the project.

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

Case: BOA- 1760292 Address: 19 Midland Street Ward 13 Applicant: James Christopher

Article(s) Art. 65 Sec. 42 Appl. of Dimensional Req'mnts FAR exceeded proposed is 1.07 allowed is .50 Building height is exceeded allowed is 35 feet proposed is 38 feet 2 inches Max stories, allowed is 2 1/2 stories proposed is 3 stories exceeding allowed occupancy of 2F 4000, 3 units are proposed.

Purpose: Confirm Occupancy of existing 1 Family home. The owner seeks to erect a new third story and side addition as per the attached plans, and change occupancy from 1 to 3 residential units with 3 off street parking spaces.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until November 25, 2025.

Case: BOA 1740957 Address: 20-22 Rosaria Street Ward 16 Applicant: James Christopher

Article(s) Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Lot Area Insufficient

Purpose: The owner seeks to construct two new shed dormers as per the attached plans, to increase living space into the 3rd floor with no change to occupancy.

Discussion: At the request of the Board, the applicant presented plans to construct two new shed dormers on the third floor to increase 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. Councilor Fitzgerald was in support of the project.

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

Case: BOA- 1685960 Address: 4-4R Sherman Street Ward 19 Applicant: Darlene Musto

Article(s) Art. 67 Sec. 09 Open Space insufficient Applicant will need to seek relief for insufficient open space for two units. Art. 67 Sec. 09 Side Yard Insufficient Applicant will need to seek relief for insufficient side yard setbacks. Art. 67 Sec. 30 Off street parking screening & buffering Applicant will need to seek relief for off street parking screening & buffering. Article 67, Section 32 Off-Street Parking Applicant will need to seek relief for off-street parking (location). Article 67, Section 9 Lot Area Insufficient Applicant will need to seek relief for insufficient lot area for a two family semi-attached structure. Article 67, Section 9 Lot Width Insufficient Applicant will need to seek relief for insufficient lot width (rear).

Purpose: This proposal is to build a 2 story, 2 family town houses, located at 4 Sherman Street in Roslindale. Each unit will have Three bedrooms 2 1/2 half baths, kitchen, living room, dining room, front and rear decks along with two covered balconies. There will be off street parking for each unit.

Discussion: At the request of the Board, the applicant presented plans to build a two story, two family with two off street parking spots on a newly created lot. Board members asked about the plans.



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Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Multiple abutters were opposed to the project.

Votes: Board member Barraza motioned for approval with the provisos that the project undergo Planning Department Sight Planning Review to specify permeable surfaces for the parking aisle and parking on 6 Sherman and to remove the other front yard parking on 6 Sherman Street. The Applicant must submit civil engineering drawings that proposes a storm water management system on their property that would not exacerbate water conditions locally on the site. Board member Langham seconded, Board member Turner was opposed but the motion carried.

Case: BOA-1701024 Address: 6-6A Sherman Street Ward 19 Applicant: Darlene Musto

Article(s) Art. 67 Sec. 09 Side Yard Insufficient Applicant will need to seek relief for insufficient side yard setback (right side of existing structure.) Article 67, Section 32 Off Street Parking 4. (a) Applicant will need to seek relief for the location of four parking spaces. [67 34 Non-Conformity as to Dimensional Requirements].

Purpose: Subdivide lot A1 leaving it with six 6481 square feet located at #4 Sherman Street in Roslindale. Change lot A 2 from 7400 square feet to 8576 square feet as per a plan dated September 17th 2024. (Sub-division for ERT1655906)

Discussion: At the request of the Board, the applicant presented plans to subdivide a lot. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Multiple abutters were opposed to the project.

Votes: Board member Barraza motioned for approval with the provisos that the project undergo Planning Department Sight Planning Review to specify permeable surfaces for the parking aisle and parking on 6 Sherman and to remove the other front yard parking on 6 Sherman Street. The Applicant must submit civil engineering drawings that proposes a storm water management system on their property that would not exacerbate water conditions locally on the site. Board member Langham seconded, Board member Turner was opposed but the motion carried.

Case: BOA- 1732976 Address: 1082 Commonwealth Avenue Ward 21 Applicant: John Pulgini

Article(s) Article 51 Section 16 Use Regulations Conditional Use Article 51 Section 17 Dimensional Regulations FAR Art.51 Sec.56 Off St Parking Design

Purpose: Convert a vacant take out space on the garden level of a forty (40) unit building into a two-bedroom apartment. Would make the structure a forty-one (41) unit residential building.

Discussion: At the request of the Board, the applicant presented plans to convert a vacant take out establishment, on the garden level of a mixed-use building, to a two-bedroom 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 Valencia motioned for approval with the proviso of Planning Department Design Review. Board member Whewell seconded and the motion carried unanimously.

Case: BOA-1766156 Address: 69 Kilmarnock Street Ward 21 Applicant: John Bailey-Article 80

Article(s) Art. 66, Section 9-Dimensional Regulations Floor Area Ratio Excessive Art. 66, Section 9 Dimensional Regulations Building Height (Feet) Excessive Art. 66, Section 9 Dimensional Regulations Usable Open Space Insufficient Art. 66, Section 9-Dimensional Regulations Rear Yard Insufficient Article 66, Section 38 Roof Structure & Bldg Height Article 32, Section 4. GCOD, Applicability Art. 66 Sec. 08 Use Conditional: Multi Family Dwelling sub use of Hospital Conditional Article 66 Section 42 Off Street Parking & Loading Req Parking Art. 66 Sec. 43 Application of dimensional requirements 66 43.2 Conformity with Existing Building Alignment (Queensberry St) per §66 43.4

Purpose: Erect a new 8 Story Multi Family Dwelling consisting of 89 units on newly created 19,698 sqft. lot. The project consists of two new buildings sharing a foundation and comprised of approximately 86,000 sq. ft. of Gross Floor Area ("GFA") in the aggregate. Building 1 proposes to include 45 institutional patient family housing units and Building 2 proposes 44 multifamily residential units with ground floor bicycle storage. Both buildings to share a fire wall to



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divide into Building 1 at 69 Kilmarnock St (primary address) and Building 2 at 95 101 Queensberry St (secondary address). Refer to ALT1697707 for lot consolidation.

Discussion: At the request of the Board, the applicant presented plans to erect an eight-story, multifamily dwelling with eighty-nine units on a newly created lot. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Durkin was in support of the project. Christin Simonelli of the Boston Ground Water Trust stated the applicant submitted both GCOD letters

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

Case: BOA-1762993 Address: 17 Bradbury Street Ward 22 Applicant: Daniel Ustayev

Article(s) Article 51, Section 9 Add'l Lot Area Insufficient Applicant will need to seek relief for insufficient lot area for each Additional Unit. Article 51, Section 9 Lot Frontage Insufficient Applicant will need to seek relief for insufficient Lot Frontage. Article 51, Section 9 Lot Width Insufficient Applicant will need to seek relief for Insufficient Lot Width. Article 51, Section 9 Side Yard Insufficient Applicant will need to seek relief for Insufficient Side Yard setback. Aggregate of 15' (feet) required. Art. 51 Sec. 57.2 Exst'g Bldg Alignment Conformity Applicant will need to seek relief for Existing Building Alignment Conformity for the Front yard. Modal Alignment study required. Art. 51 Sec. 56^ Off street parking requirements Applicant will need to seek relief for Off Street Parking requirements. Project proposes to have three parking spaces not the required 1.75 per unit. (1.75 X 3 =5.25) Article 51, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (F.A.R.)

Purpose: To erect a new three-story building with three residential units and three exterior parking spaces. Project proposes to share driveway of 15 Bradbury ST.

Discussion: At the request of the Board, the applicant presented plans to erect a three-story building with three units and three-exterior parking spaces and will share the driveway with the abutting house. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

Votes: Board member Whewell motioned for approval with the provisos of Planning Department design review, to ensure the new building façade aligns with current buildings on Bradbury Street and that parking meets maneuverability requirements. Board member Turner seconded and the motion carried unanimously.

HEARINGS: 11:00AM

Case: BOA- 1730672 Address: 2 Sentry Hill Place Ward 5 Applicant: Nicholas Landry

Article(s) Art. 16, Section 8 Restricted Roof Structure District Art. 15 Section 1 Floor Area Ratio Excessive

Purpose: Interior renovation to existing building, roof deck addition, and dormer addition. no change in occupancy, use or egress.

Discussion: At the request of the Board, the applicant presented plans for interior renovations along with adding a dormer, headhouse and roof deck. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

Votes: Board member Barraza motioned for approval with a proviso that the project receives Beacon Hill Architecture Commission design review approval. Board member Stenbridge seconded and the motion carried unanimously.



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Case: BOA- 1769201 Address: 19-21 West Third Street Ward 6 Applicant: David Winick-Article 80

Article(s) Art 68 Sec 8 Dim reg app in res sub dist. Insufficient additional lot area per unit Art 68 Sec 8Dim reg app in res sub dist. Insufficient side yard setback Art 68 Sec 8Dim reg app in res sub dist. Insufficient usable open space per unit Art 68 Sec 8 Dim reg app in res sub dist. Excessive f.a.r. Art 68 Sec 8 Dim reg app in res sub dist. Max allowed height in South Boston's MFR/LS District has been exceeded Art. 68 Sec. 33 Off Street parking Req. Insufficient parking Art.68 Sec. 33 Off Street Loading Req. Insufficient loading area Art. 68 Sec. 33 Off Street parking Req. Design (i.e. space sizes and clear maneuvering areas) Art 68 Sec 8Dim reg app in res sub dist. Insufficient rear yard setback (Athens street access location <20' wide)

Purpose: Clarification: Combine four lots owned in common (i.e.0601225000,0601224000,0601200000 and 0601226000) into one 7752sf through lot per land survey then, erect a new 6 story mixed use building with on grade parking and commercial space on first floor. Floors 2 6 to contain 35 residential units as per plans. with existing structure to be razed on a separately reviewed and approved SF demolition permit. Original scope: Erect a new 6 story mixed use building with on grade parking and commercial space on first floor. Floors 2 6 to contain 35 residential units as per plans

Discussion: At the request of the Board, the applicant presented plans to combine four lots and erect a six-story dwelling with thirty-five residential units along with ground level retail. 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 support of the project

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

Case: BOA- 1717961 Address: 438 Talbot Avenue Ward 16 Applicant: Luis Matute

Article(s) Article 65, Section 9 Rear Yard Insufficient

Purpose: Interior renovations as per plans. Short form permits previously pulled and approved but more work needed to be done

Discussion: At the request of the Board, the applicant presented plans to replace a fire damage exterior staircase with a new rear deck for the first and second floor. 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 Langham seconded and the motion carried unanimously.

Case: BOA- 1738631 Address: 475 Weld Street Ward 20 Applicant: Anat Beck-Nachtigal

Article(s) Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg. Art. 56, Section 7 Use: Forbidden Art. 56 Sec. 08 Floor Area Ratio Excessive Article 56, Section 8 Usable Open Space Insufficient Article 56. Section 8 Side Yard Insufficient Article 56, Section 8 Rear Yard Insufficient Art. 56 Sec. 39 Off street parking requirements

Purpose: Convert existing single-family dwelling to two family. Build two story rear addition with flat roof and roof decks at first and second levels. Partially finish basement for second unit with living areas below and a bedroom on first floor. Enclose and weatherize existing front portico.

Discussion: At the request of the Board, the applicant presented plans to convert a single family to a two-family dwelling along with constructing a two-story rear addition and decks on the first and second floor.

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.



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Case: BOA-1750079 Address: 2 Bonad Road Ward 20 Applicant: Elias Ramos

Article(s) Art. 56 Sec. 08 FAR Excessive.

Purpose: Extension of living space into the basement, bathroom and bedroom. Flood review note: Please be advised that the regulatory flood maps on the site have been updated since the building was originally constructed. They now indicate a greater level of risk; flooding could impact the renovated basement.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until December 16, 2025.

Case: BOA- 1755706 Address: 106 Sanborn Avenue Ward 20 Applicant: Philip McLaughlin

Article(s) Article 56. Section 8 Side Yard Insufficient

Purpose: Remove roof, build second floor with walk up attic

Discussion: At the request of the Board, the applicant presented plans to replace an existing half story and roof with a new second floor and walk up 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 Valencia motioned for approval. Board member Whewell seconded and the motion carried unanimously.

RE-DISCUSSION: 11:30AM

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

Discussion: At the request of the Board, the applicant presented plans to demolish an existing structure and erect a four-story dwelling, no parking on site and storage with utilities in the basement Board members asked about the plans. Board member Whewell felt that the lots width lends itself to the variances requested.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Colletta was opposed to the project.

Votes: Board member Whewell motioned for approval. Board member Langham seconded, while Board members Tuner and Barraza were opposed, but the motion carried.

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.

Discussion: At the request of the Board, the applicant presented plans to subdivide a lot with an existing dwelling on it. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Colletta was opposed to the project.

Votes: Board member Whewell motioned for approval with the proviso that the front yard setback are increased to 3 feet and Planning for design review with attention to site planning design including detailed views of the ground floor and entrances as well as building placement. Board member Langham while Board member Turner was opposed to the project, the motion passed.



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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

Discussion: At the request of the Board, the applicant presented plans to erect a four story, four-unit residential dwelling with a roof deck on a newly created lot. Board members asked about the plans

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Colletta was opposed to the project.

Votes: Board member Whewell motioned for approval with the proviso that the front yard setback are increased to 3 feet and Planning for design review with attention to site planning design including detailed views of the ground floor and entrances as well as building placement. Board member Langham while Board member Turner was opposed to the project, the motion passed.

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

Article(s): Art.53 Sec. 08 Use: Forbidden Multi 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]

Discussion: At the request of the Board, the applicant presented plans to combine three lots, demolish an existing structure to erect a three-story mixed use building with eight units and one at grade retail space. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Colletta was opposed to the project

Votes: Board member Barraza motioned for Denial Without Prejudice. Board member Langham seconded, while Board member Stembridge was opposed, but the motion carried.

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]

Discussion/Votes: Upon a motion and a second, the Board moved to defer until November 25, 2025.

Case: BOA-#1482374 Address: 87 Morris Street Ward 1 Applicant: Carolina Linares

9th 780 CMR 705 Exterior Walls705.8.1 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 1030Emergency

Escape and Rescue 1030.1 General. In addition to the means of egress required by this chapter, provisions shall be made



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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] **City of Boston Board of Appeal**

Discussion/Votes: Upon a motion and a second, the Board moved to defer until November 25, 2025.

Case: BOA- 1703445 Address: 100 Huntington Avenue Ward 4 Applicant: Jeffrey Drago, ESQ

Article(s) Article 11, Section 2 On Premise Signs in Non-Residential Districts

Purpose: Proposing to affix two separate advertisement decal window scapes, one on each side of the pedestrian skybridge located over Huntington Avenue; each signage to be 60 ft wide by 8 ft high; no proposed illumination or lighting; no proposed structures to be built

Discussion/Votes: Upon a motion and a second, the Board moved to defer until November 25, 2025.

Case: BOA-1723832 Address: 1260 Boylston Street Ward 5 Applicant: The Bon Marr LLC Article(s)

Article 66, Sec. 14 Use Regs in Business Large take out restaurant use: Conditional.

Purpose: Change of occupancy: New take out restaurant buildout for "Wonder" on ground level, first generation tenant in new commercial space. Work includes associated MEP and FA/FP work.

Discussion: At the request of the Board, the applicant presented plans to change the occupancy to a restaurant with takeout. Board members asked about the plans, hours of operation and plans on takeout currier queuing.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services was opposed to the project, while Councilor Durkin requested a deferral, while multiple neighbors were opposed to the project.

Votes: Board member Whewell motioned for Denial without Prejudice. Board member Valencia seconded and the motion carried unanimously.

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 8Dim 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 setback 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. 33Off Street parking Req. Design Space sizes Art. 68 Sec. 33 Off Street parking Req. Insufficient parking Art 68 Sec 29Roof 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.

Discussion: At the request of the Board, the applicant presented plans to change the occupancy of a one, to a five-family dwelling along with a rear addition and dormer. 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 support of the project.

Votes: Board member Turner motioned for approval with the proviso of Planning Department design review with special attention to persevering significant architectural details from the existing structures copula and front façade . Board member Whewell seconded and the motion carried unanimously.



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Case: BOA- 1745070 Address: 200 Hillside Street Ward 10 Applicant: John Pulgini-Article 80

Article(s) Art. 59, Section 37 Off-Street Loading Insufficient Art. 59, Section 37 Off-Street Parking Insufficient Art. 59, Section 7 Use: Forbidden Multi-Family Dwelling - Forbidden (Lot > 1/2 acre) Article 59, Section 38.1 Conformity w Ex Bldg Alignment Article 59, Section 38.12 Two or More Dwelling Same Lot Article 59, Section 8 Floor Area Ratio Excessive Article 59, Section 8 Usable Open Space Insufficient Article 59, Section 8 Rear Yard Insufficient Article 59, Section 8 Bldg Height Excessive (Stories) Article 59, Section 8 Bldg Height Excessive (Feet) Article 59, Section 8 Add'l Lot Area Insufficient Article 59, Section 8 Front Yard Insufficient (Parker Hill Ave), per Article 59-38.4

Purpose: Erect a new 5-story, 38-unit multi-family residential building, upon a 25,441 square foot lot. The new building will be approximately 28,812 Square Feet in Gross Floor Area, with a common roof deck, bike storage and amenity fitness space. Two multi-family residential buildings, 40 and 44 Parker Hill Ave, currently exist on the lot and are to remain; refer to ALT1710799 & ALT1729303.

Discussion: At the request of the Board, the applicant presented plans to erect a five story, thirty-eight unit dwelling with a common roof deck on a newly created 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 Valencia motioned for approval. Board member Whewell seconded and the motion carried unanimously.

Case: BOA- 1758534 Address: 44 Parker Hill Avenue Ward 10 Applicant: John Pulgini-Article 80

Article(s) Article 9, Section 2 Change in Non-Conforming Use

Purpose: Combine Parcel 1001236000 (200 Hillside) with Parcel 1001250000 (40 44 Parker Hill Ave) to create one lot, and construct a new residential building upon it. Please reference ERT1710767 & ALT1710799. Lots have previously been combined through Land Court.

Discussion: At the request of the Board, the applicant presented plans to combine two parcels to create a new lot and construct a residential dwelling. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

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

Case: BOA- 1748208 Address: 40 Parker Hill Avenue Ward 10 Applicant: John Pulgini-Article 80

Article(s): Article 59, Section 8 Side Yard Insufficient Article 9, Section 2 Change in Non-Conforming Use

Purpose: Combine Parcel 1001236000 (200 Hillside) with Parcel 1001250000 (40 44 Parker Hill Ave) to create one lot, and construct a new 5 story, 38-unit multifamily residential building upon it. Please reference ERT1710767 & ALT1729303. Lots have previously been combined through Land Court.

Discussion: At the request of the Board, the applicant presented plans to combine two parcels to create a new lot and construct a residential dwelling. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

Votes: Board member Valencia motioned for approval. Board member Whewell 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



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

Discussion: At the request of the Board, the applicant presented plans to renovate the basement and extend living space from the first floor to the basement. 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 that the basement stands up to the required height by building code. Board member Whewell 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 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.

Discussion: At the request of the Board, the applicant presented plans to demolish an existing dwelling and construct a four-story, thirteen-unit apartment building. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

Votes: Board member Valencia motioned for Denial Without Prejudice. Board member Whewell seconded and the motion carried. Board member Barraza recused herself.

Case: BOA- 1703386 Address: 26 North Crescent Circuit Ward 22 Applicant: Haosheng Zhang

Article(s) Article 51, Section 56 Off-Street Parking & Loading Req Per Article 51, Section 51-56.4. a: Off-street parking and loading spaces shall not be located in any part of a landscaped area required by this Article or in any part of a Front Yard.

Purpose: convert the existing landscape into a parking space in front of the house. To correct violation.

Discussion/Votes: Upon a motion and a second, the Board moved to have the case withdrawn

STEPHANIE HAYNES

BOARD OF APPEAL

617-635-4775

BOARD MEMBERS:
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NORMAN STEMBRIDGE-SECRETARY
GIOVANNY VALENCIA
KATIE WHEWELL
ALAN LANGHAM
HANSY BETTER BARRAZA
SHAMALIAH TURNER

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