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City of Boston  
Board of Appeal

Tuesday, January 13, 2026    **BOARD OF APPEALS**    City Hall Room 801

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### **HEARING AGENDA**

#### Revised Agenda

Please be advised of the following appeals to be heard on January 13, 2026 beginning at **9:30 am** and related announcements.

**All matters listed on this January 13, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:**

**The January 13, 2026 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/2026ZBAHearings\*\*](https://bit.ly/2026ZBAHearings). You may also participate by phone by calling into the Zoom Webinar at (301) 715 8592 and entering the Webinar ID: 160 422 3767 followed by # when prompted.

If you wish to offer testimony on an appeal, please click [\*\*https://bit.ly/January132026ZBAComments\*\*](https://bit.ly/January132026ZBAComments) 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/January132026ZBAComments\*\*](https://bit.ly/January132026ZBAComments) 617-635-4775, or emailing [\*\*zba.ambassador@boston.gov\*\*](mailto:zba.ambassador@boston.gov).

The ZBA Ambassador will be available within the Zoom Webinar Event from 8:30 AM to 9:30 AM to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via Zoom. Questions and/or concerns can also be emailed to the ZBA Ambassador at [\*\*zba.ambassador@boston.gov\*\*](mailto:zba.ambassador@boston.gov).

If you wish to offer comment within the meeting platform, please use the “Raise Hand” function that should appear on the bottom of your screen, if connected by computer or device, or dial \*9, if connected by phone. On a computer or device, you will receive a request to unmute yourself from the event host. You must select yes before you can speak. On a phone, you will hear a prompt that the event host is asking you to unmute yourself. You must press \*6 to unmute yourself before you can speak. Commenters will be asked to state their name, address and comment. Comments will be limited as time requires.



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**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 [isdbboardofappeal@boston.gov](mailto:isdbboardofappeal@boston.gov) for accommodations to be made.**

**Members of the community are strongly encouraged to help facilitate the virtual hearing process by emailing letters in support of or opposition to an appeal to [zbapublicinput@boston.gov](mailto:zbapublicinput@boston.gov) in lieu of offering testimony online. It is strongly encouraged that written comments be submitted to the board at least 48 hours prior to the hearing. when doing so, please include in the subject line, the boa number, the address of the proposed project, and the date of the hearing**

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

December 16, 2025

**EXTENSIONS: 9:30AM**

Case: BOA- 1065886 Address: 57 Webster Street Ward 1 Applicant: Richard Lynds, Esq

Case: BOA-1545096 Address: 80 Shawsheen Road Ward 1 Applicant: Jeffrey Drago, Esq

Case: BOA-1545111 Address: 82 Shawsheen Road Ward 1 Applicant: Jeffrey Drago, Esq

Case: BOA-1530340 Address: 58 Wordsworth Street Ward 1 Applicant: Jeffrey Drago, Esq

Case: BOA-1144072 Address: 273 Maverick Street Ward 1 Applicant: Marc LaCasse, Esq

Case: BOA- 1144075 Address: 275-279 Maverick Street Ward 1 Applicant: Marc LaCasse, Esq

Case: BOA- 1193863 Address: 683 Columbia Road Ward 7 Applicant: Josh Turner

Case: BOA- 1507043 Address: 688 Columbia Road Ward 7 Applicant: Gary Mendoza, AIA, LEED GA Principal

Case: BOA- 1211702 Address: 95-97 Broadway Ward 5 Applicant: Michael Ross, Esq

Case: BOA- 1258631 Address: 1027-1029 Tremont Street Ward 9 Applicant: Jeffrey Drago, Esq

Case: BOA- 1522969 Address: 45 Milton Avenue Ward 17 Applicant: Ryan Spitz, Esq



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**Case: BOA- 1050294 Address: 382 Sumner Street Ward 1 Applicant: Doreen Amato**

**BOARD FINAL ARBITER: 9:30AM**

**Case: BOA-1677952 Address: 95 Business Street Ward 18 Applicant: Matthew Mueller**

**HEARINGS: 9:30AM**

**Case: BOA-1785030 Address: 170 West Canton Street Ward 4 Applicant: Michael & Rachel Cargo**

**Article(s)** Art. 32 Sec. 32 4Groundwater Conservation Overlay District, Applicability Art. 64 Sec. 09Town House/Row House Extensions into Rear Yard Rear balcony

**Purpose :** N/R confirm occupancy as 3 Family and change occupancy to 1 Family. Remove white paint and restore red brick facade; full interior renovation, construct roof deck with hatch access/bulkhead skylight; install two roof top condensers, remove existing fire walks, remove section of rear wall and bump out dimensionally compliant 3 ft rear extension, install rear deck projecting 6 ft and juliet balcony, all as shown on zoning plans filed herewith. Once zoning relief is granted full construction plans will be filed.

**Case: BOA# 1782427 Address: 170 West Canton Street Ward 4 Applicant: Michael & Rachel Cargo**

780 CMR: Chapter 10 Means of Egress1011.12.2 Roof access through a penthouse.

**Purpose :** N/R confirm occupancy as 3 Family and change occupancy to 1 Family. Remove white paint and restore red brick facade; full interior renovation, construct roof deck with hatch access/bulkhead skylight; install two roof top condensers, remove existing fire walks, remove section of rear wall and bump out dimensionally compliant 3 ft rear extension, install rear deck projecting 6 ft and juliet balcony, all as shown on zoning plans filed herewith. Once zoning relief is granted full construction plans will be filed.

**Case: BOA- 1773991 Address: 269 Commonwealth Avenue Ward 5 Applicant: Joseph Holland**

**Article(s)** Art. 16, Section 8 Restricted Roof Structure District Addition above main roof

Art. 32 Sec. 32-4 Groundwater Conservation Overlay District, Applicability

**Purpose :** Phase 2 6th floor addition, basement dig out (including GCOD recharge system), rear decks & window replacement.

**Case: BOA-1774492 Address: 290A-290 Beacon Street Ward 5 Applicant: Timothy Burke**

**Article(s)** Art. 23 Sec. 23 1 Off street parking insufficient

**Purpose :** Change of occupancy from 4 to 5 units. Separate lower level of Unit 3 to create one new dwelling unit. Remove existing stair and install new fire rated ceiling/floor assembly to separate units. No additional floor area will be added.

**Case: BOA-1791354 Address: 227 Newbury Street Ward 5 Applicant: Predrag Vasic**

**Article(s)** Art. 08 Sec. 03 Conditional Uses Bakery establishment with sitdown (#36/37)

Conditional

**Purpose :** 227 Newbury ST Change of occupancy bakery frame per plan, install new equipment per plan, connect plumbing fixtures per plan, connect electrical per plan, clean entire area, remove debris of the property

**Case: BOA-1766854 Address: 1071 Massachusetts Avenue Ward 8 Applicant: Justin Parker**

**Article(s)** Article 11, Section 7 Electronic Signs Conditional

**Purpose :** Replace the existing EMC's with new units. This is not allowed under the Zoning Code article 11 7, and State Billboard Law 700 CMR 3.00. Once this application is denied, we will take that refusal letter and appeal the denial to the zoning board.



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**Case: BOA- 1776619 Address: 55-57 Centre Street Ward 11 Applicant: Michael Winston**

**Article(s)** Article 50, Section 29 Add'l Lot Area Insufficient Applicant will need to seek relief for Insufficient Additional Lot Area per unit. Article 50, Section 29 Lot Width Insufficient Applicant will need to seek relief for Insufficient Lot Width. 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 Floor Area Ratio. Article 50, Section 29 Bldg Height Excessive (Stories) Applicant will need to seek relief for Excessive Building Height (Story). Article 50, Section 29 Bldg Height Excessive (Feet) Applicant will need to seek relief for Excessive Building Height (Feet). Art. 50 Sec. 29 Usable open space insufficient Applicant will need to seek relief for Insufficient Usable Open Space. Art. 50 Sec. 43 Off street parking insufficient Applicant will need to seek relief for Insufficient Off Street Parking. Project proposes No Off Street Parking. Article 50, Section 29 Rear Yard Insufficient Applicant will need to seek relief for Insufficient Rear Yard setback.

**Purpose :** New construction of 2 family residence: Unit #1 1st Floor & Lower Level; Unit #2 2nd, 3rd & 4th Floors. For a total of 6 Beds and 6.5 bathrooms, 4 Juliet Balconies & 1 Roof Deck via headhouse.

**Case: BOA- 1723197 Address: 10-12 Heathcote Street Ward 19 Applicant: David Guimaraes**

**Article(s)** Article 67, Section 9 Floor Area Ratio Excessive

**Purpose :** Extension of living space into the basement from UNIT #1, to include Family room, mechanical/utility room.

**Case: BOA- 1776266 Address: 24 Newburg Street Ward 20 Applicant: Chuck Abichaker**

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

**Purpose :** Renovate/addition at the front of the house, as per plan dated August 29th 2025 Replace roofing asphalt shingles. Replace siding. Build a roof over the rear deck.

**Case: BOA-1743924 Address: 24-26 Larose Place Ward 21 Applicant: Silvio Ribeiro**

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

Article 51, Section 9 Usable Open Space Insufficient Article 51, Section 9 Front Yard Insufficient Article 51, Section 9 Side Yard Insufficient

**Purpose :** Extend living space from Unit 2 into the Attic add dormers Remodel 2nd floor per architecture plans.

**Case: BOA- 1781833 Address: 36 Champney Street Ward 22 Applicant: Jing Zhang**

**Article(s)** Article 51, Section 9 Rear Yard Insufficient Article 51, Section 9 Floor Area Ratio Excessive

**Purpose :** Convert the current 1 family residence to a 2 family, build a new addition of 205 sqft kitchen in the 2nd floor, Install the 2nd exit and exterior stairs off the 2nd floor living room, build a dormer in one attic bedroom, build a new full bath in 1st floor, install walls for unit 1/2 partition

**HEARINGS: 11:00AM**

**Case: BOA- 1785822 Address: 146-146A Bunker Hill Street Ward 2 Applicant: Vahid Nickpour**

**Article(s)** Article 62, Section 8 Rear Yard Insufficient Article 62, Section 8 Bldg Height Excessive (Feet)

Article 62, Section 8 Usable Open Space Insufficient Article 62, Section 8 Floor Area Ratio Excessive

Article 62, Section 25 Roof Structure Restrictions

**Purpose :** Occupancy in question requesting occupancy committee. This is for a third floor addition to an existing two story, two family residence. A new roof deck will be built. There will be additional habitable area in the basement. ZBA and neighborhood approvals will be required.

**Case: BOA-1799398 Address: 34 Mead Street Ward 2 Applicant: George Morancy**

**Article(s)** Article 62; section 7 Res. Sub district Dimensional Regulations Insufficient additional lot area per unit

Article 62; section 7 Res. Sub district Dimensional Regulations Excessive f.a.r. Article 62; section 7 Res. Sub district Dimensional Regulations Insufficient usable open space per unit Article 62; section 7 Res. Sub district Dimensional Regulations Insufficient rear yard setback

**Purpose :** Subdivide Parcel 0201039000 into 2 parcels: Lot 1, 34 Mead Street, to contain 1914 sf. Lot 2, 34R Mead Street, to contain 2533 sf.



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**Case: BOA-1799401 Address: 34R Mead Street Ward 2 Applicant: George Morancy**

**Article(s)** Article 62; section 7 Res. Sub district Dimensional Regulations Insufficient lot width frontage

**Purpose :** Subdivide Parcel 0201039000 into 2 parcels: Lot 1, 34 Mead Street, to contain 1914 sf. Lot 2, 34R Mead Street, to contain 2533 sf.

**Case: BOA- 1786353 Address: 148 Bunker Hill Street Ward 2 Applicant: Daniel Pipilas**

**Article(s)** Article 62, Section 8 Rear Yard Insufficient Article 62, Section 8 Floor Area Ratio Excessive

Article 62, Section 25 Roof Structure Restrictions

**Purpose :** This is for the addition of a third floor and rear deck over the second floor along with interior renovations. An existing basement will be excavated for code legal ceiling height and an areaway set of windows will be installed to provide egress and light for the new basement habitable area.

**Case: BOA- 1770713 Address: 921R-923R East Fourth Street Ward 6 Applicant: Nicholas Landry**

**Article(s)** Article 68, Section 29 Roof Structure Restrictions Article 68, Section 8 Usable Open Space Insufficient

**Purpose :** TOP FLOOR RENOVATION AND EXPANSION NO CHANGE IN OCCUPANCY, USE OR EGRESS.

**Case: BOA- 1786734 Address: 6 Brookside Avenue Ward 11 Applicant: Daniel Najarian**

**Article(s)** Article 55, Section 9 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area. Article 55, Section 9 Lot Width Insufficient Applicant will need to seek relief for Insufficient lot width. Article 55, Section 9 Lot Frontage Insufficient Applicant will need to seek relief for Insufficient lot frontage. Article 55, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (FAR). Article 55, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for Insufficient Usable Open Space .Article 55, Section 41.1Conformity Ex Bldg Alignment Applicant will need to seek relief to Conform with Existing Building Alignment (Modal Study) for the Front Yard.

Article 55, Section 9 Side Yard Insufficient Applicant will need to seek relief for Insufficient side yard setback.(not less than 7' wide).Article 55, Section 9 Rear Yard Insufficient Applicant will need to seek relief for Insufficient Rear yard (not less than 15' deep).

**Purpose :** Nominal fee requested, to build a new 3 story, single family home w/roof deck via headhouse & 2 parking spaces in the rear

**Case: BOA- 1786443 Address: 100-102 Warren Street Ward 12 Applicant: Andrea James**

**Article(s)** Art. 50, Section 28 Use: Forbidden 2nd Story Accessory Retail (Food Pantry) - Forbidden

Art. 50, Section 28 Use: Conditional Take-Out Restaurant (Small) - Conditional Art. 50, Section 43 Off-Street Parking

Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Side Yard Insufficient

Article 9 Section 1 Extension of Nonconforming Use

**Purpose :** NCFFIW. Change of occupancy to include Accessory Food Panty and Take Out Restaurant. Scope of work includes the demolition of a portion of the existing building (middle) and the erection of a 2 story addition (middle) to remain an office use, new food pantry to be located at the rear, and new take out restaurant at front ground level. The new complex is in the Moreland Street historic district with site work to include new grading and retaining walls.

**Case: BOA- 1795532 Address: 77 Bowdoin Street Ward 15 Applicant: Derric Small**

**Article(s)** Art. 65 Sec. 08 Forbidden MFR USE not allowed Art. 65 Sec. 41 Off street parking requirements Insufficient parking Art. 65 Sec. 42 Appl. of Dimensional Req'mnts 5. Special provisions of a corner lot (i.e. Two front yard setback requirements/AKA SIDE YARD) Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient Lot area Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient lot width Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient Lot width frontage Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient Front yard setback Art. 65 Sec. 9 Residential Dimensional Reg.s Excessive f.a.r. Article 65, Section 9 Dimensional Regulations Max number of allowed stories has been exceeded

**Purpose :** proposed 4 unit building with three parking spaces as per the plan



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**Case: BOA-1806139 Address: 282-294 Hyde Park Avenue Ward 19 Applicant: AU Manager LLC-ARTICLE 80-MOH**

**Article(s)** Art. 55 Sec. 55 40 OffStreet Loading insufficient Required: 1 Article 55, Section 41.1 Conformity Ex Bldg Alignment Modal calculation not provided to verify its compliance. Article 55, Section 8 Use Regulations Multifamily use is forbidden. Article 55, Section 9 Floor Area Ratio Excessive Max. allowed: 0.6 Proposed: 3.74 Article 55, Section 9 Bldg Height Excessive (Stories) Max. allowed: 3 Proposed: 6 Article 55, Section 9 Bldg Height Excessive (Feet) Max. allowed: 35' Proposed: 65.5' Article 55, Section 9 Usable Open Space Insufficient Required: 48x1,250 sqft = 60,000 sqft Article 55, Section 9 Front Yard Insufficient Min. required: 15' Proposed: 3' Article 55, Section 9 Side Yard Insufficient Min. required: 7' Proposed: Left: 5.1' Right: 3' Article 55, Section 9 Rear Yard Insufficient Min. required: 20' Proposed: 15'

**Purpose :** MOH New construction of an affordable multifamily residential development, comprised of 48 units, public open space, 17 off street parking spaces and bike storage spaces. Existing two buildings shall be razed on demolition permits

**Case: BOA- 1762591 Address: 19-21 Fresno Street Ward 20 Applicant: John Pulgini**

**Article(s)** Article 62, Section 25 Roof Structure Restrictions Article 62, Section 8 Floor Area Ratio Excessive Article 62, Section 8 Bldg Height Excessive (Feet) Article 62, Section 8 Usable Open Space Insufficient Article 62, Section 8 Rear Yard Insufficient

**Purpose :** Raze existing single family dwelling on parcel. In its place, erect two story, two family duplex dwelling, with three beds per unit and two total parking spaces.

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

**Case: BOA- 1703964 Address: 33 Princeton Street Ward 1 Applicant: Richard Verrochi**

**Article(s):** Article 53, Section 29.12 Two or More Dwellings on Same Lot Article 53, Section 9 Lot Frontage Insufficient

**Purpose:** Change occupancy from a three family to a four-family dwelling, for this an existing for many years, Legalize the existing property

**Case: BOA-1765915 Address: 3430-3436 Washington Street Ward 11 Applicant: Joe Hassell-ARTICLE 80**

**Article(s)** Art. 55, Section 19 Use: Forbidden Multi Family Dwelling Forbidden Art. 55, Section 19 Use: Conditional General Retail Conditional Article 55 Section 20 Dimensional Regulations in LI Floor Area Ratio Excessive Article 55 Section 20 Dimensional Regulations in LI Building Height Excessive Article 55 Section 20 Dimensional Regulations in LI Usable Open Space Insufficient Article 55 Section 20 Dimensional Regulations in LI Rear Yard Insufficient Article 55, Section 41 Application of Dimensional Req 55 41.2 Traffic Visibility Across Corner

**Purpose :** Erect a new 6 story building on newly created lot for Mixed Use; Multifamily for 130 units and 2 Ground Floor Retail (4,450 sq feet, core/shell) and garage parking. Building features amenity spaces, bike storage, balconies, roof decks and half of the parking spaces are lift spaces. See ALT1758521 for lot consolidation. Raze existing auto body structures on separate permit.

**Case: BOA-1767062 Address: 3440-3446 Washington Street Ward 11 Applicant: Joe Hassell-ARTICLE 80**

**Article(s)** Art. 55, Section 19 Use: Forbidden Multi Family Dwelling Forbidden Art. 55, Section 19 Use: Conditional General Retail Conditional Article 55 Section 20 Dimensional Regulations in LI Floor Area Ratio Excessive Article 55 Section 20 Dimensional Regulations in LI Building Height Excessive Article 55 Section 20 Dimensional Regulations in LI Usable Open Space Insufficient Article 55 Section 20 Dimensional Regulations in LI Rear Yard Insufficient Article 55, Section 41 Application of Dimensional Req 55 41.2 Traffic Visibility Across Corner

**Purpose :** Erect a new 5 story building for Mixed Use; Multi Family Dwelling for 100 units, 2 Ground Floor Retail (6340 sq feet, core/shell) and garage parking. Building features amenity spaces, bike storage, balconies, roof decks, and half of the parking spaces are lift spaces. Raze existing gas station structures on separate permit(s).



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**Case: BOA-1719823 Address: 32 Gordon Street Ward 21 Applicant: George Morancy, Esq**  
**Article(s)** Article 51 Section 8 Use Regulations MFR use Forbidden Art. 51 Sec. 09 Dimensional Regulations  
Insufficient additional lot area per unit 11.17.25 Art. 51 Sec. 09 Dimensional Regulations Excessive f.a.r.  
Art. 51 Sec. 09 Dimensional Regulations Insufficient usable open space per unit Art. 51 Sec. 09 Dimensional  
Regulations Insufficient side yard setback Article 51, Section 56 Off Street Parking & Loading Req Insufficient parking  
Art. 51 Sec. 08 Use Regulations 5. Basement dwelling units forbidden New variance  
cited 11.17.25  
**Purpose :** RENOVATE THREE FAMILY RESIDENTIAL BUILDING WITH 3 UNITS AND ONE PARKING  
SPACE TO HAVE 6 UNITS (BUILDING WILL NOT HAVE AN ELEVATOR. BUILDING WILL BE FULLY  
SPRINKLERED) NOMINAL FEE – REQUIRES ZONING RELIEF

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

**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 Section4 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

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

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**SUBSTITUTE MEMBERS:**

**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)