



Tuesday, February 3, 2026 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 Stenbridge:

Please be advised of the following appeals to be heard on February 3, 2026 beginning at 9:30 am and related announcements.

All matters listed on this February 3, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The February 3, 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>. You may also participate by phone by calling into the Zoom Webinar at 1646-828-7666 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/February3ZBAComment> 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/February3ZBAComment> 617-635-4775, or emailing zba.ambassador@boston.gov.

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



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

If you wish to offer testimony on an appeal, please log in to the hearing no later than 8:30am to ensure your connection is properly functioning.

The hearing can also be viewed via live-stream on the City’s website at <https://www.boston.gov/departments/broadband-and-cable/watch-boston-city-tv>. Closed captioning is available.

Interested persons who are unable to participate in the hearing remotely may make an appointment to offer testimony. Please notify the Board at least 48 HOURS in advance either by calling 617-635-4775 or emailing isdboardofappeal@boston.gov for accommodations to be made.

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

APPROVAL OF HEARING MINUTES: 9:30AM

January 22, 2026 and January 27, 2026

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

EXTENSIONS: 9:30AM

Case: BOA-1536698 **Address:** 1208C VFW Parkway Ward 20 **Applicant:** John Pulgini, Esq

Discussion/Votes: The Board moved to approve the extension request to March 8, 2027. Board members Valencia and Bernal recused themselves.

Case: BOA-907493 **Address:** 1-5 Boardman Street Ward 1 **Applicant:** Richard Lynds, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to March 15, 2028.

Case: BOA-1171660 **Address:** 970 Saratoga Street Ward 1 **Applicant:** Richard Lynds, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to March 15, 2028.



Case: BOA-1509717 Address: 970 Saratoga Street Ward 1 Applicant: Richard Lynds, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to March 15, 2028.

Case: BOA-1409103 Address: 9 Keswick Street Ward 21 Applicant: Tadeusz Wojcik and Mija Choi

Discussion/Votes: The Board moved to unanimously approve the extension request to January 26, 2028.

Case: BOA-1539718 Address: 1270 Commonwealth Avenue Ward 21 Applicant: David Linhart, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to February 16, 2028.

BOARD FINAL ARBITER: 9:30AM

Case: BOA-1345655 Address: 11 Spring Garden Street Ward 13 Applicant: Kevin Cloutier

Upon a motion and a second, Board members voted unanimously to grant the Board Final Arbiter request.

HEARINGS: 9:30AM

Case: BOA- 1807132 Address: 137 Cottage Street Ward 1 Applicant: Nicola Dilibero

Article(s): Art. 32 Sec. 04GCOD Applicability Art. 53 Sec.25 Roof Structure Restrictions ARTICLE 53; SECTION 53 5Dimensional Regulations (Table F) Maximum Building Lot ARTICLE 53; SECTION 53 5Dimensional Regulations (Table F) Minimum Permeable Area of Lot ARTICLE 53; SECTION 53 5Dimensional Regulations (Table F) Rear Yard Article 53 Section 28Off Street Parking and Loading

Purpose: Change occupancy from 3 family to 4 Family (4thFloor Unit) and new roof deck, exclusively for Unit 4. [ePlans]

Discussion: At the request of the Board, the applicant presented plans to change the building's occupancy from a three family to a four-family dwelling with a roof deck on the fourth unit. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

Votes: Board member Barraza motioned for approval with the proviso of Planning Department Design Review of the fourth-floor addition relative to, visibility to the public sidewalk and paying and paying attention to the materiality of the fourth-floor addition and to review the rear access. Board member Whewell seconded and the motion carried unanimously.

Case: BOA-1807597 Address: 295-297 Franklin Street Ward 3 Applicant: Franklin Holdings Group, LLCARTICLE 80

Article(s): Art. 45, Section 14 Use: Conditional Multi family Dwelling (Ground Floor) – Conditional Article 49A 5 Greenway Use Regulations Multi family Dwelling (Ground Floor) – Conditional Overlay

Purpose: Change occupancy from Restaurant Floors 1&2, Nightclub floors 3,4 & 5 (See Doc # 3192/2004) to Retail (Ground Level), and 18 residential units on levels one through 5. Basement to include bike storage, mechanicals and building support. Scope involves removing existing fire escape and reconfiguration of interiors to achieve residential conversions. [ePlan]

Discussion: At the request of the Board, the applicant presented plans to change the building's occupancy to eighteen residential units and ground floor retail. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

Votes: Board member Valencia motioned for approval with the proviso of Planning Department Review. Board member Langham seconded and the motion carried unanimously.



Case: BOA-1786074 Address: 24 Williams Avenue Ward 18 Applicant: Gary Webster

Article(s): Art. 69 Sec. 29.5 Off-St. Prk'g: Design The applicant will need to seek relief for Off Street parking requirements & design. Article 69, Section 8 Use: Forbidden Applicant will need to seek relief to construct a new Two Family in a 1F zone. Article 69, Section 9 Lot Area Insufficient The applicant will need to seek relief for Insufficient Lot Area. Article 69, Section 9 Lot Width Insufficient The applicant will need to seek relief for Insufficient Lot Width. Article 69, Section 9 Lot Frontage Insufficient The applicant will need to seek relief for Insufficient Lot Frontage. Article 69, Section 9 Floor Area Ratio Excessive The applicant will need to seek relief for Excessive Floor Area Ratio (FAR). Article 69, Section 9 Usable Open Space Insufficient The applicant will need to seek relief for Insufficient Usable Open space. Article 69, Section 9 Bldg Height Excessive (Feet) The applicant will need to seek relief for Excessive Building Height (Feet). Article 69, Section 9 Front Yard Insufficient The applicant will need to seek relief for Insufficient Front Yard Setback. Article 69, Section 9 Side Yard Insufficient The applicant will need to seek relief for Insufficient Side Yard setbacks. Article 69, Section 9 Rear Yard Insufficient The applicant will need to seek relief for Insufficient Rear Yard setback

Purpose: Subdivide existing lot at 26 Williams Ave (PID: 1810605000) into three separate lots consisting of: 24 Williams Ave (3,178 sf) 26 Williams Ave (10,719 sf) and 28 Williams Ave (4,575 sf). Companion applications: ERT1775931 and ERT1775935.

Discussion: At the request of the Board, the applicant presented plans to subdivide an existing lot into three separate lots and construct a two-family dwelling with parking in the rear. 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 Barraza motioned for approval with the proviso of Planning Department Site Plan Review of vehicle access to all three properties with an intention of increasing open space and avoiding front yard parking. Board member Valencia seconded and the motion carried unanimously.

Case: BOA- 1786086 Address: 26 Williams Avenue Ward 18 Applicant: Gary Webster

Article(s): Article 69, Section 9 Lot Width Insufficient Applicant will need to seek relief for Insufficient Lot Width. Article 69, Section 9 Lot Frontage insufficient Applicant will need to seek relief for Insufficient Lot Frontage.

Purpose: Subdivide existing lot at 26 Williams Ave (PID: 1810605000) into three separate lots consisting of: 24 Williams Ave (3,178 sf) 26 Williams Ave (10,719 sf) and 28 Williams Ave (4,575 sf). Companion applications: ERT1775931 and ERT1775935.

Discussion: At the request of the Board, the applicant presented plans to subdivide the existing lot into three separate lots, while maintaining the existing single-family dwelling on one 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 Barraza motioned for approval with the proviso of Planning Department Site Plan Review of vehicle access to all three properties with an intention of increasing open space and avoiding front yard parking. Board member Valencia seconded and the motion carried unanimously.

Case: BOA- 1786077 Address: 28 Williams Avenue Ward 18 Applicant: Gary Webster

Article(s): Article 69, Section 8 Use: Forbidden Applicant will need to seek relief to construct a new Two Family in a 1F zone. Art. 69 Sec. 29.5 Off St. Prk'g: Design The applicant will need to seek relief for Off Street parking requirements & design. Article 69, Section 9 Lot Area Insufficient The applicant will need to seek relief for Insufficient Lot Area. Article 69, Section 9 Lot Width Insufficient The applicant will need to seek relief for Insufficient Lot Width. Article 69, Section 9 Lot Frontage Insufficient The applicant will need to seek relief for Insufficient Lot Frontage. Article 69, Section 9 Floor Area Ratio Excessive The applicant will need to seek relief for Excessive Floor Area Ratio (FAR). Article 69, Section 9 Usable Open Space Insufficient The applicant will need to seek relief for Insufficient Usable Open space. Article 69, Section 9 Front Yard Insufficient The applicant will need to seek relief for Insufficient Front Yard Setback. Article 69, Section 9 Side Yard Insufficient The applicant will need to seek relief for Insufficient Side Yard setbacks. Article 69, Section 9 Rear Yard Insufficient The applicant will need to seek relief for Insufficient Rear Yard setback. Article 69, Section 9 Bldg Height Excessive (Feet) The applicant will need to seek relief for Excessive Building Height (Feet).



Purpose: Subdivide existing lot at 26 Williams Ave (ALT 1772150) and create new 3,178 sf lot at 24 Williams Ave for proposed new construction two family dwelling.

Discussion: At the request of the Board, the applicant presented plans to subdivide an existing lot into three separate lots and construct a two-family dwelling with parking in the rear. 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 Barraza motioned for approval with the proviso of Planning Department Site Plan Review of vehicle access to all three properties with an intention of increasing open space and avoiding front yard parking. Board member Valencia seconded and the motion carried unanimously.

RE-DISCUSSION: 9:30AM

Case: BOA- 1733319 Address: 22 Pratt Street Ward 21 Applicant: Sean Sacks-ARTICLE 80

Article(s): Article 51, Section 19 Use: Forbidden Multi-Family Dwelling - Forbidden Article 51, Section 20 Dimensional Regulations Floor Area Ratio Excessive Article 51, Section 20 Dimensional Regulations Building Height Excessive Article 51, Section 20-Dimensional Regulations Rear Yard Insufficient Article 51, Section 20 Dimensional Regulations Side Yard Insufficient, per Article 12-3. Article 51, Section 8 Use: Forbidden Multi-Family Dwelling - Forbidden Article 51, Section 9 Front Yard Insufficient Article 51, Section 9 Side Yard Insufficient

Purpose: Erect a new podium building with two towers for multi family dwelling of 318 residential units, on newly created lot. Building has a one-story podium connecting two towers (16 story & 7 story) and project involves related site and public realm improvements. Building features, a below grade garage, bike storage, and amenity spaces for tenants. Refer to ALT1697217 and ALT1697219 for consolidation of parcels. Demolition of existing buildings on separate permits. [ePlan] LPR

Discussion: At the request of the Board, the applicant presented plans to erect two multi-family residential towers with three hundred and eighteen units with below grade parking.

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-1790800 Address: 191 Brooks Street Ward 1 Applicant: M & Z Investments, LLC

Article(s) Article 53 Section 34 EB Neighborhood Tables and Appendix Applicant will need to seek relief for Section 53 4 Establishment of Residential Subdistricts 2) East Boston 3 ("EBR 3") Subdistricts allow a maximum of three (3) Dwelling Units and a maximum Building Height of three (3) stories. Article 53 Section 29 EB Neighborhood Application of Applicant will need to seek relief for 30% Minimum Dimensional Requirements Permeable Area of Lot Coverage for East Boston Residential 3 (EBR 3 Article 53 Section 29 EB Neighborhood Application of Applicant will need to seek relief for Maximum Dimensional Requirements Building Lot Coverage (Mid-Block) 60%.

Article 53 Section 29 EB Neighborhood Application of Applicant will need to seek relief for Dimensional Requirements Maximum/Minimum Side yard setbacks. Article 53 Section 29 EB Neighborhood Application of Applicant will need to seek relief for Dimensional Requirements Excessive Bldg, Height (stories). Project proposes 4 stories.

Article 53 Section 29 EB Neighborhood Application of Applicant will need to seek relief for Dimensional Requirements Excessive Building Height (feet). Project proposes to be 44' (feet) & 7" (inches). Article 53 Section 29 EB Neighborhood Application of Applicant will need to seek relief for Insufficient Front Dimensional Requirements Yard setback. Article 53 Section 29 EB Neighborhood Application of Applicant will need to seek relief for Dimensional Requirements Insufficient Rear yard setback. Article 53 Section 25 EB Neighborhood Roof Structure Restrictions Applicant will need to seek relief for Roof Restrictions for a Roof Deck. Article 53 Section 34 EB Neighborhood Tables and Appendix Applicant will need to seek relief for Off Street parking requirements, four spaces are required.

Purpose: Erect a four story four (4) unit residential dwelling with private roof deck as per plans.



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Discussion: At the request of the Board, the applicant presented plans to erect a four-story, three-unit residential dwelling with a private roof deck accessed by a headhouse. 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 Barraza seconded and the motion carried unanimously.

Case: BOA- 1760013 Address: 110 West Concord Street Ward 9 Applicant: Ciaran McEvoy

Article(s) Article 64, Section 34 Roof Structure Restrictions Consider relief for a proposed roof deck in a restricted roof district

Purpose: existing solarium at rear (currently located on top of the utility room) will be demolished & a new enclosed staircase that rises to the deck level will be constructed in accordance with the attached specs and architectural plans). The deck will be constructed over the over the existing copper roof

Discussion/Votes: Upon a motion and a second, the Board moved to defer until March 10, 2026.

Case: BOA-1554854 Address: 69R Perrin Street Ward 12 Applicant: Tim Longden

Article(s) Article 50, Section 29 Front Yard Insufficient Applicant will need to seek relief for insufficient front yard setback of 20' (feet). Article 50, Section 29 Floor Area Ratio Excessive Applicant will need to seek relief for excessive floor area ratio. Art. 50 Sec. 38 Design Review The proposed project is subject to the Roxbury Neighborhood Design Review. Article 50, Section 41 Screening and Buffering Req the proposed project is subject to Roxbury Neighborhood District Screening & Buffering Requirements. Article 50, Section 29 Rear Yard Insufficient The applicant will need to seek relief for the rear yard setback of 30' (feet).

Purpose: Erect a three Family (residential dwelling), with driveway and 3 parking spaces. Boston Fire Department (BFD) access from Burton Ave. Subdivision in conjunction with ALT1534553.

Discussion: At the request of the Board, the applicant presented plans to erect a three-family dwelling with three-parking spaces and a driveway. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

Votes: Board member Bernal motioned for approval with the proviso of Planning Department Design Review. Board member Whewell seconded and the motion carried unanimously.

Case: BOA- 1783686 Address: 180-182 Savin Hill Avenue Ward 13 Applicant: James Christopher

Article(s) Article 65, Section 41 Off Street Parking Regulations Consider relief for a driveway encroaching on an easement of an adjacent lot, according to Article 65 41.5d each car space shall be located entirely on the owner's lot.

Purpose: The owner seeks to install a new curb cut to create 2 tandem style parking spaces as per the attached plans. In association with ALT1597073

Discussion: At the request of the Board, the applicant presented plans to install a new curb cut to create two tandem parking space. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

Votes: Board member Barraza motioned for approval with the proviso of Planning Department Design Review. Board member Langham seconded and the motion carried unanimously.

Case: BOA- 1783689 Address: 180-182 Savin Hill Avenue Ward 13 Applicant: James Christopher

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

Purpose: The owner seeks to construct a third story shed dormer to increase living space, new rear decks, redesign the front entry. No change to occupancy or footprint.



City of Boston
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Discussion: At the request of the Board, the applicant presented plans to redesign the building's front entrance and construct a third-story dormer 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.

Votes: Board member Barraza motioned for approval with the proviso of Planning Department Design Review. Board member Langham seconded and the motion carried unanimously.

Case: BOA-1790972 Address: 567-577 Adams Street Ward 16 Applicant: Brian Chavez

Article(s) Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Lot Area Insufficient Article 65, Section 15 Use: Forbidden Art. 65 Sec. 60 37 Off Street parking insufficient

Purpose: We are combining parcels 1602881000 & 160288500 @ 567 Adams St, erect an addition and Changing Occupancy from 2 family to 8 family (Per Plans) New address to be known as 567 to 577 Adams St.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until March 10, 2026.

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 Section 4 CFROD Applicability

Purpose: Erect a new 5 story Mixed Use Building on newly created lot with thirty-six (36) Multi Family residential units, three (3) Retail on ground floor (core/shell) and below grade parking, as per plans. Building features amenity space, balconies, and common roof deck. See ALT1655420 for subdivision. Existing building to be razed under separate permit. [ePlan] SPR

Discussion/Votes: Upon a motion and a second, the Board moved to defer until March 10, 2026.

STEPHANIE HAYNES BOARD OF APPEAL 617-635-4775

BOARD MEMBERS:

SHERRY DONG-CHAIR

NORMAN STEMBRIDGE-SECRETARY

GIOVANNY VALENCIA

ALAN LANGHAM

HANSY BETTER BARRAZA

KATIE WHEWELL

SUBSTITUTE MEMBERS:

JUAN ANDRES BERNAL

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