



City of Boston
Board of Appeal

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THURSDAY, March 19, 2026

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

HEARING AGENDA

Please be advised of the following appeals to be heard on March 19, 2026 beginning at 5:00PM and related announcements.

All matters listed on this March 19, 2026 hearing agenda have been noticed in accordance with the Enabling Act.

Please be advised of the following participation instructions:

The March 19, 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/ZBAThursdaySubcommitteeHearings2026> You may also participate by phone by calling into the Zoom Webinar at 1 (646) 828 7666 and entering the Webinar ID: 160 521 9488 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/March19ZBAComments> to 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/March19ZBAComments> calling 617-635-4775, or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the Zoom Webinar Event from 4:00PM to 5:00PM 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 4:00pm to ensure your connection is properly functioning.



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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.**

HEARINGS: 5:00 P.M

Case: BOA- 1733276 Address: 29 Elm Street Ward: 2 Applicant: Timothy McGowan

Articles Article 65, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations Art. 65 Sec. 64 34 Restricted Roof Structure District You need relief from the BOA for the said violations

Purpose: A new front and rear dormer along with a new roof deck at the third floor level on an existing two story real ell along with associated plan changes. All work to take place within unit two of a two unit residence.

Case: BOA- 1803304 Address: 661 East Broadway Ward: 6 Applicant: James Nee

Articles Art 68 Sec 7 Use: Forbidden

Purpose: Change occupancy from one hair salon in existence for many years to include body art [ePlans]

Case: BOA- 1792077 Address: 658 East Fifth Street Ward: 6 Applicant: Shaun McClorey

Articles Article 68, Section 8 Lot Area Insufficient Article 68, Section 8 Add'l Lot Area Insufficient Art. 68 Sec. 33 Off Street parking Req.

Purpose: Change of Occupancy from 1 FAM to 2 FAM. A rear deck will be added with a spiral stair for a second egress for unit two. Zoning relief will be required. [ePlans]

Case: BOA- 1800210 Address: 535-545 Dudley Street Ward: 8 Applicant: Costas and Penelopi Tingos

Articles Article 50 Section 26 Establish of Res. Subdistricts Sitdown Bakery use w/ takeout Conditional in an MFR/LS zoning subdistrict

Purpose: Change occupancy from food market to bakery with 36A. Updating electrical panel. ran new electrical for electric powered double oven and double convection oven. No gas appliances. adding 3 sink bays in kitchen area. Installing new tile floor in kitchen. No update to bathroom. Painting entire bakery. Work to be done at 543 Dudley St

Case: BOA-1802841 Address: 95 Bynner Street Ward: 10 Applicant: Chrymivavigab LLC

Articles Article 55, Section 9 Floor Area Ratio Excessive Article 55, Section 9 Bldg Height Excessive (Stories) Article 55, Section 9 Side Yard Insufficient

Purpose: Attic addition by plans

Case: BOA- 1725252 Address: 130 Dana Avenue Ward: 18 Applicant: Ms. Maria Almanzar

Articles Article 69, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations Article 69, Section 9 Bldg Height Excessive (Stories) You need relief from the BOA for the said violations

Purpose: New Heat pump new on demand water heater, will be a new bedroom, new bathroom, new kitchen.

Case: BOA- 1790093 Address: 62 Dunster Road Ward: 19 Applicant: Chris Hosford

Articles Article 55, Section 9 Floor Area Ratio Excessive

Purpose: Existing two family home. Convert area of unfinished basement to new habitable flex space. Occupancy to remain the same, with NO additional dwelling units.



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Case: BOA- 1801060 Address: 268 Chestnut Avenue Ward: 19 Applicant: Charles Horvath

Articles Article 55, Section 9 Side Yard Insufficient Article 55, Section 9Rear Yard Insufficient

Purpose: Demolition and rebuild of existing wing for the purpose of adding a new bathroom to the dwelling. New foundation for the wing, new plumbing, new electrical.

Case: BOA- 1798926 Address: 15 Bertson Avenue Ward: 20 Applicant: Greg Ryan

Articles Art. 56 Sec. 08 FAR Excessive. Article 56, Section 8 Lot Area Insufficient Article 56, Section 8 Lot Width Insufficient Article 56, Section 8 Lot Frontage Insufficient Article 56. Section 8 Side Yard Insufficient

Purpose: Build a two-story addition on the rear of the house and renovate the kitchen.

BOARD MEMBERS:

SHERRY DONG-CHAIR

NORMAN STEMBRIDGE-SECRETARY

SUBSTITUTE MEMBER:

JUAN ANDRES BERNAL

For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to https://ww.w.municode.com/library/ma/boston/codes/redevelopment_authority