



**Tuesday, February 24, 2026    BOARD OF APPEALS    City Hall Room 801**

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### **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 24, 2026 beginning at 9:30 am and related announcements.**

**All matters listed on this February 24, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:**

**The February 24, 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 1-646-828-7666 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/Feb242026ZBAComments> 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/Feb242026ZBAComments> 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.**

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

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

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

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

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

February 3, 2026

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

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

**Case:** BOA- 1545997 **Address:** 472-474 Western Avenue Ward 22 **Applicant:** George Morancy, Esq

**Discussion/Votes:** The Board moved to unanimously approve the extension request to April 12, 2028.

**Case:** BOA- 1483092 **Address:** 621 East Second Street Ward 6 **Applicant:** Ryan Spitz, Esq

**Discussion/Votes:** The Board moved to unanimously approve the extension request to July 24, 2028.

**Case:** BOA- 1320835 **Address:** 9-13 Hewins Street Ward 14 **Applicant:** Joseph Feaster, Jr, Esq

**Discussion/Votes:** The Board moved to unanimously approve the extension request to September 23, 2028.

**Case:** BOA- 1252953 **Address:** 595-603 Newbury Street Ward 5 **Applicant:** Richard Lynds, Esq



**Discussion/Votes:** The Board moved to unanimously approve the extension request to January 7, 2028.

**Case: BOA- 1279801 Address: 120 Braintree Street Ward 22 Applicant: Nicholas J. Zozula, Esq**

**Discussion/Votes:** The Board moved to unanimously approve the extension request to March 11, 2027.

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

**Case: BOA- 1261313 Address: 154 Terrace Street Ward 10 Applicant: Joseph Federico**

Board member Barraza motioned for approval with the proviso that the project undergoes an agreement in regards to affordability with Mayors Office of Housing. Board member Valencia seconded and the motion carried unanimously.

**Case: BOA- 1485817 Address: 521 Cambridge Street Ward 21 Applicant: Johanna Schneider**

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

**Case: BOA- 1263429 Address: 28A Ridlon Road Ward 18 Applicant: Regis Gonzalez**

Upon a motion and a second, Board members voted unanimously to deny the Board Final Arbiter request, citing that the applicant needs to go back to the planning department.

### **RECOMMENDATIONS: 9:30 AM**

**Case: BOA- 1800207 Address: 301-305 West Broadway Ward: 6 Applicant: Danh Thanh Nguyen**

**Article** 68, Section 7 Use Regulations Body art establishment Forbidden (Table A) **Article** 68, Section 33 Off Street Parking & Loading Req Insufficient

**Purpose:** Change occupancy to add an eye brow beauty spa with microblading to its current occupancy. All other occupancies to remain the same. Install sink. Work to be done at 247 D St. (secondary address)

**Discussion:** At the request of the Board, the applicant presented plans to add an eyebrow beauty spa with microblading in a vacant commercial 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 Stembridge motioned for approval. Board member Bernal seconded and the motion carried unanimously.

**Case: BOA- 1788475 Address: 2 Pacific Street Ward: 7 Applicant: Brian Kaplan**

**Article:** Art 68 Sec 29 Roof Structure Restrictions

**Purpose:** Related to ALT1731832. Add roof deck.

**Discussion:** At the request of the Board, the applicant presented plans to construct a roof deck with no 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 Stembridge motioned for approval. Board member Bernal seconded and the motion carried unanimously.

**Case: BOA- 1696173 Address: 4843 Washington Street Ward: 20 Applicant: Marius Osmeni**

**Article** 56. Section 8 Side Yard Insufficient You need relief from the BOA for the said violation **Purpose:**

Demolition and rebuilding of existing dormer according to plans provided.

**Discussion:** At the request of the Board, the applicant presented plans to replace an existing dormer for more 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 Bernal motioned for approval. Board member Stembridge seconded and the motion carried unanimously.



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

**Case: BOA-1803891 Address: 344-350 Washington Street Ward 22 Applicant: Efthymios Athanasiadis ARTICLE 80**

**Article(s):** Article 51 Section 17 Insufficient rear yard setback Article 51 Section 17 Height excessive Article 51 Section 17 Excessive f, a.r.Art.51 Sec.56 Off St Parking Design Proposed lift parking (Impeded access and maneuvering areas) Article 51, Section 56 Off Street Parking Insufficient Article 51, Section 56 Off Street Loading Insufficient Article 51, Section 53 Screening & Buffering Req

**Purpose:** Submission for Zoning Refusal Letter, to erect new mixed-use building. We propose 19 residential units and 1 commercial/Core Shell (i.e. Retail, Restaurant w/takeout, or takeout restaurant use) on the first floor.

**Discussion:** At the request of the Board, the applicant presented plans to erect a six-story mixed use building with ground floor retail with nineteen units and seventeen parking spaces. Board members asked about the plans. Board member Valencia noted that this project did a good job of utilizing existing parking lots and the ability to keep business in the area while also providing affordable housing.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. The Planning Department was in support, while one abutter was opposed to the project.

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

**Case: BOA- 1800101 Address: 255 Allandale Street Ward 19 Applicant: Allandale Farm Realty Trust**

**Article(s):** Art. 55, Section 11 Use: Forbidden Retail Art. 55, Section 11 Use: Forbidden Agriculture Art. 29, Section 4 Greenbelt Protection Overlay District

**Purpose:** Construction of a 5170 SF greenhouse in conjunction with ERT1733448 where the full fee was paid. eplan BOA

**Discussion:** At the request of the Board, the applicant presented plans to construct a greenhouse. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

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

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

**Case: BOA-1800111 Address: 257 Allandale Street Ward 19 Applicant: Allandale Farm Realty Trust Article(s):**

Art. 55, Section 11 Use: Forbidden Retail Art. 55, Section 11 Use: Forbidden Agriculture Art. 29 Sec.

04Greenbelt Protection Overlay District Applicability

**Purpose:** Construction of a new 5535 SF retail farm stand (the "Market Barn"). In conjunction with ERT1766090 for a

new 5170 SF retail greenhouse. Demolition of greenhouse #1 under SF: Demolition of greenhouse #2 under SF:

Demolition of greenhouse #3 under SF: Demolition of greenhouse #4 under SF: Demolition 1 story brick building under

SF: Demolition of metal frame structure #1 under SF: Demolition of metal frame structure #2 under SF: eplan

BOA

**Discussion:** At the request of the Board, the applicant presented plans to construct a retail farm stand. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

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

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

**Case: BOA- 1710868 Address: 110-114 Business Street Ward 18 Applicant: Caleb Mathis-CANNABIS**

**Article(s):** Article 69 Section 14 Use Regulations Cannabis Establishment – Conditional Article 69 Section 14 Use Regulations Location of Cannabis Establishment - Forbidden

**Purpose:** Change of Occupancy from Admin/Office space to Cannabis Delivery Business at 161 Reservation Rd.[ePlan]



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**Discussion:** At the request of the Board, the applicant presented plans to change the buildings occupancy from an office to a cannabis delivery business, with no in person sales. Board members asked about the plans, hours of operation, security and if it was an equity applicant. Board members also asked about the proximity of the business in relation to a nearby school.

**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 for this applicant only. Board member Pinado seconded and the motion carried unanimously.

**Case: BOA- 1783270 Address: 7 Mountain Avenue Ward 14 Applicant: Pablo Alvarado Alvarado**

**Article(s):** Article 60, Section 9 Front Yard Insufficient You need relief from the BOA for the said violations Article 60, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations Article 60, Section 9 Rear Yard Insufficient You need relief from the BOA for the said violations

**Purpose:** Build a new 3 family as per plans

**Discussion:** At the request of the Board, the applicant presented plans to erect a three-family dwelling with two rear parking spaces on a vacant 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 Review for site planning to increase open space. Board member Collins seconded and the motion carried unanimously.

**Case: BOA-1798548 Address: 101 School Street Ward 11 Applicant: Timothy Burke**

**Article(s):** Art. 09 Sec. 01 Extension of Non-Conforming Use Article 55, Section 9 Floor Area Ratio Excessive

**Purpose:** Extend Unit 1 living space into the basement level with new family room and install window wells for three new bedrooms. Install new bathroom.

**Discussion:** At the request of the Board, the applicant presented plans to extend living space from the first unit into the basement, constructing three bedrooms and a bathroom. 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 Pinado motioned for approval. Board member Turner seconded and the motion carried unanimously.

**Case: BOA- 1798549 Address: 103 School Street Ward 11 Applicant: Timothy Burke**

**Article(s):** Art. 09 Sec. 01 Extension of Non-Conforming Use Article 55, Section 9 Floor Area Ratio Excessive

**Purpose:** Extend Unit 1 living space into the basement level with new family room and install window wells for three new bedrooms. Install new bathroom.

**Discussion:** At the request of the Board, the applicant presented plans to extend living space from the first unit into the basement, constructing three bedrooms and a bathroom. 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 Pinado motioned for approval. Board member Turner seconded and the motion carried unanimously.

**Case: BOA-1798550 Address: 107 School Street Ward 11 Applicant: Timothy Burke**

**Article(s):** Art. 09 Sec. 01 Extension of Non-Conforming Use Article 55, Section 9 Floor Area Ratio Excessive

**Purpose:** Extend Unit 1 living space into the basement level with new family room and install window wells for two new bedrooms. Install new bathroom.

**Discussion:** At the request of the Board, the applicant presented plans to extend living space from the first unit into the basement, constructing two bedrooms and a bathroom. 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 Pinado motioned for approval. Board member Turner seconded and the motion carried unanimously.



**Case: BOA- 1811355 Address: 145-157 Saint Alphonsus Street Ward 10 Applicant: Mission Hill NHS**

**Article(s):** Art. 59, Section 11 Insufficient minimal lot size for residential uses in the subdistrict - <1 acre proposed Art. 59, Section 11 Excessive F.A.R. due to lot size being proposed Art. 59, Section 11 Max allowed number of dwelling units allowed on one lot exceeded.

FOUR TO SIX MAX allowed (Note: Existing lot size reduction) Art. 59, Section 11 Insufficient front yard setback - 50' required Art. 59, Section 11 Insufficient side yard setback- 50' required

**Purpose:** Change of occupancy from (3) 1 Family and (2) 2 family homes. To 1 multi-unit building to include 7 units. No work to be done application is for correction of occupancy ONLY \* Subdivision plans filed to create new separate lot filed under ALT1776894, 6901, 6903,6905, 6908 and alt1777083

**Discussion:** At the request of the Board, the applicant presented plans to subdivide land a change the occupancy of dwellings into one multi-unit building with seven units along with interior renovations. Board members asked about the plans,

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services, Mayors Office of Housing, Councilors Durkin, Fitzgerald, Santana, Louise Jean, State Representative Montano, along with three-abutters were in support of the project.

**Votes:** Board member Valencia motioned for approval. Board member Pinado seconded and the motion carried unanimously. Board member Barraza had recused herself.

**Case: BOA- 1805985 Address: 11-11A Parker Hill Avenue Ward 10 Applicant: Savage Properties, LLCARTICLE 80**

**Article(s):** Article 59, Section 8 Add'l Lot Area Insufficient Article 59, Section 8 Bldg Height Excessive (Feet) Article 59, Section 8 Side Yard Insufficient Article 59, Section 8 Bldg Height Excessive (Stories) Article 59, Section 8 Rear Yard Insufficient Article 59, Section 8 Usable Open Space Insufficient Article 59, Section 8 Floor Area Ratio Excessive Art. 59, Section 37 Off Street Parking Insufficient Art. 59, Section 37 Off Street Loading Insufficient

**Purpose:** Change of occupancy from 24 apartments to 95 apartments. The Proposed Project is to construct a six (6) story, seventy-one (71) unit addition to the rear of the existing apartment building at 11 Parker Hill Ave. The existing building will undergo no changes other than updates to the façade to better match the new addition. Scope of addition also includes garage parking, amenity spaces, and roof deck. [ePlan] SPR

**Discussion:** At the request of the Board, the applicant presented plans to construct a six-story rear addition that would increase living space, changing the buildings total occupancy from twenty-four units to ninety-five units, garage parking and a roof deck Board member asked about the plans, and parking in relation to fire access.

**Documents/Exhibits:** Building Plans

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

**Votes:** Board member Pinado motioned for approval. Board member Collins seconded, while Board members Turner and Stembridge were opposed. However, the motion carried.

**Case: BOA- 1764751 Address: 33 Shirley Street Ward 8 Applicant: Shirley-Eustis House Association**

**Article(s):** Art. 50, Section 28 Use: Forbidden Applicant will need to seek relief to change the use from a Mansion to a Museum w/ an office and a Personal Quarters (apartment). Art. 50 Sec. 43 Off street parking requirements Applicant will need to seek relief for Off Street parking requirements.

**Purpose:** Change Occupancy from 1 Family to Museum, 1 Apartment and Office. For this is an existing condition for many years. This is for the Shirley Eustis House Association established in 1913 We are seeking to secure an Alteration Permit to legalize the existing Mansion as a Museum with an office, Personal Quarters (Apartment) and create a Certificate of Inspection for assembly use of the museum (occupant load to be less than 50 people). Upgrades to Life Safety systems. To correct Violation, Notice V668120. Application assigned to Cheryl Odom 7/28/25.

**Discussion:** At the request of the Board, the applicant presented plans to change the occupancy from a single-family dwelling into a Museum with an apartment and office. 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 Pinado motioned for approval. Board member Barraza seconded and the motion carried unanimously.



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**Case: BOA- 1809760 Address: 98 Winthrop Street Ward 8 Applicant: Jinglin Zhou**

**Article(s):** Art. 50, Section 28 Use: Forbidden Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Bldg Height Excessive (Stories) Article 50, Section 29 Bldg Height Excessive (Feet) Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Rear Yard Insufficient Art. 50 Sec. 43 Off street parking insufficient

**Purpose:** Change occupancy from 6 units to 7 units; renovate existing attic level to create 1 new unit [ See companion cases ALT1716778, ALT1716782, ALT1716783] [ePlans]

**Discussion:** At the request of the Board, the applicant presented plans to change the occupancy of an existing dwelling from six units to seven by renovating the existing attic, creating one unit. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

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

**Votes:** Board member Barraza motioned for approval. Board member Valencia seconded, while Board members Turner and Stembridge were opposed the motion carried.

**Case: BOA- 1808916 Address: 96 Winthrop Street Ward 8 Applicant: Jinglin Zhou**

**Article(s):** Art. 50 Sec. 43 Off street parking insufficient Art. 50, Section 28 Use: Forbidden Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Bldg Height Excessive (Stories) Article 50, Section 29 Bldg Height Excessive (Feet) Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Rear Yard Insufficient

**Purpose:** Clarification: Change legal use and occupancy of dwelling from 7 units to 8 units per plans submitted (i.e unfinished basement, two units on floors 1 3 and attic area to have 2 units) [See companion cases ALT1716781, ALT1716782, ALT1716783] [ePlans] \* Legal Occupancy of record: 7 Apartments Doc#48/1949

**Discussion:** At the request of the Board, the applicant presented plans to change the occupancy of an existing dwelling from six units to seven by renovating the existing attic, creating one unit. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

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

**Votes:** Board member Barraza motioned for approval. Board member Valencia seconded, while Board members Turner and Stembridge were opposed the motion carried.

**Case: BOA- 1808911 Address: 100 Winthrop Street Ward 8 Applicant: Jinglin Zhou**

**Article(s):** Art. 50 Sec. 43 Off street parking insufficient Art. 50, Section 28 Use: Forbidden Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Bldg Height Excessive (Stories) Article 50, Section 29 Bldg Height Excessive (Feet) Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Rear Yard Insufficient

**Purpose:** Clarification: Change legal use and occupancy of dwelling from 4 units to 5 units per plans submitted (i.e unfinished basement, one unit on floors 1 3 and attic area to have 2 units) [ See companion cases ALT1716778, ALT1716781, ALT1716783] [ePlans] \*Legal occupancy of record 4 Apartments Doc@1115/1951

**Discussion:** At the request of the Board, the applicant presented plans to change the occupancy of an existing dwelling from four units to five units by renovating the existing attic, creating one unit. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

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

**Votes:** Board member Barraza motioned for approval. Board member Valencia seconded, while Board members Turner and Stembridge were opposed the motion carried.

**Case: BOA- 1809764 Address: 102 Winthrop Street Ward 8 Applicant: Jinglin Zhou**

**Article(s):** Art. 50, Section 28 Use: Forbidden Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Bldg Height Excessive (Stories) Article 50, Section 29 Bldg Height Excessive (Feet) Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Rear Yard Insufficient Art. 50 Sec. 43 Off street parking insufficient



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**Purpose:** Change occupancy from 6 units to 7 units; renovate existing attic level to create 1 new unit [ See companion cases ALT1716778, ALT1716781, ALT1716782] [ePlans]

**Discussion:** At the request of the Board, the applicant presented plans to an existing dwelling from six units to seven by renovating the existing attic, creating one unit. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

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

**Votes:** Board member Barraza motioned for approval. Board member Valencia seconded, while Board members Turner and Stembridge were opposed the motion carried.

**Case: BOA- 1784126 Address: 634 Dorchester Avenue Ward 7 Applicant: Edward Ordway**

**Article(s):** Article 13, Section 1 Floor Area Ratio Excessive Article 13, Section 1 Lot Area Insufficient Article 13, Section 1 Add'l Lot Area Insufficient Article 13, Section 1 Lot Width Insufficient Article 23, Section 1 Off Street Parking Req

**Purpose:** Change occupancy from a 3-family dwelling to a 4-family dwelling by converting a full walkout basement into an additional dwelling unit. No other work being performed to the existing three units.

**Discussion:** At the request of the Board, the applicant presented plans to change the buildings occupancy from a three-family to a four-family dwelling by legalizing an existing garden level unit. Board members asked about the plans and about the viability of a lower level unit in a CFROD area.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilors Flynn and Fitzgerald were in support of the project.

**Votes:** Board member Barraza motioned for approval citing that the project has had a habitable basement for over 20 years. Board member Collins seconded and the motion carried unanimously.

**Case: BOA- 1642295 Address: 33R Princeton Street Ward 1 Applicant: Richard Verrochi**

**Article(s):** Art. 53, Section 29-Dimensional Regulations Article 53, Section 9 Rear Yard Insufficient Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Usable Open Space Insufficient Art. 53, Section 56 Off Street Parking Insufficient

**Purpose:** Change occupancy from a Garage to a One Family dwelling to Legalize existing property

**Discussion/Votes:** Upon a motion and a second, the Board moved to defer until April 7, 2026.

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

**Case: BOA- 1804155 Address: 35 Ainsworth Street Ward 20 Applicant: Paul Sellew**

**Article(s):** Art. 67 Sec. 08 Use Regulations Applicable in Residential Sub Districts 3 Fam – FORBIDDEN Article 67, Section 9 Add'l Lot Area Insufficient Article 67, Section 9 Floor Area Ratio Excessive Article 67, Section 9 Bldg Height Excessive (Stories) Article 67, Section 9 Usable Open Space Insufficient Article 67, Section 9 Side Yard Insufficient Article 67 Section 32 Off Street Parking & Loading Req Size & Maneuvering areas

**Purpose:** Change Occupancy from 2 family dwelling to a 3-family dwelling by adding new unit in existing third floor. New dormer on the 3rd Floor to the left. [ePlans]

**Discussion:** At the request of the Board, the applicant presented plans to change the buildings occupancy from a two-family to a three-family dwelling as well as constructing a dormer for the third floor. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Two abutters were in support, while one abutter was opposed to the project.

**Votes:** Board member Pinado motioned for approval. Board member Collins seconded and the motion carried unanimously.

**Case: BOA-1782400 Address: 20 Cotton Street Ward 20 Applicant: Lida Maxwell & Jennifer Goldstein**

**Article(s):** Article 67, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations Article 67,



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Section 9 Rear Yard Insufficient You need relief from the BOA for the said violations

**Purpose :**342 SF Single story addition off the back of the existing home. new footings, framing, windows, doors, electrical & hvac is proposed. as well as a partial renovation to the existing half bath to a full bath next to the addition.

**Discussion:** At the request of the Board, the applicant presented plans to erect a single-story rear addition of an existing dwelling and to extend 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. Board member Valencia seconded and the motion carried unanimously.

**Case: BOA- 1614957 Address: 378-380 Centre Street Ward 19 Applicant: Nolber F Salguero**

**Article(s):** Art. 06 Sec. 04 Other Protectional Conditions You need relief from the BOA for the said violation

**Purpose:** Remove proviso from previous owner and apply the 75% / 25% rule as I am @ 65% to 35% with takeout being 65%

**Discussion:** At the request of the Board, the applicant presented plans to remove a proviso to allow for takeout. 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 Collins seconded and the motion carried unanimously.

**Case: BOA- 1798286 Address: 659 Hyde Park Avenue Ward 18 Applicant: Rafael Pons**

**Article(s):** Article 67, Section 33.7 Accessory Bldgs in Side or Rear Yd Side yard insufficient

**Purpose:** Correct Violation to LEGALIZE GARAGE in the rear for the house.

**Discussion:** At the request of the Board, the applicant presented plans to legalize an existing garage in the rear of the property. Board members asked about the plans and the violation that the applicant was cited for by Inspectional Services. Board member Barraza noted that appearing in front of the Zoning Board does not give homeowners permission for prior unpermitted work but also how can the Board improve the communication about the process of building within the city to homeowners. Board member Valencia asked if the applicant was offered translation assistance from Inspectional Services.

**Documents/Exhibits:** Building Plans

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

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

**Case: BOA- 1427993 Address: 9 Batchelder Street Ward 8 Applicant: Mohammed Bellal**

**Article(s):** Article 50, Section 29 Side Yard Insufficient You need relief from the BOA for the said violations Article 50, Section 29 Rear Yard Insufficient You need relief from the BOA for the said violations

**Purpose:** Applying for curb cut/driveway for 2 vehicles.

**Discussion:** At the request of the Board, the applicant presented plans to install a curb cut for an existing driveway for two vehicles. Board members asked about the plans and the violation that the applicant was cited for by Inspectional Services.

**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 that the project adds more landscaping and that the applicant should consider changing the impermeable surface to a more permeable surface. Board member Collins seconded and the motion carried unanimously.

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

**Case: BOA- 1766723 Address: 49-51 Callender Street Ward 14 Applicant: Chloe Manning Choo & Company Inc**

**Article(s):** Art. 14 Sec. 06 Two or More Dwellings in a Lot You need relief from the BOA for the said violations Article 60, Section 9 Lot Area Insufficient You need relief from the BOA for the said violations Article 60, Section 9 Floor



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Area Ratio Excessive You need relief from the BOA for the said violations Article 60, Section 9 Usable Open Space  
Insufficient You need relief from the BOA for the said violations Article 60, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations Article 60, Section 9 Rear Yard Insufficient You need relief from the BOA for the said violations

**Purpose:** Construct shed dormer and extend living space of third floor dwelling unit into attic. Nominal fee requested pending ZBA hearing. [ePlans]

**Discussion/Votes:** Upon a motion and a second, the Board moved to defer until March 24, 2026.

**Case: BOA- 1766728 Address: 53 Callender Street Ward 14 Applicant: Chloe Manning Choo & Company Inc**

**Article(s):** Art. 60 Sec. 09 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (FAR). Art. 60 Sec. 09 Height Excessive Applicant will need to seek relief for Excessive Building height in feet. Art. 60 Sec. 09 Rear yard insufficient Applicant will need to seek relief for Insufficient Rear Yard setback. Art. 60 Sec. 09 Side yard insufficient Applicant will need to seek relief for Insufficient Side Yard setbacks. Article 60, Section 60 33 Application of Dimensional Requirements Applicant will need to seek relief for Two or More Dwelling Units on the Same Lot. Article 60 Section 32 GM Neighborhood Off Street Parking and Loading Requirements Applicant will need to seek relief for Insufficient Off-Street Parking.

**Purpose:** proposed construction of a new residential 3 family as per plans. On same lot 49 51 Callender Street as ALT1747221

**Discussion/Votes:** Upon a motion and a second, the Board moved to defer until March 24, 2026.

**Case: BOA- 1575425 Address: 62 L Street Ward 6 Applicant: David Luciano**

**Article(s):** Article 68, Section 8 Rear Yard Insufficient Article 68, Section 8 Side Yard Insufficient  
Art.68 Sec 29 Roof Structure Restrictions Access to the roof deck must be via a roof hatch

**Purpose:** Replace existing exterior stairs and construct a new roof deck.

**Discussion/Votes:** Upon a motion and a second, the Board moved to defer until March 24, 2026.

**Case: BOA- 1741777 Address: 183 Saint Botolph Street Ward 4 Applicant: CHOLE MANNING CHOO & COMPANY INC**

**Article(s):** Art. 32 Sec. 04 GCOD Applicability Art. 41 Sec. 18 Rear yard insufficient Art. 41, Sec. 5 Establishment of Protec Areas FAR Article 41 Section 19 Off Street Pkg Insufficient Article 41 Section 6 Rooftop Addtns. in Prot. Area.

**Purpose:** Change of Occupancy from 4 Fam to 5 Fam. Enclosing 4th floor rear deck. Vertical addition on the 5th floor. Upgrade Fire protection system. [ePlans]

**Discussion/Votes:** Upon a motion and a second, the Board moved to defer until May 5, 2026.

## **INTERPRETATION: 12:00PM**

**Case: BOA-1810164 Address: 46-47 Beacon Street Ward 5 Applicant: Connor Lehan, Katie Clayton, Robert D. Ward and Lee Landry**

Connor Lehan, Katie Clayton, Robert D. Ward & Lee Landry Ward seeking with reference to the premises at: 46 – 47

**Purpose:** The petitioner seeks a determination that the Inspectional Services Department erred in issuing a permit ALT1796638

**Testimony:** The proponent argues that the appellants project was issued a permit in error by Inspectional Services, citing that the proposed garage would have significant maneuverability issues, along with having a deleterious effect on the parking for residents as well as emergency vehicles. The appellant argued that not only is the appeal outside of the forty-five-day window and that accessory parking is an allowed use in the Beacon Hill subdistrict.

**Discussion/Votes:** Board member Collins motioned that ISD was correct in issuing the permit, Board member Stembridge seconded, and the motion carried unanimously.



City of Boston  
Board of Appeal

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

BOARD MEMBERS:  
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SHAMAIAH TURNER  
HANSY BETTER BARRAZA

SUBSTITUTE MEMBERS:  
JEANNE PINADO  
DAVID COLLINS

**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)**