



City of Boston
Board of Appeal

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Tuesday, March 10, 2026 BOARD OF APPEALS City Hall Room 801

HEARING AGENDA

Please be advised of the following appeals to be heard on March 10, 2026 beginning at 9:30 am and related announcements.

All matters listed on this March 10, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The March 10, 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/March10ZBAComments> 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/March10ZBAComments> 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



City of Boston
Board of Appeal

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

EXTENSIONS: 9:30AM

Case: BOA-1133499 Address: 117 Coleridge Street Ward 1 Applicant: Derric Small, Esq

Case: BOA- 1333102 Address: 4-6 Woodville Park Ward 8 Applicant: Derrick D. Hobson Sr

Case: BOA- 1074303 Address: 99-105 Fairmount Avenue Ward 18 Applicant: John Pulgini, Esq

Case: BOA-1507893 Address: 1809-1813 Dorchester Avenue Ward 16 Applicant: George Morancy, Esq

Case: BOA-1527713 Address: 112-114 Chelsea Street Ward 1 Applicant: Exequiel Loja

GROUNDWATER CONSERVATION OVERLAY DISTRICT ONLY: 9:30AM

Case: BOA-1813655 Address: 4 Haynes Street Ward 1 Applicant: Jeffrey Drago

Article(s) Art. 32 Sec. 32 4 Groundwater Conservation Overlay District, Applicability

Purpose : Seeking to combine Parcel ID 0104541000 and Parcel ID 0104540000 to form one new 1,800 square foot lot to be known as 4 Haynes Street. Also, to erect a new building with four residential units and three parking spaces.



City of Boston
Board of Appeal

BUILDING CODE: 9:30AM

Case: BOA-1813622 Address: 86 Pembroke Street Ward 4 Applicant: Marc LaCasse

9th 780 CMR 1011Stairways1011.12.2 Roof access shall be through a penthouse.

Purpose : New rear curtain wall, new roof deck, new groundwater recharge system. Amendment to ALT1549240.

HEARINGS: 9:30AM

Case: BOA-1785172 Address: 254 Bremen Street Ward 1 Applicant: Jeffrey Thomas

Article(s) Article 53, Section 52 Roof Structure Restrictions

Purpose : 1 story vertical addition and roof deck of an existing 3 story building to expand living space of the level 3 unit.

Case: BOA-1809938 Address: 60 Byron Street Ward 1 Applicant: 60 Byron Street Realty Trust

Article(s) Art. 53 Sec. 52 Roof Structure Restrictions The Applicant will need to seek relief from Roof Structure Restrictions to build headhouses. Art. 53, Section 15 Use: Forbidden The Applicant will need to seek relief for the proposed use of six units on the existing parcel 50' feet wide.

Purpose :Raze existing dwelling on separate short form and erect a new six (6) unit residential dwelling with parking for six (6) Vehicles.

Case: BOA-1811519 Address: 62 Liverpool Street Ward 1 Applicant: Trichilo Development, LLC

Article(s) Art. 25 Sec. 5 Flood Hazard Districts Y Art. 32 Sec. 04 GCOD Applicability Y Article 53, Section 9 Side Yard Insufficient Article 53, Section 9 Rear Yard Insufficient

Purpose : Combine lots under ALT1691500 and erect a 3 story rear addition as per plans.

Case: BOA-1799116 Address: 12 Ludlow Street Ward 2 Applicant: Frank Murray

Article(s) Art. 62 Sec. 08^Usable Open Space insufficient Applicant will need to seek relief for Insufficient Usable Open Space. Art. 62 Sec. 62 8 Rear Yard Insufficient Applicant will need to seek relief for Insufficient Rear Yard setback. Article 62, Section 8 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (FAR).

Purpose : This is for a three story rear addition to an existing three story Single family residence. ZBA and neighborhood approval will be required.

Case: BOA- 1796393 Address: 241 Bunker Hill Street Ward 2 Applicant: Kevin Mejia

Article(s) Article 62, Section 25 Roof Structure Restrictions Requesting relief for a proposed roof deck in a restricted roof district

Purpose : first floor new roof deck 13.5x16'. second floor new deck 30x21'. with 1x6" composite decking boards and Rils.

Case: BOA- 1763761 Address: 10 Harold Park Ward 12 Applicant: 10 Harold Residential, LLC

Article(s) Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Bldg Height Excessive (Feet) Article 50 Section 29 Dimensional Regulations USE = FORBIDDEN

Purpose : Turning a 3 family residential into a 5 unit residential.

Case: BOA- 1784542 Address: 9 Claybourne Street Ward 17 Applicant: Steadman Blake

Article(s) Art. 09 Sec. 02 Nonconforming Use Change Conditional Art. 65 Sec. 41 Off street parking requirements Insufficient parking Article 65, Section 8 Use Regulations Proposed use conditional Art. 65 Sec. 9 Residential Dimensional Reg.s Excessive f.a.r.

Purpose : There is no work to be done. Seeking to correct the violation from 15 years ago. The violation was that there were rooms in the basement, but there were two studios. We would like to get it legalized from a 3 family to a 5 family.



City of Boston
Board of Appeal

Case: BOA- 1774682 Address: 25 Tina Avenue Ward 18 Applicant: Beau Development Corp

Article(s) Art. 65 Sec. 08 Forbidden Applicant will need to seek relief for the proposed use of a Three (3) unit building in a single family zone (1F 6000). Article 65, Section 9 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area. Article 65, Section 9 Lot Width Insufficient Applicant will need to seek relief for Insufficient Lot Width. Article 65, Section 9 Lot Frontage Insufficient Applicant will need to seek relief for Insufficient Lot Frontage. Article 65, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (F.A.R.). Article 65, Section 9 Bldg Height Excessive (Stories) Applicant will need to seek relief for Excessive Building Height in Stories. Article 65, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for Insufficient Usable Open Space. Article 65, Section 9 Front Yard Insufficient Applicant will need to seek relief for Insufficient Front Yard setback. Article 65, Section 9 Side Yard Insufficient Applicant will need to seek relief for Insufficient Side Yard setback. Article 65, Section 9 Rear Yard Insufficient Applicant will need to seek relief for Insufficient Rear yard setback. Art. 69 Sec. 29.5 Off St. Prk'g: Design Applicant will need to seek relief for Off Street Parking Requirements. The project proposes to Three (3) parking spaces, when Six (6) are required.

Purpose : Seeking to erect a new building with 3 residential units and 3 parking spaces. Nominal fee requested.

Case: BOA- 1732278 Address: 26 Easton Avenue Ward 18 Applicant: JCBT Architect

Article(s) Art. 69 Sec. 8 Forbidden MFR use is forbidden within a two family subdistrict Art. 69 Sec. 09 Dimensional Reg. Insufficient lot size Art. 69 Sec. 09 Dimensional Reg. Insufficient front yard setback Art. 69 Sec. 09 Dimensional Reg. Insufficient side yard setback Art. 69 Sec. 09 Dimensional Reg. Insufficient rear yard setback Art. 69 Sec. 09 Dimensional Reg. Max allowed number of stories has been exceeded Art. 69 Sec. 09 Dimensional Reg. Max allowed height has been exceeded Art. 69 Sec. 09 Dimensional Reg. Excessive f.a.r. Art. 69 Sec. 09 Dimensional Reg. Insufficient usable open space Art. 29 Sec. 04 Greenbelt Protection Overlay District Applicability Art. 69 Sec. 29 Off St. Prk'g/Load'g Insufficient parking

Purpose : Erect a 4 story multi family residential building with 8 units total. Ground level open garage with 8 parking spaces and a ground floor handicap unit.

Case: BOA-1710494 Address: 168 Dana Avenue Ward 18 Applicant: Eileen Rosa

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

Purpose : Change occupancy from one family to two family.

HEARINGS: 11:00AM

Case: BOA-1782541 Address: 119-127 Washington Street Ward 3 Applicant: Jake Realty, Inc., f/k/a harbor Food Service Equipment, Inc-ARTICLE 80

Article(s) Art. 54 Sec. 19 Specific Design Requirements Street Wall Continuity

Art. 54 Section 12 Use: Conditional Multifamily Dwelling (Basement & 1st Story) - Conditional Art. 54 Section 21 Off-Street Parking Insufficient Article 32, Section 4. GCOD, Applicability Article 54 Section 13 Dimensional Regulations Building Height Excessive Article 54 Section 13 Dimensional Regulations Usable Open Space Insufficient Article 54, Section 18 Roof Structure Restrictions

Purpose: Change of occupancy to 45 Residential Units and 1 Retail. Project proposes to redevelop existing office building and convert it to residential use. The existing building consists of five stories and a basement level. Project would contain 45 units (Floors 1 -5), a lobby and approximately 500 sf retail storefront. The existing open roof terrace to be enclosed with new roof to expand building envelope, a new entry ramp to be added, a new stair for egress and updates to life safety (FA/FP).

Case: BOA- 1796362 Address: 566 Commonwealth Avenue Ward 5 Applicant: 566 Commonwealth Ave LLC-ARTICLE 80

Article(s) Article 13, Section 4 Dwellings in non resid. dist. Article 13 TABLE B USABLE OPEN SPACE minimum sq. ft. per dwell. unit insufficient

Purpose : Seeking to change the occupancy from 111 apartments, garage for 105 vehicles, and offices to 117 apartments, garage for 105 vehicles, and offices and to complete interior renovate. Nominal Fee. [Apartments to replace some of the previous office space on the second floor]



City of Boston
Board of Appeal

Case: BOA-1798179 Address: 555-567 East Broadway Ward 6 Applicant: Steven Collins
Article(s) Art 68 Sec 29 Roof Structure Restrictions Article 68, Section 8 Bldg Height Excessive (Feet)
Purpose : Construct new roof deck for Unit No. 563 in the 555 567 East Broadway Condominium

Case: BOA-1818358 Address: 165 Tudor Street Ward 6 Applicant: Darren Maguire
Article(s) Article 68, Section 7 Use Regulations Ancillary use Conditional. (Table A)
Article 68, Section 33 Off Street Parking & Loading Req 4.Location. (a)
Purpose : Proposed ancillary parking at 165 Tudor St for residence at 162 West 7th street. With provision that change of occupancy from a two family to a one family is granted for ALT1773641.

Case: BOA-1798127 Address: 16 Chilcott Place Ward 11 Applicant: Scott Coen
Article(s) Article 55, Section 9 Side Yard Insufficient Building is a three family in a 2F 4000 Sub district.
Addition is an extension of the non conforming use. Article 55, Section 9 Floor Area Ratio Excessive Building is a three family in a 2F 4000 Sub district. Addition is an extension of the non conforming use. Art. 09 Sec. 01 Extension of Non Conforming Use Building is a three family in a 2F 4000 Sub district. Addition is an extension of the non conforming use.
Purpose : Adding 20' X 22' 5" 3rd floor addition with new full bath new hvac, plumbing, and electrical New cedar shingle siding to match existing PDM rubber roof membrane over addition and dormer N/R of Occupancy, Confirm Occupancy of 3 Family

Case: BOA- 1804462 Address: 203 Clare Avenue Ward 18 Applicant: Carpio I, Fermin
Article(s) Art. 69 Sec. 09 Dimensional Reg. Excessive f.a.r. Art. 69 Sec. 09 Dimensional Reg. Number of allowed stories has been exceeded Art. 69 Sec. 09 Dimensional Reg. Max allowed height has been exceeded Art. 69 Sec. 09 Dimensional Reg. Insufficient rear yard setback Art. 69 Sec. 29 Off-St.Prk'g/Load'g Insufficient parking Art. 69 Sec. 8 Forbidden MFR Use forbidden in a 1 family subdistrict Art. 69 Sec. 8 Forbidden 2. Basement units are forbidden
Purpose : ERECT A 3 STORY 4 MULTI FAMILY RESIDENCE ON CLARE AVENUE, HYDE PARK, BOSTON THE NEW ARCHITECTURAL PROJECT LOCATED ON CLARE AVENUE, IN THE HYDE PARK DISTRICT, IN BOSTON, SOPHISTICATION AND COMFORT IN A MULTI FAMILY RESIDENCE CONSISTING OF FOUR SPACIOUS AND WELL LIT APARTMENTS.

Case: BOA-1796654 Address: 41 Slocum Road Ward 19 Applicant: Greg & Katrin Leadley
Article(s) Article 55, Section 9 Floor Area Ratio Excessive
Purpose : Extension of living space into the basement. Full basement gut renovation, add full bathroom, Laundry room, lower slab in one section, replace heating system, hot water heater, replace basement windows.

Case: BOA-1803365 Address: 857 Beacon Street Ward 21 Applicant: Aaron Steeves
Article(s) Article 61, Section 20 Roof Structure Restrictions Proposing Mechanical penthouse for elevator's maintenance.
Purpose : This amendment increases the overall height of the doghouse in the proposed plans for ALT1731150 by 3'6", adds an access door, access stair from roof and a maintenance platform around elevator equipment.

Case: BOA-1799257 Address: 378-380 Washington Street Ward 22 Applicant: A & B Realty Trust
Article(s) Article 51, Section 16 Use Regulations Amusement game machines in commercial establishment Conditional use. (Table B) Article 51, Section 56 Off Street Parking & Loading Req Insufficient. (Table J)
Purpose : Change of occupancy from Retail store, offices, dance studio, and restaurant/cafe to Retail store, offices, dance studio, restaurant/cafe and escape room. Tenant fit out for "The Puzzling Path" escape room in the rear ground floor tenancy. Previous use was Business (temp agency); proposed use remains Business. No exterior changes. Building fully sprinklered; accessibility upgrades included. [Change to Retail store, offices, dance studio, restaurant/cafe and Amusement game machines in commercial establishment (escape room)]



City of Boston
Board of Appeal

RE-DISCUSSION: 11:30AM

Case: BOA-1787097 Address: 128 Bennington Street Ward 1 Applicant: Amoropus Construction, LLC
Article(s) Art. 32 Sec. 04 GCOD Applicability ARTICLE 53; SECTION 53-5 Dimensional Regulations (Table F) Insufficient front yard setback ARTICLE 53; SECTION 53-5 Dimensional Regulations (Table F) Insufficient side yard setback of detached structure
Purpose : Raze existing dwelling on separate SF and erect a four unit residential dwelling as per plans.

Case: BOA- 1783703 Address: 198 Marion Street Ward 1 Applicant: Peter Ryan & Mike Stuchins
Article(s): Art. 25 Sec. 5 Flood Hazard Districts Art. 32 Sec. 04 GCOD Applicability Article 53 Section 25 EB Neighborhood Roof Structure restrictions Art. 53, Section 56 Off Street Parking Insufficient Art. 53, Section 8 Use: Forbidden
Purpose: To change occupancy from 2 Family and One Store to 4 units via interior renovations; to build a roof deck for exclusive use by Unit 4

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

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.

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



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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