



City of Boston  
Board of Appeal

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THURSDAY, April 16, 2026

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

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**ZONING ADVISORY SUBCOMMITTEE**

**HEARING AGENDA**

Please be advised of the following appeals to be heard on April 16, 2026 beginning at 5:00PM and related announcements.

All matters listed on this April 16, 2026 hearing agenda have been noticed in accordance with the Enabling Act.

Please be advised of the following participation instructions:

The April 16, 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/April16ZBAComment> 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/April16ZBAComment> calling 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 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](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 4:00pm to ensure your connection is properly functioning.

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



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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- 1807677 Address: 7R-7 Monument Street Ward: 2 Applicant: James Christopher**

**Articles** Article 62, Section 25 Roof Structure Restrictions Article 62, Section 7 Use Regulations Min Usable Open Space per Dwelling Unit, and Min Rear Yard Depth insufficient. (TABLE C)

**Purpose:** The homeowner seeks to construct a new third story and rear addition as per the attached plans. No change to occupancy.

**Case: BOA- 1806384 Address: 215-221 Hanover Street Ward: 3 Applicant: Daniel Martignetti**

**Articles** Art. 54 Section 12 Use: Conditional Restaurant [Basement & 1st Floor] = Conditional Use

**Purpose:** New Restaurant Bar Marignetti in the location of former Dolce Vita restaurant. Bathroom will be relocated on the first floor, an ADA bathroom will be added, and the existing bar layout will be extended. [ePlans]

**Case: BOA-1813278 Address: 5 Colebrook Street Ward: 7 Applicant: Alex Govoni**

**Articles** Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient

**Purpose:** Back deck replacement. Includes demo of existing (7ft x 14ft), install new footings, framing decks back on 1st, 2nd, 3rd, & roof deck (New Deck: 9ft x 14ft)

**Case: BOA-1701102 Address: 3141 Washington Street Ward: 11 Applicant: Paul Martinez**

**Articles** Art. 06 Sec. 04 Other Protectional Conditions Remove the proviso granted to this petitioner only.

**Purpose:** Remove proviso order \*Granted to this Petitioner Only\*, increase occupancy from 19 to 49 occupants. (2 TV's and 4 ceiling speakers). Work being done on SF1684254

**Case: BOA- 1825198 Address: 61 Rockne Avenue Ward: 16 Applicant: James Christopher**

**Articles** Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Usable Open Space Insufficient

**Purpose:** The homeowner seeks to erect a rear addition, to increase living space. No Change to occupancy.

**Case: BOA- 1723161 Address: 37 Mather Street Ward: 17 Applicant: Eileen Rosa**

**Articles** Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Floor Area Ratio Excessive

**Purpose:** Change of occupancy from 2 Fam to 1 Fam. Renovation and extension of living space in attic floor with two dormer and all seasons room per plans. [ePlans]

**Case: BOA- 1800971 Address: 1 Parrott Street Ward: 18 Applicant: Eileen Rosa**

**Articles** Article 69, Section 9 Front Yard Insufficient Requesting relief for insufficient yard setbacks from the proposed porch and deck Article 69, Section 9 Rear Yard Insufficient Requesting relief for insufficient yard setbacks from the proposed porch and deck

**Purpose:** New front porch and rear deck relocation with 4 seasons and porch above per plans

**Case: BOA- 1798927 Address: 109 Vogel Street Ward: 20 Applicant: Tonya Mitchell**

**Articles** Article 56, Section 8 Dimensional Regulations Table D: FAR excessive, front yard min depth insufficient

**Purpose:** Remove existing roof and build second story addition per plans

**Case: BOA- 1826464 Address: 384 West Roxbury Parkway Ward: 20 Applicant: Jay Moran**

**Articles** Art. 56 Sec. 08 Floor Area Ratio excessive

**Purpose:** We are seeking approval to extend the rear of the house to add a bedroom, two bathrooms, and additional living space for our growing family. \*Application re assigned to FD 12.23.25



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**RE-DISCUSSION: 5:00 P.M**

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

**Articles** Article 69 Section 8 Use: Forbidden Two family is forbidden.

**Purpose:** Change occupancy from one family to two family.

BOARD MEMBERS:

SHERRY DONG-CHAIR

NORMAN STEMBRIDGE-SECRETARY

HANSY BETTER BARRAZA

SUBSTITUTE MEMBER:

**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](https://ww.w.municode.com/library/ma/boston/codes/redevelopment_authority)**