



City of Boston  
Board of Appeal

**Tuesday, April 7, 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 April 7, 2026 beginning at 9:30 am and related announcements.**

**All matters listed on this April 7, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:**

**The April 7, 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/April7ZBAComments> 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/April7ZBAComments> 617-6354775, 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**



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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**

**March 19, 2026 & March 24, 2026**

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

**EXTENSIONS: 9:30AM**

**Case: BOA-1537925 Address: 22 Freeman Street Ward 16 Applicant: Hiep Chu**

**Discussion/Votes:** The Board moved to unanimously approve the extension request to January 5, 2027.

**Case: BOA- 940697 Address: 1102-1106R Blue Hill Avenue Ward 14 Applicant: Cleon Byron**

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



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**Case: BOA- 1472285 Address: 344 Bremen Street Ward 1 Applicant: Richard Lynds, Esq**  
**Discussion/Votes:** The Board moved to unanimously approve the extension request to March 22, 2028.

**Case: BOA- 1561839 Address: 500 Western Avenue Ward 22 Applicant: Mitchell L. Fischman, Principal**  
**Discussion/Votes:** The Board moved to unanimously approve the extension request to May 3, 2028.

**Case: BOA- 1553897 Address: 29 High Street Ward 15 Applicant: George Morancy, Esq**  
**Discussion/Votes:** The Board moved to unanimously approve the extension request to April 5, 2028.

**Case: BOA- 1567789 Address: 1-7 Selkirk Road Ward 21 Applicant: Jeffrey Drago, Esq**  
**Discussion/Votes:** The Board moved to unanimously approve the extension request to June 14, 2028.

**Case: BOA-1417476 Address: 10 Knight Street Ward 18 Applicant: Melissa Rosales**  
**Discussion/Votes:** The Board moved to unanimously approve the extension request to August 31, 2027.

**Case: BOA-1571297 Address: 50 Princeton Street Ward 1 Applicant: David Hannigan**  
**Discussion/Votes:** The Board moved to unanimously approve the extension request to May 31, 2028.

**Case: BOA- 818377 Address: 111 Terrace Street Ward 10 Applicant: Michael Ross, Esq**  
**Discussion/Votes:** The Board moved to unanimously approve the extension request to April 26, 2027.

**Case: BOA-992109 Address: 24 Rand Street Ward 13 Applicant: Kenneth Daddabbo**  
**Discussion/Votes:** The Board moved to unanimously approve the extension request to September 26, 2028.

**Case: BOA- 992105 Address: 28 Rand Street Ward 13 Applicant: Kenneth Daddabbo**  
**Discussion/Votes:** The Board moved to unanimously approve the extension request to September 26, 2028.

**Case: BOA- 1562393 Address: 735-745 River Street Ward 18 Applicant: Nicholas Zozula, Esq**  
**Discussion/Votes:** The Board moved to unanimously approve the extension request to April 30, 2028.

**Discussion of Open Meeting Law Complaint regarding the February 24, 2026 Hearing for  
154 Terrace Street BOA1261313/ERT1240355 Appeal**

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

**Case: BOA- 1767611 Address: 11 Inwood Street Ward 15 Applicant: Abraham Alvarez**  
Upon a motion and a second, Board members voted unanimously to grant the Board Final Arbiter request.

**Case: BOA-1582245 Address: 50-52 Townsend Street Ward 11 Applicant: Shear-Yashuy**  
Upon a motion and a second, Board members voted unanimously to grant the Board Final Arbiter request.

**Case: BOA-1695772 Address: 7 Tip top Street Ward 22 Applicant: Prasanna Lachagari**  
Upon a motion and a second, Board members voted unanimously to grant the Board Final Arbiter request.

**HEARINGS: 9:30AM**

**Case: BOA-1792127 Address: 101 Cottage Street Ward 1 Applicant: Hannah Roccki & Kamal Nahhas**  
**Article(s)** Art. 53 Sec.25 Roof Structure Restrictions Article 53, Section 5.3 Dimensional Regulations insufficient rear yard setback Article 53, Section 5.3 Dimensional Regulations insufficient building lot depth Art. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg.



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**Purpose:** Construct a roof deck for the exclusive use of Unit 2, with access via an exterior rear spiral staircase connected to a proposed third floor rear balcony. No changes are proposed to the existing building footprint, and the property will remain a two-family residence.

**Discussion:** At the request of the Board, the applicant presented plans to seeks to construct a roof-deck with an exterior spiral staircase. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

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

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

**Case: BOA-1811057 Address: 51 Soley Street Ward 2 Applicant: Melanie Bete**

**Article(s)** Article 62, Section 7 Usable Open Space Insufficient Article 62, Section 7 Rear Yard Insufficient  
Article 62, Section 25 Roof Structure Restrictions

**Purpose:** This is for the full gut renovation of an existing single-family residence. The rear 2 story ell will be rebuilt. Front and rear dormers along with a second-floor deck and a rear deck will be added. The existing parking spaces will remain. ZBA approval is required.

**Discussion:** At the request of the Board, the applicant presented plans to construct dormers in the front and back to increase living space, a rear deck on the second floor and interior renovations. 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 with the proviso of Planning Department Design Review with special attention to the size and scale of the proposed rear dormer. Board member Barraza seconded and the motion carried unanimously.

**Case: BOA- 1747974 Address: 142 P Street Ward 6 Applicant: Mark Little**

**Article(s)** Article 68, Section 29 Roof Structure Restrictions Requesting relief for 5 roof decks to be occupied in a restricted roof district, the existing roof exceeds the maximum building height limit. Article 68, Section 8 Front Yard Insufficient Article 68, Section 8 Rear Yard Insufficient

**Purpose:** Build 5 roof decks on top of the building. Each unit will have its own deck

**Discussion/Votes:** Upon a motion and a second, the Board moved to defer until April 28, 2026.

**Case: BOA-1808920 Address: 78 H Street Ward 6 Applicant: Frank Knippenberg**

**Article(s)** Art. 68 Sec. 33 Off Street parking Req. Article 68, Section 8 Floor Area Ratio Excessive Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Lot Area Insufficient Article 68, Section 8 Add'l Lot Area Insufficient

**Purpose:** Confirm single family occupancy, change occupancy from single to two family; extend living space into basement; add 1st floor bath and 2nd floor kitchen; add rear deck and 2nd floor egress stairs; remodel existing baths; separate electrical/mechanical for new unit. Submitting for Zoning Denial.

**Discussion:** At the request of the Board, the applicant presented plans to change the buildings occupancy from a single to a two-family dwelling, to extend living space in the basement and to construct a rear dormer. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

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

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

**Case: BOA- 1807562 Address: 126 Crawford Street Ward 12 Applicant: Linette Gonzalez**

**Article(s)** Article 50 Section 29-Dimensional Regulations Front Yard Min Depth Insufficient (Table F)

**Purpose:** Construct new exterior stairs and entry landing to provide a dedicated front entrance for the second unit, which occupies the third floor of an existing two-family dwelling. The first unit occupies the first and second floors. No change in use or occupancy.

**Discussion:** At the request of the Board, the applicant presented plans to construct front exterior stairs for a new egress on the second floor of a three-story building. Board members asked about the plans.

**Documents/Exhibits:** Building Plans



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

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

**Case: BOA-1721164 Address: 2-20 Fairmount Avenue Ward 18 Applicant: Dawryn Pinales**

**Article(s)** Art. 69 Sec. 11 Conditional

**Purpose:** Adding takeout to existing restaurant. no work to be done.

**Discussion/Votes:** Upon a motion and a second, the Board moved to defer the matter.

**Case: BOA- 1809219 Address: 123 Kilsyth Road Ward 21 Applicant: Yuri Rocha**

**Article(s)** Article 51 Section 9-Dimensional Regulations Projection into required rear yard (Table D)

**Purpose:** Replace Three story Porch.

**Discussion:** At the request of the Board, the applicant presented plans to replace an existing three-story porch. 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 was in support of the project.

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

**Case: BOA-1804160 Address: 2r-4r Egremont Road Ward 21 Applicant: Adela Kolar**

**Article(s)** Article 51, Section 57 Application of Dimensional Req 4. Front Wall of Building Not Parallel to Front Lot

Line. Existing non-conformity to be extend. Article 51 Section 9-Dimensional Regulations Front Yard Min Depth.

Insufficient non-conformity extended. (The building front is address 53 55 Cummings Rd.) (Table D) -Side Yard Min Depth. Insufficient non-conformity extended. (Table D)

**Purpose:** Second floor addition on an existing footprint, for 55 53 Cummings Rd dwelling on 4 Egremont Rd lot.

**Discussion:** At the request of the Board, the applicant presented plans to construct a third-floor addition in order 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 Valencia motioned for approval. Board member Collins seconded and the motion carried unanimously.

**Case: BOA-1822588 Address: 140 Strathmore Road Ward 21 Applicant: Shlomo Noginski**

**Article(s)** Article 51, Section 9 Add'l Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area for Additional Dwelling Units. Article 51, Section 9 Floor Area Ratio Excessive Zoning requires a FAR of 0.8.

The applicant will need to seek relief for Excessive Floor Area Ratio (F.A.R.) Art. 51 Sec. 09 Open Space insufficient Zoning requires a minimum usable space per dwelling unit of 650 SF. The Applicant will need to seek relief for Insufficient Usable Open Space. Article 51, Section 9 Lot Width Insufficient Zoning requires the lot width to be 50' (feet). The Applicant will need to seek relief for Insufficient Lot Width. Article 51, Section 9 Side Yard Insufficient Zoning requires the side yard to have 6.7'(feet). The Applicant will need to seek relief for Insufficient Side yard setbacks.

Article 51, Section 56 Off Street Parking Insufficient the Applicant will need to seek relief for Insufficient Off Street Parking Spaces. Article 51, Section 9 Rear Yard Insufficient Applicant will need to seek relief for Insufficient Rear yard setback. Article 51, Section 19 Use: Forbidden the Applicant will need to seek relief for six (6) unit structure in a 3F 5000 zone. Article 51, Section 57.13 Two or More Dwellings on Same Lot Applicant will need to seek relief for Two or More Dwelling on the same lot.

**Purpose:** New construction of a three-story building with six units and two parking spaces. The existing garage will be relocated to the front of the lot per BLC requirements, and the new building will be attached to the garage. This application is to be reviewed in conjunction with ALT1538479 (1863 Commonwealth AVE) as two or more dwellings on the same lot. ZBA required.

**Discussion:** At the request of the Board, the applicant presented plans to construct a three-story, six unit dwelling as well as to relocate an existing rear garage and attach it to the new dwelling. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Bredan and one abutter were in support of the project.



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

**Case: BOA-1822577 Address: 1863 Commonwealth Avenue Ward 21 Applicant: Shlomo Noginski**

**Article(s)** Article 51, Section 9 Rear Yard Insufficient Zoning requires the rear yard to have a setback of 30' (feet). The proposed project will have a setback of 7.5' (feet). Article 51, Section 56 Off Street Parking Insufficient Zoning requires off street parking for four (4) spaces. The proposed project will have two (2) parking spaces. Article 51, Section 57.13 Two or More Dwellings on Same Lot Applicant will need to seek relief to have TWO Dwelling units on the same lot.

**Purpose:** The existing two-family dwelling to remain on the existing 11,205 SF lot, with the rear deck to be removed. This application is to be reviewed in conjunction with ERT1538522 (140 Strathmore RD) as two or more dwellings on the same lot. ZBA approval is required.

**Discussion:** At the request of the Board, the applicant presented plans keep two dwellings, on one lot, with the removal of a rear deck of an existing dwelling and to construct a six-unit dwelling. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Bredan and one abutter were in support of the project.

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

**Case: BOA-1809679 Address: 55 Bostonia Avenue Ward 22 Applicant: Matthew Pennino**

**Article(s)** Article 51, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (FAR).

**Purpose:** Amendment to ERT 1545143. Added storage in the basement for Unit 1. Added 806 SQF of to Unit 2. The space was added to the attic. New work included adding a bedroom and bathroom with roof dormer.

**Discussion:** At the request of the Board, the applicant presented plans to construct a roof dormer to extend living space into the attic as well as to provide extra storage space in the basement. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Bredan, along with one abutter were in support of the project.

**Votes:** Board member Langham motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

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

**Case: BOA- 1772081 Address: 85-91 Essex Street Ward 3 Applicant: Hamilton Essex Development LLC**

**Article(s)** Article 6, Section 6 3A Add'l Cond in Restricted Parking District Additional Conditions Required for Approval of Parking Facilities in a Restricted Parking District.

**Purpose:** To extend the use of the parking lot for a fee for fifty (50) vehicles beyond its prior BOA expiration date.

**Discussion:** At the request of the Board, the applicant presented plans to extend permitting for a fifty-car parking lot. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

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

**Votes:** Board member Stembridge motioned for approval with the proviso of planning department review for screening and buffering and a three-year sunset clause to expire April 7, 2029. Board member Langham seconded and the motion carried unanimously.

**Case: BOA- 1807850 Address: 226 Beacon Street Ward 5 Applicant: Sugar Magnolia Trust**

**Article(s)** Art. 18 Section 1 Front Yard Insufficient

**Purpose:** Add new entry portico with new doors and stairs to restore the front facade to its original 1864 appearance, replace windows, electrical service upgrades



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**Discussion:** At the request of the Board, the applicant presented plans to construct a new portico structure as well as constructing doors and stairs. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

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

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

**Case: BOA- 1822716 Address: 52 Plympton Street Ward 8 Applicant: 52 Plympton MKJB, LLC-ARTICLE 80**

**Article(s)** Art. 32 Sec. 32 4 Groundwater Conservation Overlay District, Applicability Article 64, Section 15 Use:

Conditional Multifamily use Article 64, Section 15 Use: Conditional Artist's mixed-use Article 64, Section 16

Dimensional Regulations Min. rear yard required: 20' Proposed" 15' 5" Article 64, Section 37. 4 Accessory Bldg in Rear Yards Pavilion is less than 4' from the rear lot line and less than 8' from the main building. Article 64, Section 36 Off

Street Loading Insufficient Min. required: 1 Proposed: 0 Article 64, Section 36 Off Street Parking Insufficient Min.

spaces required: 36 + 0.7x8 affordable units= 6 Total: 42 spaces Proposed: 16 Art. 06 Sec. 03A Additional Conditions in Restricted Parking District

**Purpose:** New construction on new 11,114 sf Lot# 2: 7 stories bldg GFA of 43,449 sf for 44 residential units includes 8 affordable artist live work units, gallery, workshop space, below grade garage for 16 vehicle spaces, 44 bicycle pkg, in conjunction with ALT1804429 (Lot #1) ALT1803544 ALT1803540 ALT1803529 ALT1803524 ALT1803521.

**Discussion:** At the request of the Board, the applicant presented plans to construct a seven-story, forty-four unit dwelling with sixteen parking space on a newly subdivided lot. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. The Mayor's Office of Neighborhood services, Councilor Flynn and three abutters were in support of the project.

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

**Case: BOA-1822720 Address: 65-79 Wareham Street Ward 8 Applicant: 52 Plympton MKJB, LLC-ARTICLE 80**

**Article(s)** Art. 32 Sec. 04 GCOD Applicability garage extension into 65 79 Wareham St. from 52 56

Plympton St. Article 64, Section 16-Dimensional Regulations Rear yard required: 20' Proposed: 10.16'

**Purpose:** 5 parcels are being combined under ALT1803540 ALT1803544 ALT1803521 ALT1803529 resulting into 2 lots. New lot #1 65 79 Wareham St. Existing buildings to remain. No work to be done except for underground encroachment, rear, from lot #2, garage. In conjunction with ERT1804428 (lot #2).

**Discussion:** At the request of the Board, the applicant presented plans to combine five parcels into two lots, with the existing building to remain. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. The Mayor's Office of Neighborhood services, Councilor Flynn and three abutters were in support of the project.

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

**Case: BOA-1721560 Address: 323 Washington Street Ward 14 Applicant: John Gomes-CANNABIS**

**Article(s)** Article 65, Section 15 Use: Conditional Cannabis Establishment Conditional

Article 65, Section 15 Use: Conditional Cannabis establishment within buffer zone

**Purpose:** (Secondary Address 323A Washington St) Change of occupancy to include Cannabis Establishment. This is a current convenient store. It will be divided to allow the owner to open a licensed retail cannabis store in a 400sf section divided off from the 700sf space. It will have back egress and entrance, requires partitions but no change in footprint or site. It has adjacent parking lot.

**Discussion:** At the request of the Board, the applicant presented plans to change the buildings occupancy to include a cannabis establishment, inside an existing convenience store. Board members asked about the plans, security, hours of operation, security ID checkpoints and buffer zones. Board member Whewell stated that under the current layout the two uses cannot coexist on the same site and a store with cannabis needs to be separate from an established convenience store

**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Worrell along with one abutter were opposed to the project.



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**Votes:** Board member Whewell motioned for denial without prejudice. Board member Langham seconded while Board member Stembridge was opposed but the motion carried.

**Case: BOA- 1818661 Address: 5 Ashland Street Ward 16 Applicant: Sean George**

**Article(s)** Art. 65 Sec. 08 Forbidden 7-unit MFR dwelling in a 1f subdistrict with NDOD

Overlay Forbidden Art. 65 Sec. 9 Residential Dimensional Reg.s Excessive f.a.r. Art. 65 Sec. 9 Residential Dimensional Reg.s Max building height exceeded 35' max. Art. 65 Sec. 9 Residential Dimensional Reg.s Max number of stories exceeded 2.5 max Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient front yard setback 15' required

**Purpose:** Demolish existing structure (on separate permit) in order to make way for a Three Story Six Unit Building with 12 Parking Spots. 2 Parking spots per unit.

**Discussion:** At the request of the Board, the applicant presented plans to construct a three-story, six-unit dwelling with twelve parking spaces. Board members asked about the plans.

**Documents/Exhibits:** Building Plans

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

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

**Case: BOA- 1823317 Address: 185 Wachusett Street Ward 19 Applicant: Stephen Daly**

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

**Purpose:** Enlarge unit with a partial 3rd story with 2 bedrooms, a full bath, and a laundry area. Rebuild existing dormer in existing location, and a new deck over an existing porch. New structural, mechanical, electric, and plumbing at the addition.

**Discussion:** At the request of the Board, the applicant presented plans to extend living space in the rear of the third floor, construct a deck over an existing porch and rebuild the front dormer. 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 with special attention to the third-story roof addition, making sure the geometry of the roof is in alignment with the neighborhood context. Board member Whewell seconded and the motion carried unanimously.

**Case: BOA-1808115 Address: 67 Belle Avenue Ward 20 Applicant: Antonio Ferrara**

**Article(s)** Article 56, Section 8 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area.

Article 56, Section 8 Lot Width Insufficient Applicant will need to seek relief for Insufficient Lot Width.

Article 56, Section 8 Lot Frontage Insufficient Applicant will need to seek relief for Insufficient Lot Frontage.

Art. 56 Sec. 08 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor

Area Ratio (F.A.R.). Article 56, Section 8 Front Yard Insufficient Applicant will need to seek relief for Insufficient Front yard setback.

**Purpose:** Erect new single-family dwelling with 2 off street parking spots on the vacant lot parcel # 2010596000

**Discussion:** At the request of the Board, the applicant presented plans to erect a single-family dwelling with two off-street parking spots 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 Valencia motioned for approval. Board member Langham seconded and the motion carried unanimously.

**Case: BOA- 1803940 Address: 40-42 Ashford Street Ward 21 Applicant: Allston Brighton CDC**

**Article(s)** Art. 09 Sec. 01 Extension of Non-Conforming Use

**Purpose:** Renovation to dwelling and lodging units, common baths, and common kitchen. Improvements to exterior envelope and site. Change occupancy from Occupancy determined by ISD in 1992 11 SRO Current occupancy 9 SRO, 1 Studio, 2 1BR Proposed occupancy 10 SRO, 1 Studio, 1 1BR Unit

**Discussion:** At the request of the Board, the applicant presented plans for interior renovations as well as changing the building's occupancy to ten short term rental units, a studio and apartment. Board members asked about the plans.



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**Documents/Exhibits:** Building Plans

**Testimony:** The Mayor's Office of Neighborhood Services deferred judgement to the Board. Mayor's Office of Housing and Councilor Braden were in support of the project.

**Votes:** Board member Whewell motioned for approval. Board member Langham seconded and the motion carried unanimously.

**Case: BOA-1807244 Address: 15 Chester Street Ward 21 Applicant: Sean Regan**

**Article(s)** Art. 09 Sec. 01 Extension of Non-Conforming Use Article 51, Section 9 Floor Area Ratio Excessive

**Purpose:** To legalize existing extended living space in basement. 2 bedrooms. No work to be done. Ref. permits #ALT782071, #SF849803

**Discussion:** At the request of the Board, the applicant presented plans to legalize an existing living space in the basement of a dwelling. 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 no building code relief granted in this decision. Board member Whewell seconded and the motion carried unanimously.

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

**Case: BOA- 1776341 Address: 19 Bodwell Street Ward: 15 Applicant: Marco DeBrros**

**Article(s):** Article 65, Section 9 Bldg Height Excessive (Feet) 65 42.8 accessory building in side or rear yard

Article 65, Section 9 Side Yard Insufficient 65 42.8 accessory building in side or rear yard Article 65, Section 9 Rear Yard Insufficient 65 42.8 accessory building in side or rear yard Article 65, Section 9 Accessory Bldg in Rear Yard accessory building within 8 feet of existing main building

**Purpose:** legalize 10 x 20' deck on garage and 50' awning on left side of building (No work to be done)

**Discussion:** At the request of the Board, the applicant presented plans to legalize an existing deck on a garage and fifty-foot awning on the left side of the building. 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- 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:** At the request of the Board, the applicant presented plans to legalize the occupancy of an existing garage that was converted into a one-family.

**Documents/Exhibits:** Building Plans

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

**Votes:** Board member Valencia motioned for denial without prejudice. Board member Whewell seconded while Board member Barraza was opposed but the motion carried.

**Case: BOA- 1703445 Address: 100 Huntington Avenue Ward 4 Applicant: Jeffrey Drago, ESQ**

**Article(s)** Article 11, Section 2 On Premise Signs in Non-Residential Districts

**Purpose:** Proposing to affix two separate advertisement decal window scapes, one on each side of the pedestrian skybridge located over Huntington Avenue; each signage to be 60 ft wide by 8 ft high; no proposed illumination or lighting; no proposed structures to be built

**Votes:** Board member Valencia motioned for denial without prejudice. Board member Whewell seconded and the motion carried unanimously.



City of Boston  
Board of Appeal

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

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