



City of Boston
Board of Appeal

REVISED

11:59 am, Apr 06, 2026

Tuesday, April 7, 2026 BOARD OF APPEALS City Hall Room 801

HEARING AGENDA

Revised Agenda

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> 617-635-4775, 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



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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 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

APPROVAL OF HEARING MINUTES: 9:30AM
March 19, 2026 & March 24, 2026

EXTENSIONS: 9:30AM

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

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

Case: BOA- 1472285 Address: 344 Bremen Street Ward 1 Applicant: Richard Lynds, Esq

Case: BOA- 1561839 Address: 500 Western Avenue Ward 22 Applicant: Mitchell L. Fischman, Principal

Case: BOA- 1553897 Address: 29 High Street Ward 15 Applicant: George Morancy, Esq

Case: BOA- 1567789 Address: 1-7 Selkirk Road Ward 21 Applicant: Jeffrey Drago, Esq

Case: BOA-1417476 Address: 10 Knight Street Ward 18 Applicant: Melissa Rosales



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Case: BOA-1571297 Address: 50 Princeton Street Ward 1 Applicant: David Hannigan

Case: BOA- 818377 Address: 111 Terrace Street Ward 10 Applicant: Michael Ross, Esq

Case: BOA-992109 Address: 24 Rand Street Ward 13 Applicant: Kenneth Daddabbo

Case: BOA- 992105 Address: 28 Rand Street Ward 13 Applicant: Kenneth Daddabbo

Case: BOA- 1562393 Address: 735-745 River Street Ward 18 Applicant: Nicholas Zozula, Esq

BOARD FINAL ARBITER : 9:30AM

Case: BOA- 1767611 Address: 11 Inwood Street Ward 15 Applicant: Abraham Alvarez

Case: BOA-1582245 Address: 50-52 Townsend Street Ward 11 Applicant: Shear-Yashuy

Case: BOA-1695772 Address: 7 Tip top Street Ward 22 Applicant: Prasanna Lachagari

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

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.

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.

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.

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 it's own deck

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.



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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.

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.

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.

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.

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.

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 set back 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.



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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.

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.

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

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.

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).

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.



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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.

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.

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

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

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

RE-DISCUSSION: 11:30AM

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

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 de done)

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



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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 windowscapes, 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

**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