



City of Boston
Board of Appeal

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Tuesday, May 5, 2026 BOARD OF APPEALS City Hall Room 801

HEARING AGENDA

Please be advised of the following appeals to be heard on May 5, 2026 beginning at 9:30 am and related announcements.

All matters listed on this May 5, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The May 5, 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 a 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/May52026ZBAComments> 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/May52026ZBAComments> 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



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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-763614 Address: 7 Cleveland Street Ward 12 Applicant: A. Vernon Woodworth

Case: BOA- 1521916 Address: 15-17 Brackett Street Ward Applicant: Rebecca Zeng

Case: BOA-1199457 Address: 29 Sutherland Road Ward 21 Applicant: Paul Alan Rufo

Case: BOA- 1432486 Address: 46-48 Leo M Birmingham Park Ward 22 Applicant: Paul Alan Rufo

Case: BOA-1561862 Address: 353-359 Blue Hill Avenue Ward 12 Applicant: Matthew Eckel, Esq

Case: BOA-1561863 Address: 391-395 Blue Hill Avenue Ward 12 Applicant: Matthew Eckel, Esq

Case: BOA-1486752 Address: 16R Mather Street Ward 16 Applicant: Shanti Kleiman

Case: BOA-1526179 Address: 26 Neponset Avenue Ward 18 Applicant: Todd Martin



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HEARINGS: 9:30AM

Case: BOA-1795439 Address: 133-135 North Washington Street Ward 3 Applicant: Michael Ross

Article(s): Art. 32 Sec. 04 GCOD Applicability Art. 54 Section 13 Insufficient side yard setback (Abutters window/ventilation openings) Article 54 Section 12 Use Regulations Residential use on ground story - Conditional Article 54 Section 13 Excessive f.a.r. Article 54 Section 13 Max allowed height in subdistrict has been exceeded Article 54 Section 13 Insufficient open space per dwelling unit Article 54 Section 13 Insufficient rear yard setback Article 54, Section 18 Roof Structure Restrictions Max allowed height on parcel has been exceeded Article 54, Section 21 Off-Street Parking & Loading Req Insufficient parking Notes Subject to Zoning variance relief this project shall be further further subject to Boston Conservation Commission and Flood District and design review approval due to FEMA's identified AE Food hazard Zone.

Purpose: Clarification: Construct a six-story structure consisting of 13 residential units w/ elevator access, to include, retail use on the ground floor per plans submitted. *If it is determined by the structural P.E. that the existing base structure is not suitable for 5/6 stories above due to structural or soil conditions, then it shall be fully razed on a separate permit application. (Nominal fee/ZBA req.) Original scope: Add five stories above the existing one story brick building to create a six story mixed use building containing 13 residential units (10 studios and 3 duplexes) and ground floor retail space.

Case: BOA-1813329 Address: 139 West Canton Street Ward 4 Applicant: 139 West Canton Street LLC

Article(s): Art. 32 Sec. 04 GCOD Applicability Applicant will need to seek relief for Groundwater Conservation Overlay District (GCOD) Art 64.9.4 Town/Rowhouse extension into rear Applicant will need to seek relief for Extension into rear yard for a rear deck above the first story.

Purpose: Proposing to renovate the existing single-family dwelling. Scope includes interior renovations and erecting a rear deck and roof deck. Deck to be accessed by hatch. Nominal Fee. e[Plans] Filed

Case: BOA#1813317 Address: 139 West Canton Street Ward 4 Applicant: 139 West Canton Street LLC

Article(s): 10th 780 CMR 1011 Stairways 1011.12.2 Roof access through a penthouse.

Purpose: Proposing to renovate the existing single-family dwelling. Scope includes interior renovations and erecting a rear deck and roof deck. Deck to be accessed by hatch. Nominal Fee e[Plans] Filed

Case: BOA-1822885 Address: 149 Newbury Street Ward 5 Applicant: Skin Pharm (by Jessica Pearson)

Article(s) Art. 08 Sec. 07 Use: Conditional

Purpose Change occupancy from Office Space (Professional) to Clinic. Tenant Improvement. We intend to apply for CUP to be allowed to operate as a medical spa. The space's current occupancy is Office Space. We will be working inside 2,362 rentable square feet and identified as Tenant 1 on the Third Floor.

Case: BOA- 1825910 Address: 154-170 Commonwealth Avenue Ward 5 Applicant: Daniel Brennan

Article(s): Art. 08 Sec. 03 Conditional Uses Private Club is a Conditional Use within an H 3 65 subdistrict

Purpose: Change the current use of the 160 Commonwealth Avenue condominium unit (aka 170 Commonwealth Avenue) from Medical Office to Private Club (Use Item No. 30), not open to the public, inclusive of a fitness area, member food and beverage area, sauna and steam bath area, treatment rooms.

Case: BOA-1772580 Address: 94 West Cedar Street Ward 5 Applicant: Jason Indelicato

Article(s): Art. 13 Sec. 13 Excessive f.a.r. Art. 13 Sec. 13 Insufficient usable open space per dwelling unit Art. 23 Sec. 01 Off street parking requirements Insufficient off-street parking Art. 32 Sec. 04 GCOD Applicability Art. 20 Sec. 03 Projections into rear yard < 10' proposed Article 20 Section 4 Rear Yards in H Districts Insufficient rear yard setback Article 19, Section 4 Side Yards in H Districts Insufficient side yard setback proposed beyond 70'-line depth from front yard

Purpose: Change occupancy from commercial/residential to multi family building via 3 story addition over existing 2 story row house w/balconies and elevator per drawings submitted.



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Case: BOA- 1833689 Address: 69-71 A Street Ward 6 Applicant: John Moriarty-ARTICLE 80

Article(s): Art. 68 Sec. 33 Off Street parking Req. Parking spaces required for residential use: 33 (18 units *1.5) + (6 units *1) Existing in the lot: 17 Article 68, Sec. 8 Usable Open Space Insufficient Required: $200 * 24 = 4,800$ sqft Article 68, Sec. 8 Add'l Lot Area Insufficient Additional lot area required: 24,000 sqft

Purpose: Change of occupancy from the building's office space to 24 residential units on floors two through four. Fifth floor assembly space is for the residential program. eplan – BOA

Case: BOA- 1830565 Address: 87 Heath Street Ward 10 Applicant: Kasa Group LLC

Article(s): Art. 12 Sec. 01 Lots in Two Districts Local industrial 30' extension onto 3f subdistrict parcel owned in common subject to Art 6-(Conditional) Art. 59 Sec. 37 Off-Street Parking Insufficient Parking Art. 59, Section 37 Off-Street Loading Insufficient Article 59, Section 18 Use Regulations MFR Use -(Forbidden) Article 59, Section 19 Excessive building height -(40' max) Article 59, Section 19 Excessive f.a.r. -(2.0 max) Article 59, Section 19 Insufficient usable open space -(50sf/unit required) Article 59, Section 19 Insufficient rear yard setback -(20' required) Article 59, Section 35 Screening and Buffering Requirements None provided -(Abutting 3 family residential subdistrict)

Purpose: subdivide 87 Heath Street (parcel 1001258000) into two lots (Lot A & Lot B) as shown on the attached plan of land. Lot A to contain 1,884 Square Feet and Lot B to contain 2116 Square Feet. Combine Lot B with 83 85 Heath Street (parcel 1001257000 to create new lot containing 6,116 square feet) for proposed new 5 story, fourteen (14) unit residential building, with ground level garage parking for 7 vehicles Application assigned to FD 7/21/25

Case: BOA-1810466 Address: 94-96 Saint Marks Road Ward 16 Applicant: James Christopher

Article(s): Art. 65 Sec. 60 83 Family Detached Dwelling, Forbidden Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Usable Open Space Insufficient

Purpose: Change occupancy from a 2 family to a 3 family. The additional unit will be on the third floor in the previously finished space. There will be a new Sprinkler System installed for the entire building. The project will include adding 2 new off street parking spaces & curb cut as per plans. [ePlans]*Nominal Fee

Case: BOA-1703937 Address: 2-8 Dyer Street Ward 17 Applicant: Jeff Grand

Article(s): Art. 65 Sec. 08 Conditional Applicant will need to seek relief for the proposed use of Four Family Townhouses w/ attached parking. The proposed use is conditional. Article 65, Section 9 Lot Area Insufficient Applicant will need to seek relief for insufficient lot area. Project requires 12,000 sq ft required, project proposes 3416 sq ft. Article 65, Section 9 Front Yard Insufficient Applicant will need to seek relief for insufficient front yard setback. Zoning requires a front yard setback of 15' (feet), project proposes a front yard setback of 2' 4" (two feet & four inches). Article 65, Section 9 Side Yard Insufficient Applicant will need to seek relief for insufficient side yard setback. Zoning requires a side yard setback of 10' (feet). Project proposes a side yard setback of 1' 4" (one foot & four inches). Article 65, Section 9 Rear Yard Insufficient Applicant will need to seek relief for insufficient rear yard setback. Zoning requires a rear yard setback of 20' (feet). The project proposes a rear setback of 3' (feet). Article 65, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for insufficient usable open space. Zoning requires 750 square feet per unit, which is a total of 3,000 sq ft. Article 65, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for excessive Floor area Ratio (FAR). Zoning requires .4 Maximum, project proposes 2.77. Article 65, Section 9 Bldg Height Excessive (Stories) Applicant will need to seek relief for excessive stories height. Zoning requires 2 1/2 stories as a maximum, project proposes 4 stories. Article 65, Section 9 Bldg Height Excessive (Feet) Applicant will need to seek relief for excessive height in feet. Zoning requires a maximum height of 35' (feet), project proposes a height of 42' 8" (forty-two feet & eight inches). Art. 55 Sec. 65 41 Off Street parking insufficient Applicant will need to seek relief for insufficient number of off street parking spaces. Zoning requires 1.25 x 4 (units)=5 spaces. The proposed project shows four attached garage areas. Article 65 Section 42.3 Traffic Visibility Across Corner Applicant will need to seek relief for traffic visibility across the corner. Article 65, Section 42.13 Two or More Dwellings on Same Lot Applicant will need to seek relief for Two or More Dwellings on the same lot. Article 65, Section 42.2 Conformity w Ex Bldg Alignment Applicant will need to seek relief for Conformity w/ existing building alignment (10 Dyer ST).

Purpose: Work consist of construction of a new 4 unit townhouse building on a newly subdivided lot (0 Dyer St.) Refer to attached site plan. Application is being submitted for initial plan review and rejection. ZBA relief will be required. ePlan Filed



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Case: BOA- 1800604 Address: 4 Adams Street Ward 18 Applicant: Reginal Woods

Article(s): Art. 69 Sec. 8Forbidden Applicant will need to seek relief for the proposed use of a Three Family in a 2F 5000 Zone. Art. 69 Sec. 29Off St.Prk'g/Load'g Applicant will need to seek relief for the number of Proposed parking spaces Article 69, Section 9 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area. Article 69, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (F.A.R.) Article 69, Section 9 *Bldg Height Excessive (Stories) Applicant will need to seek relief for Excessive Building Height (Stories). Article 69, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for Insufficient Usable Open Space. Article 69, Section 9 Bldg Height Excessive (Feet) Applicant will need to seek relief for Excessive Building Height (Feet). Article 69, Section 9 Side Yard Insufficient Applicant will need to seek relief for Insufficient Side Yard setback. Article 69, Section 9 Rear Yard Insufficient Applicant will need to seek relief for Insufficient Rear Yard setback.

Purpose: MOH Project Proposed project to erect a new 3 family residential building with full Fire Alarm & Sprinkler system (13R) Unfinished basement for mechanical & storage. Installation. Includes structural framing, MEP systems, and all site utilities for full code compliance and occupancy certification. E[plans]. Filed

Case: BOA-1807767 Address: 1904 River Street Ward 18 Applicant: Neokaisaria LLC

Article(s): Article 69 Section 30 Application of Dimensional Req Two or more dwellings on one lot Art. 09 Sec. 01 Reconstruction/Extention of Nonconforming Bldg.> 25% Increase in number of units of an existing nonconforming use Forbidden Art. 69 Sec. 8 Forbidden MFR Use Forbidden Art. 69 Sec. 09 Insufficient minimal lot size 8000sf req. Art. 69 Sec. 09 Excessive f.a.r Art. 69 Sec. 09 # of allowed stories has been exceeded 2.5 max Art. 69 Sec. 09 Insufficient usable open space per unit 1,750sf/unit req. Art. 69 Sec. 09 Insufficient front yard setback 20' req .Art. 69 Sec. 09 Insufficient rear yard setback Article 69 Section 29.4 Off Street Parking Location Location: Parking in required front and side yards

Purpose: Clarification: 1904 River street is one of two existing 2 story structures on the same lot and this filing has been made to change the Use and Occupancy of this dwelling from 8 units to 12 units by constructing a full story addition onto the existing 2 story structure to total 3 stories per plans submitted."/FD 11.19.2 *This application has been filed in conjunction with ALT1729871 with an identical scope of work for 1900 River street. Change of occupancy from 8 units to 12 units. Construct an addition to create a third level on each of the existing two level, multi family residential buildings located at 1900 1904 River Street. Each building will add 4 units to the existing 8 units, resulting in 12 units per building. Filed in conjunction with ALT1729871 as companion.*Admin intake:8 Apartments #ALT54792//2011

Case: BOA-1807763 Address: 1900 River Street Ward 18 Applicant: Neokaisaria LLC

Article(s): Art. 09 Sec. 01 Extension of Non Conforming Use > 25% Increase in number of units of an existing nonconforming use – Forbidden Art. 69 Sec. 8 Forbidden MFR use forbidden Art. 69 Sec. 09 Insufficient lot size minimum Art. 69 Sec. 09 Excessive f.a.r Art. 69 Sec. 09 # of allowed stories has been exceeded Art. 69 Sec. 09 Insufficient usable open space per unit Art. 69 Sec. 09 Insufficient front yard setback Art. 69 Sec. 09. Insufficient rear yard setback Art. 69 Sec. 29. Off St.Prk'g: Design Proposed parking in required front yards and side yards Art. 69 Sec. 30.2 Traffic Corner Visibility Non permitted parking on record

Purpose: Clarification: 1900 River street is one of two existing 2 story structures on the same lot and this filing has been made to change the Use and Occupancy of this dwelling from 8 units to 12 units by constructing a full story addition onto the existing 2 story structure to total 3 stories per plans submitted."/FD 11.19.25 *This application has been filed in conjunction with ALT1729875 with an identical scope of work for 1904 River street. Change of occupancy from 8 units to 12 units. Construct an addition to create a third level on each of the existing two level, multi family residential buildings located at 1900 1904 River Street. Each building will add 4 units to the existing 8 units, resulting in 12 units per building. An additional ALT for 1904 will be filed in conjunction.

Case: BOA-1812434 Address: 384-390 Lagrange Street Ward 20 Applicant: Evangelia Toga & Patricia Paolino

Article(s): Art. 56, Section 15 Use: Conditional Body art establishment = CONDITIONAL USE

Purpose: Change occupancy to include body art in the hair salon [ePlans]



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RE-DISCUSSION: 11:30AM

Case: BOA-1741777 Address: 183 Saint Botolph Street Ward 4 Applicant: Chloe Manning Choo & Company Inc

Article(s): A 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]

Case: BOA-1800610 Address: 1740 Hyde Park Avenue Ward 18 Applicant: Tom Colleran

Article(s) Article 69 Section 14 Use Regulations Multi Family Dwelling – Forbidden Article 69 Section 15 Floor Area Ratio Excessive Article 69 Section 15 Building Height Excessive Art. 69 Sec. 29 Off St.Prk'g/Load'g Parking Art. 69 Sec. 29 Off St.Prk'g/Load'g Loading

Purpose: Erect a new 6 story (5 story for Zoning) Multi Family Dwelling with 42 residential units and garaged parking. Building features bike storage, amenity spaces, and roof deck. Easements for drive access to be recorded. Existing building to be demolished under a separate permit. [ePlan] SPR

INTERPRETATION: 12:00PM

Case: BOA-1834448 Address: 87 West Seventh Street Ward 6 Applicant: James O'Donoghue

Purpose: The petitioner seeks a determination that the Inspectional Services Department erred in classifying the property as a two-family dwelling rather than a three-family dwelling in connection with Building Permit ALT1797336.

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

BOARD MEMBERS:
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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