



City of Boston
Board of Appeal

Tuesday, April 28, 2026 BOARD OF APPEALS City Hall Room 801

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 Stembridge:

Please be advised of the following appeals to be heard on April 28, 2026 beginning at 9:30 am and related announcements.

All matters listed on this April 28, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The April 28, 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/April28ZBAComments> 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/April28ZBAComments> 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



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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 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

April 7, 2026

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



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EXTENSIONS: 9:30AM

Case: BOA- 1474749 Address: 10 Melville Avenue Ward 17 Applicant: Blair Toland

Discussion/Votes: The Board moved to unanimously approve the extension request to April 8, 2027.

Case: BOA- 768729 Address: 79-89 West Broadway Ward 6 Applicant: Derric Small, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to May 11, 2027.

COURT REMAND DISCUSSION

Remand Discussion: Superior Court Case No: 2384CV00459 Address: 22 Hanover Street BOA1359438 Applicants: Stephen and Jenny Badolato

The Board will re-hear the Applicant's previously approved requested relief for a Conditional Use Permit. on June 2, 2026.

RECOMMENDATIONS: 9:30 AM

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.

Discussion: At the request of the Board, the applicant presented plans to construct a third-story and rear 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 Barraza motioned for approval. Board member Collins recused himself. Board member Stembridge seconded, and the motion carried.

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

Discussion: At the request of the Board, the applicant presented plans to extend the layout of an existing restaurant along with 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 Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

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)

Discussion: At the request of the Board, the applicant presented plans to demolish existing back decks and construct new decks and a roof deck. 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. Councilor Flynn was in support of the project,

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

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

Discussion: At the request of the Board, the applicant presented plans to remove a previous proviso for "this petitioner only" along with increasing the maximum number of occupants. Board members asked about the plans. Board member Barraza noted that this would be a welcome addition to the neighborhood.

Documents/Exhibits: Building Plans

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

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

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.

Discussion: At the request of the Board, the applicant presented plans to erect a two-story rear addition and to increase living space in the basement. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services and Councilor Fitzgerald were in support of the project.

Votes: Board member Barraza motioned for approval. Board member Collins recused himself.

Board member Stembridge seconded and the motion carried.

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]

Discussion: At the request of the Board, the applicant presented plans to change the building's occupancy from a single family to a two family by constructing two dormers 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 Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to construct a new front porch and to convert the rear deck into a four-season porch. 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. Board member Stembridge seconded and the motion carried unanimously.



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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

Discussion: At the request of the Board, the applicant presented plans to construct a second-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 Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to construct a rear addition 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 Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

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.

Discussion: At the request of the Board, the applicant presented plans to seeks change the building's occupancy from a single-family to a two-family 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. Board member Stembridge seconded and the motion carried unanimously.

HEARINGS: 9:30AM

Case: BOA- 1811706 Address: 360 Princeton Street Ward 1 Applicant: Laura Costa

Article 53, Section 9 Rear Yard Insufficient Requesting relief for an insufficient rear yard setback from a proposed deck, the 1/3 lot depth requirement extends from the building to the rear lot line.

Purpose: Build 3 new decks according to plans, one for each floor.

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

Case: BOA- 1730471 Address: 109A-109 Salem Street Ward 3 Applicant: Joe Bono Al Dente

Article. 54 Section 12 Use: Conditional Outdoor seating is a conditional use.

Purpose: Outdoor Seating. no work to be done.

Discussion: At the request of the Board, the applicant seeks to obtain permanent outdoor seating at an existing restaurant on private property. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

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



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Case: BOA- 1730467 Address: 111A-111 Salem Street Ward 3 Applicant: Joe Bono AI Dente

Article. 54 Section 12 Use: Conditional Outdoor seating is a conditional use.

Purpose: Outdoor seating. No work to be done

Discussion: At the request of the Board, the applicant seeks to obtain permeant outdoor seating at an existing restaurant on private property. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

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

Case: BOA- 1806142 Address: 7 Smith Court Ward 3 Applicant: Timothy Burke

Article. 09 Sec. 01 Reconstruction/Extension of Nonconforming Bldg. Art. 13 Sec. 13 1Dimensional Regulations
Excessive FAR

Purpose: Remove existing roof deck, install new single ply membrane roof system, re install wood framed roof deck as shown on the drawings. Construct new headhouse for existing stair to roof.

Discussion: At the request of the Board, the applicant presented plans to replace the entire roof, expand the footprint of the roof deck and construct a headhouse. 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. Board member Collins seconded and the motion carried unanimously.

Case: BOA- 1799878 Address: 61 Farragut Road Ward 6 Applicant: Mike Shaw

Article 68, Section 29 Roof Structure Restrictions Article 68, Section 8 Bldg Height Excessive (Feet)

Purpose: Interior renovation to existing 2nd and 3rd floor and head house addition. change in occupancy from 3 fam dwelling to 2 fam dwelling. No change in use or egress.

Discussion: At the request of the Board, the applicant presented plans to convert a three-family to a two-family dwelling with roof-decks in the front and back. Board members asked about the plans. Board member Barraza stated that the proposal of a rear deck and the size of it, is adequate to the size of the roof.

Documents/Exhibits: Building Plans

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

Votes: Board member Barraza motioned for approval with the proviso of Parks and Recreation Department Review. Board member Collins seconded and the motion carried unanimously.

Case: BOA- 1774632 Address: 744 East Fourth Street Ward 6 Applicant: Darren Swain

Article Art 68 Sec 8 Dim reg app in res sub dist. Excessive f.a.r. Art 68 Sec 8 Dim reg app in res sub dist. Insufficient additional lot area per dwelling unit

Purpose: Raze existing 4 Unit Dwelling and replace with new 4 Story, 6 Unit Building with (9**) Garage parking spaces. Razing of Existing dwelling to be reviewed and approved on a separate SF demolition permit. Number of parking spaces increased from 8 to 9 and building height reduced to 39' 7" at BOA 1.27.26

Discussion: At the request of the Board, the applicant presented plans to raze an existing dwelling, construct a four-story, six unit dwelling with nine parking spaces and a deck for each unit. 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 along with one abutter were opposed, two abutters were in support of to the project.



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Votes: Board member Valencia motioned for approval with the proviso of Planning Department Review. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA- 180593 Address: 30-32 H Street Ward 6 Applicant: Marc Sawatsky

Article 68 Sec 29 Roof Structure Restrictions Max allowed height on the lot has been exceeded Art 68 Sec 8 Dim reg app in res sub dist. Insufficient front yard setback (Variance required rescinded based on updated modal alignment survey plan provided for BOA review reconsideration 2.19.26) Art 68 Sec 8 Dim reg app in res sub dist. Insufficient side yard setback Art 68 Sec 8 Dim reg app in res sub dist. Insufficient additional lot area per unit Art 68 Sec 8 Dim reg app in res sub dist. Excessive f.a.r. Art 68 Sec 8 Dim reg app in res sub dist. Insufficient usable open space per unit Art 68 Sec 8 Dim reg app in res sub dist. Max allowed height in subdistrict has been exceeded Art. 68 Sec. 33 Off Street parking Req. Insufficient parking Art. 68 Sec. 34 Appl. of Dim. Req. # 2 Traffic visibility across a corner lot (Variance still required 2.19.26) Art. 68 Sec. 34 Appl. of Dim. Req. #10 Insufficient rear yard setback on a shallow lot of Notes Section 68-34 Application of Dimensional requirements 2.Traffic Visibility Across Corner. Whenever a minimum Front Yard is required (5 feet required) and the Lot is a Corner Lot, no Structure or planting interfering with traffic visibility across the corner, or higher, in any event, than two and one-half (2-1/2)

Purpose: Clarification: Construction of a new 3 story, 6-unit multifamily residential building with 6 garage parking spaces w/ elevator access on 4,271 sf parcel known as Lot 1 per stamped land survey*Lot subdivision filed under ALT1535648 Previous scope: Construction of a new 3 story, 6-unit multifamily residential building with 6 garage parking spaces.

Discussion: At the request of the Board, the applicant presented plans to raze the existing structure to erect a three-story, six-unit dwelling with six garage 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 Flynn was in support of the project.

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

Case: BOA- 1809792 Address: 36-42 O Street Ward 6 Applicant: George Morancy, Esq

Article 68 Sec 8 Dim reg app in res sub dist. Insufficient Lot Size Insufficient Side Yard Setback Insufficient Rear Yard Setback Insufficient Usable Open Space Insufficient Off-Street Parking Excessive Floor Area Ratio

Purpose: Erect two-story vertical addition and rear addition to building and change legal occupancy from four family dwelling to six family dwelling. Building is to be fully sprinklered after renovation.

Discussion: At the request of the Board, the applicant presented plans to erect a two-story vertical addition that would change the building's occupancy from four to six units. 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 Barraza motioned for approval with the proviso of Planning Department Review with special attention to the contextual surrounding as it applies to the exterior. Board member Collins seconded and the motion carried unanimously.

Case: BOA-1794725 Address: 34 Spring Garden Street Ward 13 Applicant: Tim McGovern Article

65, Section 9 Dimensional Regulations FAR, Stories, Front Yard insufficient, Rear Yard insufficient. Article 65, Section 8 Use Regulations Three family detached dwelling F in 2F zone Article 65, Section 41 Off Street Parking Regulations Insufficient



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Purpose: Interior demolition of all MEP and finishes. Remove existing pitched roof and frame full floor, and construct rear addition. Renovate entire structure including addition of fire alarm and sprinkler system. Convert existing single family to 3 units with 2 off street parking spaces.

Discussion/Votes: Upon a motion and a second, the Board moved to defer the matter until June 16, 2026.

Case: BOA- 1790078 Address: 58 Bullard Street Ward 14 Applicant: Charles Robson

Article 65, Section 8 Use Regulations MFR use forbidden in a three-family subdistrict Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient lot size 5,000sf min. required. Art. 65 Sec. 9 Residential Dimensional Reg.s Excessive f.a.r. .5 ratio max allowed Art. 65 Sec. 9 Residential Dimensional Reg.s Maximum number of stories exceeded 2.5 stories max Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient front yard setback 15' minimum setback Required Art.65 Sec. 42 Appl of Dimensional Reqs3. Traffic Visibility Across a Corner Lot Article 65, Section 41 Off Street Parking Regulations 5. Parking space design/size Article 65, Section 41 Off Street Parking Regulations Insufficient parking 1.25 spaces required per unit

Purpose: New construction 3 story 5-unit residential building clarification: new construction of a 3 story 5-unit residential building on a 4,278sf lot with four off street parking spaces, to include the creation of a 5' wide easement on the left side of the lot for the benefit of # 54 Bullard Street (LOT B) per 12/28/22 Suffolk County Registry of Deeds recorded land survey provided.

Discussion/Votes: Upon a motion and a second, the Board moved to defer the matter until May 5, 2026.

Case: BOA- 1821678 Address: 70 Auckland Street Ward 15 Applicant: James Christopher

Article 65 Section 15 Use Regulations Use Forbidden Article 65, Section 9 Lot Width Insufficient Article 65, Section 9 Lot Frontage Insufficient Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Feet) Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient

Purpose: The applicant seeks to construct an attached 3 story addition with parking at grade, and 2 new residential units above, with a change of occupancy from 3 to 5 residential units. As per the attached plans ****Nominal Fee****

Discussion/Votes: Board Member Collins recused himself from this project. Upon a motion and a second, the Board moved to defer the matter until June 16, 2026.

Case: BOA- 1810310 Address: 34 Athelwold Street Ward 17 Applicant: Jennifer Ha

Article. 65 Sec. 9 Residential Dimensional Reg.s Insufficient lot size -6,000sf required Art. 65 Sec. 9 Residential Dimensional Reg.s Excessive f.a.r.- 4.0 max Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient rear yard setback -19.99' min. setback required (Shallow lot) Article 65, Section 41 Off-Street Parking Regulations Insufficient Parking - 1.25 req./ dwelling unit Article 65, Section 41 Off-Street Parking Regulations 4. Location: Parking in a required side yard is not allowed Article 65, Section 41 Off-Street Parking Regulations 5. Design; Insufficient clear maneuvering areas (tandem parking) Article 65, Section 8 Use Regulations Use- Forbidden Article 65, Section 9- Dimensional Regulations Max allowed number of stories exceeded -2.5 stories max Article 65, Section 9 Dimensional Regulations Insufficient side yard setback -10' mi. Notes Curb cut for proposed parking is further subject to additional DPW/PIC review approval. Building code review has been deferred at this time.

Purpose: New 6 Unit Residential Development with 3 On Grade Parking Spaces

Discussion: At the request of the Board, the applicant presented plans to construct a three-story, six unit dwelling with three on grade parking spaces built 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. Councilor Worrell and one abutter were in support of the project,

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



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Case: BOA- 1814225 Address: 190-200 Cummins Highway Ward 19 Applicant: Brooke Charter School Article 67, Section 9 Dimensional Regulations Excessive f.a.r. Article 67, Section 9 Dimensional Regulations Number of allowed stories has been exceeded Article 67, Section 9-Dimensional Regulations Max allowed height has been exceeded Purpose: Erect a rear addition to existing school as per plans.

Discussion: At the request of the Board, the applicant presented plans to erect a rear addition that would increase useable open space in a school, creating an additional parking 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 Barraza recused herself. Board member Valencia motioned for approval. Board member Stembridge seconded and the motion carried.

HEARINGS: 11:00AM

Case: BOA- 1825579 Address: 100 Beachview Road Ward 1 Applicant: Scarlet and Grey Development, LLC ARTICLE 53; SECTION 53-5-Dimensional Regulations (Table F) Max allowed height exceeded (Updated review via revised plan set submitted 9/29/25

Purpose: Updated scope with revised drawings: Erect an attached two-family residential dwelling with a shared common front entryway w/ 102 Beachview Rd on newly created LOT B /2500SF. (Application filed in conjunction with ALT1643500 for subdivision and ERT1651876.) ** 8/20/25 REVISED PLANS SUBMITTED

Original scope: Erect a two-unit residential dwelling on newly created lot. See ALT1643500 for subdivision. *9.17.24 filed application assigned to FD by Dept Head Paul Williams on 10.2.24

Discussion: At the request of the Board, the applicant presented plans to subdivide an existing lot and erect a two-family dwelling with a shared common driveway. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services and Councilor Coletta deferred judgement to the Board. One abutter was opposed to the project.

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

Case: BOA- 1825581 Address: 102 Beachview Road Ward 1 Applicant: Scarlet and Grey Development, LLC ARTICLE 53; SECTION 53-5-Dimensional Regulations (Table F) Max allowed height exceeded

Purpose: Updated scope with revised drawings: Erect an attached two-family residential dwelling with a shared common front entryway w/ 100 Beachview Rd on newly created LOT A /2479SF. (Application filed in conjunction with ALT1643500 for subdivision and ERT1651874.) **8/20/25 REVISED PLANS SUBMITTED

Original scope: Erect a two-unit residential dwelling on newly created lot. See ALT1643500 for subdivision. *9.17.24 filed application assigned to FD by Dept Head Paul Williams on 10.2.24

Discussion: At the request of the Board, the applicant presented plans to subdivide an existing lot and erect a two-family dwelling with a shared common driveway. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services and Councilor Coletta deferred judgement to the Board. One abutter was opposed to the project.

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

Case: BOA- 1805308 Address: 109 Prince Street Ward 3 Applicant: Sean Munis

Article 54, Section 18 Roof Structure Restrictions Requesting relief for a headhouse proposed in a restricted roof district Article 54, Section 10 Floor Area Ratio Excessive Requesting relief for excessive Floor Area Ratio;



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Required F.A.R: 3.0 Existing F.A.R: 4.9 Proposed F.A.R: 5.5

Purpose: Structural work for new head house and interior structural reinforcement for roof deck, along with new roof deck. Additionally, there will be a new small deck off a lower floor in the alcove of the building.

Discussion: At the request of the Board, the applicant presented plans to convert an existing headhouse into living space with an outdoor deck. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Coleta along with three abutters were in support of the project.

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

Case: BOA- 1716926 Address: 1258-1262 Massachusetts Avenue Ward 7 Applicant: George Morancy, Esq

Article 65, Section 16-Dimensional Regulations Floor Area Ratio Excessive Article 65, Section 16 Dimensional Regulations Usable Open Space Insufficient Notes 1.-To be filed concurrently with ERT1667831 and ALT1666730.

Purpose: Subdivide lot and consolidate a portion of this lot with parcels 070357000, 0703566000, 0703567000, and 0703569000, to form a new lot numbered 1274 Massachusetts Avenue, to contain approximately 16,306 square feet of land. This lot, 1258 1272 Massachusetts Avenue, to be 11,818 sq ft. See ERT1667831 & ALT1666737. Refer to ALT1666730 for related work to connect garage with tunnel/ramp.

Discussion: At the request of the Board, the applicant presented plans to subdivide an existing lot to consolidate a portion of it. 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 Turner motioned for approval. Board member Barraza seconded and the motion carried unanimously.

Case: BOA- 1809584 Address: 11 Vinton Street Ward 7 Applicant: Timmy Kyne

Article. 68 Sec. 33 Off Street parking Req. off street parking insufficient- design/ maneuverability (size) clear access and maneuvering areas parking in rear proposed via easement per plan. Art. 68 Sec.31 Screening and Buffering Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Lot Area Insufficient

Purpose: Changing occupancy from 2 family to 3 family renovating each level and adding an addition to the rear of building Installing exterior siding and windows

Discussion: At the request of the Board, the applicant presented plans to change the buildings occupancy from a two to a three-family dwelling as well as a rear addition 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. Councilor Flynn was in support of the project.

Votes: Board member Valencia motioned for approval with the proviso of Planning Department Design Review. Board member Turner seconded and the motion carried unanimously.

Case: BOA-1811248 Address: 13 Vinton Street Ward 7 Applicant: Timmy Kyne

Article. 68 Sec. 33 Off Street parking Req. Art. 68 Sec.31 Screening and Buffering Article 68, Section 34.6 Side Yd of Certain Narrow Lots driveway width insufficient

Purpose: Proposal of Shared Driveway Easement with 11 Vinton Street accessed by an existing curb cut for parking for 1 vehicle in the rear. Reference sister application ALT1800039 for 11 Vinton Street.



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Discussion: At the request of the Board, the applicant presented plans for a driveway easement, accessed by an existing curb cut. Board members asked about the 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 Valencia motioned for approval with the proviso of Planning Department Design Review. Board member Turner seconded and the motion carried unanimously

Case: BOA- 1781953 Address: 1 Bayside Street Ward 13 Applicant: Dennis Etkorn and Gavin Etkorn

Article 69 Sec. 8 Forbidden Applicant will need to seek relief for the proposed use of 6 (six) units, which is forbidden use in a 2F-5000 zone. **Article 69 Section 29.4 Off-Street Parking Location Applicant** will need to seek relief for Off-Street parking. **Article 69, Section 9 Lot Area Insufficient Applicant** will need to seek relief for insufficient lot area.

Article 69, Section 9 Lot Width Insufficient Applicant will need to seek relief for Insufficient lot width.

Article 69, Section 9 Lot Frontage Insufficient Applicant will need to seek relief for Insufficient Lot Frontage.

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 Front Yard Insufficient Applicant** will need to seek relief for Insufficient Front yard setback. **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.

Notes The proposed project is located in a Neighborhood Design Overlay district. Pending Building Code Review per IBC & 780 CMR, submission of complete construction documents. Project is subject to Group 1 (One) Dwelling Units per (521 CMR-Architectural Access Board), upon submission of complete construction documents.

Purpose: New 6 Unit dwelling, with (3) Three decks (10th Edition of 780 CMR)

Discussion: At the request of the Board, the applicant presented plans to erect a three-story, six unit dwelling with three rear decks and a four-car garage. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilors Fitzgerald and Murphy along with five abutters were opposed to this project.

Votes: Board member Barraza motioned for approval with the proviso of Planning Department Review with special attention to accessing parking space and the context of the exterior elevations. Board member Collins seconded while Board members Turner and Dong opposed. However, the motion carried.

Case: BOA-1827544 Address: 1954 Commonwealth Avenue Ward 21 Applicant: Patrick McKenna ARTICLE 80

Article. 51 Sec. 09 Dimensional Regulations Insufficient additional lot area per unit Art. 51 Sec. 09-Dimensional Regulations Number of allowed stories has been exceeded Art. 51 Sec. 09-Dimensional Regulations Max allowed height has been exceeded Art. 51 Sec. 09 Dimensional Regulations Insufficient usable open space/unit Art. 51 Sec. 09 Dimensional Regulations Insufficient front yard setback Art. 51 Sec. 09 Dimensional Regulations Insufficient side yard setback Art. 51 Sec. 09 Dimensional Regulations Insufficient rear yard setback Article 51, Section 56 Off Street Parking Insufficient Article 51, Section 56 Off Street Loading Insufficient

Purpose: ARTICLE 80: Preserve the existing structure by relocating it closer to Commonwealth Avenue to construct a five-story mixed use building that will include approximately 25,475 GSF square feet of gross floor area and 26 residential homeownership units, including 4 IDP units, and 9 parking spaces.\ *Art 80 SPR

Discussion: At the request of the Board, the applicant presented plans to preserve an existing structure, relocating it to the front of the property as well as constructing a five-story, twenty-six unit dwelling with nine parking spaces. Board members asked about the plans.

Documents/Exhibits: Building Plans



City of Boston
Board of Appeal

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

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

RE-DISCUSSION: 11:30AM

Case: BOA-1482368 Address: 87 Morris Street Ward 1 Applicant: Carolina Linares

Article(s): Article 53, Section 9 Lot Area Insufficient Article 53, Section 9 Add'l Lot Area Insufficient
Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Usable Open Space Insufficient
Art. 53 Sec. 09.3 Location of Main Entrance Art. 53, Section 56 Off Street Parking Insufficient
Article 27T 5 East Boston IPOD Applicability Article 32, Section 4. GCOD, Applicability

Purpose: Change of occupancy to a 3 family. Remodeling the basement into a new apartment. Scope also includes upgrades to life safety (FA/FP). [ePlan]

Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 16, 2026.

Case: BOA-#1482374 Address: 87 Morris Street Ward 1 Applicant: Carolina Linares

9th 780 CMR 705 Exterior Walls 705.8.1 Allowable area of openings. The maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in Table 705.8. [New/enlarged openings with less than 3ft separation from interior lot lines.] 9th 780 CMR 1030 Emergency Escape and Rescue 1030.1 General. In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R 2 occupancies in accordance with Tables 1006.3.2(1) and 1006.3.2(2) and Group R 3 occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way. [Only a 2.3ft exterior egress path provided, 36" (3ft) required at emergency egress openings]

Purpose: Change of occupancy to a 3-family. Remodeling the basement into a new apartment. Scope also includes upgrades to life safety (FA/FP). [ePlan] City of Boston Board of Appeal

Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 16, 2026.

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: At the request of the Board, the applicant presented plans to construct five separate roof decks, one for each unit. Board members asked about the plans and the community outreach process.

Documents/Exhibits: Building Plans

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

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



City of Boston
Board of Appeal

Case: BOA- 1575425 Address: 62 L Street Ward 6 Applicant: David Luciano

Article(s): Article 68, Section 8 Rear Yard Insufficient Article 68, Section 8 Side Yard Insufficient
Art.68 Sec 29 Roof Structure Restrictions Access to the roof deck must be via a roof hatch

Purpose: Replace existing exterior stairs and construct a new roof deck.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 16, 2026.

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 Section4 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

Discussion/Votes: Upon a motion and a second, the Board moved to defer until June 16, 2026.

STEPHANIE HAYNES BOARD OF APPEAL 617-635-4775

BOARD MEMBERS:
SHERRY DONG-CHAIR
NORMAN STEMBRIDGE-SECRETARY
GIOVANNY VALENCIA
SHAMAIAH TURNER
HANSY BETTER BARRAZA

SUBSTITUTE MEMBERS:
JEANNE PINADO
DAVID COLLINS

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