



Tuesday, May 5, 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 Stenbridge:

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 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

Discussion/Votes: The Board moved to unanimously approve the extension request to May 1, 2027.

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

Discussion/Votes: The Board moved to unanimously approve the extension request to April 13, 2028.

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

Discussion/Votes: The Board moved to unanimously approve the extension request to May 17, 2028.

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

Discussion/Votes: The Board moved to unanimously approve the extension request to May 3, 2028.

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

Discussion/Votes: The Board moved to unanimously approve the extension request to May 24, 2028.



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

Discussion/Votes: The Board moved to unanimously approve the extension request to May 24, 2028.

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

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

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

Discussion/Votes: The Board moved to unanimously approve the extension request to May 15, 2028.

Case: BOA-1568342 Address: 134-140 Smith Street Ward 10 Applicant: Luis Santana

Discussion/Votes: The Board moved to unanimously approve the extension request to June 6, 2027.

Case: BOA-932844 Address: 192 Gladstone Street Ward 1 Applicant: Catherine Clifford

Discussion/Votes: The Board moved to unanimously approve the extension request to April 30, 2028.

Case: BOA-1548018 Address: 27-29 Farragut Road Ward 6 Applicant: George Morancy, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to March 22, 2028.

Case: BOA-1255410 Address: 19 Bennington Street Ward 1 Applicant: Michael W. Ford

Discussion/Votes: The Board moved to unanimously approve the extension request to May 12, 2027.

Case: BOA-213247 Address: 76 Day Street Ward 10 Applicant: Dunya Alwan

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

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 subject to Boston Conservation Commission and Flood District and design review approval due to FEMA's identified AE Flood hazard Zone.

Purpose: Clarification: Construct a six-story structure consisting of 13 residential unit's 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.

Discussion: At the request of the Board, the applicant presented plans to construct a six-story dwelling with six-unit mixed use building with ground floor retail. 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 Whewell motioned for approval with the proviso of Planning Department Design Review with attention to ensure that living space is not allowed below the flood zone. Board member Turner seconded and the motion carried unanimously.



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

Article(s): Art. 32 Sec. 04GCOD Applicability Applicant will need to seek relief for Groundwater Conservation Overlay District (GCOD) Art 64.9.4Town/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

Discussion: At the request of the Board, the applicant presented plans to erect a rear deck and rear roof deck with internal stairs along with internal 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 Valencia motioned for approval. Board member Whewell seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to erect a rear deck and rear roof deck with internal stairs along with internal 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 Valencia motioned for approval. Board member Whewell seconded and the motion carried unanimously.

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

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

Discussion: At the request of the Board, the applicant presented plans to change the occupancy of the third floor to a dermatology clinic. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

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

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

Article(s): Art. 08 Sec. 03Conditional 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.

Discussion: At the request of the Board, the applicant presented plans to change the current use from a medical office to a private fitness club. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Two abutters were in support of the project.

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

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

Article(s): Art. 13 Sec. 13 1Excessive f.a.r. Art. 13 Sec. 13 1Insufficient usable open space per dwelling unit Art. 23 Sec. 01Off street parking requirements Insufficient off-street parking Art. 32 Sec. 04GCOD Applicability Art. 20 Sec. 03Projections into rear yard< 10' proposed Article 20 Section 4Rear Yards in H Districts Insufficient rear yard setback Article 19, Section 4Side Yards in H Districts Insufficient side yard setback proposed beyond 70'-line depth from front yard



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

Discussion: At the request of the Board, the applicant presented plans to construct a three-story addition to an existing two-story dwelling and changing the occupancy from a mixed use building to six-unit dwelling units. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

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

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= 4,800sqft Article 68, Sec. 8 Add'l Lot Area Insufficient Additional lot area required: 24,000 sqf

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

Discussion: At the request of the Board, the applicant presented plans to change the buildings occupancy from office space to twenty-four residential units and seventeen parking spaces. Board members asked about the plans and the average length of stay for a person.

Documents/Exhibits: Building Plans

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

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

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

Discussion: At the request of the Board, the applicant presented plans to subdividing parcels into two lots and constructing a five-story, fourteen-unit dwell with ground level parking for seven vehicles. 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 along with one abutter were in support of the project.

Votes: Board member Turner motioned for approval with the proviso of Planning Department Design Review with special attention to usable open space, buffering and proposed rear yard depth and that the applicant make a housing agreement with the Mayor's Office of Housing. Board member Valencia seconded and the motion carried unanimously.

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. The 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



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Discussion: At the request of the Board, the applicant presented plans to change the occupancy from a two to a three-family, legalizing an existing third-floor unit as well as installing a curb cur for two off-street parking spots. 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 Langham motioned for approval with the proviso of Planning Department Design review with attention to redesign the parking layout and to preserve existing trees. Board member Valencia seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to construct a four-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.

Votes: Board member Bernal motioned for approval with the proviso that no relief be given to the front yard, so that there's a front yard of five feet on Dyer Street. Board member Langham seconded and the motion carried unanimously.

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

Article(s): Art. 69 Sec. 8 Forbidden Applicant will need to seek relief for the proposed use of a Three Family in a 2F 5000 Zone. Art. 69 Sec. 29 Off 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.



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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

Discussion: At the request of the Board, the applicant presented plans to raze an existing structure and construct a three-story, three-family building with each unit having front and rear decks. 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 Bernal motioned for approval with the proviso of Planning Department to accommodate all of the accessibility requirements. Board member Turner seconded and the motion carried unanimously.

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/Extension of Nonconforming Bldg.> 25% Increase in number of units of an existing nonconforming use Forbidden Art. 69 Sec. 8 Forbidden 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: 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, multifamily 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

Discussion: At the request of the Board, the applicant presented plans to construct a one-story addition to an existing two-story structure, changing the buildings occupancy from eight units to twelve. Board members asked about the plans., landscaping a trash management.

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 while one abutter was opposed to the project.

Votes: Board member Turner motioned for approval with the provisos of that a housing agreement must be agreed to with the Mayor's Office of housing along with Planning Department Design Review with special attention to parking design. Board member Valencia seconded and the motion carried unanimously.

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, multifamily 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.



Discussion: At the request of the Board, the applicant presented plans to construct a one-story addition to an existing two-story structure, changing the buildings occupancy from eight units to twelve. Board members asked about the plans., landscaping a trash management.

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 while one abutter was opposed to the project.

Votes: Board member Turner motioned for approval with the provisos of that a housing agreement must be agreed to with the Mayor's Office of housing along with Planning Department Design Review with special attention to parking design. Board member Valencia seconded and the motion carried unanimously.

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 [ePlan]

Discussion: At the request of the Board, the applicant presented plans to change the occupancy of an existing hair salon to include microblading body art. 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 Whewell motioned for approval. Board member Langham seconded and the motion carried unanimously.

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 Add tns. 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]

Discussion/Votes: Upon a motion and a second, the Board moved to defer until July 28, 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: At the request of the Board, the applicant presented plans to construct a three-story, five unit dwelling with four off-street 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.

Votes: Board member Stembridge motioned for approval with the provisos of Planning Department Design Review with special attention to site plan, parking design and on increasing the front yards depth by at least four feet on the lot frontage facing Bullard Street. Board member Valencia seconded and the motion carried unanimously.



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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

Discussion: At the request of the Board, the applicant presented plans to raze the existing erect a six-story, multi-family dwelling with forty units, garage parking, roof decks. 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 members Bernal and Turned recused themselves from this project. Board member Valencia motioned for approval with the proviso of Planning Department Design Review. Board member Langham seconded and the motion carried unanimously.

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.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until May 19, 2026.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:
SHERRY DONG-CHAIR
NORMAN STEMBRIDGE-SECRETARY
GIOVANNY VALENCIA
ALAN LANGHAM
KATIE WHEWELL
SHAMAIAH TURNER

SUBSTITUTE MEMBERS:
JUAN ANDRES BERNAL

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