



City of Boston
Board of Appeal

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Tuesday, May 19, 2026 BOARD OF APPEALS City Hall Room 801

HEARING AGENDA

Please be advised of the following appeals to be heard on May 19, 2026 beginning at **9:30 am** and related announcements.

All matters listed on this May 19, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The May 19, 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/May19ZBAComments> 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/May19ZBAComments> 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

APPROVAL OF HEARING MINUTES: 9:30AM

April 16, 2026, April 28, 2026 & May 5, 2026

EXTENSIONS: 9:30AM

Case: BOA- 1563584 Address: 2 Hillsboro Street Ward 7 Applicant: Brian Goldson, Manager

Case: BOA- 1548022 Address: 1029 Tremont Street Ward 9 Applicant: Estefany Benitez

Case: BOA- 1530242 Address: 15 Levant Street Ward 15 Applicant: Vernon Woodworth FAIA

Case: BOA- 1142276 Address: 79 Perkins Street Ward 10 Applicant: Christopher Page (by Joseph Murray, Project Manager)

Case: BOA- 1550107 Address: 451 East Seventh Street Ward 7 Applicant: Chris Fitzpatrick

Case: BOA- 1019011 Address: 22-24 Woodbine Street Ward 12 Applicant: Derric Small, Esq

Case: BOA- 982435 Address: 198 Woodrow Avenue Ward 14 Applicant: Derric Small, Esq



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RECOMMENDATIONS: 9:30 AM

Case: BOA-1797694 Address: 43 Wachusett Street Ward: 18 Applicant: Francis Ugwu

Article(s) Article 69, Section 9 Lot Area Insufficient Article 69, Section 9 Lot Width Insufficient Article 69, Section 9 Lot Frontage Insufficient Article 69, Section 9 Front Yard Insufficient Art. 09 Sec. 01 Extension of Non Conforming Use

Purpose : adding a porch cover to the front entrance only

Case: BOA-1813812 Address: 59 Bellevue Hill Road Ward: 20 Applicant: Bond Worthington

Article(s) Article 56, Section 8 Side Yard Insufficient

Purpose : Reframe roof for new third floor half with new dormers, second floor addition to east above existing footprint, Rear roof deck at the second floor above existing first floor. Request to pay nominal fee.

Case: BOA- 1823043 Address: 15 Rickerhill Road Ward: 20 Applicant: Jesse Littlewood

Article(s) Art. 56, Section 7 Use: Forbidden 'Accessory Keeping of Animals' is explicitly forbidden.

Purpose : Convert the shed into a chicken coop, housing 5 hens.

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

Article(s) Art. 69 Sec. 11 Conditional

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

HEARINGS: 9:30AM

Case: BOA- 1837594 Address: 94-94B Rockland Street Ward 20 Applicant: James Guerrier

Article 56, Section 8 Front Yard Insufficient You need relief from the BOA for the said violations Article 56, Section 8 Side Yard Insufficient You need relief from the BOA for the said violations Article 56, Section 8 Usable Open Space Insufficient You need relief from the BOA for the said violations Article 56, Section 8 Bldg Height Excessive (Stories) You need relief from the BOA for the said violations Article 56, Section 8 Floor Area Ratio Excessive You need relief from the BOA for the said violations Article 56, Section 8 Lot Frontage Insufficient You need relief from the BOA for the said violations Article 56, Section 8 Lot Width Insufficient You need relief from the BOA for the said violations Article 56, Section 8 Lot Area Insufficient You need relief from the BOA for the said violations Art. 56, Section 7 Use: Forbidden You need relief from the BOA for the said violations

Purpose: Construct a new 3-unit side by side dwelling per attached plans

Case: BOA- 1805281 Address: 101 Edgemere Road Ward 20 Applicant: Paul Santangelo

Article(s): Art. 56 Sec. 08 Useable Open Space insufficient. The Applicant will need to seek relief for Insufficient Useable Open Space. Art. 56 Sec. 08 Floor Area Ratio excessive The Applicant will need to seek relief for Excessive Floor Area Ratio. Art. 56, Section 7 Use: Forbidden The Applicant will need to seek relief for the proposed use of a Two family in a 1F 6000 Zone, which is a forbidden. Article 56, Section 8 Side Yard Insufficient The Applicant will need to seek relief for Insufficient Side Yard setback. Article 56, Section 8 Bldg Height Excessive (Stories) The Applicant will need to seek relief for Excessive Building Height (Stories). Notes Pending Building Code Review per IRC & 780 CMR upon submission of full construction documents.

Purpose: Erect new two-family townhouse dwelling with 2 garage parking spaces.

Case: BOA- 1806951 Address: 55-57 Saint Marks Road Ward 16 Applicant: Stephanie Reid

Article 65, Section 8 Use Regulations Three family detached dwelling forbidden. (Table A) Article 65, Section 9 Dimensional Regulations FAR excessive Article 65, Section 9 Dimensional Regulations Building height max. (stories) excessive Article 65, Section 9 Dimensional Regulations Side yard min depth insufficient

Purpose: Nominal fee requested. Adding 2 dormers and addition of one unit to a 2-family house making it a 3 family. A third unit is being proposed on the third level, and dormers will be added to accommodate headroom



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Case: BOA- 1797245 Address: 2038 Dorchester Avenue Ward 16 Applicant: Fred Manigat

Article(s): Art.65 Sec. 8 Use: Forbidden Multi Family Dwelling Forbidden Art.65 Sec. 8 Use: Forbidden General Retail Forbidden Article 65, Section 9 Usable Open Space Insufficient Article 65, Section 9 Bldg Height Excessive (Stories)

Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Add'l Lot Area Insufficient Article 65, Section 42.2 Conformity w Ex Bldg Alignment Article 65, Sec 65 41 Off Street Loading Req. Article 65, Section 41 Off Street Parking Regulations Notes 1.-Project is subjected to Article 79 review with Boston Planning Department. 2.-Pending a complete Building code review per IBC & 780 CMR, upon submission of full construction documents. Attention shall be made to interior stairways and compliance with IBC §1023.

Purpose: Erect a new 4 story, mixed use building, with Ground Floor General Retail and 12 Multi family dwelling units on upper floors. Building features balconies and rear grade parking. Existing house to be demolished under separate permit.

Case: BOA- 1776829 Address: 31 Plain Street Ward 16 Applicant: Eric Zachrison

Article(s): Art.65 Sec. 8 Use: Forbidden Rowhouse Art. 65 Sec. 42^ Conformity with Existing Building Alignment Article 65, Section 42.13 Two or More Dwellings on Same Lot Article 65, Section 9 Lot Frontage Insufficient Lot frontage required: 6 units x 50 feet = 300 feet. Article 65, Section 9 Floor Area Ratio Excessive Max. allowed: 0.5 Proposed: 0.93

Article 65, Section 9 Bldg Height Excessive (Stories) Max. allowed: 2.5 Proposed: 3 Article 65, Section 9 Front Yard Insufficient Min. required: 15' Proposed porch is within the min. required. Article 65, Section 9 Side Yard Insufficient Min. required: 10' +10' Proposed: 18.02' (on proposed rear deck area)

Purpose: Construct three townhomes on a property shared with another three-townhome project (ERT17161035).

Case: BOA- 1776822 Address: 29 Plain Street Ward 16 Applicant: Eric Zachrison

Article(s): Art. 65 Sec. 42^ Conformity with Existing Building Alignment Modal calculation not provided to verify compliance. Article 65, Section 42.13 Two or More Dwellings on Same Lot Art. 65 Sec. 08 Forbidden use: Rowhouse Article 65, Section 9 Lot Frontage Insufficient Lot frontage required: 6 units x 50 feet = 300 feet. Article 65, Section 9 Floor Area Ratio Excessive Max. allowed: 0.5 Proposed: 0.93 Article 65, Section 9 Bldg Height Excessive (Stories) Max. allowed: 2.5 Proposed: 3 Article 65, Section 9 Front Yard Insufficient Min. required: 15' Proposed porch is within the min. required. Article 65, Section 9 Side Yard Insufficient Min. required: 10' +10' Proposed: 18.02' (on proposed rear deck area)

Purpose: To construct 3 townhomes on an existing lot. In conjunction with ERT1765464 where 3 more townhomes are proposed. Demolition of existing structure (2) under SF# and SF#

Case: BOA- 1805913 Address: 42 East Street Ward 15 Applicant: JCBT Architect

Article 65, Section 8 Use Regulations Townhouse - Conditional Article 65, Section 9 Add'l Lot Area Insufficient Article 65, Section 9.2 Dim Regs: Location of Main Entrance Notes 1. Violations missed on BOA1428646. 2.-Pending complete building code review per 2015 IBC & 780 CMR, upon submission of full construction documents.

Purpose: Demolish existing single-family building and erect a new 3 story 3 unit townhouse will require variance for dimensional setback, FAR, and Lot Size.

Case: BOA- 1543093 Address: 1195-1199 Dorchester Avenue Ward 15 Applicant: Mai Phung

Article 65 Section 16 Dimensional Regulations Floor Area Ratio Excessive Article 65 Section 16 Dimensional Regulations Rear Yard Insufficient Article 65, Section 41 Off Street Parking Regulations Off Street Parking Insufficient Article 65, Section 8 Use Regulations Use: Accessory Parking Located in a Residential District: Forbidden Article 65, Section 8 Use Regulations Use: Retail use located in a Residential District: Forbidden Article 65, Section 8 Use Regulations Use: Office Use located in a Residential District: Forbidden Article 65, Section 9 Dimensional Regulations Floor Area Ratio Excessive (Residential District) Article 65, Section 9 Dimensional Regulations Rear Yard Insufficient (Residential District)

Purpose: Proposed to construct a 3 story building Offices and Retail as per plan, in conjunction with Alt1442057 & Alt1442051



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Case: BOA- 1824677 Address: 16 Nightingale Street Ward 14 Applicant: Dimitry Burshteyn

Article 60 Section 32 GM Neighborhood Off Street 5. Parking Design/maneuvering areas (Tandem parking Parking and Loading design w/<5' side yard clearance Article 60 Section 4 GM Neighborhood Dimensional # of allowed stories exceeded Regulations Applicable in Article 60 Section 4 GM Neighborhood Dimensional Insufficient lot size Regulations Applicable in Article 60 Section 4 GM Neighborhood Dimensional Insufficient additional lot area per unit Regulations Applicable in Article 60 Section 4 GM Neighborhood Dimensional Max allowed building height exceeded Regulations Applicable in Article 60 Section 4 GM Neighborhood Dimensional Max allowed f.a.r. has been exceeded Regulations Applicable in Article 60 Section 4 GM Neighborhood Dimensional Insufficient side yard setback Regulations Applicable in Article 60 Section 4 GM Neighborhood Dimensional Insufficient rear yard setback Article 60, Section 60-4 Dimensional Regulations Table D Insufficient frontyard setback Article 60, Section 60-4 Dimensional Regulations Table D Insufficient open space per unit Article 60-3 Proposed Use Table A MFR USE-Forbidden

Purpose: Changing a 3 family to a 4 family. Updating framing to include 4 family as per plan. Updating windows and doors updating plumbing adding fire protection updating hvac units and carpentry on the floors including gutters painting.*Assigned to FD 1.5.26

Case: BOA- 1836018 Address: 18 Dromey Street Ward 13 Applicant: Alvan Mora LLC

Article(s): Art. 50 Sec. 29^ Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area. Art. 50 Sec. 29 Usable open space insufficient Applicant will need to seek relief for Insufficient Usable open space. Article 50, Section 29 Add'l Lot Area Insufficient Applicant will need to seek relief for Insufficient Additional Lot Area per dwelling unit. Article 50, Section 29 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio. Article 50, Section 29 Front Yard Insufficient Applicant will need to seek relief for Insufficient Front Yard setback. Article 50, Section 29 Side Yard Insufficient Applicant will need to seek relief for Insufficient Side Yard setback. Article 50, Section 29 Rear Yard Insufficient Applicant will need to seek relief for Insufficient Rear Yard setback. Art. 50 Sec. 43 Off street parking requirements Applicant will need to seek relief for Off Street Parking requirements. Notes ·Project is subject to Neighborhood Design Review. ·Public Improvement Commission (PIC) Review ·Pending Building Code review per IBC & 780 CMR upon submission of full construction documents.

Purpose: Erect a three family dwelling on a vacant lot.

Case: BOA- 1824914 Address: 73 Sachem Street Ward 10 Applicant: David Hassman

Article(s): Art. 59 Sec. 7 Use Regulations Use forbidden Article 59 Section 8 Dimensional Regulations Excessive f.a.r. Article 59 Section 8 Dimensional Regulations Insufficient additional lot area per unit Article 59 Section 8 Dimensional Regulations Insufficient frontyard setback Art. 59 Sec. 37 Off Street Parking Insufficient parking Article 59 Section 8 Dimensional Regulations Insufficient rear yard of shallow lot

Purpose: Combine existing 73 Sachem Street lot # 1000982000 with adjacent vacant lot 3 Sachem, Parcel #1000981000. Add 4 new apartments to the existing 2 unit building for a total of 6 units.
*2 Family #1221/1914

Case: BOA- 1827268 Address: 49 Vine Street Ward 2 Applicant: James Santosuosso

Article 62, Section 7 Rear Yard Insufficient Requesting relief for insufficient rear yard and side yard Setbacks Article 62, Section 29 Off Street Prkg and Loading Req Referring to Article 62 Section 26 Requesting relief for insufficient screening requirements for the proposed carport

Purpose: Erect free standing overhang / carport We are trying to determine if our proposed plan will require zoning relief.



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Case: BOA-1704112 Address: 19-21 Milk Street Ward 3 Applicant: M-M Growth LLC by (Curaleaf Massachusetts, INC)-CANABIS

M-M GROWTH LLC BY (CURALEAF MASSACHUSETT, INC) seeking with reference to the premises at 19 21
Article(s): Art. 06 Sec. 04 Other Protectional Conditions Cannabis Establishment Use: Conditional. Applicant wishes to remove Proviso This petitioner only. Art. 38 Section 18 Use: Conditional Cannabis Establishment. Provided that any cannabis establishment shall be sited at least one-half mile or 2,640 feet from another existing cannabis establishment .Location is within the buffering zone.

Purpose: Modification of Conditional Use Permit for Cannabis Establishment to change name of petitioner or, in the alternative, remove the proviso "Relief to petitioner only." Requested relief requires approval of the BOA. No construction activities or changes to the premises are currently being proposed.

HEARINGS: 11:00AM

Case: BOA- 1822363 Address: 47 Farragut Road Ward 6 Applicant: Nicholas Landry

Article 68, Section 8 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio. Notes * Pending Building Code Review per IBC & 780 CMR, upon submission of complete construction documents.

Purpose: INTERIOR RENOVATION TO EXISTING TENANT UNIT. Interior renovations to extend Unit #1 living area into a portion of the existing basement. "NO CHANGE IN OCCUPANCY, USE OR EGRESS. NO RENOVATION TO EXTERIOR ENVELOP.

Case: BOA- 1811934 Address: 16 Monument Square Ward 2 Applicant: Winter Hill Builders

Article 62, Section 25 Roof Structure Restrictions Deck is allowed only if "(b) the total height of the building, including such deck, does not exceed the maximum building height allowed by this Article for the location of the building;"

Purpose: Demo existing 10x24 rooftop deck, replace rubber roof system (6SQ) and 3 skylights. Build new deck 2 feet longer towards front of building.

RE-DISCUSSION: 11:30AM

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**



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Case: BOA-1782541 Address: 119-127 North Washington Street Ward 3 Applicant: Jake Realty, Inc., f/k/a Harbor Food Service Equipment, Inc-ARTICLE 80

Article(s): Art. 54 Sec. 19 Specific Design Requirements Street Wall Continuity Art. 54 Section 12 Use: Conditional Multifamily Dwelling (Basement & 1st Story) - Conditional Art. 54 Section 21 Off-Street Parking Insufficient Article 32, Section 4. GCOD, Applicability Article 54 Section 13 Dimensional Regulations Building Height Excessive Article 54 Section 13 Dimensional Regulations Usable Open Space Insufficient Article 54, Section 18 Roof Structure Restrictions Notes 1.-Project is subjected to Article 25A CFROD Review & Article 80 Small Project Review. 2.-Pending a complete Building code review per IEBC, IBC & 780 CMR, upon submission of full construction documents. Attention shall be made to IBC Ch. 5 (Heights/Areas) & 32 (Encroachments on Public Way & beyond property lines).

Purpose: Change of occupancy to 45 Residential Units and 1 Retail. Project proposes to redevelop existing office building and convert it to residential use. The existing building consists of five stories and a basement level. Project would contain 45 units (Floors 1-5), a lobby and approximately 500 sf retail storefront. The existing open roof terrace to be enclosed with new roof to expand building envelope, a new main entry ramp to be added, a new stair for egress and updates to life safety (FA/FP).

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**

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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