



City of Boston
Board of Appeal

Case: Address:

Tuesday, May 19, 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 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



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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

APPROVAL OF HEARING MINUTES: 9:30AM

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

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

EXTENSIONS: 9:30AM

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

Discussion/Votes: The Board moved to unanimously approve the extension request to June 28, 2027.



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

Discussion/Votes: The Board moved to unanimously approve the extension request to May 1, 2029.

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

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

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

Discussion/Votes: The Board moved to unanimously approve the extension request to May 28, 2028.

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

Discussion/Votes: The Board moved to unanimously approve the extension request to June 21, 2028.

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

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

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

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

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

Discussion: At the request of the Board, the applicant presented plans to construct a covered porch for the front entrance. 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 Whewell seconded and the motion carried unanimously.

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.

Discussion: At the request of the Board, the applicant presented plans to construct a third-floor along with new dormers, increasing living space along with a new roof deck. 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 Whewell seconded and the motion carried unanimously.

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.



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Case: Address:

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

Discussion: At the request of the Board, the applicant presented plans to legalize an existing chicken coop. Board members asked about the plans and if the chicken coop was already on the property.

Documents/Exhibits: Building Plans

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

Votes: Board member Barraza motioned for approval with the proviso of Planning Department Site plan review in regards to the chicken coops location, overall size, materials and screening. Board member Whewell seconded and the motion carried unanimously.

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.

Discussion: At the request of the Board, the applicant presented plans to add takeout to an existing restaurant. 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 Whewell seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to construct a three-story townhouse with three units and two off-street parking spaces on a vacant lot. Board members asked about the plans, owner occupancy and storm water run off plans.

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.

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

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



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Case: Address:

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.

Discussion: At the request of the Board, the applicant presented plans to erect a two-family townhouse dwelling with two garage parking spaces 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.

Votes: Board member Turner motioned for approval with the proviso of Planning Department Design Review with special attention to consolidating the singular curb cut on the lot that preserves maneuverability. Board member Collins seconded and the motion carried unanimously.

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

Discussion: At the request of the Board, the applicant presented plans to change the occupancy from a two to a three-family by constructing 2 dormers on the second floor, increasing 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. Councilor Fitzgerald was in support of the project.

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

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.

Discussion: At the request of the Board, the applicant presented plans to erect a four story, mixed use building with ground floor retail and twelve multi-family units. Board members asked about the plans, greenspace and homeownership

Documents/Exhibits: Building Plans

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

Votes: Board member Turner recused herself. Board member Barraza motioned for approval with the provisos of Planning Department design review with special attention to site planning on the overall location of the building to work with the context of the setbacks and to allow for the Planning Department to determine the amount of parking if any but to increase the open space and that the applicant enters into a housing agreement with the Mayor's office of Housing to provide affordable units per IDP regulations. Board member Valencia seconded and the motion carried unanimously.



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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).

Discussion/Votes: Upon a motion and a second, the Board moved to have the case withdrawn.

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#

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

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.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until July 14, 2026.

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 & Alt144205

Discussion: At the request of the Board, the applicant presented plans to combine parcels and erect a three-story building with offices and retail along with twelve rear 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 Fitzgerald was in support of the project.



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Votes: Board member Turner recused herself. Board member Barraza motioned for approval with the proviso of Planning Department Review with special attention to screening and buffering along with site plan review. Board member Valencia seconded and the motion carried unanimously.

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 front yard 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

Discussion: At the request of the Board, the applicant presented plans to change the occupancy of a three to a four-family dwelling along with constructing a rear balcony. 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 Turner seconded and the motion carried unanimously.

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.

Discussion: At the request of the Board, the applicant presented plans to erect a three-family dwelling 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.

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

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 front yard setback Art. 59 Sec. 37 Off Street Parking Insufficient parking



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Case: Address:

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

Discussion: At the request of the Board, the applicant presented plans to combine existing lots and change the occupancy of an existing dwelling from a two to a six-unit dwelling with. 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 opposed to the project. Councilor Durkin was in support of the project.

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

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.

Discussion: At the request of the Board, the applicant presented plans to construct a carport over the existing 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 Barraza motioned for approval with the proviso of Planning Department Design Review with special attention to the size of the port to allow sufficient vegetation to reduce the impact on the public way. Board member Valencia seconded and the motion carried unanimously.

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

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.

Discussion: At the request of the Board, the applicant presented plans to change the name of the petitioner for a previously approved dispensary. 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. Board member Turner seconded and the motion carried unanimously.

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.



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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.

Discussion: At the request of the Board, the applicant presented plans to extend living space from the first unit into the basement. 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 Pinado motioned for approval. Board member Barraza seconded and the motion carried unanimously.

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.

Discussion: At the request of the Board, the applicant presented plans to demolish an existing rooftop deck and replace it with a rubber roof system and construct a new roof deck. 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 Turner seconded and the motion carried unanimously.

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****

Discussion: At the request of the Board, the applicant presented plans to change the occupancy of an existing building from a three-unit to a five-unit dwelling with a two-story rear addition that will 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 Valencia motioned for approval with the proviso of Planning Department Review with special attention to increasing and improving open space. Board member Pinado seconded while Board member Barraza was opposed to the project citing it is too dense as is. The motion carried.

BOA-1782541 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).



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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).

Discussion/Votes: Upon a motion and a second, the Board moved to have the case withdrawn.

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 have the case withdrawn.

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