



City of Boston  
Board of Appeal

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**By City Clerk at 1:46 pm, Jul 08, 2026**

THURSDAY, July 23, 2026

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

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**ZONING ADVISORY SUBCOMMITTEE**

**HEARING AGENDA**

Please be advised of the following appeals to be heard on July 23, 2026 beginning at 5:00PM and related announcements.

All matters listed on this July 23, 2026 hearing agenda have been noticed in accordance with the Enabling Act.

Please be advised of the following participation instructions:

The July 23, 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/ZBAThursdaySubcommitteeHearings2026> You may also participate by phone by calling into the Zoom Webinar at 1 (646) 828 7666 and entering the Webinar ID: 160 521 9488 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/July232026ZBAComments> to 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/July232026ZBAComments> calling 617-635-4775, or emailing [zba.ambassador@boston.gov](mailto:zba.ambassador@boston.gov).

The ZBA Ambassador will be available within the Zoom Webinar Event from 4:00PM to 5:00PM 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](mailto: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 4:00pm to ensure your connection is properly functioning.



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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](mailto: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](mailto: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.

**HEARINGS: 5:00 P.M**

**Case: BOA- 1850866 Address: 85 Everett Street Ward: 1 Applicant: Matthew Feist**

**Article(s):** Article 53 Section 25 EB Neighborhood Roof Structure Requesting relief for a proposed roof deck with Restrictions insufficient roof edge setbacks in a restricted roof district

**Purpose:** Add a roof deck to an existing three unit building with new interior stairs to access the deck at 85 Everett Street #3, Boston, MA 02128.

**Case: BOA- 1819861 Address: 203 Falcon Street Ward: 1 Applicant: Arick Dyrdal**

**Article(s):** Art. 53 Sec.25 Roof Structure Restrictions

**Purpose:** Comprehensive interior gut renovation of existing structure with the addition of a new third story. Scope includes full replacement of windows and doors, upgrades to building envelope, selective exterior masonry repair, and cleaning and resealing of existing masonry façade.

**Case: BOA- 1839249 Address: 59H- 59 Washington Street Ward: 2 Applicant: Tina Endicott**

**Article(s):** Article 62, Section 7 Rear Yard Insufficient Art. 62 Sec. 25 Roof Structure Restrictions

**Purpose:** Renovating an existing two-family home and adding a rear addition on the 3rd level. Addition will violate the rear setback and roof structure restriction according to the zoning analysis performed by architect. Requesting a nominal fee application with Board of Appeals involvement.

**Case: BOA-1860034 Address: 478-484 West Broadway Ward: 6 Applicant: Daniel Brennan**

**Article(s):** Article 11, Section 2 On Premise Signs in Requesting relief for the following signage:

Non Residential Districts An illuminated window sign (article 11 2(c)) A window mural exceeding thirty percent of the total glass area of the window (article 11 2(c)) A blade sign located away from the entrance (article 11 2(d)(i))

**Purpose:** New Signage for Just Salad Install wall sign, blade sign, window signs. Work requires ZBA relief. nominal fee request

**Case: BOA- 1860029 Address: 478-484 West Broadway Ward: 6 Applicant: Daniel Brennan**

**Article(s):** Article 68, Section 7 Use Regulations

**Purpose:** Change of use from 18 Units & Commercial space to 18 Units, Commercial space & Restaurant with Takeout for a new "Just Salad". A nominal review fee is requested because the application must go to the ZBA.

**Case: BOA- 1857382 Address: 392-394 Geneva Avenue Ward: 15 Applicant: Zabed Abser**

**Article(s):** Art. 06 Sec. 04 Other Protectional Conditions Removing proviso

**Purpose:** Removing Proviso granted to this petitioner only

**Case: BOA- 1715115 Address: 655 William T Morrissey Boulevard Ward: 16 Applicant: Nick Antoun**

**Article(s):** Art. 65 Sec. 08 Forbidden Outdoor sale of new and used motor vehicles is forbidden.

**Purpose:** Use of premises to add sales of used cars on the existing lot.



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**Case: BOA- 1855992 Address: 163 Beech Street Ward: 20 Applicant: Carrie and Edward Greenaway**  
**Article(s):** Article 67, Section 9 Rear Yard Insufficient Article 67, Section 9 Side Yard Insufficient  
**Purpose:** Seeking to renovate the structure including a rear addition to enclose the existing deck and create a sunroom.  
See U491843219. Nominal Fee.

**Case: BOA- 1851194 Address: 16 High Rock Way Ward: 21 Applicant: Macro Construction**  
**Article(s):** Article 51, Section 9 Rear Yard Insufficient You need relief from the BOA for the said violations  
Article 51, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations Article 51, Section 9  
Front Yard Insufficient You need relief from the BOA for the said violations  
**Purpose:** Kitchen addition Front vestibule addition Back Addition for master bathroom and office space

BOARD MEMBERS:

SHERRY DONG-CHAIR  
NORMAN STEMBRIDGE-SECRETARY  
HANSY BETTER BARRAZA

SUBSTITUTE MEMBER:

**For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to [https://ww.w.municode.com/library/ma/boston/codes/redevelopment\\_authority](https://ww.w.municode.com/library/ma/boston/codes/redevelopment_authority)**