



City of Boston
Board of Appeal

Tuesday, June 16, 2026 BOARD OF APPEALS City Hall Room 801

HEARING MINUTES

Board Chair Dong called the meeting to order promptly at 9:30 AM and commenced with a brief description of the hearing process and, pursuant to the Massachusetts Open Meeting Law, advised those in attendance that the hearings would be broadcast and recorded, and hearing minutes would be kept. The Chair announced that the hearing was being conducted remotely via an online meeting platform and subject to the below advisory which was part of the publicly posted hearing agenda. The Board members then commenced with discussion of the following Agenda items which were announced on the record by Board Secretary Norm Stembridge:

Please be advised of the following appeals to be heard on June 16, 2026 beginning at 9:30 am and related announcements.

All matters listed on this June 16, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The June 16, 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/June16ZBAComments> 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/June16ZBAComments> 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.



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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-1094388 Address: 1 Everett Street Ward 1 Applicant: Maryanne Dao

Discussion/Votes: The Board moved to unanimously approve the extension request to August 27, 2027.

Case: BOA- 1289178 Address: 40 B Street Ward 6 Applicant: Marc LaCasse, Esq

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

Case: BOA- 1521943 Address: 40 B Street Ward 6 Applicant: Marc LaCasse, Esq

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

Case: BOA- 1522524 Address: 79 West Milton Street Ward 18 Applicant: Samantha Jean

Discussion/Votes: The Board moved to unanimously approve the extension request to December 31, 2026.



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Case: BOA- 1450603 Address: 556 Cambridge Street Ward 21 Applicant: George Morancy, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request June 14, 2028

RECOMMENDATIONS: 9:30 AM

Case: BOA- 1822545 Address: 5-7 Prescott Place Ward: 22 Applicant: Johnny Da Silva

Article(s) Article 51, Section 9 Floor Area Ratio Excessive Article 51, Section 9 Bldg Height Excessive (Stories)

Article 51, Section 9 Side Yard Insufficient Article 51, Section 9 Rear Yard Insufficient

Purpose: The proposed project addition will involve the following: remodel a half bath on the third floor add a three-quarter bathroom to the third floor. remodel the front two level deck porch. remodel the side entrance add door to the first floor first side entrance. remodel the second-floor kitchen. addition of a left side dormer at the attic.

Discussion: At the request of the Board, the applicant presented plans to construct an addition to increase living space along with interior renovation and remodeling of the front porch. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

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

Case: BOA- 1844274 Address: 68 Addington Road Ward: 20 Applicant: Gavin Driscoll

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

Purpose: Reno and addition to an existing single family home new primary suite over existing living space as per the plans

Discussion: At the request of the Board, the applicant presented plans to construct an addition to the second floor, extending the 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 Whewell motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA- 1821584 Address: 6 Cranmore Road Ward: 18 Applicant: Darron Burke

Article(s) Article 69 Section 30.7 Accessory Buildings in Side or Rear Yard Located less than sixty-five (65) feet from the front lot line.

Purpose: Pergola comprised of pressure treated timbers atop a reinforced concrete base. Solar Panels to be mounted on a pergola.

Discussion: At the request of the Board, the applicant presented plans to construct solar panels on a stone pergola. 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 Whewell seconded and the motion carried unanimously.

Case: BOA- 1772126 Address: 31 Mellen Street Ward: 17 Applicant: Gary Deans

Article(s) Article 65, Section 9 Rear Yard Insufficient Requesting relief for an insufficient rear yard setback

Purpose: Remove existing back deck, replace with larger 2-story deck.

Discussion: At the request of the Board, the applicant presented plans to replace an existing back deck with a larger two-story 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 Stembridge motioned for approval. Board member Whewell seconded and the motion carried unanimously.



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Case: BOA- 1823198 Address: 682-684 East Fifth Street Ward: 6 Applicant: Kevin Cloutier

Article(s) Article 68, Section 7.2 Basement Units Forbidden Article 68, Section 8 Lot Area Insufficient Art. 68 Sec. 33 Off Street parking Req.

Purpose: Change occupancy from single family and store, to a two family per plans.

Discussion: At the request of the Board, the applicant presented plans to change the buildings occupancy to a two-family dwelling. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

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

Case: BOA- 1833990 Address: 306 Northern Avenue, Ward: 6 Applicant: Charles Storey

Article(s) Article 8 Section 2.3 Forbidden Uses

Purpose: Seasonal exterior hospitality/recreational space (Beer Garden) in Parcel S 2 of Mass Bay Brewing Co.'s (d/b/a Harpoon Brewery) 306 Northern Ave leasehold. Gross area 7,769 sf with occupancy of 1,250. One 30'x20' tent, seasonal furniture, stage <30" high, portable restrooms, 40' bar and food container. Used as outdoor patio for existing Harpoon Beer Hall and for private events.

Discussion: At the request of the Board, the applicant presented plans to convert a paved parking area into a seasonal outdoor patio. Board members asked about the plans.

Documents/Exhibits: Building Plans

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

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

Case: BOA- 1821600 Address: 60 Elm Street Ward: 2 Applicant: Eric Zachrison

Article(s) Article 62, Section 7 Floor Area Ratio Excessive

Purpose: Nominal Fee Requested, expand existing single-family home by finishing previously unfinished basement space.

Discussion: At the request of the Board, the applicant presented plans to extend living space into the basement of a single-family house. 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 Stembridge seconded and the motion carried unanimously.

HEARINGS: 9:30AM

Case: BOA-1716446 Address: 178-180 Weld Street Ward 20 Applicant: Adam Ricci

Article 56, Section 8 Side Yard Insufficient Article 56, Section 8 Rear Yard Insufficient Article 56, Section 8 Front Yard Insufficient Article 56, Section 8 Bldg Height Excessive (Feet)

Purpose: Demolish existing detached non-conforming garage. Build new attached garage addition.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until August 11, 2026.

Case: BOA- 1840878 Address: 28-32 Averton Street Ward 20 Applicant: Joseph G. Vozzella

Article 67, Section 8 Use: Forbidden Article 67, Section 9.3 Location of Main Entrance Article 67, Section 9 Lot Area Insufficient Article 67, Section 9 Floor Area Ratio Excessive Article 67, Section 9 Bldg Height Excessive (Stories) Article 67, Section 9 Usable Open Space Insufficient Article 67, Section 9 Rear Yard Insufficient

Purpose: New construction: Town house building with 3 units, garage on 1st level. 5,915 sf of GFA on an existing lot of 6,600 sf. Nominal fee pending ZBA decision



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Discussion: At the request of the Board, the applicant presented plans to construct three-unit townhouse on a vacant lot and six underground 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. One abutter was in support of the project.

Votes: Board member Turner motioned for approval with the proviso of Planning Department Design review with special attention to enhancing the walkway and lighting and adding signage that clearly indicates the main entrances of where units two and three are located. Board member Whewell seconded and the motion carried unanimously.

Case: BOA- 1804456 Address: 66-66A Cedrus Avenue Ward 18 Applicant: Anthony Ross

Article(s): Art. 67 Sec. 09 Open Space insufficient The Applicant will need to seek relief for Insufficient Open Space.

Art. 67 Sec. 09 Side Yard Insufficient the Applicant will need to seek relief for Insufficient Side Yard setbacks.

Article 67, Section 9 Lot Area Insufficient the Applicant will need to seek relief for Insufficient Lot Area.

Article 67, Section 9 Lot Width Insufficient the Applicant will need to seek relief for Insufficient Lot Width.

Article 67, Section 9 Floor Area Ratio Excessive the Applicant will need to seek relief for Excessive Floor Area Ratio.

Article 67, Section 9 Bldg Height Excessive (Stories) The Applicant will need to seek relief for Excessive Building Height (Stories). Article 67, Section 9 Lot Frontage Insufficient the Applicant will need to seek relief for Insufficient

Lot Frontage. Article 67, Section 9 Front Yard Insufficient the Applicant will need to seek relief for Insufficient

Front Yard setback. Article 67, Section 9 Rear Yard Insufficient the Applicant will need to seek relief for Insufficient

Rear Yard setback. Article 67, Section 32 Off Street Parking the Applicant will need to seek relief for Off Street Parking.

Article 67, Section 33.7 Accessory Bldgs. in Side or Rear Yd the Applicant will need to seek relief for Accessory Buildings in the Side OR Rear Yard.

Purpose: Erect 2 family dwelling per plans on parcel 1805182000; zoning subdivision from 68 70 Cedrus Avenue which is already separately assessed parcel (1805181000) and already separately deed described.

Discussion: At the request of the Board, the applicant presented plans to construct a two-family dwelling on a vacant lot, maintaining an existing shared driveway and curb cut. 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 Turner seconded and the motion carried unanimously.

Case: BOA- 1749423 Address: 26 Burt Street Ward 17 Applicant: David Allen

Article 65, Section 41 Off Street Parking Regulations Insufficient parking Art. 65 Sec. 08 Forbidden 8 unit dwelling

forbidden in a 1 family subdistrict Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient lot size Article 65, Section 9

Dimensional Regulations Excessive f.a.r Article 65, Section 9 Dimensional Regulations Number of allowed stories has

been exceeded Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient front yard setback Art. 65 Sec. 9 Residential

Dimensional Reg.s Insufficient side yard setback Article 65, Section 9 Dimensional Regulations Insufficient rear yard

setback Article 65, Section 41 Off Street Parking Regulations Design: Space size and clear maneuvering areas

Purpose: To build a three level eight-unit apartment with eight parking spaces at the rear of the building. Nominal fee

*This application has been filed in conjunction with application # ALT1684492 to combine 26 and 30 Burt street into one 6918sf lot existing structure to be razed on a separately filed and issued demolition permit application.

**Application re/assigned to FD by PZ Department Head PW on 6/14/25

Discussion/Votes: Upon a motion and a second, the Board moved to defer until August 28, 2026.

Case: BOA- 1806734 Address: 501 Talbot Avenue Ward 17 Applicant: Evan Luongo

Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories) Article 65,

Section 9 Bldg Height Excessive (Feet) Article 65, Section 9 Side Yard Insufficient



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Purpose: o record of occupancy conforms occupancy of 3 family Dwelling. (Finishing an unfinished attic space)
Remove roofing and replace with new framing to accommodate new living space in the attic. Install insulation and new drywall. Install new plumbing for bathroom and electrical throughout new space.

Discussion: At the request of the Board, the applicant presented plans to confirm the occupancy as a three-family dwelling and to replace the roof to accommodate a new 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 Collins motioned for approval. Board member Whewell seconded and the motion carried unanimously.

Case: BOA- 1828945 Address: 19 Greenock Street Ward 14 Applicant: Juan Pimentel/Roberto Green

Article 60 Section 33.9 GM Neighborhood Application of 9. Insufficient rear yard setback within the rear yard of a shallow lot Dimensional Requirements: Rear Article 60 Section 60-4 - Dim. Regs Applicable in Insufficient front yard setback Residential Subdistricts (Table D) Article 60, Section 60-32 - Off-Street Parking and Loading Insufficient parking Requirements Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Side yard setback Article 60, Section 60-4 Dimensional Regulations Table D Insufficient lot size Article 60, Section 60-4 Dimensional Regulations Table D Insufficient additional lot area per unit Article 60, Section 60-4 Dimensional Regulations Table D Excessive F.A.R. Article 60, Section 60-4 Dimensional Regulations Table D Insufficient usable open space per unit Article 60, Section 60-4 Dimensional Regulations Table D Location of main entrance to basement unit does not face the front lot line Article 60-3 Proposed Use Table A Use forbidden Article 60-3 Proposed Use Table A Basement units are forbidden Notes Building code review deferred

Purpose: New 4 Units 3 story + Basement Triple Decker, (1) Unit per story. First Floor Unit to be Accessible.

Discussion: At the request of the Board, the applicant presented plans to construct a three-story, four-family dwelling with one unit in the finished basement, Board members asked about the plans and first floor accessibility.

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 provisos of Planning Department Design Review with special attention for adequate side yard condition and Accessibility for the common entrance. Board member Turner seconded and the motion carried unanimously.

Case: BOA- 1825902 Address: 24 Alaska Street Ward 12 Applicant: Daniel H Mariam

Article(s): Art. 50 Sec. 29 Usable open space insufficient Article 50, Section 29 Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Side Yard Insufficient

Article 50 Section 28 Use Regulations Art. 50 Sec. 43 Off street parking requirements

Purpose: Confirm as a single family. Interior alteration to change existing single family to a two family.

Discussion: At the request of the Board, the applicant presented plans to change the buildings occupancy from a one to two-family along with interior renovations. Board members asked about the plans and the number of multi-family dwellings in the neighborhood.

Documents/Exhibits: Building Plans

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

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

Case: BOA- 1827322 Address: 35 Notre Dame Street Ward 11 Applicant: Shanti Acquisition

Article. 50 Sec. 29 Dimensional Requirements Insufficient lot size for first three units 4,000 min req.
Art. 50 Sec. 29 Dimensional Requirements Insufficient additional lot area 1,000sf req. for ea. additional unit
Art. 50 Sec. 29 Dimensional Requirements Insufficient lot width 40' req. Art. 50 Sec. 29 Dimensional Requirements Insufficient lot width (frontage) 40' req. Art. 50 Sec. 29 Dimensional Requirements Excessive f.a.r. 1.0 max
Art. 50 Sec. 29 Dimensional Requirements Insufficient front yard setback 20' req. Art. 50 Sec. 29 Dimensional Requirements Insufficient side yard setback 10' req. Art. 50 Sec. 29 Dimensional Requirements Insufficient rear yard setback 12.5' min req. for this shallow lot/ Art 50 44 Art. 50 Sec. 43 Off street parking insufficient



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Purpose: New construction of a 6-unit residential multifamily building will be performed at this location.

Discussion: At the request of the Board, the applicant presented plans to construct a three-story, six unit dwelling on a vacant lot and no parking. 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 special attention to building design. Board member Whewell seconded and the motion carried unanimously.

Case: BOA- 1817132 Address: 18 Delle Avenue Ward 10 Applicant: Paul Grant

Article 59, Section 38.12 Two or More Dwelling Same Lot Applicant will need to seek relief for Two Dwellings units on the same lot. Article 59, Section 8 Floor Area Ratio Excessive Applicant will need to seek relief for excessive Floor Area Ratio (FAR). Article 59, Section 8 Usable Open Space Insufficient Applicant will need to seek relief for Insufficient Open Space.

Purpose: Build new three family building with fire alarm and sprinkler system.

Discussion: At the request of the Board, the applicant presented plans to construct a three-family house on a lot with an existing dwelling on it. Board members asked about the plans and accessible units.

Documents/Exhibits: Building Plans

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

Votes: Board member Collins motioned for approval with the provisos of no building code relief and parking must be on permeable surfaces. Board member Langham seconded and the motion carried unanimously.

Case: BOA- 1834035 Address: 25 Upton Street Ward 3 Applicant: John Moran

Article(s): Art. 64 Sec. 34Restricted Roof Structure Regs Applicant will need to seek relief for the proposed roof deck. Art 64.9.4Town/Rowhouse extension into rear Applicant will need to seek relief for extension into the rear yard above the first story, which is a conditional use. Article 64, Section 9 Rear Yard Insufficient Applicant will need to seek relief for the Rear yard setback. Notes: Pending Building Code Review per IBC & 780 CMR, upon submission of complete construction documents.

Purpose: Change occupancy: From Two Family Dwelling to Three Family Dwelling, full interior renovation, construct roof deck with hatch access and two roof top condensers; erect cantilevered rear decks projecting 6 ft, all as shown on zoning plans filed herewith. Once zoning relief is granted, full construction plans will be filed. Nominal fee request filed.

Discussion: At the request of the Board, the applicant presented plans to change the buildings occupancy from two to three-units with interior renovations along with constructing a roof deck with hatch access and three cantilevered 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. Councilor Flynn was in support of the project.

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

Case: BOA# 1838331 Address: 25 Upton Street Ward 3 Applicant: John Moran

Violation 780 CMR: Chapter 10 Means of Egress Applicant will need to seek relief for 101112.2 Roof Access. Note: To be filed concurrently with the Zoning Code Refusal.

Purpose: Change occupancy: From Two Family Dwelling to Three Family Dwelling, full interior renovation, construct roof deck with hatch access and two roof top condensers; erect cantilevered rear decks projecting 6 ft, all as shown on zoning plans filed herewith. Once zoning relief is granted, full construction plans will be filed. Nominal fee request filed. **Discussion:** At the request of the Board, the applicant presented plans to change the buildings occupancy from two to three-units with interior renovations along with constructing a roof deck with hatch access and three cantilevered 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. Councilor Flynn was in support of the project.



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

Case: BOA- 1817120 Address: 78 Bunker Hill Street Ward 2 Applicant: Oliver Childs

Article 62, Section 7 Additional Lot Area Insufficient Article 62, Section 7 Use: Forbidden Article 62, Section 7 Floor Area Ratio Excessive Article 62, Section 7 Usable Open Space Insufficient Article 62, Section 7 Rear Yard Insufficient Article 62, Section 7 Bldg Height Excessive (Stories) Article 62, Section 7 Bldg Height Excessive (Feet)

Purpose: Change of Occupancy from 1-Family to 2-Family. New proposed addition to the right rear side, 2nd floor balcony of the left side, front dormer of the building, new proposed spiral stairs on the back and 4rd floor roof deck. Unit 1: Consists of 1st Floor and Basement. Extension of living space into the basement, to be exclusive use of Unit 1, (3) new window well on the left side and (1) window on the front of the building. Unit 2: Consists of 2nd Floor, 3rd Floor and Roof Deck. Expanding 3rd floor living area to be included in Unit 2.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until July 28, 2026.

Case: BOA- 1833678 Address: 65-71 Main Street Ward 2 Applicant: Robert Walsh

Article 62, Section 12 Use: Conditional Neighborhood Shopping Subdistricts
Second Story & Above

Purpose: Change of occupancy from Retail, Catering, Offices, 4 Apartments and Pilates Studio to Retail, Offices, 5 Apartments and Pilates Studio. Fifth apartment will be located on first floor rear of building. No work to be done.

Discussion: At the request of the Board, the applicant presented plans to change the buildings occupancy to legalize a fifth unit in an existing 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 Turner motioned for approval. Board member Whewell seconded and the motion carried unanimously.

Case: BOA- 1817787 Address: 450 William F McClellan Highway Ward 1 Applicant: Timothy Fraser, Esq Article

53 Section 10.1 EB Neighborhood Use Regulations Vehicular service use (cosmetic repair of vehicles) is forbidden.
Waterfront Subdistrict

Purpose: Two existing membrane structures. No exterior changes. Update use to include minor dent and cosmetic repairs of vehicles in the Hertz rental fleet of cars (vehicular services use)

Discussion: At the request of the Board, the applicant presented plans to change the occupancy to include a service area for minor vehicle repairs. 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. Board member Turner seconded and the motion carried unanimously.

HEARINGS: 11:00AM

Case: BOA- 1824666 Address: 61 Brookline Avenue Ward 21 Applicant: Mike Shaw

Article 66, Sec. 14 Use Regs in Business Live Entertainment after 10:30 PM = CONDITIONAL

Purpose: Add Live Entertainment after 10:30pm to its current occupancy of the restaurant space. No other changes to be made. New occupancy should reflect Seventy apts, Retail, Bank, Vault archives, Repair shop (6 cars), Restaurant & Small take out restaurant with Live Entertainment after 10:30PM.

Discussion: At the request of the Board, the applicant presented plans to add live entertainment after 10:30 P.M to its current occupancy. 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.



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Votes: Board member Turner motioned for approval with the proviso of live entertainment from Thursday to Sunday until 1 A.M., and 10 P.M. for Sundays Board member Langham seconded and the motion carried unanimously.

Case: BOA- 1810052 Address: 2 Hopkins Place Ward 18 Applicant: Justin Harris & Teyanna Corran

Article 60, Section 19 Use: Forbidden Applicant will need to seek relief for the use of a detached Three family in a R1 Zone. Article 60, Section 9-Dimensional Regulations Applicant will need to seek relief for minimum Building Lot Coverage. Art. 60 Sec. 09 Rear yard insufficient Applicant will need to seek relief for Insufficient Rear Yard setback. Article 60 Section 32.4 GM Neighborhood Off Street Applicant will need to seek relief for the location Off Street Parking. Parking and Loading Notes Pending Building Code Review per IBC & 780 CMR, upon submission of complete construction documents. Project Subject to Group 1 Dwelling Units per AAB [521 CMR- Architectural Access Board], upon submission of complete construction documents. Pending compliance w/527 CMR for Fire Truck Access & Water Supply. Please reach out to: chris.nelson@boston.gov (BFD Representative) for review/refusal in order to seek relief at the State's Fire Marshall's office. [Include the Permit # & Project address in the subject line of email].

Purpose: New construction of 3 family residential building. Please review with 1 Hopkins application (ERT1785532). Parcel ID# 180034800.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until August 11, 2026.

Case: BOA- 1810051 Address: 1 Hopkins Place Ward 18 Applicant: Justin Harris & Teyanna

Article 60, Section 8 Use: Forbidden Applicant will need to seek relief for the use of a multifamily (6 units) in a R1 zone. Article 60 Section 32.4 GM Neighborhood Off Street Applicant will need to seek relief for the location for the Parking and Loading proposed Off-Street Parking & Loading Requirements. Notes Pending Building Code Review per IBC & 780 CMR, upon submission of complete construction documents. Pending compliance per 521 CMR- Architectural Access Board, upon submission of complete construction documents. Pending compliance w/ 527 CMR for Fire Truck Access & Water Supply. Please reach out to: chris.nelson@boston.gov (BFD Representative) for review/refusal in order to seek relief at the State's Fire Marshall' office. [Include the Permit # & Project address in the subject line of email].

Purpose: New construction of a multi-family residential building, new 6 family. Please review with 2 Hopkins Place (ERT1785539) Parcel ID#1800349020

Discussion/Votes: Upon a motion and a second, the Board moved to defer until August 11, 2026.

Case: BOA- 1849154 Address: 1526-1530 Dorchester Avenue Ward 16 Applicant: Samantha Rivas

Article 65, Section 8 Use Regulations Article 65, Section 41 Off Street Parking & Loading Req

Purpose: Change occupancy from Retails, Lodgers, Offices, Education Center and Ice Cream Parlor to Retails, Lodgers, Offices, Education Center, Ice Cream Parlor, and Retail with accessory food service (prepackaged food and coffee), accessory Art Gallery, and Accessory Live Entertainment.

Discussion: At the request of the Board, the applicant presented plans to change the buildings occupancy to include an art gallery, food service and live entertainment. 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 Collins motioned for approval. Board member Turner seconded and the motion carried unanimously.

Case: BOA- 1819749 Address: 439 Walnut Avenue Ward 11 Applicant: Shawn Wesley

Article 55, Section 40 Off Street Parking & Loading Req Article 55, Section 8 Use Regulations

Article 55, Section 9 Lot Area Insufficient Article 55, Section 9 Floor Area Ratio Excessive Article 55, Section 9 Bldg Height Excessive (Stories) Article 55, Section 9 Usable Open Space Insufficient Article 55, Section 9 Side Yard Insufficient Article 55, Section 9 Rear Yard Insufficient



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Purpose: Change use of existing 2 family house to a 4 family per plans. Requesting nominal fee and zoning refusal for ZBA relief process.

Discussion: At the request of the Board, the applicant presented plans to change the buildings occupancy from two to four units with a two story rear addition, adding units in the basement and third floor. 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 special attention to the design of the dormers. Board member Turner seconded and the motion carried unanimously.

Case: BOA- 1842341 Address: 612-612A Shawmut Avenue Ward 9 Applicant: 612 Shawmut Avenue LLC

Article(s): Art. 50 Sec. 29 Dimensional Requirements Insufficient lot size Art. 50 Sec. 29 Dimensional Requirements Insufficient lot width Art. 50 Sec. 29 Dimensional Requirements Insufficient lot width frontage Art. 50 Sec. 29 Dimensional Requirements Insufficient Usable open space per unit Art. 50 Sec. 29 Dimensional Requirements Insufficient additional lot area per unit Art. 50 Sec. 29 Dimensional Requirements Excessive f.a.r. Art. 50 Sec. 29 Dimensional Requirements Insufficient front yard setback Art. 50 Sec. 29 Dimensional Requirements Insufficient side yard setback Art. 50 Sec. 29 Dimensional Requirements Insufficient rear yard setback Article 50 Section 28 Use Regulations Retail use is conditional Art. 50 Sec. 43 Off street parking requirements Art. 32 Sec. 04 GCOD Applicability Notes Building code review has been deferred at this time. Project is further subject to Boulevard Planning Overlay District review by the PDA/Boston Planning Department

Purpose: To erect a new 4 story building with seven (7) Residential Units and one (1) Retail Space

Discussion: At the request of the Board, the applicant presented plans to erect a four-story rear addition and to change the buildings occupancy from a three-unit dwelling to a mixed use building with seven units and ground-floor retail. Board members asked about the plans.

Documents/Exhibits: Building Plans, GCOD Letters

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

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

Case: BOA-1842339 Address: 610-610A Shawmut Avenue Ward 9 Applicant: 612 Shawmut Avenue LLC

Article(s): Art. 32 Sec. 04 GCOD Applicability Art. 50 Sec. 29 Dimensional Requirements Insufficient additional lot area per unit Art. 50 Sec. 29 Dimensional Requirements Insufficient side yard setback Art. 50 Sec. 29 Dimensional Requirements Insufficient rear yard setback Art. 50 Sec. 29 Dimensional Requirements Insufficient usable open space per unit Art. 50 Sec. 29 Dimensional Requirements Insufficient lot width Art. 50 Sec. 43 Off street parking insufficient Insufficient parking Art. 50 Sec. 29 Dimensional Requirements Excessive f.a.r. Notes Building code review has been deferred at this time. Project is further subject to Boulevard Planning Overlay District review by the BPDA/Boston Planning Department

Purpose: To erect a new 4 story building with seven (7) Residential Units and one (1) Retail Space

Discussion: At the request of the Board, the applicant presented plans to erect a four-story rear addition and to change the buildings occupancy from a three-unit dwelling to a mixed use building with seven units and ground-floor retail. Board members asked about the plans.

Documents/Exhibits: Building Plans, GCOD Letters

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

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

RE-DISCUSSION: 11:30AM

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



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Article(s): Art. 65 Sec. 42^ Conformity with Existing Modal calculation not provided to verify compliance. Building Alignment Art. 65 Sec. 08 Forbidden use: Townhouse Article 65, Section 9 Lot Frontage Insufficient Lot frontage required: 5 units x 50 feet = 250 feet. Proposed: 89.8' Article 65, Section 9 Floor Area Ratio Excessive Max. allowed: 0.5 Proposed: 0.78 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: 6.2'

Purpose: To construct five new townhomes with nine parking spaces. Demolition of existing structure (2) under SF# and SF#

Discussion: At the request of the Board, the applicant presented plans to construct a five unit building with nine parking spaces Board members asked about the plans.

Documents/Exhibits: Building Plans

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

Votes: Board member Turner was absent from this portion of the hearing. Board member Langham motioned for approval. Board member Whewell seconded and the motion carried unanimously.

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

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

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

Discussion/Votes: Board member Turner was absent from this portion of the hearing. Upon a motion and a second, the Board moved to defer until July 28, 2026.

Case: BOA- 1814618 Address: 163-165 Hillside Street Ward 10 Applicant: Christopher McGue

Article(s): Art. 59 Sec. 7 Use Regulations 3 family use Forbidden Art. 59 Sec. 37 Off Street Parking Article 59 Section 8 Insufficient rear yard setback Article 59 Section 8 Max allowed building height exceeded Article 59 Section 8 Max allowed number of stories has been exceeded Article 59, Section 8 Insufficient open space per unit

Purpose: The project proposes the renovation of the existing two-family dwelling into three family. The building will provide two onsite parking spaces and will be equipped with a full sprinkler system.

Discussion/Votes: Board member Turner was absent from this portion of the hearing. Upon a motion and a second, the Board moved to defer until July 28, 2026.

Case: BOA-1833514 Address: 176 L Street Ward 7 Applicant: James Christopher

Article 68, Section 8 Rear Yard Insufficient You need relief from the BOA for the said violations Article 68, Section 8 Bldg Height Excessive (Feet) You need relief from the BOA for the said violations Article 68, Section 8 Floor Area Ratio Excessive You need relief from the BOA for the said violations Art. 68 Sec. 33 Off Street parking Req. You need relief from the BOA for the said violations Article 68, Section 29 Roof Structure Restrictions You need relief from the BOA for the said violations

Purpose: The homeowner seeks to erect a 4th story addition to increase living space with no change to occupancy.

****Nominal**

Discussion/Votes: Board member Turner was absent from this portion of the hearing. Upon a motion and a second, the Board moved to defer until August 11, 2026.

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

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



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

Discussion/Votes: Board member Turner was absent from this portion of the hearing. Upon a motion and a second, the Board moved to defer until July 28, 2026.

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

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

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

Discussion/Votes: Board member Turner was absent from this portion of the hearing. Upon a motion and a second, the Board moved to defer until August 11, 2026.

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

Article(s): Article 53, Section 9 Lot Area Insufficient Article 53, Section 9 Add'l Lot Area Insufficient

Article 53, Section 9 Floor Area Ratio Excessive Article 53, Section 9 Usable Open Space Insufficient

Art. 53 Sec. 09.3 Location of Main Entrance Art. 53, Section 56 Off Street Parking Insufficient

Article 27T 5 East Boston IPOD Applicability Article 32, Section 4. GCOD, Applicability

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

Discussion/Votes: Board member Turner was absent from this portion of the hearing. Upon a motion and a second, the Board moved to defer until July 28, 2026.

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

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

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

Discussion/Votes: Board member Turner was absent from this portion of the hearing. Upon a motion and a second, the Board moved to defer until July 28, 2026.

HEARINGS: 12:00PM

Case: BOA-1850008 Address: 3-4 Folsom Avenue Ward 10 Applicant: Ridges Beta, LLC From the terms of the Boston Zoning Code (see Acts of 1956, c.665) in the following respects for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect Appeal pursuant to Section 8 of Chapter 665 of the Acts of 1956 as amended, from the Decision of the Boston Landmarks Commission in violation of Article 85 of the Zoning Code and /or other relief as appropriate.

Purpose: The petitioners seek a determination that the Boston Landmarks Commission erred in its decision to invoke a ninety (90) day demolition delay under Article 85 of the Boston Zoning Code made at the May 12, 2026 hearing.



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Discussion: At the request of the Board, the applicant presented plans that the Landmarks Commission erred in its decision to invoke a ninety-day demolition delay. The Landmarks Commission stated that the appeal did not present a completed application.

Documents/Exhibits: Building Plans

Votes: Board member Collins motioned for approval noting that the upholding deadlines for a construction project need to be adhered to . Board member Turner seconded and the motion carried unanimously.

Case: BOA- 1850006 Address: 595 East Seventh Street Ward 7 Applicant: 3 Cutler Court, LLC

from the terms of the Boston Zoning Code (see Acts of 1956, c.665) in the following respects
for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect- Appeal pursuant to Section 8 of Chapter 665 of the Acts of 1956 as amended, from the Decision of the Boston Landmarks Commission in violation of Article 85 of the Zoning Code and /or other relief as appropriate.

Discussion: At the request of the Board, the applicant presented plans that the Landmarks Commission erred in its decision to invoke a ninety-day demolition delay. The Landmarks Commission stated that the appeal did not present a completed application.

Documents/Exhibits: Building Plans

Votes: Board member Collins motioned for approval noting that the upholding deadlines for a construction project need to be adhered to . Board member Turner seconded and the motion carried unanimously.

Case: BOA-1850007 Address: 744 East Fourth Street Ward 6 Applicant: 744 E Fourth Street, LLC

From the terms of the Boston Zoning Code (see Acts of 1956, c.665) in the following respects
for the terms of the Boston Zoning Code (see Acts of 1956, c. 665) in the following respect Appeal pursuant to Section 8 of Chapter 665 of the Acts of 1956 as amended, from the Decision of the Boston Landmarks Commission in violation of Article 85 of the Zoning Code and /or other relief as appropriate.

Purpose: The petitioners seek a determination that the Boston Landmarks Commission erred in its decision to invoke a ninety (90) day demolition delay under Article 85 of the Boston Zoning Code made at the May 12, 2026 hearing.

Discussion: At the request of the Board, the applicant presented plans that the Landmarks Commission erred in its decision to invoke a ninety-day demolition delay. The Landmarks Commission stated that the appeal did not present a completed application.

Documents/Exhibits: Building Plans

Votes: Board member Collins motioned for approval noting that the upholding deadlines for a construction project need to be adhered to . Board member Turner seconded and the motion carried unanimously.

INTERPRETATION/RE-DISCUSSION: 12:00PM

Case: BOA-1689794 Address: 62-66 Condor Street Ward 1 Applicant: Condor Nay, LLC

Article(s): Article 53, Section 10.2 Dimension Regulations (Waterfront) Building Height (Feet) Excessive Article 53, Section 10.3 Waterfront Open Space Requirements Article 53, Section 10.4.a Waterfront Yard Area Measurements Article 53, Section 10.4.b Setback Requirements Article 53, Section 29.1 Conformity with Existing Bldg Alignment Article 25A Section4 CFROD Applicability

Purpose: Erect a new 5 story Mixed Use Building on newly created lot with thirty six (36) Multi Family residential units, three (3) Retail on ground floor (core/shell) and below grade parking, as per plans. Building features amenity space, balconies, and common roof deck. See ALT1655420 for subdivision. Existing building to be razed under separate permit. [ePlan] SPR

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

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775



City of Boston
Board of Appeal

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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