



City of Boston  
Board of Appeal

**REVISED**

10:53 am, Jul 07, 2026

**Tuesday, July 14, 2026    BOARD OF APPEALS    City Hall Room 801**

---

**HEARING AGENDA**  
**REVISED AGENDA**

Please be advised of the following appeals to be heard on July 14, 2026 beginning at 9:30 am and related announcements.

All matters listed on this July 14, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The July 14, 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/July142026ZBAComments> 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/July142026ZBAComments> 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 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](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



City of Boston  
Board of Appeal

**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](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**

**APPROVAL OF HEARING MINUTES: 9:30AM**  
**June 16, 2026**

**EXTENSIONS: 9:30AM**

**Case: BOA-1590502 Address: 8 Burney Street Ward 10 Applicant: Luis Santana**

**Case: BOA-1175767 Address: 16-22 Linden Street Ward 21 Applicant: Johanna W. Schneideer**

**Case: BOA-1175793 Address: 6 Pratt Street Ward 21 Applicant: Johanna W. Schneideer**

**Case: BOA-1554601 Address: 62 North Beacon Street Ward 21 Applicant: Jean Da Silva**

**Case: BOA-1426452 Address: 68 Terrace Street Ward 10 Applicant: Michael P. Ross, Esq**

**Case: BOA-1547315 Address: 268-274 Friend Street Ward 3 Applicant: Michael P. Ross, Esq**

**Case: BOA-1627005 Address: 238-240 Maverick Street Ward 1 Applicant: Richard Lynds, Esq**

**Case: BOA-1489026 Address: 24 Drydock Avenue Ward 6 Applicant: John Pulgini, Esq**

**Case: BOA-1341015 Address: 146 M Street Ward 6 Applicant: Cole Ciprari**



City of Boston  
Board of Appeal

**HEARINGS: 9:30AM**

**Case: BOA-1846713 Address: 1-1H Washington Place Ward 2 Applicant: Richard Sokolow**

**Article(s):** Article 62, Section 25 Roof Structure Restrictions Article 62, Section 7 Usable Open Space Insufficient Article 62; section 7 Res. Sub district Dimensional Regulations Lot Frontage Insufficient

**Purpose:** Confirming occupancy of single family and changing to 3 attached townhouses. ZBA approval will be required. An occupancy determination will be required. Erect an addition

**Case: BOA-1825908 Address: 229 Harrison Avenue Ward 3 Applicant: Rich Chen**

**Article(s):** Article 43 Section 19 Use Regulations USE = CONDITIONAL Art. 43 Sec. 23 Off Street Parking

**Purpose:** Change Occupancy from 2 Family to 4 Family. GUT RENOVATION. DEMO EXISTING DORMERS & PITCHED ROOF 4) RAISE CEILING OF EXISTING 4TH LEVEL, BY RE BUILDING ROOF AS LOW PITCHED ROOF [ePlans]

**Case: BOA-1840986 Address: 500 Boylston Street Ward 4 Applicant: Kate Fisher**

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

**Purpose:** Tenant buildout of a new takeout restaurant "Just Salad" in new space. We need to add the 36A use and will need to go to the ZBA for approval. Nominal Fee requested. [ePlans]

**Case: BOA- 1833097 Address: 62-64 Baxter Street Ward 6 Applicant: Nicholas Bianchi & Kelly Koehler**

**Article(s):** Article 68, Section 29 Roof Structure Restrictions 1. Exceeds the allowed 1 foot height above the roof. 2. Exceeds the maximum permitted building height. 3. Pergola not allowed adds a structure above the roof and alters the roof profile. Article 68, Section 8 Bldg Height Excessive (Feet) Article 68, Section 8 Front Yard Insufficient Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient

**Purpose:** Build a new roof deck with a pergola per attached architectural drawings. Access to the roof deck with stairs and hatch are already existing. Unit 4 ONLY.

**Case: BOA- 1834696 Address: 556 East Broadway Ward 6 Applicant: Nick Schiffer**

**Article(s):** Article 68, Section 8 Rear Yard Insufficient You need relief from the BOA for the said violations Article 68, Section 8 Side Yard Insufficient 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

**Purpose:** Change of occupancy from a 3 family to a 2 family. Renovate the entire interior of the existing building includes new structural framing, mechanicals, electrical, fixtures and finishes throughout.

**Case: BOA- 1838243 Address: 590 East Eighth Street Ward 7 Applicant: David DeMello**

**Article(s):** Article 68, Section 29 Roof Structure Restrictions Article 68, Section 8 Side Yard Insufficient

**Purpose:** Change of occupancy from two family to single family (existing condition). Renovation on part of the second floor and expanded at the third floor with dormers and new floor area.

**Case: BOA- 1855037 Address: 100 Magazine Street Ward 8 Applicant: Suffolk Construction**

**Article(s):** Article 90 Section 8 Requesting relief for the extension of an 8-foot-high fence that exceeds the 6 foot height limit for screening and buffering requirements

**Purpose:** ALT#1782999 – Proposed amendment to install an 8-ft high perimeter security fence and gates along portions of Kemble and Magazine Streets where 6-ft fence is permitted. Filing is to obtain zoning refusal and pursue zoning relief for continuity with existing campus security fencing.

**Case: BOA-1821667 Address: 610-610A Tremont Street Ward 9 Applicant: Michelle Carrasquillo**

**Article(s):** Art. 64 Sec. 08 Restaurant Use – Conditional Use is Conditional

**Purpose:** Prestige Construction, LLC will be constructing a tenant fit up. It will consist of plumbing, electrical, HVAC, tile and painting. This should be an extension of Permit#SF1206967 which was Issued on 1/06/2022. This is for change of Occupancy for proposed bakery and cafe.



City of Boston  
Board of Appeal

**Case: BOA-1855600 Address: 3 Glines Avenue Ward 11 Applicant: Steve Daddario**

**Article(s):** Art. 55, Section 19 Use: Conditional Applicant will need to seek relief for the Conditional Use per Table E (1) for Three Units. Article 55, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (FAR). Article 55, Section 9 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area. Article 55, Section 9 Front Yard Insufficient Applicant will need to seek relief for Insufficient Front Yard setback. Article 55, Section 9 Side Yard Insufficient Applicant will need to seek relief for Insufficient Side Yard setback. Article 55, Section 9 Rear Yard Insufficient Applicant will need to seek relief for Insufficient Rear Yard setback. Article 55, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for Insufficient Usable Open Space. Article 55, Section 9 Bldg Height Excessive (Stories) Applicant will need to seek relief for Excessive Bldg. Height (Stories). Art. 55 Sec. 55 40 Off Street Loading Insufficient Applicant needs to seek relief for Insufficient Off-Street Parking.

**Purpose:** To erect a new three family residential building on a vacant lot (Unit #1 Rear Patio & Roof Deck for Unit #3). E[plans] filed

**Case: BOA-1848048 Address: 1442-1444 Dorchester Avenue Ward 15 Applicant: Big Dot Realty Trust**

**Article(s):** Art. 65 Sec. 41 Off St. Loading Req'mnts Loading bays required: 1 Proposed: 0 Art.65 Sec.15 Use: Conditional Multifamily use on first floor Article 65 Section 16 Maximum FAR allowed: 1 Existing: 1.49 Proposed: 2.5 Article 65 Section 16 Max. building height allowed: 40' Existing: 58' Proposed: 68' Article 65, Section 32 Neighborhood Design Overlay Districts Article 65, Section 42.13 Two or More Dwellings on Same Lot Art. 65 Sec. 41 Off street parking requirements Parking spaces required for residential use: 70.5 Proposed: 18

**Purpose:** Change occupancy from Two offices, post office, stores, storage, warehouse, bank, and wireless communication to Two offices, post office, stores, storage, bank, wireless communication & 47 Residential Units. Change all warehouse use on floors 3 4 to residential. Scope includes addition to rear of building to create the new residential units and amenity spaces. Proposing 18 underground parking spaces. Renovation of existing rear wing from warehouse to 2 unit residential under ALT1808151. eplan BOA

**Case: BOA-1848052 Address: 22R-24R Leonard Street Ward 15 Applicant: Big Dot Realty Trust**

**Article(s):** Article 65, Section 42.13 Two or More Dwellings on Same Lot Art.65 Sec.15 Use: Conditional Residential use on first floor. Article 65 Section 16 Max. FAR allowed: 1 Existing: 1.49 Proposed: 2.5 Art. 65 Sec. 41 Off street parking requirements Parking spaces required: 2 Proposed: 0

**Purpose:** Change of Occupancy to renovate the existing 2 story structure to create new 2 family residence. This is in conjunction with ALT1775447 1442 1444 Dorchester Ave eplan BOA

**Case: BOA- 1835904 Address: 105 Pleasantview Street Ward 18 Applicant: Maxwell Victor**

**Article(s):** Article 69, Section 9 Rear Yard Insufficient You need relief from the BOA for the said violations Article 69, Section 9 Front Yard Insufficient You need relief from the BOA for the said violations Article 69, Section 9 Floor Area Ratio Excessive You need relief from the BOA for the said violations

**Purpose:** Convert existing one family, single story dwelling into a two family residence by adding one additional story above the existing structure, including all associated structural framing, utilities, and interior layout modifications required for the new dwelling unit.

**Case: BOA- 1833442 Address: 17R Melton Road Ward 21 Applicant: Next Gen Melton**

**Article(s):** Art. 51 Sec. 09 Dimensional Regulation

**Purpose:** Rebuilding a garage (separate short form application to remove the existing garage)



City of Boston  
Board of Appeal

**HEARINGS: 11:00AM**

**Case: BOA-1834869 Address: 231 Princeton Street Ward 1 Applicant: Agui Desouza**

**Article(s):** Article 53, Section 5.3 Max. building lot coverage allowed: 60% Proposed: >60% It's being increased by proposed ground floor addition and 2nd floor deck (3rd story). Article 53 Section 5.3 EB Neighborhood Residential Min. permeable area of lot: 30% Proposed: 92 sf footprint/1,312.2 sf lot area= 100 75.5= 24.4% Article 53 Section 5.3 EB Neighborhood Residential Min. rear yard: 1/3 lot depth (33.3%). With the proposal it is being reduced to less than 1/3 of the lot's depth. 14.3'/74.5'= (19.19%) Article 53 Section 25 EB Neighborhood Roof Structure restrictions

**Purpose:** Build a new (in unit) gym per plans, existing front print of current existing deck.eplan BOA

**Case: BOA- 1704408 Address: 191 Main Street Ward 2 Applicant: Chloe Manning Choo & Company Inc.**

**Article(s):** Article 62, Section 7 Use: Conditional Article 62, Section 29Off Street Parking Insufficient

**Purpose:** Change of occupancy to liquor store on ground floor, as per plans

**Case: BOA-1857327 Address: 769 Columbia Road Ward 7 Applicant: 15 Fenton Street LLC**

**Article(s):** Art. 65 Sec. 08 Forbidden MFR residential use is forbidden in the subdistrict Art. 65 Sec. 08 Forbidden Basement units are forbidden within the Dorchester Neighborhood District Art. 65 Sec. 41 Off street parking 5). (a) Design- Exclusive clear and safe access/maneuvering areas, for newly proposed requirement parking space/s Art. 65 Sec. 41 Off street parking Insufficient parking requirements Article 65, Section 9 Insufficient additional lot area per unit Article 65, Section 9 Insufficient open space per unit

**Purpose:** Scope of work clarified 6.2.2026: To renovate 769 Columbia Road, Boston, Massachusetts 02125 by adding a rear addition onto the existing three (3) unit building and change the occupancy from a three (3) unit to a six (6) unit building, then replace garage parking with 3 off street parking spaces per plans submitted. Access driveway width to remain the same as previously permitted and is not being reduced. Note: Demolition of the existing garage shall be performed under a separately filed and approved demolition permit. Original scope of work filed redacted: To renovate 769 Columbia Road, Boston, Massachusetts 02125 by adding a rear addition onto the existing three (3) unit building and change the occupancy from a three (3) unit to a six (6) unit building.

**Case: BOA- 1824479 Address: 128 G Street Ward 7 Applicant: Anthony Ranaldi**

**Article(s):** Article 68, Section 7.2Basement Units Forbidden Article 68, Section Additional Lot Area for Ea. Addit'l Dwell. Unit (Table D)Article 68, Section 8 Floor Area Ratio Excessive Table D Article 68, Section 8 Usable Open Space Insufficient Table D Article 68, Section 33Off Street Parking & Loading Req Table G

**Purpose:** Confirming and legalizing third unit in basement. Currently, the home I purchased is a 2 family with a finished basement unit that needs to be legalized. I would be converting this home from 2 3 family not adding an ADU in the basement. Adding sprinkler system. (JW)

**Case: BOA- 1835385 Address: 63 Telegraph Street Ward 7 Applicant: Michael Norton**

**Article(s):** Art 68 Sec 8 Dim reg app in res sub dist Art. 68 Sec. 33 Off Street parking Req. Article 68, Section 29 Roof Structure Restrictions Article 68, Section 8 Floor Area Ratio Excessive Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient

**Purpose:** New roof & dormer addition to existing unit 2. addition of 250 sf added on rear side of building. no change in occupancy or use.



City of Boston  
Board of Appeal

**Case: BOA-1857936 Address: 151 Lenox Street Ward 9 Applicant: Tenant Development Corporation-  
ARTICLE 80**

**Article(s):** Art. 50, Section 43 Off Street Loading Insufficient Art. 50, Section 43 Off Street Parking Insufficient Article 32, Section 4.GCOD, Applicability Article 50, Section 29 Add'l Lot Area Insufficient Article 50, Section 29 Floor Area Ratio Excessive Article 50, Section 29 Bldg Height Excessive (Stories)Article 50, Section 29 Bldg Height Excessive (Feet)Article 50, Section 29 Usable Open Space Insufficient Article 50, Section 29 Front Yard Insufficient Article 50, Section 29 Side Yard Insufficient Article 50, Section 29 Rear Yard Insufficient Article 50, Section 41 Screening and Buffering Req None provided. Article 50, Section 44.3 Traffic Visibility Across Corner

**Purpose:** Erect a new 7 story Multifamily Dwelling for 38 units on vacant land. Building is approximately 30,715 gross square foot building to contain 38 units of affordable senior housing. The residential program includes 6 studios and 32 one bedrooms. Building features bike storage and some amenity spaces. [ePlan] SPR, CFROD

**Case: BOA-1836310 Address: 44 Granger Street Ward 15 Applicant: Jen Lam**

**Article(s):** Art. 09 Sec. 02 Nonconforming Use Change Article 65, Section 9 Lot Area Insufficient 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 (Stories)Article 65, Section 9 Side Yard Insufficient

**Purpose:** Erect new three family house!

**Case: BOA-1837040 Address: 3 Bruce Street Ward 16 Applicant: Jason Chavez**

**Article(s):** Article 65, Section 9 Floor Area Ratio Excessive You need relief from the BOA for the said violation

**Purpose:** amendment to ALT1555317. Extend habitable space to basement as part of 1st floor by adding 3 bedrooms, 2 full bathrooms, laundry and family room. New MEP's and life safety.

**Case: BOA-1824464 Address: 679 Canterbury Street Ward 18 Applicant: Chaudhary Lateef**

**Article(s):** Article 6, Section 4. Other Cond Necc as Protection Remove proviso for this petitioner only

**Purpose:** Removal of proviso. Proviso granted to this petitioner only. Issued with DECISION #BZC 20971 dated 05/16/2000. (No Work)

**Case: BOA- 1839907 Address: 1819-1829 Centre Street Ward 20 Applicant: Olesya Subbot**

**Article(s):** Art. 56, Section 15 Use: Conditional Body Art is Conditional.

**Purpose:** Change of use to include body art in beauty salon. No work to be done.

**HEARINGS: 11:30AM**

**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.

**INTERPRETATION: 12:00PM**

**Case: BOA-1852440 Address: 142 Arlington Street Ward 22 Applicant: Ahmet Ozseferoglu**

**Purpose:** The petitioner seeks a determination that the Inspectional Services Department erred in citing zoning code violations Article 51 Section 56 Off-Street Parking Insufficient, Article 51 Section 8 Use Forbidden, Article 51 Section 9 Usable Open Space Insufficient.



City of Boston  
Board of Appeal

**STEPHANIE HAYNES**  
**BOARD OF APPEAL**  
**617-635-4775**

BOARD MEMBERS:  
SHERRY DONG-CHAIR  
NORMAN STEMBRIDGE-SECRETARY  
GIOVANNY VALENCIA  
ALAN ALANGHAM  
HANSY BETTER BARRAZA  
SHAMAIAH TURNER  
KATIE WHEWELL

SUBSTITUTE MEMBERS:

**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](https://www.municode.com/library/ma/boston/codes/redevelopment_authority)**