



City of Boston
Board of Appeal

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Tuesday, July 28, 2026 BOARD OF APPEALS City Hall Room 801

HEARING AGENDA

Please be advised of the following appeals to be heard on July 28, 2026 beginning at 9:30 am and related announcements.

All matters listed on this July 28, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The July 28, 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/July282026PublicComment> 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/July282026PublicComment> 617-635-4775, or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the Zoom Webinar Event from 8:30 AM to 9:30 AM to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via Zoom. Questions and/or concerns can also be emailed to the ZBA Ambassador at zba.ambassador@boston.gov.

If you wish to offer comment within the meeting platform, please use the “Raise Hand” function that should appear on the bottom of your screen, if connected by computer or device, or dial *9, if connected by phone. On a computer or device, you will receive a request to unmute yourself from the event host. You must select yes before you can speak. On a phone, you will hear a prompt that the event host is asking you to unmute yourself. You must press *6 to unmute yourself before you



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can speak. Commenters will be asked to state their name, address and comment. Comments will be limited as time requires.

If you wish to offer testimony on an appeal, please log in to the hearing no later than 8:30am to ensure your connection is properly functioning.

The hearing can also be viewed via live-stream on the City's website at <https://www.boston.gov/departments/broadband-and-cable/watch-boston-city-tv>. Closed captioning is available.

Interested persons who are unable to participate in the hearing remotely may make an appointment to offer testimony. Please notify the Board at least 48 HOURS in advance either by calling 617-635-4775 or emailing isdboardofappeal@boston.gov for accommodations to be made.

Members of the community are strongly encouraged to help facilitate the virtual hearing process by emailing letters in support of or opposition to an appeal to zbapublicinput@boston.gov in lieu of offering testimony online. It is strongly encouraged that written comments be submitted to the board at least 48 hours prior to the hearing. when doing so, please include in the subject line, the boa number, the address of the proposed project, and the date of the hearing

EXTENSIONS: 9:30AM

Case: BOA-1494349 Address: 2 Dexter Row Ward 2 Applicant: Timothy A.M. Fraser, ESQ

Case: BOA-948352 Address: 11 Heron Street Ward 20 Applicant: George Morancy, ESQ

Case: BOA-948354 Address: 26 Heron Street Ward 20 Applicant: George Morancy, ESQ

Case: BOA-1332592 Address: 19 Woodville Street Ward 8 Applicant: Mark McCreath

Case: BOA-1632235 Address: 250 Seaver Street Ward 12 Applicant: Derric Small, ESQ

Case: BOA-1593053 Address: 156 Wellington Hill Street Ward 14 Applicant: Michael P. Ross, ESQ

Case: BOA-1593050 Address: 88 Geneva Avenue Ward 14 Applicant: Michael P. Ross, ESQ



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RECOMMENDATIONS: 9:30 AM

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.

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



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BUILDING CODE: 9:30AM

Case: BOA# 1857868 Address: 46 Mystic Street Ward 2 Applicant: Jamieson Vazquez

9th Edition 780 CMR CHPT 10 Chapter 10780 CMR 1060.2 Exit Access Utility space must be accessible to all units from a common area without having to pass through unit 19th Edition 780 CMR CHPT 10 Chapter 10780 CMR 1030.1 Emergency Escape and Rescue An egress window with a window well is required for the basement bedroom

Purpose : Extend living space into basement as per plans. ALL WORK IS DONE correct violation V829113

HEARINGS: 9:30AM

Case: BOA-1856474 Address: 43 Eastwood Circuit Ward 20 Applicant: 43 Eastwood Circle Realty, LLC

Article(s) Article 56, Section 8 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area. Article 56, Section 8 Lot Width Insufficient Applicant will need to seek relief for Insufficient Lot Width. Article 56, Section 8 Lot Frontage Insufficient Applicant will need to seek relief for Insufficient Lot Frontage. Article 56, Section 8 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio.

Purpose : Erect a single family dwelling on newly created lot. See ALT1819954 for subdivision.

Case: BOA-1859998 Address: 97-97A Milton Street Ward 16 Applicant: Sean George

Article(s) Art. 65 Sec. 08 Forbidden Article 65, Section 42.13 Two or More Dwellings on Same Lot Article 65, Section 9 Front Yard Insufficient

Purpose : Proposed Two family dwelling 97 Milton Street. Filed in conjunction with 99 and 101 Milton St. Three (3) Two family Dwellings on One (1) lot. Total of Twelve (12) off street parking spaces.

Case: BOA-1859995 Address: 101-101A Milton Street Ward 16 Applicant: Sean George

Article(s) Article 65, Section 9 Lot Area Insufficient Article 65, Section 9 Lot Frontage Insufficient Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9.2Dim Regs: Location of Main Entrance Article 65, Section 42.13Two or More Dwellings on Same Lot Art. 65 Sec. 08 Forbidden

Purpose : Proposed Two family dwelling 101 Milton Street. Filed in conjunction with 97 and 99 Milton St. Three (3) Two family Dwellings on One (1) lot. Total of Twelve (12) off street parking spaces.

Case: BOA-1859988 Address: 99-99A Milton Street Ward 16 Applicant: Sean George

Article(s) Art. 65 Sec. 08 Forbidden Article 65, Section 9 Lot Area Insufficient Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9 Front Yard Insufficient Article 65, Section 42.13Two or More Dwellings on Same Lot

Purpose : Proposed Two family dwelling 99 Milton Street. Filed in conjunction with 97 and 101 Milton St. Three (3) Two family Dwellings on One (1) lot. Total of Twelve (12) off street parking spaces.

Case: BOA-1827377 Address: 516 Harvard Street Ward 14 Applicant: 516 Harvard Street LLC

Article(s) Article 60 Section 3 Residential USE table A 4 dwelling USE 3 dwelling units max allowed Article 60 Section 3 Residential USE table A Basement units Forbidden Article 60 Section 4Residential Dimensional Regulations Location of main entrance to basement unit is not facing the front lot line

Purpose : Seeking to change the occupancy from a three family dwelling to a four family dwelling and renovate.

Case: BOA-1855366 Address: 32 Fisher Avenue Ward 10 Applicant: Kieran Maher

Article(s) Art. 59 Sec. 7 Use RegulationsMFR 4 unit dwelling use is forbidden in a 3 family subdistrict

Article 59, Section 8 Dimensional RegulationsInsufficient additional lot area per unit 1000 sf/unit req.

Article 59, Section 8 Dimensional RegulationsExcessive f.a.r. 1.0 max Article 59, Section 8Dimensional Regulations

Insufficient usable open space 400sf/unit required Art. 59 Sec. 37 Off Street ParkingInsufficient off street parking

Purpose : Change occupancy from three (3) to four (4) family dwelling, attic existing finished space to be legalized as 4th unit. Add small shed dormer 4.5 feet wide on left side to increase egress stairs headroom to code and small rear deck. This application is reduced scope from previous ALT.



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Case: BOA-1848595 Address: 320 Summer Street Ward 6 Applicant: HC320 Summer Street, LLC-ARTICLE 80

Article(s) Art. 08 Sec.07 Use: ConditionalMFR is a conditional use in a M 4 District Art. 17 Sec. 01Usable open Space Insufficient Site has no usable open space. 400 SF required for each unit.Art. 32 Sec. 04GCOD Applicability Art. 15 Sec. 01 Floor Area Ratio excessiveAllowed FAR is 4.0. Existing FAR is 6.55. Proposed FAR is 6.91. This further exceeds a non compliant FAR.

Purpose : Office to residential conversion with ground floor retail. Conversion of 122,100 sf office building to 145 Dwelling units and 7,500 sf of retail.

Case: BOA-1834698 Address: 47-49 Gray Street Ward 5 Applicant: Nick Schiffer

Article(s) Art. 32 Sec. 04 GCOD Applicability Art. 25 Sec. 5 Flood Hazard Districts Article 64, Section 9 Rear Yard Insufficient

Purpose : Amendment to ALT1734568 to add a rear deck

Case: BOA-1814627 Address: 97 Salem Street Ward 3 Applicant: Peter Alfe

Article(s) Art. 54 Section 18 Roof Structure and Building Height Restrictions Max allowed height on parcel has been exceeded Article 54 Section 13 Dimensional Regulations Max allowed height in subdistrict has been exceeded (Revised plans sum of all roof structures on the main roof = 448sf)- Violation still exists Article 54 Section 13 Dimensional Regulations Excessive f.a.r. Article 54 Section 13 Dimensional Regulations Insufficient usable open space- 50sf/unit req. Article 54, Section 18 Roof Structure Restrictions Reconfiguration of existing roof profile via 5 story addition with roof deck Article 54, Section 18 Roof Structure Restrictions Roof deck access via private head house Article 54, Section 21 Off-Street Parking & Loading Req Insufficient parking for MFR

Purpose : Change the legal occupancy from retail space and offices to BAKERY/RETAIL space (shell only), and five residential units. Erect a verticle addition to the building.

Case: BOA-1826508 Address: 401A-401 Chelsea Street Ward 1 Applicant: Richard Lynds

Article(s) Art. 53 Sec.25 Roof Structure Restrictions Two story addition over existing dwellings main roof Article 53 Section 28 Table L EB Neighborhood Off Street Insufficient off street parking -1 space /unit required Parking Regulations Article 53 Section 29 EB Neighborhood Application of Through lot applicability requirement; Where the public street Dimensional Requirements in rear is 20'> in width, it shall be treated as a front yard setback requirement -4' min setback required Article 53 Section 7.2 Dimensional Regulations (NB) Max % of lot coverage allowed exceeded Article 53 Section 7.2 Dimensional Regulations (NB) Maximum allowed footage of blank wall facade has been exceeded Article 53 Section 7.2 Dimensional Regulations (NB) Min. % of permeable lot area of the lot not met Article 53 Section 7.2 Dimensional Regulations (NB) Insufficient side yard setback Article 53 Section 7.2 Dimensional Regulations (NB) Insufficient frontyard setback (Chelsea street side) - 4' min req. if structure contains residential uses Article 53, Section 7.2 EB Neighborhood Business Min. ground floor ceiling height is too low Dimensional Regulations

Purpose : Clarification: Change existing occupancy of the 3 story structure presently consisting of a Store & 2 Family dwelling into a 5 story 9 unit dwelling with ground level retail per stamped plans provided.
#514/2004

Case: BOA- 1844018 Address: 7-9 Murray Court Ward 1 Applicant: Brad Greenburg

Article(s) Article 53 Section 25 EB Neighborhood Roof Structure restrictions

Article 53 Section 5.1 EB Neighborhood Residential Use Regulations Table A, forbidden use

Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations Building Height Max (F) excessive Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations Front Yard (Feet) Minimum, extending vertically Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations Minimum Side Yard (Feet), extending vertically Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations Minimum Rear Yard (Feet), extending vertically Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations Building Height Max (stories) Excessive

Purpose : Erect addition with roof deck and change occupancy from three (3) to four (4) residential units as per plans.



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RE-DISCUSSION: 11:30AM

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

Article (s): 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

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

Article(s) Art. 65 Sec. 41 Off street parking requirements Article 65, Section 15 Use: Forbidden Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Rear Yard 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.

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

Article(s) Art. 59 Sec. 37 Off-Street Parking 5. Design/Access and exclusive maneuvering areas (6.16.26 variance still exists) Art. 59 Sec. 7 Use Regulations 3 family use- Forbidden (6.16.26 variance still exists) Art. 59, Section 8 Dimensional Regulations Excessive f.a.r. -.9 max allowed (New variance cited 6.16.26 Article 59 Section 8 Dimensional Regulations Max allowed number of stories has been exceeded (6.4.26 variance still required due to ground level conversion into a habitable full story) Article 59, Section 8 Dimensional Regulations 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 on-site parking spaces and will be equipped with a full sprinkler system.

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

Article(s) Article 68, Section 8 Dimensional Regulations Insufficient rear yard setback -Violation still valid

Purpose: Updated scope at BOA 4.16.26: Remove unit #3 rear stair and replace with an 8'x13' rear porch on level 2 per revised BOA plan set submitted

Case: BOA-1741777 Address: 183 Saint Botolph Street Ward 4 Applicant: Chloe Manning Choo & Company Inc

Article(s): A Art. 32 Sec. 04 GCOD Applicability Art. 41 Sec. 18 Rear yard insufficient Art. 41, Sec. 5 Establishment of Protec Areas FAR Article 41 Section 19 Off Street Pkg Insufficient Article 41 Section 6 Rooftop Addtns. in Prot. Area

Purpose: Change of Occupancy from 4 Fam to 5 Fam. Enclosing 4th floor rear deck. Vertical addition on the 5th floor. Upgrade Fire protection system. [ePlans]

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

Article(s) 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 Rear Yard Insufficient Article 62, Section 7 Usable Open Space Insufficient

Purpose: Change of Occupancy from 1-Family to 2-Family. New proposed addition to the right rear side, new front dormer of the building, new rear deck with spiral stairs. Unit 1: Consists of 1st Floor and Basement. Extension of living space into the basement, Unit 2: will be upper two floors and rear decks. There will be no roof deck or second floor balcony.



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Case: BOA- 1837592 Address: 3 Moore Street Ward 1 Applicant: Jam 5 Properties, LLC Article(s):

Article(s): 53 Section 5.1 EB Neighborhood Residential Use Regulations 6 unit dwelling is not an allowed due to insufficient lot width per the USE tables footnote #2 2. Where designated "A," and the Lot Frontage is over fifty-five (55) feet, up to six (6) dwelling units are allowed. Where designated "A," and the Lot Frontage is fifty-five (55) feet or less, up to three (3) dwelling units are allowed. Article 53; Section 53-28 Off-Street Parking & Loading Insufficient parking

Purpose: Raze existing dwelling on separate permit and erect a three story six-unit residential dwelling with roof decks as per plans.*Existing structure to be razed on a separately filed, approved and issued SF demolition permit.

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 IPD 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]

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

STEPHANIE HAYNES
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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