City of Boston
Board of Appeal

REVISED
2:01 pm, Nov 06, 2026

Tuesday, November 10, 2026 BOARD OF APPEALS City Hall Room 801

HEARING AGENDA

Revised Agenda

Please be advised of the following appeals to be heard on November 10, 2026 beginning at 9:30 am and related announcements.

All matters listed on this November 10, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The November 10, 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/November10ZBAComments 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/November10ZBAComments 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

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

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

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

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

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

APPROVAL OF HEARING MINUTES: 9:30AM
October 6, 2026

EXTENSIONS: 9:30AM

Case: BOA-1452431 Address: 12 Trull Street Ward 15 Applicant: Claudine Bala

Case: BOA-1291555 Address: 18 Birchcroft Road Ward 18 Applicant: Said Ennaya

Case: BOA-946259 Address: 30 Cumberland Street Ward 4 Applicant: Hezekiah Pratt, AIA

Case: BOA-1397632 Address: 31 Downer Avenue Ward 13 Applicant: Robert White

Case: BOA-1616380 Address: 36 Leyden Street Ward 1 Applicant: Alyyssa V. Daigneault, Esq

Case: BOA-1585854 Address: 80 Spring Park Avenue Ward 19 Applicant: Eric Zachrison, MBA, AIA

Case: BOA-1461351 Address: 219 Leyden Street Ward 1 Applicant: Richard Lynds, Esq

Case: BOA-1484717 Address: 229-233 Bowdoin Street Ward 15 Applicant: Derric Small, Esq

Case: BOA-1192263Address: 335 Chelsea Street Ward 1 Applicant: Jesse Ferreira Branth

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Case: BOA-1491576 Address: 338-344 Sumner Street Ward 1 Applicant: Richard Lynds, Esq

Case: BOA-1657430 Address: 450-454 Amory Street Ward 11 Applicant: Chris DeSisto

Case: BOA-1598054Address: 1420-1424 Dorchester Avenue Ward 15 Applicant: George Morancy, Esq

BOARD FINAL ARBITER: 9:30 AM

Case: BOA-1285218 Address: 94 Morris Street Ward 1 Applicant: Richard Lynds, Esq

RECOMMENDATIONS: 9:30 AM

Case: BOA- 1862080 Address: 85 Chandler Street Ward: 5 Applicant: Michelle Hediger
Article (s): Art. 64 Sec. 34 Restricted Roof Structure Regs new roof deck proposed in restricted District
Purpose: Amendment to ALT1784393: Construct new roof deck with hatch access. Construct new 3rd level roof deck to be built on top of flat roof.

Case: BOA- 1872919 Address: 10-18 Bowdoin Street Ward: 14 Applicant: Van Due Ha
Article(s): Article 65, Section 15 Use: Conditional You need relief from the BOA for the said violation
Purpose: Work include Framing, heating, electrical and sprinkler work for a juice store with previously approve permit number#: SF1798683

Case: BOA- 1862299 Address: 27 Greenwich Street Ward: 15 Applicant: Glenda H Nguyen
Article(s): Article 65, Section 9 Lot Area Insufficient You need relief from the BOA for the said violations Article 65, Section 9 Floor Area Ratio Excessive You need relief from the BOA for the said violations Article 65, Section 9 Usable Open Space Insufficient You need relief from the BOA for the said violations Article 65, Section 9 Front Yard Insufficient You need relief from the BOA for the said violations Article 65, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations Article 65, Section 9 Rear Yard Insufficient You need relief from the BOA for the said violations
Purpose: Renovation, addition to extend the living space and change of use from single family to two family dwelling per plans.

Case: BOA- 1883829 Address: 18 Baker Avenue Ward: 15 Applicant: Joanne Wilkerson
Article(s): Article 65, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations Article 65, Section 9 Rear Yard Insufficient You need relief from the BOA for the said violations
Purpose: To legalize existing shed & storage of 2 bob cats on said property and add curb cut for proposed driveway

Case: BOA-1777438 Address: 68 Theodore Parker Road Ward: 20 Applicant: Matthew Conroy and Danielle Conroy
Article(s): Article 56, Section 8 Floor Area Ratio Excessive You need relief from the BOA for the said violations Article 56, Section 8 Bldg Height Excessive (Stories) You need relief from the BOA for the said violations Article 56, Section 8 Rear Yard Insufficient You need relief from the BOA for the said violations Article 56. Section 8 Side Yard Insufficient You need relief from the BOA for the said violations.
Purpose: Add mudroom to back of house, renovate kitchen that is existing, finish 3rd floor attic.

Case: BOA- 1862338 Address: 11 Altacrest Road Ward: 20 Applicant: Ian Forman
Ian Forman seeking with reference to the premises at 11 Altacrest Road, Ward: 20
Article(s): Art. 56, Section 7 Use: Forbidden You need relief from the BOA for the said violation
Purpose: Curb Cut. Asked to apply for this from the Sidewalk deposit team at Public Works (SDEP 1848689) Last used for Side walk and will be occupied for a curb cut to extend entry to driveway for parking

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Case: BOA-1879905 Address: 294 Stratford Street Ward: 20 Applicant: Matt and Kelly Lepley
Article(s): Article 56, Section 8 Floor Area Ratio Excessive Requesting relief for an extension of living space in a residence with pre-existing non-conforming excessive floor area ratio
Purpose: Extension of the existing living space into the basement, including the addition of a shower to the existing half bathroom, a new living area, laundry closet, and storage room. Renovation of the basement as shown on the attached plans. The building will remain a single family residence.

Case: BOA-1862382 Address: 75 Oakland Street Ward: 22 Applicant: Mary Ann Urban
Article(s): Article 51, Section 9 Front Yard Insufficient Requesting relief for insufficient front yard setback from a proposed sunroom addition Article 51, Section 9 Side Yard Insufficient Requesting relief for insufficient side yard setback from a proposed sunroom addition
Purpose: Addition of a 6' x 13.7' prefabricated sunroom with helical pier foundations.

Case: BOA-1870900 Address: 22 Harvard Street Ward: 2 Applicant: Jane Reitz
Article(s) Article 62, Section 25 Roof Structure Restrictions Requesting relief for a proposed roof deck above the maximum building height
Purpose: Exterior renovation amendment to include rear decks and roof deck with interior access as shown on revised plans.

Case: BOA- 1870915 Address: 22 Harvard Street Ward: 2 Applicant: Jane Reitz
1009.12.1 Roof Access Requesting relief for a proposed roof deck with roof hatch access where a headhouse is required.
Purpose: Exterior renovation amendment to include rear decks and roof deck with interior access as shown on revised plans.

Case: BOA- 1873930 Address: 81-81A Prince Street Ward: 3 Applicant: Anthony Virgilio
Article(s) Art. 09 Sec. 02 Nonconforming Use Change Art. 54 Section 9 Use: Conditional USE Conditional
Purpose: change from 4 units and commercial space to 4 units and restaurant this application is for zoning and we request a nominal fee

Case: BOA-1894075 Address: 31 G Street Ward: 6 Applicant: Adam Green
Article(s) Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient
Purpose: Add two level back deck on existing house accessed from first floor back sliding door. Existing parking to remain under upper deck. Work started under Short Form SF1818894

Case: BOA-1873051 Address: 748-750 East Broadway Ward: 6 Applicant: George Morancy, Esq
Article(s) Article 68, Section 7 Use Regulations
Purpose: Int. fitout of ground floor shell comm space: framing elec HVAC plum FA FP. Change building's occupancy FROM 9 Units & 2 shell spaces (1 Fitness & 1 Bank) TO 9 Units, 1 Fitness shell (basement), & ground floor Professional Offices and Local Retail Business, Barber and beauty shop & Tailor shop

Case: BOA-1876006 Address: 23 Linden Street Ward: 7 Applicant: Edward De Vries
Article(s) Article 68, Section 8 Side Yard Insufficient
Purpose: THIS PROJECT WILL CONSIST OF TWO NEW DORMER ADDITIONS TO THE ATTIC FLOOR, SECOND FLOOR RENOVATION, AND A NEW PASSAGEWAY RAMP THAT MEETS ADA COMPLIANCE. THERE WILL BE NEW INTERIOR PARTITIONS, WIRING, PLUMBING, HVAC, INSULATION WITH NEW DOORS AND WINDOWS. NEW KITCHENS AND BATHROOM FIXTURES WILL BE INSTALLED AS WELL. NEW SMOKE ALARMS WILL BE INSTALLED ON THE PROPOSED LEVEL AND WILL BE INDICATED ON FLOOR PLANS.

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Case: BOA-1904468 Address: 3615-3621 Washington Street Ward: 11 Applicant: Lawrence Hamilton
Article(s) Art. 55, Section 19 Use: Conditional
Purpose: We were advised to pull a long form for Occupancy change/update The retail space where work was performed is 3611 Washington st retail B is exact address. Work was performed under permit #SF1797226 cost of work is reflected on that permit We are changing the space from vacant retail to hair salon

Case: BOA- 1881627 Address: 55 Brown Avenue Ward: 19 Applicant: New Era Builders Inc
Article(s) Article 67, Section 9 Floor Area Ratio Excessive Requesting relief for a proposed extension of living space in a residence with pre-existing excessive floor area ratio
Purpose: Interior + Exterior Renovation Replace all bathrooms Replace Electrical Panel Replace Plumbing Replace roof shingles Add LVL beam Hardwood Windows Kitchen Cabinets Deck Drywall + Plaster + Paint – Tiling

HEARINGS: 9:30AM

Case: BOA-1860459 Address: 16 Russell Street Ward 2 Applicant: Joakim Cedin & Amy Zapatka
Articles Article 62, Section 8 Lot Area Insufficient You need relief from the BOA for the said violation
Purpose: renovation & 2 story vertical addition over the existing garage space. adding a couple outdoor deck/balconies. the building is an existing 3 story single family home. there is no change to the current footprint & no change in occupancy.

Case: BOA-1886379 Address: 567 East Sixth Street Ward 7 Applicant: Alex Sukennik
Article(s): Art 68 Sec 29 Roof Structure Restrictions Max allowed height on parcel exceeded Art 68 Sec 8 Dim reg app in res sub dist Insufficient additional lot area per dwelling unit Art. 68 Sec. 33Off Street parking Req. 5. Design: Spaces sizes Article 68, Section 33 Off-Street Parking & Loading Req Insufficient parking
Purpose: Updated scope of work by applicant 3.3.26: "demolish existing 1 story garage on separate permit and erect a new 3 story, 5 unit residential building w/balconies and off street parking as per plans submitted."10/27/25 scope of work redacted after zoning refusal decision: "demolish existing 1 story garage on separate permit and erect a new 4 story, 6 unit residential building w/balconies and off street parking as per plans submitted."

Case: BOA-1870745 Address: 130 Minden Street Ward 10 Applicant: Kevin Nguyen
Articles Article 55, Section 9 Front Yard Insufficient You need relief from the BOA for the said violations Article 55, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations Article 55, Section 9 Bldg Height Excessive (Stories) You need relief from the BOA for the said violations
Purpose:3rd floor Dormer 3rd Floor Bathroom Deck Repairs and code Adjustment HVAC installation (Both Units) Plumbing (Both Units) Electrical (Both Units) Structural Reinforcements Insulation and Fireblocking

Case: BOA-1886651 Address: 14 Schuyler Street Ward 12 Applicant: Solmon Chowdhury
Articles Art. 50 Sec. 29 Dimensional Requirements Excessive f.a.r. (Previously approved Under BOA CASE # 1097311) Art. 50 Sec. 29 Dimensional Requirements Insufficient open space reduced (Previously approved Under BOA CASE # 1097311) Art. 50 Sec. 29 Dimensional Requirements Insufficient rear yard setback (Previously approved Under BOA CASE # 1097311)
Purpose: To Amend alteration Permit (BOA 1097311)/ ERT1077091 to correct increase living space. The building was built 11.5 feet bigger than the plan was approved and now we need to correct proper square footage of the building we build.

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Case: BOA-1856369 Address: 81 Sawyer Avenue Ward 13 Applicant: Brian Chavez
Article Article 65, Section 8 Use Regulations MFR use Forbidden Art. 65 Sec. 08 Forbidden 2. Basement units are forbidden Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient lot size for new use 5,000sf min req. Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient lot width for new use 50' req Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient lot width (frontage) for new use 50' req Art. 65 Sec. 9 Residential Dimensional Reg.s Max allowed F.A.R. exceeded .5 max Art. 09 Sec. 01 Reconstruction/Extension of Nonconfroming Bldg Art. 65 Sec. 41 Off street parking requirements Insufficient parking Art. 65 Sec. 9 Residential Dimensional Regs Insufficient rear yard setback 20' min. req. of shallow lot Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient side yard setback 8.44' min (min 3' setback for basement window well allowed protrusions into required side yard has been exceeded 3' min setback required if <36" in height
Purpose: Conversion of existing 3 family into 4 family by creating a basement dwelling unit, including lowering of basement slab, roof deck addition, and modification of rear interior second means of egress.

Case: BOA-1872039 Address: 1-5 Savin Hill Lane Ward 13 Applicant: James Baker
Articles Art. 65 Sec. 08 Forbidden Applicant will need to seek relief for four units in a single family zone. Article 65, Section 9 Lot Frontage Insufficient Applicant will need to seek relief for Insufficient Lot Frontage. Article 65, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (FAR). Article 65, Section Rear Yard Insufficient Applicant will need to seek relief for Insufficient Rear Yard Setback. Article 65, Sec 65 41 Off Street Loading Req. Applicant will need to seek relief for Off Street Loading requirements. Article 25A Section4CFROD Applicability Applicant will need to seek relief for Coastal Flood Resilience Overlay District (CFROD).Art. 29, Section 4 Greenbelt Protection Overlay District Applicant will need to seek relief from the Greenbelt Protection Overlay District. Art. 65 Sec. 42Appl. of Dimensional Req'mnts Applicant will need to seek for Rear Yard of Through Lot abuts a street less than twenty (20) feet in width (Morrissey Blvd).
Purpose: The owner seeks to raze the existing single family home and erect a new 2.5 story, 4 unit residential building with off street parking as per the attached plans. See ALT1684006 for combination of lots. 9th Edition [ePlan filed].

Case: BOA-1903128 Address: 41 Bicknell Street Ward 14 Applicant: Flex Osagie
Article Art. 09 Sec. 02 Nonconforming Use Change <25%- Conditional Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Open space per dwelling unit -400sf/unit req Article 60, Section 60-4 Dimensional Regulations Table D Insufficient additional lot area per dwelling unit -2500sf/unit req.
Purpose: Change the legal occupancy from four residential units to a building with five residential units and building management office w/bath in basement incidental to the main use. The five units already exist and the building has been five units for many years. The existing and proposed plans are the same. (All Fire restoration work performed under permit # SF1802671 to rough inspection to date)**Existing legal use: 4 units

Case: BOA-1835131 Address: 7 Helen Street Ward 14 Applicant: Angela Gathers
Articles Article 60 3 Proposed Use Table AMFR Use Forbidden Article 60, Section 60 4 Dimensional Regulations Table D Insufficient lot size 5000sf req. Article 60, Section 60 4 Dimensional Regulations Table D Insufficient additional lot area required per unit >2 +5,000sf req. Article 60, Section 60 4 Dimensional Regulations Table D Excessive f.a.r. 8 max Article 60, Section 60 4 Dimensional Regulations Table D Max allowed number of stories exceeded 3 stories max Article 60, Section 60 4-Dimensional Regulations Table D Max allowed height exceeded 35' max Article 60 Section 4GM Neighborhood Dimensional Regulations Applicable in Residential Subdistricts Insufficient open space per unit 400sf/unit req. Article 60, Section 60 4 Dimensional Regulations Table D Insufficient side yard setback 10'Article 60, Section 60 32 Off Street Parking and Loading Requirements Insufficient parking
Purpose: construct a new 4 story, 4 unit, fully sprinklered building on a currently vacant lot. there will be a need to apply for multiple variances and relief. *Application assigned to Fd 1.15.26

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Case: BOA-1855919 Address: 6 Almont Street Ward 18 Applicant: 6 Almont LLC
Article Article 60 Section 3 GM Neighborhood Use Regulations Applicable in Residential SubdistrictsMFR use Forbidden Article 60 Section 32 GM Neighborhood Off Street Parking and Loading Requirements Insufficient parking Article 60, Section 60 4 Dimensional Regulations Table D # of allowed stories exceeded Article 60, Section 60 4 Dimensional Regulations Table D Max allowed height exceeded
Purpose: Demo existing 2 family structure (on separate permit) and erect a new 4 story 13 unit apartment per plans provided. Structure on site to be razed under a separately filed and issued demolition permit. BOA dismissed without prejudice (#BOA1748759).

Case: BOA-1838291 Address: 500-510 Truman Parkway Ward 18 Applicant: Wayne Evans
Articles Art. 69 Sec. 8 Forbidden Art. 69 Sec. 09. Excessive f.a.r. .3 max. Art. 69 Sec. 09MAx allowed number of stories has been exceeded 2 1/2 stories max. Art. 69 Sec. 09Insufficient usable open space per unit 1800sf/unit required Art. 69 Sec. 30.10 Rear Yard of Shallow Lot Insufficient rear yard setback 15' min setback req. Art. 29 Sec. 04 Greenbelt Protection Overlay District Applicability Total GFA of the proposed structure and min allowed base plate coverage of impervious area has been exceeded 5,000gsf min. and 2,000sf plate coverage max
Purpose: The project looks to combine 3 vacant lots (Lots 2(1811069000),3(1811070000), and 4(1811071000) on the plot plan) and erect a new multi family R 2 use development consisting of six (6) new townhouse style residential units. The new structure is to be three (3) stories in height. All proposed units to have three (3) bedrooms and a 2 car garage. *Assigned 2.24.26

Case: BOA-1845418 Address: 606 American Legion Highway Ward 18 Applicant: Darlene Etienne
Article Article 67, Section 32 Off Street Parking & Loading Req Art. 29, Section 4 Greenbelt Protection Overlay District Article 67 Section 12 ROS Neighborhood Dimensional Regulations Applicable in Neighborhood Business Subdistricts
Purpose: Legalized existing modular container addition to add 5 trailers to the existing store as storage and accessory office space. (SEE V779251)

Case: BOA-1895744 Address: 5205 Washington Street Ward 20 Applicant: S & F Development LLC
Article Article 56 Section 16 Insufficient side yard setback over encroachment beyond lot lines: 2nd story Deck to include neighboring structures balconies located on floors 2 5 Art.56 Sec.40Appl of dimensional req Application of Dimensional requirements: 11. Underground Encroachments in Yards. Any garage or other accessory Structure erected underground within any Rear Yard or Side Yard required by this Article, including the piers, railings, and parapets of such Structure, shall not extend more than five (5) feet above Grade
Purpose: Revised scope of work: Creation of access way, via encroachment, to ground level parking and other structural encroachments (i.e balconies, approx. 475sf second story deck...) for 231 245 Grove street through the existing 5205 Washington street lot. Easement agreement to be provided prior to issuance of any permit. Filed in conjunction with ERT1721928, ALT 1725255, and ALT1792488. Existing use: 17 Residential Units #ERT657914/2019Orignal scope: Complete connection of 5205 Washington Street to proposed building at 231 245 Grove Street via roof covering and terrace for tie in to the existing building for the mutual use by. Filed in conjunction with ERT1721928, ALT1725255, ALT1792488, comprising the 231 245 Grove Street Project, an Article 80E approved project. Work further described in ERT1721928.

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Case: BOA-1895742 Address: 231-239 Grove Street Ward 20 Applicant: S & F Development LLC
Article Article 56 Section 16 Excessive f.a.r. Art. 56, Section 39 Off Street Loading Insufficient Article 56 Section 16 Max allowed height exceeded Article 56 Section 16 Insufficient usable open space per dwelling unit Art.56 Sec.40Appl of dimensional req11. Underground encroachments in Yards: Any garage or other accessory Structure erected underground within any Rear Yard or Side Yard required by this Article, including the piers, railings, and parapets of such Structure, shall not extend more than five (5) feet above Grade
Art. 56 Sec. 37Screening & Buffering None proposed
Purpose: Revised scope of Work: Combine two parcels (PID 2011562000 and PID 2011563000), to create 13,490 sf lot. Lot combination executed via ALT1725255 and Alt 1792488. Raze existing single-story commercial buildings upon newly created lot (on a separate permit). Construct new five story mixed use building, comprised of 3,723sf of ground floor retail, 30 residential units, and 30 off street parking spaces. Filed in conjunction with Alt1725255, Alt1792488, and Alt2926410.

Case: BOA-1895560 Address: 29 Willet Street Ward 20 Applicant: CAD Builders LLC
Article Article 56, Section 8Front Yard Insufficient Applicant will need to seek relief for insufficient front yard setback. [56 40(1)] Conformity with Existing Building Alignment required. Art. 56 Sec. 8Left Side Yard insufficient Applicant will need to seek relief for Insufficient Side Yard. (The left Side Yard at 7' 5" does not meet the minimum setback. of 10', the right-Side Yard conforms at 22').
Purpose: The proposal is for new construction of a single family residence with a Gross Floor Area (GFA) of 2,208 SF. The project will be located on the existing "Lot Q," which measures 6,150 SF, and will include one parking space. e[Plans] Filed.

Case: BOA-1890417 Address: 12 Snow Street Ward 22 Applicant: Joseph G. Rufo
Article Article 51, Section 8 Use: Forbidden Multi family dwelling FORBIDDEN Article 51, Section 9 Add'l Lot Area Insufficient Article 51, Section 9 Floor Area Ratio Excessive Article 51, Section 9 Usable Open Space Insufficient Article 51, Section 9 Rear Yard Insufficient Article 51, Section 56 Off Street Parking Insufficient Article 51, Section 50.2Conformity Ex Bldg Alignment
Purpose: Erect a new 3 story Multi Family Dwelling for (4) residential units on vacant lot. Building features a common roof deck and open parking at grade. [ePlan]

Case: BOA-1871184 Address: 95 Bennett Street Ward 22 Applicant: Patrick McKenna
Articles Art. 51 Sec. 09 Open Space insufficient Article 51, Section 9 Floor Area Ratio Excessive Article 51, Section 9 Side Yard Insufficient Article 51, Section 9 Rear Yard Insufficient Article 51, Section 9 Add'l Lot Area Insufficient Article 51, Section 9 Lot Area Insufficient Article 51, Section 19 Use: Forbidden
Purpose: Change of Occupancy from a 2 unit residential building to a 4 unit residential building by way of an addition/interior renovation and parking for 4 vehicles.

RE-DISCUSSION: 11:30AM

Case: BOA-1856602 Address: 88 Lambert Avenue Ward: 9 Applicant: Michael Winston & Claudia Winston
Article(s) Article 50 Section 2 Use Regulation Requesting relief for a proposed chicken coop accessory building
Purpose: Proposed installation of a detached accessory structure consisting of a chicken coop and enclosed run located in the rear yard of a Residential

Case: BOA-1783948 Address: 1117-1125 Blue Hill Avenue Ward 14 Applicant: Wandaly Ortiz Guerrero
Articles Article 6 Section 4 Other Cond Necc as Protection Requesting removal of the previous proviso relief granted to this petitioner only for change of occupancy to include bar with live entertainment to existing function hall
Purpose: Remove the previous proviso relief granted to this petitioner only for change of occupancy to include bar with live entertainment to existing function hall. No work to be done

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Case: BOA- 1782691 Address: 121R River Street Ward 17 Applicant: Lashanta Sales
Article(s): Article 65, Section 9 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area. Article 65, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (F.A.R.) Article 65, Section 9 Side Yard Insufficient Applicant will need to seek relief for Insufficient Side Yard setback. Article 65, Section 9 Rear Yard Insufficient Applicant will need to seek relief for Insufficient Rear Yard setback. Article 65, Section 9.2 Dim Regs: Location of Main Applicant will need to seek relief for location of Main Entrance that Entrance faces Idaho ST. Article 65, Section 42.13 Two or More Dwellings on Applicant will need to seek relief for TWO Dwellings Same Lot on the same lot.
Purpose: Change occupancy from Stable to 2 Story Detached ADU (Additional Dwell Unit) with approximately to 970 sq. ft

Case: BOA-1836965 Address: 25A Alabama Street Ward 18 Applicant: Dexter Coy
Article(s): Article 60 Section 9 Dimensional RegulationsApplicant will need to seek relief for Exceeding the allowable Building Lot Coverage .Article 60, Section 9 Dimensional RegulationsApplicant will need to seek relief for Exceeding the allowable Permeable Lot Area.
Purpose: Erect a new 2 residential units with parking and decks. As per plans.

Case: BOA-1871370 Address: 4012 Washington Street Ward 19 Applicant: Andreas Hwang
Articles Article 26 Section 2B Applicable in Squares + Streets Ground Floor Dwelling Units Allowed Yes, Yes Conditional on Primary Lot Frontage; Allowed on non-Primary Lot Frontage with 4' Front Yard (min)Forbidden on Primary Lot Frontage; Allowed on non-Primary Lot Frontage with 4' Front Yard (min) Dwelling Units (max)14
Purpose: Vertical and rear addition on existing 6 family residential building adding 7 additional residential dwelling units. Install fire protection (sprinkler system) and fire alarm. Install elevator. New occupancy: 13 residential apartments. S2 zone in Squares and Streets Roslindale (Article 26). Reassigned to DB on 6/26/2026

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

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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