



City of Boston
Board of Appeal

RECEIVED

By City Clerk at 3:30 pm, Nov 19, 2025

THURSDAY, December 4, 2025

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

HEARING AGENDA

Please be advised of the following appeals to be heard on December 4, 2025 beginning at 5:00PM and related announcements.

All matters listed on this December 4, 2025 hearing agenda have been noticed in accordance with the Enabling Act.

Please be advised of the following participation instructions:

The December 4, 2025 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/ZBAsubcommittee2025>. You may also participate by phone by calling into the Zoom Webinar at 1 (305) 224 1968 and entering the Webinar ID: 850 9180 1297 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/DECEMBER42025ZBAComments> to sign up. Please provide your name, address, the address and/or BOA number of the appeal on which you wish to speak, and if you wish to speak in support of or opposition to the project.

For individuals who need translation assistance, please notify the Board at least **48 HOURS** in advance either by signing up at <https://bit.ly/DECEMBER42025ZBAComments> calling 617-635-4775, or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the Zoom Webinar Event from 4:00PM to 5:00PM to answer questions about ZBA procedures and offer instructions on how to participate in the hearing via Zoom. Questions and/or concerns can also be emailed to the ZBA Ambassador at zba.ambassador@boston.gov.

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

If you wish to offer testimony on an appeal, please log in to the hearing no later than 4:00pm to ensure your connection is properly functioning.

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.



City of Boston
Board of Appeal

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.

HEARINGS: 5:00 P.M

Case: BOA-1754594 Address: 97 Horace Street Ward: 1 Applicant: Louis Spagnoli

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

Purpose: Add dormer to existing roof system per drawings for new Bathroom

Case: BOA- 1788331 Address: 1 Hudson Street Ward: 3 Applicant: Rutland Chan

Article(s): Art. 43, Section 19 Use: Conditional Take out is a conditional use.

Purpose: 1) Change occupancy from original 67 Beach St Bakery into 11 Hudson St Bubble Tea w Take out only BPDA approval new sign installed 2) Replaced ceiling tiles & floor tiles Paint & touch up (View Short Form SF1720167)

Case: BOA- 1772325 Address: 232-234 Commercial Street Ward: 3 Applicant: Trinita Investments LLC (Seven Hills Farmstead, LLC)

Article 54 Section 12 Use Regulations Studio/Entertainment Use Forbidden A media studio to film cooking classes with audience up to 14 people

Purpose: The space at 232 Commercial Street Unit A will house Seven Hills Pasta Company and will be used primarily Studio/live entertainment hosting cooking demonstration and guest speakers for ticketed audience of no more than 14 people.

Case: BOA- 1764003 Address: 850-852 Summer Street Ward: 6 Applicant: MyStryde South Boston LLC

Article(s): Art 68 Sec 7 Use: Forbidden Fitness use is forbidden

Purpose: Change occupancy of ground floor. Add 3453 sf of furniture showroom space (on left side) and 2662 sf "H & R Block" Office space (on right rear) to the existing 3100 sf MyStryde Fitness Center (on right front). Request that we pay the nominal fee.

Case: BOA- 1757382 Address: 79 Sheridan Street Ward: 19 Applicant: Paul Grant

Article 55, Section 9 Bldg Height Excessive (Stories) Article 55, Section 9 Side Yard Insufficient

Article 55, Section 9 Floor Area Ratio Excessive

Purpose: Add additional story and keep same unit count (2), extend the rear end of the structure.

Case: BOA- 1757478 Address: 7 Brewer Street Ward: 19 Applicant: Timothy Burke

Article 55, Section 9 Side Yard Insufficient

Purpose: Construct a two story addition on the rear of the house with new deck and renovate the kitchen. On the second floor renovate the main bathroom and add a small deck.

Case: BOA- 1774658 Address: 12 Lorraine Street Ward: 20 Applicant: Keith Pentland

Article 67, Section 9 Side Yard Insufficient Article 67, Section 9 Rear Yard Insufficient

Purpose: Remove bump out on rear of house. Build proper foundation and rebuild bump out on existing foot print. extend kitchen into bump out

Case: BOA- 1784562 Address: 26 Woodley Avenue Ward: 20 Applicant: Theresa Warren

Article 56. Section 8 Side Yard Insufficient Article 56, Section 8 Front Yard Insufficient

Purpose: Removal of existing deck and addition of a prefabricated sunroom with helical piers for foundation.



City of Boston
Board of Appeal

Case: BOA-1787374 Address: 71 Anawan Avenue Ward: 20 Applicant: Brian O'Connell

Article 56, Section 8 Rear Yard Insufficient Article 56, Section 8 Side Yard Insufficient Article 56, Section 8 Bldg Height Excessive (Stories) Article 56, Section 8 Floor Area Ratio Excessive Article 51, Section 56 Off Street Parking Insufficient Art. 56, Section 7 Use: Forbidden Art. 29, Section 4 Greenbelt Protection Overlay District

Purpose: A 2 bed 2 bath addition to the rear of the home comprised of 880 square feet of living space & change occupancy from a 1 family to 2 family

BOARD MEMBERS:

SHERRY DONG-CHAIR

NORMAN STEMBRIDGE-SECRETARY

SUBSTITUTE MEMBER:

DAVID COLLINS

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