



City of Boston
Board of Appeal

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Tuesday, December 9, 2025 BOARD OF APPEALS City Hall Room 801

HEARING AGENDA
REVISED AGENDA

Please be advised of the following appeals to be heard on December 9, 2025 beginning at 9:30 am and related announcements.

All matters listed on this December 9, 2025 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The December 9, 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/ZBA Tues Hearings 2025>. You may also participate by phone by calling into the Zoom Webinar at (301) 715 8592 and entering the Webinar ID: 857 3265 6216 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/December9ZBAComments> 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/December9ZBAComments> 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

APPROVAL OF HEARING MINUTES: 9:30AM

October 23, 2025, October 28, 2025, November 6, 2025, November 18, 2025 & November 25, 2025

EXTENSIONS: 9:30AM

Case: BOA- 1341467 Address: 3407-3409 Washington Street Ward 11 Applicant: Matthew J. Kiefer, Esq

Case: BOA-1341344 Address: 635 Hyde Park Avenue Ward 18 Applicant: John Pulgini, Esq

Case: BOA- 1371277 Address: 1180 Washington Street Ward 3 Applicant: Jeffrey Drago, Esq

Case: BOA- 1485817 Address: 521 Cambridge Street Ward 21 Applicant: Johanna Schneider

BOARD FINAL ARBITER: 9:30AM

Case: BOA- 1679542 Address: 23 Nottingham Street Ward 14 Applicant: Timothy Fraser, Esq



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GROUNDWATER CONSERVATION OVERLAY DISTRICT: 9:30AM

Case: BOA-1795138 Address: 146-150 Milk Street Ward: 3 Applicant: David Linhart

Article(s) Article 32, Section 4.GCOD, Applicability

Purpose : Change of occupancy from Retail and Offices to Retail and 18 Residential units. Conversion of a partially occupied office building into 18 new multifamily dwelling units on upper floors with ground level residential lobby, associated amenities, and retail use to remain. Scope includes a new floor opening between the existing 6th and 5th floor.

RECOMMENDATIONS: 9:30 AM

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



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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.

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

HEARINGS: 9:30AM

Case: BOA-1769549 Address: 5 West Hill Place Ward 5 Applicant: Timothy Burke

Article(s) Art. 23 Sec. 01 Off street parking requirements Article 13, Section 1 Floor Area Ratio Excessive

Purpose : Finish existing lower level space as one new dwelling unit and change occupancy from three to four units.

Case: BOA- 1694621 Address: 562 East Fifth Street Ward 6 Applicant: Evergreen Property Solutions LLC

Article(s) Art 68 Sec 29 Roof Structure Restrictions Max allowed height on parcel has been exceeded Art 68 Sec 8 Dim reg app in res sub dist 4. Residential use extension into rear yard exceeds 1,000gsf Art. 68 Sec. 33 Off Street parking Req. Insufficient parking Art. 68 Sec.31 Screening and Buffering New variance requested and cited via revised BOA Hearing plan set submission 7.10.25)

Purpose : Change of occupancy to 6 (reduced to 4 unit) dwelling. Renovating and adding to an existing single family to become a multi family building. Scope includes demolition of rear portion of Building to provide a new 4 story (reduced to a 3 story) addition. Upgrades to life safety, fully sprinklered & alarmed, without an elevator.

Case: BOA- 1760013 Address: 110 West Concord Street Ward 9 Applicant: Ciaran McEvoy

Article(s) Article 64, Section 34 Roof Structure Restrictions Consider relief for a proposed roof deck in a restricted roof district

Purpose : existing solarium at rear (currently located on top of the utility room) will be demolished & a new enclosed staircase that rises to the deck level will be constructed in accordance with the attached specs and architectural plans). The deck will be constructed over the over the existing copper roof

Case: BOA-1688948 Address: 47 Delle Avenue Ward 10 Applicant: Liam Commerford

Article(s) Art. 59 Sec. 38 Application Dimensional Req. Insufficient rear yard setback of shallow lot Art. 59, Section 37 Off-Street Parking Insufficient Art. 59, Section 8 Dimensional Regulations Insufficient additional lot area per unit Article 59 Section 8 Dimensional Regulations Number of allowed stories has been exceeded Article 59 Section 8 Dimensional Regulations Max allowed height has been exceeded Article 59 Section 8 Dimensional Regulations Insufficient open space per unit Article 59, Section 8 Dimensional Regulations Excessive f.a.r.

Purpose : Change of occupancy for a 3 family to a (4) unit apartment building. Installation of new electrical, plumbing, fire alarm, HVAC, sprinkler system, interior stairs. Addition of head house and roof decks. Addition of side and rear porches. New windows at all locations.

Case: BOA-1765915 Address: 3430-3436 Washington Street Ward 11 Applicant: Joe Hassell

Article(s) Art. 55, Section 19 Use: Forbidden Multi Family Dwelling Forbidden Art. 55, Section 19 Use: Conditional General Retail Conditional Article 55 Section 20 Dimensional Regulations in LIFloor Area Ratio Excessive Article 55 Section 20 Dimensional Regulations in LIBuilding Height Excessive Article 55 Section 20 Dimensional Regulations in LI Usable Open Space Insufficient Article 55 Section 20 Dimensional Regulations in LIRear Yard Insufficient Article 55, Section 41 Application of Dimensional Req 55 41.2 Traffic Visibility Across Corner

Purpose : Erect a new 6 story building on newly created lot for Mixed Use; Multifamily for 130 units and 2 Ground Floor Retail (4,450 sq feet, core/shell) and garage parking. Building features amenity spaces, bike storage, balconies, roof decks and half of the parking spaces are lift spaces. See ALT1758521 for lot consolidation. Raze existing auto body structures on separate permit.



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Case: BOA-1554854 Address: 69R Perrin Street Ward 12 Applicant: Tim Longden

Article(s) Article 50, Section 29 Front Yard Insufficient Applicant will need to seek relief for insufficient front yard setback of 20' (feet). Article 50, Section 29 Floor Area Ratio Excessive Applicant will need to seek relief for excessive floor area ratio. Art. 50 Sec. 38 Design Review The proposed project is subject to the Roxbury Neighborhood Design Review. Article 50, Section 41 Screening and Buffering Req The proposed project is subject to Roxbury Neighborhood District Screening & Buffering Requirements. Article 50, Section 29 Rear Yard Insufficient The applicant will need to seek relief for the rear yard setback of 30' (feet).

Purpose : Erect a three Family (residential dwelling), with driveway and 3 parking spaces. Boston Fire Department (BFD) access from Burton Ave. Subdivision in conjunction with ALT1534553.

Case: BOA- 1730685 Address: 10 Hecla Street Ward 15 Applicant: Kris Wise

Article(s) Article 65, Section 9 Side Yard Insufficient Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9 Usable Open Space Insufficient Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Add'l Lot Area Insufficient Art. 65 Sec. 60 37 Off Street parking insufficient

Purpose : remodel entire house according to plans submitted & Change occupancy from a 2 family to 3 family

Case: BOA- 1733253 Address: 53 Brown Avenue Ward 19 Applicant: William (Fred) Bisceglia III

Article(s) Article 67, Section 9 Lot Area Insufficient Applicant will need to seek relief for insufficient lot area. Article 67, Section 9 Lot Width Insufficient Applicant will need to seek relief for insufficient lot width. Article 67, Section 9 Lot Frontage Insufficient Applicant will need to seek relief for insufficient lot frontage. Article 67, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for excessive floor area ratio (FAR). Article 67, Section 9 Side Yard Insufficient Applicant will need to seek relief for insufficient Side Yard setback.

Purpose : Erect single family home. Insufficient lot size. Nominal fee letter attached.

Case: BOA- 1775242 Address: 1 Hartlawn Road Ward 20 Applicant: Antonio Ferrara

Article(s) Art. 56 Sec. 08 Floor Area Ratio excessive Applicant will need to seek relief for Excessive Floor Area Ratio (FAR) Article 56, Section 8 Front Yard Insufficient Applicant will need to seek relief for Insufficient Front yard setback. Article 56, Section 8 Rear Yard Insufficient Applicant will need to seek relief for Insufficient Rear Yard setback. Article 56, Section 8 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area. Article 56, Section 8 Lot Frontage Insufficient Applicant will need to seek relief for Insufficient Lot Frontage.

Purpose : Tear down existing structure at 157 Baker Street and rebuild a new single family dwelling with a one car attached garage. Please note the new building will face the side street and will be known as 1 Hartlawn St. Requesting Nominal Fee. Bedroom to be located in the attic

Case: BOA- 1772133 Address: 106 Eastwood Circuit Ward 20 Applicant: John Conran

Article(s) Article 56, Section 8 Floor Area Ratio Excessive Article 56, Section 8 Bldg Height Excessive (Stories) Article 56, Section 8 Side Yard Insufficient

Purpose : Addition another floor (3rd Floor), bump out the foundation and extending the building envelope as per plans new framing roof siding windows board, and plaster electrical plumbing interior trim hardwood tile work.



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Case: BOA- 1747263 Address: 25 Royal Street Ward 22 Applicant: Paul Rufo

Article(s) Article 51, Section 27 Use: Forbidden Applicant will need to seek relief for the proposed use of a Three family (3 Units) in a Two Family Zone. Article 51, Section 56 Off-Street Parking Insufficient Applicant will need to seek relief for Insufficient Off-Street Parking. Applicant proposes three parking spaces only. Article 51, Section 57.3 Traffic Visibility Across Corner Applicant will need to seek relief for Traffic Visibility Across Corner (Royal St & Hooker ST). Article 51, Section 9 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area. Article 51, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (FAR). Article 51, Section 9 Bldg Height Excessive (Feet) Applicant will need to seek relief for the Height in feet (Front Elevation). Article 51, Section 9 Front Yard Insufficient Applicant will need to seek relief for Insufficient Front Yard setback (Modal Alignment study needed). Article 51, Section 9 Side Yard Insufficient Applicant will need to seek relief for Insufficient Side Yard setback (left side). Article 51, Section 9 Rear Yard Insufficient Applicant will need to seek relief for Insufficient Rear Yard setback.

Purpose : Construct new three family dwelling on vacant lot in 2F 5000 zone.

Case: BOA- 1747259 Address: 1 Empire Street Ward 22 Applicant: PaulRufo

Article(s) Article 51, Section 9 Front Yard Insufficient Article 51, Section 9 Side Yard Insufficient Article 51, Section 9 Rear Yard Insufficient Article 51, Section 9 Bldg Height Excessive (Stories) Article 51, Section 9 Floor Area Ratio Excessive Article 51, Section 9 Lot Area Insufficient Article 51, Section 8 Use: Forbidden Article 51, Section 56 Off Street Parking Insufficient

Purpose : Construct new three family dwelling on Parcel # 221637000 (Empire Street). Property to be numbered 1 Empire Street. Current use is Residential Ancillary Improvement with one story garage. Garage to be demolished.

HEARINGS: 11:00AM

Case: BOA-1790800 Address: 191 Brooks Street Ward 1 Applicant: M & Z Investments, LLC

Article(s) Article 53 Section 34 EB Neighborhood Tables and Appendix Applicant will need to seek relief for Section 53 4 Establishment of Residential Subdistricts 2) East Boston 3 ("EBR 3") Subdistricts allow a maximum of three (3) Dwelling Units and a maximum Building Height of three (3) stories stories. Article 53 Section 29 EB Neighborhood Application of Applicant will need to seek relief for 30% Minimum Dimensional Requirements Permeable Area of Lot Coverage for East Boston Residential 3 (EBR 3 Article 53 Section 29 EB Neighborhood Application of Applicant will need to seek relief for Maximum Dimensional Requirements Building Lot Coverage (Mid Block) 60%. Article 53 Section 29 EB Neighborhood Application of Applicant will need to seek relief for Dimensional Requirements Maximum/Minimum Side yard setbacks. Article 53 Section 29EB Neighborhood Application of Applicant will need to seek relief for Dimensional Requirements Excessive Bldg, Height (stories). Project proposes 4 stories. Article 53 Section 29 EB Neighborhood Application of Applicant will need to seek relief for Dimensional Requirements Excessive Building Height (feet). Project proposes to be 44' (feet) & 7" (inches). Article 53 Section 29 EB Neighborhood Application of Applicant will need to seek relief for Insufficient Front Dimensional Requirements Yard setback. Article 53 Section 29 EB Neighborhood Application of Applicant will need to seek relief for Dimensional Requirements Insufficient Rear yard setback. Article 53 Section 25 EB Neighborhood Roof Structure restrictions Applicant will need to seek relief for Roof Restrictions for a Roof Deck. Article 53 Section 34 EB Neighborhood Tables and Appendix Applicant will need to seek relief for Off Street parking requirements, four spaces are required.

Purpose : Erect a four story four (4) unit residential dwelling with private roof deck as per plans.

Case: BOA-1705643 Address: 101 P Street Ward 6 Applicant: Eric Zachrison

Article(s) Article 68, Section 8 Side Yard Insufficient Article 68, Section 8 Rear Yard Insufficient

Purpose : nominal fee requested. addition to the rear of an existing Bed and Breakfast.

Case: BOA- 1688730 Address: 69 Highland Street Ward 11 Applicant: Joel Bimshire Construction

Article(s) Article 50, Section 29 Floor Area Ratio Excessive

Purpose : Extension of living space of Unit 1 into the basement, no kitchen, no structural work, 1 full bathroom, no



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Bedrooms.

Case: BOA- 1783686 Address: 180-182 Savin Hill Avenue Ward 13 Applicant: James Christopher

Article(s) Article 65, Section 41 Off Street Parking Regulations Consider relief for a driveway encroaching on an easement of an adjacent lot, according to Article 65 41.5d each car space shall be located entirely on the owner's lot.

Purpose : The owner seeks to install a new curb cut to create 2 tandem style parking spaces as per the attached plans. In association with ALT1597073

Case: BOA- 1783689 Address: 180-182 Savin Hill Avenue Ward 13 Applicant: James Christopher

Article(s) Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9 Side Yard Insufficient

Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Lot Frontage Insufficient Article 65, Section 9 Lot Width Insufficient Article 65, Section 9 Lot Area Insufficient

Purpose : The owner seeks to construct a third story shed dormer to increase living space, new rear decks, redesign the front entry. No change to occupancy or footprint.

Case: BOA-1790972 Address: 567-577 Adams Street Ward 16 Applicant: Brian Chavez

Article(s) Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient

Article 65, Section 9 Rear Yard Insufficient Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Lot Area Insufficient Article 65, Section 15 Use: Forbidden

Art. 65 Sec. 60 37 Off Street parking insufficient

Purpose : We are combining parcels 1602881000 & 160288500 @ 567 Adams St, erect an addition and Changing Occupancy from 2 family to 8 family (Per Plans) New address to be known as 567 to 577 Adams St.

Case: BOA-1753888 Address: 170 Poplar Street Ward 19 Applicant: Zhiying Zhou

Article(s) Article 67, Section 9 Floor Area Ratio Excessive Article 67, Section 9 Bldg Height Excessive (Stories)

Article 67, Section 9 Rear Yard Insufficient

Purpose : Extension of living space from Unit 2 into the attic. Add external staircase to replace the exiting back stairs, which are outdated and dangerous.

Case: BOA- 1719183 Address: 72-74 Mapleton Street Ward 22 Applicant: Agui Desouza

Article(s) Article 51, Section 8 Use: Forbidden Article 51, Section 9 Floor Area Ratio Excessive

Purpose : Legalize an existing third floor apartment showed in plans, build a back deck as a second means of egress for third floor. Change of occupancy from 2 to 3 units. ADU showing on drawings is excluded from the scope.

RE-DISCUSSION: 11:30AM

Case: BOA-1653647 Address: 38 Fenway Ward 4 Applicant: John Pulgini

Article(s): Art. 66, Section 8 Use: Forbidden Basement Unit – Forbidden Article 29 Section 4 GPOD Applicability

Article 32, Section 4.GCOD, Applicability Article 66, Section 9 Dimensional Regulations Floor Area Ratio Excessive Article 66, Section 9 Dimensional Regulations Rear Yard Insufficient

Purpose: Confirm occupancy as a single family and change occupancy to a 5 unit residential building. Scope includes addition of 3 stories (2 1/2 per Zoning code) above existing building and rear addition of 6 stories (5 per Zoning code) to create a 7 story building (5 1/2 per Zoning code). Also included is to completely renovate and reconfigure interiors, install a new elevator, add new rear & front facing decks with a private roof deck. Upgrades to life safety (FA/FP) and existing fire escapes to adjacent building to remain.

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

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



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Case: BOA-1696317 Address: 58 Mallet Street Ward 16 Applicant: Timothy Johnson

Article(s) Article 65, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for excessive Floor Area Ratio. Article 65, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for insufficient open Space Article 65, Section 9 Side Yard Insufficient Applicant will need to seek relief for insufficient side yard. Article 65, Section 9 Front Yard Insufficient Applicant will need to seek relief for insufficient front yard and conform with existing building alignment. Article 65, Section 9 Lot Area Insufficient Applicant will need to seek relief for insufficient lot area. Article 65, Section 9 Lot Width Insufficient Applicant will need to seek relief for insufficient lot width. Article 65, Section 9 Lot Frontage Insufficient Applicant will need to seek relief for insufficient lot frontage.

Purpose: ON A VACANT PARCEL (#58) ERECT A NEW 2 1/2 STORY, 2 FAMILY DWELLING w/REAR DECKS & 2 OFF STREET PARKING SPACES VIA PROPOSED SHARED DRIVEWAY w/ABUTTER (#56) AS PER PLANS SUBMITTED.

**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**