



City of Boston  
Board of Appeal

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THURSDAY, January 22, 2026

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

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## ZONING ADVISORY SUBCOMMITTEE

### HEARING AGENDA

Please be advised of the following appeals to be heard on January 22, 2026 beginning at 5:00PM and related announcements.

All matters listed on this January 22, 2026 hearing agenda have been noticed in accordance with the Enabling Act.

Please be advised of the following participation instructions:

The January 22, 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/ZBAThursdaySubcommitteeHearings2026> You may also participate by phone by calling into the Zoom Webinar at 1 (646) 828 7666 and entering the Webinar ID: 160 521 9488 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/Jan22ZBAComment> 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/Jan22ZBAComment> calling 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 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](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 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](mailto:isdboardofappeal@boston.gov) for accommodations to be made.



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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.

**HEARINGS: 5:00 P.M**

**Case: BOA-1795810 Address: 115 Baldwin Street Ward: 2 Applicant: Emily Muhl and Nathan Brakeley**  
**Article(s):** Article 62, Section 25 Roof Structure Restrictions Article 62; section 7 Res. Sub district Dimensional Regulations Table C Maximum Building Height (feet)  
**Purpose:** Second floor interior renovation; adding new main roof structure with increased roof slope for interior height on attic level; new dormers to be added at front and back of the building

**Case: BOA- 1806137 Address: 57 Emerson Street Ward: 6 Applicant: Marc Savatsky**  
**Article(s):** 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  
Article 68, Section 29 Roof Structure Restrictions You need relief from the BOA for the said violations  
**Purpose:** Change of occupancy from a 3 family to a 2 family. Renovate and finish the existing basement for use as habitable space and add a new third story. Construct new rear decks off levels 1 and 2, and build a private roof deck. No change to the building footprint.

**Case: BOA- 1806141 Address: 59 Emerson Street Ward: 6 Applicant: Marc Savatsky**  
**Article(s):** 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  
Article 68, Section 29 Roof Structure Restrictions You need relief from the BOA for the said violations  
**Purpose:** Change of occupancy of a 3 family in to 2 family. Renovate and finish the existing basement for use as habitable space and add a new third story. Construct new rear decks off levels 1 and 2, and build a private roof deck. No change to the building footprint.

**Case: BOA- 1762034 Address: 774 East Broadway Ward: 6 Applicant: James O'Donovan**  
**Article(s):** Article 68, Section 8 Add'l Lot Area Insufficient Art. 68 Sec. 33 Off Street parking Req.  
**Purpose:** Change of occupancy from a single-family dwelling to a two family dwelling by of interior renovation and the addition of rear balconies.

**Case: BOA- 1776341 Address: 19 Bodwell Street Ward: 15 Applicant: Marco DeBrros**  
**Article(s):** Article 65, Section 9 Bldg Height Excessive (Feet) 65 42.8 accessory building in side or rear yard  
Article 65, Section 9 Side Yard Insufficient 65 42.8 accessory building in side or rear yard Article 65, Section 9 Rear Yard Insufficient 65 42.8 accessory building in side or rear yard Article 65, Section 9 Accessory Bldg in Rear Yard accessory building within 8 feet of existing main building  
**Purpose:** legalize 10 x 20' deck on garage and 50' awning on left side of building (No work to be done)

**Case: BOA- 1797623 Address: 27-29 Myrtlebank Avenue Ward: 16 Applicant: Michael Provenzano**  
**Article(s):** Article 65, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations  
Article 65, Section 9 Bldg Height Excessive (Stories) 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  
**Purpose:** Renovate all interior rooms new finishes kitchens, bathrooms, dig down and finish basement, add full length dormers to build a full 3rd floor.



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**Case: BOA-1798986 Address: 2 Woodworth Street Ward: 16 Applicant: James Christopher**

**Article(s):** Article 65, Section 9 Floor Area Ratio Excessive

**Purpose:** The home owner seeks to legalize finished basement. The basement living space was finished by a previous owner. The current owner seeks to document and legalize the existing extension of living space into basement for unit#1 only as per the attached plan.

**Case: BOA- 1783344 Address: 16-18 Bradfield Avenue Ward: 20 Applicant: Bartholomew J. Tocci**

**Article(s):** Article 9, Section 1 Extension of Nonconforming Building Requesting relief for an addition to an existing residence that already has excessive FAR Article 67, Section 9 Floor Area Ratio Excessive FAR Maximum: 0.5  
Existing FAR: 0.62 Proposed FAR: 0.63

**Purpose:** Demo Existing back deck on the back of the house and build a reinforced concrete filled cinderblock foundation to make a new FULL bathroom in the same dimensions measuring 5'5" X 5", including plumbing, electrical, and finishing. 2ft by 2ft by 2ft deep concrete bases at each corner for support.

BOARD MEMBERS:

SHERRY DONG-CHAIR

NORMAN STEMBRIDGE-SECRETARY

SUBSTITUTE MEMBER:

ANDRES BERNAL

**For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to [https://www.w.municode.com/library/ma/boston/codes/redevelopment\\_authority](https://www.w.municode.com/library/ma/boston/codes/redevelopment_authority)**