



City of Boston
Board of Appeal

REVISED

2:22 pm, Jan 23, 2026

Tuesday, January 27, 2026 BOARD OF APPEALS City Hall Room 801

HEARING AGENDA
REVISED AGENDA

**Please be advised of the following appeals to be heard on January 27, 2026
beginning at 9:30 am and related announcements.**

All matters listed on this January 27, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The January 27, 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/Jan27ZBAComment> 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/Jan27ZBAComment> 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



City of Boston
Board of Appeal

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 isdbboardofappeal@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

January 13, 2026

EXTENSIONS: 9:30AM

Case: BOA- 1562160 Address: 61 Lithgow Street Ward 16 Applicant: Jeffrey Drago, Esq

Case: BOA- 1270821 Address: 123 Fisher Avenue Ward 10 Applicant: Richard Giordano & Maggie Cohn

Case: BOA- 1444961 Address: 354 E Street Ward 6 Applicant: George Morancy, Esq

Case: BOA- 1521747 Address: 5-7 Brown Terrace Ward 19 Applicant: John Pulgini, Esq

Case: BOA- 1521739 Address: 7 Brown Terrace Ward 19 Applicant: John Pulgini, Esq

Case: BOA- 1521753 Address: 9-11 Seavers Avenue Ward 19 Applicant: John Pulgini, Esq



City of Boston
Board of Appeal

Case: BOA- 1521740 Address: 11 Seavers Avenue Ward 19 Applicant: John Pulgini, Esq

Case: BOA- 1193958 Address: 1154-1156 Dorchester Avenue Ward 15 Applicant: Ryan Spitz, Esq

BOARD FINAL ARBITER: 9:30AM

Case: BOA-1702915 Address: 27 Wendover Street Ward 7 Applicant: Michael Ross, Esq

Case: BOA-1476876 Address: 28-30 Geneva Street Ward 1 Applicant: Richard Lynds, Esq

RECOMMENDATIONS: 9:30 AM

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- 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.

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.



**City of Boston
Board of Appeal**

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.

GROUNDWATER CONSERVATION OVERLAY DISTRICT : 9:30AM

Case: BOA- 1803649 Address: 181 Commonwealth Avenue Ward 5 Applicant: MGM Development

Article(s): Art. 32 Sec. 32 4 Groundwater Conservation Overlay District, Applicability

Purpose: Change occupancy from dormitory (R 2) to 3 family dwelling; full gut renovation; replace all MEPs; construct roof deck and headhouse; interior/exterior work incl. windows, masonry repairs, new garage, rear balconies, structural, egress & life safety upgrades per stamped plans.

HEARINGS: 9:30AM

Case: BOA- 1803497 Address: 29 Rowe Street Ward 19 Applicant: Mark Scanlon

Article(s): Article 67, Section 8 Use: Forbidden Applicant will need to seek relief to build a Townhouse. Art. 67 Sec. 09 Open Space insufficient Applicant will need to seek relief for Insufficient Open Space. Art. 67 Sec. 33 App. of Dimensional Req. Applicant will need to seek relief for Insufficient Side Yard Setback Art. 67 Sec. 33 App. of Dimensional Req. Applicant will need to seek relief for Insufficient Rear Yard Setback. Article 67, Section 32 Off Street Parking Applicant will need to seek relief for Off Street Parking. Article 67, Section 9 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area. Article 67, Section 9 Add'l Lot Area Insufficient Applicant will need to seek relief for Insufficient additional Lot Area per unit. Article 67, Section 9 Lot Width Insufficient Applicant will need to seek relief for Insufficient Lot Width. Article 67, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (FAR). Article 67, Section 9 Bldg Height Excessive (Stories) Applicant will need to seek relief for Excessive Building Story Height. Article 67, Section 9 Bldg Height Excessive (Feet) Applicant will need to seek relief for Excessive Building Height in feet. Article 67, Section 9 Front Yard Insufficient Applicant will need to seek relief for Insufficient Front Yard Setback. Article 67, Section 9 Lot Frontage Insufficient Applicant will need to seek relief for Insufficient Lot Frontage.

Purpose: Erect two (2) family structure on existing 4,104 square foot lot with parking for 2 vehicles in enclosed garage. E[plans] Filed.

Case: BOA- 1789141 Address: 27 Millet Street Ward 17 Applicant: Yasin Hassan & Caleb Charles

Article(s): Art. 65 Sec. 41 Off street parking requirements 5. Design and clear maneuvering areas on own lot Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient Lot width frontage Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient lot size Art. 65 Sec. 9 Residential, Dimensional Reg.s Maximum allowed building height has been exceeded (Corrected via 10.15.25 updated plan submission) Art. 65 Sec. 9, Residential Dimensional Reg.s Insufficient front yard setback Art. 65 Sec. 8 Use: Forbidden Article 65, Section 41 Off-Street Parking , Regulations Insufficient parking Article 65, Section 9 Dimensional Regulations Maximum allowed f.a.r. has been exceeded Article 65, Section 9 Dimensional Regulations Insufficient Side yard setback Article 65, Section 9 Dimensional Regulations Insufficient lot width Article 65, Section 9-Dimensional Regulations Maximum allowed number of stories has been exceeded

Purpose: Erect a new four story residential building with four units and two parking spaces, and erect an exclusive use roof deck. Application assigned to FD on 3/18/25 Updated plans submitted/10.15.2



City of Boston
Board of Appeal

Case: BOA-1767611 Address: 11 Inwood Street Ward 15 Applicant: Abraham Alvarez

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, Bldg Height Excessive (Feet), 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, Lot Width Insufficient, Article 65, Section 9, Lot Frontage Insufficient, Article 65, Section 15, Use: Forbidden, Article 65, Section 9, Lot Area Insufficient

Purpose: Extend 1st floor unit into basement with 1 bed/bath, stair, and mech. room. Add ½ bath and reconfigure stairs on 1st floor. Replace flat roof with gable/dormers. Install 13R sprinkler. Build 1 apartment: 3 beds, 2 baths, kitchen, living, laundry, mech. room. Change of occupancy from a 3 family to a 4-family dwelling unit.

Case: BOA-1766723 Address: 49-51 Callender Street Ward 14 Applicant: Chloe Manning Choo & Company Inc

Article(s): Art. 14 Sec. 06 Two or More Dwellings in a Lot Article 60, Section 9 Lot Area Insufficient Article 60, Section 9 Floor Area Ratio Excessive Article 60, Section 9 Usable Open Space Insufficient Article 60, Section 9 Side Yard Insufficient Article 60, Section 9 Rear Yard Insufficient

Purpose: Construct shed dormer and extend living space of third floor dwelling unit into attic. Nominal fee requested pending ZBA hearing.

Case: BOA- 1802569 Address: 9 Hamlet Street Ward 7 Applicant: Armindo Goncalves

Article(s): Art. 65 Sec. 08 Forbidden Dwelling Units in Basements are forbidden in the Dorchester Neighborhood District. Art. 65 Sec. 41 Off street parking requirements Off street parking insufficient. Article 65, Section 9 Floor Area Ratio Excessive

Purpose: CONFIRM OCCUPANCY AS A THREE FAMILY AND CHANGE OCC FROM THREE TO FOUR FAMILY DWELLING AND TO LEGALIZE BASEMENT UNIT *application was assigned to the examiner on 7/18/2025 DB

Case: BOA- 1783703 Address: 198 Marion Street Ward 1 Applicant: Peter Ryan & Mike Stuchins

Article(s): Art. 25 Sec. 5 Flood Hazard Districts Art. 32 Sec. 04 GCOD Applicability Article 53 Section 25 EB Neighborhood Roof Structure restrictions Art. 53, Section 56 Off Street Parking Insufficient Art. 53, Section 8 Use: Forbidden

Purpose: To change occupancy from 2 Family and One Store to 4 units via interior renovations; to build a roof deck for exclusive use by Unit 4

Case: BOA- 1788402 Address: 18-22 Breed Street Ward 1 Applicant: Ruby Hong LLC

Article(s): Article 53 Section 7.1, EB Neighborhood Business Use Regulations, Use forbidden, Article 53 Section 7.2, Dimensional Regulations (NB), Insufficient permeable open space presented

Purpose: Change Occupancy from a mixed-use residential dwelling to a lodging house. Clarification: Combine 22 breed street lot (AKA known as 21 Ford street) with 17 Ford street into one lot and then change occupancy of existing 3 family and store into a 6-unit lodging house building with 25 bedrooms to include 6 at grade accessory open air parking spaces in rear per plans provided. *3 Family & 1 Store Doc#23/1934

Case: BOA- 1787097 Address: 128 Bennington Street Ward 1 Applicant: Amoropus Construction LLC

Article(s): Art. 32 Sec. 04, GCOD Applicability, ARTICLE 53; SECTION 53-5 Dimensional Regulations (Table F), Insufficient rear yard setback- 33.33' minimum required

Purpose: Raze existing dwelling on separate SF and erect a four-unit residential dwelling as per plans. *12/4/24



City of Boston
Board of Appeal

HEARINGS: 11:00AM

Case: BOA- 1789969 Address: 7 Browning Avenue Ward 14 Applicant: Sy Huu Vo

Article(s): Article 60 Section 32 GM Neighborhood Off Street Parking and Loading Requirements Off Street Parking and Loading Requirements 5. Design. (d) Space sizes insufficient, Article 60 Section 60 4 Dim. Regs Applicable in Residential Subdistricts (Table D) Section 60 04 Table D Insufficient: · Lot Area, Min for Dwell. Unit Specified· Additional Lot Area for Ea. Addit'l Dwell. Unit Floor Area Ratio Maximum· Usable Open Space Minimum Sq. Ft. Per Unit· Side Yard Minimum Width· Rear Yard Minimum Buildings

Purpose: Proposed three family

Case: BOA- 1803623 Address: 181 West First Street Ward 6 Applicant: C Street Associates, LLC-ARTICLE 80

Article(s): Article 68, Section 8 Add'l Lot Area Insufficient Additional lot area required: 150,000 sqft Proposed: 49,687 sqft Article 68, Section 8 Floor Area Ratio Excessive Max. allowed: 2 Proposed: 3.09 Article 68, Section 8 Bldg Height Excessive (Feet) Max. allowed: 40 Proposed: West first St.: 63' and West 2nd St.: 46' 6" Article 68, Section 8 Usable Open Space Insufficient Min. required: 200x143 units = 28,600 sqft Art.68 Sec 29Roof Structure Restrictions The height of any building existing on October 15, 2019 shall determine that allowed building height on that lot subsequent to total or partial demolition of such building. Article 25A Section4 CFROD Applicability Art 68 Sec 7Use: Forbidden 3 Local retail spaces

Purpose: The Project is subject to Article 80 Large Project Review, 148 units with 103 parking spaces and 3 retail spaces. Approximately 153,440 SF of GFA.5 lots being combined under ALT1602345.Demolition of existing structure under SF# eplan BOA

Case: BOA- 1775791 Address: 748-750 East Broadway Ward 6 Applicant: Joe Arcari

Article(s): Art 68 Sec 7Use: Forbidden Fitness Center/GYM, Article 68, Section 7 Use Regulations Bank USe Conditional

Purpose: Building is under construction under ERT1304322. Change of Occupancy Only with no additional work from 9 Units and Retail to 9 Units and 2 Shell spaces 1 Fitness &1 Bank. Looking to go to BOA for change of use

RE-DISCUSSION: 11:30AM

Case: BOA- 1774198 Address: 2-4 Danny Road Ward 18 Applicant: Alex Musto

Article(s): Art. 69 Sec. 29.5 Off-St.Prk'g:Design Article 69, Section 9 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area Article 69, Section 9 Add'l Lot Area Insufficient Applicant will need to seek relief for Insufficient Additional Lot Area. Article 69, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio. Article 69, Section 9 Usable Open Space Insufficient Applicant will need to seek relief for Insufficient Usable Open Space. Article 69, Section 9 Front Yard Insufficient Applicant will need to seek relief for Insufficient Front Yard Setback. Article 69, Section 9 Rear Yard Insufficient Applicant will need to seek relief for Insufficient Rear Yard setback.

Purpose: Erect a 2-family dwelling on Lot #34 with 4000 Sq. FtE[plans] filed.

Case: BOA- 1703445 Address: 100 Huntington Avenue Ward 4 Applicant: Jeffrey Drago, ESQ

Article(s) Article 11, Section 2 On Premise Signs in Non Residential Districts

Purpose : Proposing to affix two separate advertisement decal windowscapes, one on each side of the pedestrian skybridge located over Huntington Avenue; each signage to be 60 ft wide by 8 ft high; no proposed illumination or lighting; no proposed structures to be built



**City of Boston
Board of Appeal**

Case: BOA- 1707353 Address: 18 Intervale Street Ward 12 Applicant: Andrew Lynch

Article(s): Art. 50 Sec. 29 Lot Area Insufficient Applicant will need to seek relief for lot area insufficient. Article 50, Section 29 Lot Frontage Insufficient Applicant will need to seek relief for insufficient lot frontage. Article 50, Section 29 Floor Area Ratio Excessive Applicant will need to seek relief for excessive FAR. Article 50, Section 29 Lot Width Insufficient Applicant will need to seek relief for insufficient lot width. Art. 50 Sec. 29 Usable open space insufficient Applicant will need to seek relief for insufficient usable open space. Article 50, Section 44.2 Conformity Ex Bldg Alignment Applicant will need to seek relief for front yard setback Conformity with Existing Building Alignment Article 50, Section 44 Application of Dimensional Req Applicant will need to seek relief for side yard setback of a Narrow lot. Article 50, Section 29 Add'l Lot Area Insufficient Applicant will need to seek relief for additional lot area per dwelling unit. Art. 50 Sec. 43 Off street parking insufficient Applicant will need to seek relief for not providing a driveway & off-street parking. Article 50, Section 44 Application of Dimensional Req Applicant will need to seek relief for a shallow lot for Rear yard setback not less than 10' (Feet)

Purpose: Erect three family as per plans by Civil Environmental Consultants e[Plans] Filed

Case: BOA-1670349 Address: 501 Boylston Street Ward 5 Applicant: T-C 501 Boylston Street LLC

Article(s) Article 13, Section 1 Floor Area Ratio Excessive Art. 06 Sec. 03A Additional Conditions in Restricted Parking District Extending parking spaces from 114 to 167 Art. 08 Sec. 03 Conditional Uses Parking garage Art. 08 Sec. 03 Conditional Uses Restaurant

Purpose : Change of occupancy to include Restaurant use on 11th floor. Work includes: (i) the conversion of the existing rooftop penthouse and deck, currently located above the building's tenth floor, from a mechanical equipment area to office and related accessory amenity space, and (ii) modifications to the garage area, including the net addition of 53 parking spaces.

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 IPOD 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

Case: BOA- 1776341 Address: 19 Bodwell Street Ward: 15 Applicant: Marco DeBros

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)



**City of Boston
Board of Appeal**

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.

**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**