



**Tuesday, February 3, 2026      BOARD OF APPEALS      City Hall Room 801**

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**HEARING AGENDA**  
REVISED AGENDA

**Please be advised of the following appeals to be heard on February 3, 2026 beginning at 9:30 am and related announcements.**

**All matters listed on this February 3, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:**

**The February 3, 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 (301) 715 8592 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/February3ZBAComment> 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/February3ZBAComment> 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 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](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**



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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](mailto: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](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**

**APPROVAL OF HEARING MINUTES: 9:30AM**

**January 22, 2026 and January 27, 2026**

**EXTENSIONS: 9:30AM**

**Case: BOA-1536698 Address: 1208C VFW Parkway Ward 20 Applicant: John Pulgini, Esq**

**Case: BOA-907493 Address: 1-5 Boardman Street Ward 1 Applicant: Richard Lynds, Esq**

**Case: BOA-1171660 Address: 970 Saratoga Street Ward 1 Applicant: Richard Lynds, Esq**

**Case: BOA-1509717 Address: 970 Saratoga Street Ward 1 Applicant: Richard Lynds, Esq**

**Case: BOA-1409103 Address: 9 Keswick Street Ward 21 Applicant: Tadeusz Wojcik and Mija Choi**

**Case: BOA-1539718 Address: 1270 Commonwealth Avenue Ward 21 Applicant: David Linhart, Esq**

**BOARD FINAL ARBITER: 9:30AM**

**Case: BOA-1345655 Address: 11 Spring Garden Street Ward 13 Applicant: Kevin Cloutier**



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**HEARINGS: 9:30AM**

**Case: BOA- 1807132 Address: 137 Cottage Street Ward 1 Applicant: Nicola Dilibero**

**Article(s):** Art. 32 Sec. 04GCOD Applicability Art. 53 Sec.25 Roof Structure Restrictions ARTICLE 53; SECTION 53 5Dimensional Regulations (Table F) Maximum Building Lot ARTICLE 53; SECTION 53 5Dimensional Regulations (Table F) Minimum Permeable Area of Lot ARTICLE 53; SECTION 53 5Dimensional Regulations (Table F) Rear Yard Article 53 Section 28Off Street Parking and Loading

**Purpose:** Change occupancy from 3 family to 4 Family (4thFloor Unit) and new roof deck, exclusively for Unit 4. [ePlans]

**Case: BOA-1807597 Address: 295-297 Franklin Street Ward 3 Applicant: Franklin Holdings Group, LLC- ARTICLE 80**

**Article(s):** Art. 45, Section 14 Use: Conditional Multi family Dwelling (Ground Floor) – Conditional Article 49A 5 Greenway Use Regulations Multi family Dwelling (Ground Floor) – Conditional Overlay

**Purpose:** Change occupancy from Restaurant Floors 1&2, Nightclub floors 3,4 & 5 (See Doc # 3192/2004) to Retail (Ground Level), and 18 residential units on levels one through 5. Basement to include bike storage, mechanicals and building support. Scope involves removing existing fire escape and reconfiguration of interiors to achieve residential conversions. [ePlan]

**Case: BOA-1786074 Address: 24 Williams Avenue Ward 18 Applicant: Gary Webster**

**Article(s):** Art. 69 Sec. 29.5 Off-St.Prk'g:Design The applicant will need to seek relief for Off Street parking requirements & design. Article 69, Section 8 Use: Forbidden Applicant will need to seek relief to construct a new Two-Family in a 1F zone. Article 69, Section 9 Lot Area Insufficient The applicant will need to seek relief for Insufficient Lot Area. Article 69, Section 9 Lot Width Insufficient The applicant will need to seek relief for Insufficient Lot Width. Article 69, Section 9 Lot Frontage Insufficient The applicant will need to seek relief for Insufficient Lot Frontage. Article 69, Section 9 Floor Area Ratio Excessive The applicant will need to seek relief for Excessive Floor Area Ratio (FAR). Article 69, Section 9 Usable Open Space Insufficient The applicant will need to seek relief for Insufficient Usable Open space. Article 69, Section 9 Bldg Height Excessive (Feet) The applicant will need to seek relief for Excessive Building Height (Feet). Article 69, Section 9 Front Yard Insufficient The applicant will need to seek relief for Insufficient Front Yard Setback. Article 69, Section 9 Side Yard Insufficient The applicant will need to seek relief for Insufficient Side Yard setbacks. Article 69, Section 9 Rear Yard Insufficient The applicant will need to seek relief for Insufficient Rear Yard setback

**Purpose:** Subdivide existing lot at 26 Williams Ave (PID: 1810605000) into three separate lots consisting of: 24 Williams Ave (3,178 sf) 26 Williams Ave (10,719 sf) and 28 Williams Ave (4,575 sf). Companion applications: ERT1775931 and ERT1775935.

**Case: BOA- 1786086 Address: 26 Williams Avenue Ward 18 Applicant: Gary Webster**

**Article(s):** Article 69, Section 9 Lot Width Insufficient Applicant will need to seek relief for Insufficient Lot Width. Article 69, Section 9 Lot Frontage insufficient Applicant will need to seek relief for Insufficient Lot Frontage.

**Purpose:** Subdivide existing lot at 26 Williams Ave (PID: 1810605000) into three separate lots consisting of: 24 Williams Ave (3,178 sf) 26 Williams Ave (10,719 sf) and 28 Williams Ave (4,575 sf). Companion applications: ERT1775931 and ERT1775935.



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**Case: BOA- 1786077 Address: 28 Williams Avenue Ward 18 Applicant: Gary Webster**

**Article(s):** Article 69, Section 8 Use: Forbidden Applicant will need to seek relief to construct a new Two Family in a 1F zone. Art. 69 Sec.29.5 Off St.Prk'g:Design The applicant will need to seek relief for Off Street parking requirements & design. Article 69, Section 9 Lot Area Insufficient The applicant will need to seek relief for Insufficient Lot Area. Article 69, Section 9 Lot Width Insufficient The applicant will need to seek relief for Insufficient Lot Width. Article 69, Section 9 Lot Frontage Insufficient The applicant will need to seek relief for Insufficient Lot Frontage. Article 69, Section 9 Floor Area Ratio Excessive The applicant will need to seek relief for Excessive Floor Area Ratio (FAR). Article 69, Section 9 Usable Open Space Insufficient The applicant will need to seek relief for Insufficient Usable Open space. Article 69, Section 9 Front Yard Insufficient The applicant will need to seek relief for Insufficient Front Yard Setback. Article 69, Section 9 Side Yard Insufficient The applicant will need to seek relief for Insufficient Side Yard setbacks. Article 69, Section 9 Rear Yard Insufficient The applicant will need to seek relief for Insufficient Rear Yard setback .Article 69, Section 9 Bldg Height Excessive (Feet)The applicant will need to seek relief for Excessive Building Height (Feet).

**Purpose:** Subdivide existing lot at 26 Williams Ave (ALT 1772150) and create new 3,178 sf lot at 24 Williams Ave for proposed new construction two family dwelling.

**RE-DISCUSSION: 9:30AM**

**Case: BOA- 1733319 Address: 22 Pratt Street Ward 21 Applicant: Sean Sacks-ARTICLE 80**

**Article(s):** Article 51, Section 19 Use: Forbidden Multi-Family Dwelling - Forbidden Article 51, Section 20 Dimensional Regulations Floor Area Ratio Excessive Article 51, Section 20 Dimensional Regulations Building Height Excessive Article 51, Section 20 Dimensional Regulations Rear Yard Insufficient Article 51, Section 20 Dimensional Regulations Side Yard Insufficient, per Article 12-3. Article 51, Section 8 Use: Forbidden Multi-Family Dwelling - Forbidden Article 51, Section 9 Front Yard Insufficient Article 51, Section 9 Side Yard Insufficient

**Purpose:** Erect a new podium building with two towers for multi family dwelling of 318 residential units, on newly created lot. Building has a one-story podium connecting two towers (16 story & 7 story) and project involves related site and public realm improvements. Building features, a below grade garage, bike storage, and amenity spaces for tenants.

Refer to ALT1697217 and ALT1697219 for consolidation of parcels. Demolition of existing buildings on separate permits. [ePlan] LPR

**RE-DISCUSSION: 11:30AM**

**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 29 EB 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.



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**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-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- 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.

**INTERPRETATION/RE-DISCUSSION: 12:00PM**

**Case: BOA-1689794 Address: 62-66 Condor Street Ward 1 Applicant: Condor Nay, LLC**

**Article(s):** Article 53, Section 10.2 Dimension Regulations (Waterfront) Building Height (Feet) Excessive Article 53, Section 10.3 Waterfront Open Space Requirements Article 53, Section 10.4.a Waterfront Yard Area Measurements Article 53, Section 10.4.b Setback Requirements Article 53, Section 29.1 Conformity with Existing Bldg Alignment Article 25A Section 4 CFROD Applicability

**Purpose:** Erect a new 5 story Mixed Use Building on newly created lot with thirty six (36) Multi Family residential units, three (3) Retail on ground floor (core/shell) and below grade parking, as per plans. Building features amenity space, balconies, and common roof deck. See ALT1655420 for subdivision. Existing building to be razed under separate permit. [ePlan] SPR



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**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](https://www.municode.com/library/ma/boston/codes/redevelopment_authority)**