



City of Boston
Board of Appeal

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THURSDAY, August 20, 2026

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

HEARING AGENDA

Please be advised of the following appeals to be heard on August 20, 2026 beginning at 5:00PM and related announcements.

All matters listed on this August 20, 2026 hearing agenda have been noticed in accordance with the Enabling Act.

Please be advised of the following participation instructions:

The August 20, 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/August202026ZBAComments> 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/August202026ZBAComments> 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.

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-1822390 Address: 276-278 Washington Street Ward: 3 Applicant: Jack Moriarty

Article(s) Art. 38 Section 18 Use: Conditional Fast food/Take out use Conditional

Purpose : Changing occupancy from retail chocolate store to café with takeout. Proposed work scope consists of tenant fit out of an existing commercial space for a new food service coffee shop retail tenant, and all associated modifications to the space

Case: BOA-1839200 Address: 587-587A East Broadway Ward: 6 Applicant: Aaron Steeves

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

Purpose : Build a bulkhead per plans

Case: BOA-1807140 Address: 269 Silver Street Ward: 6 Applicant: Timothy Love

Article(s) Article 68, Section 33 Off-Street Parking & Loading Req Section 68-33. - Off-Street Parking and Loading Requirements. Table G. Rounding rule from Article 2 indicates 2 parking spaces are required for the dwelling this is ancillary to. Article 68, Section 7 Use Regulations Use Regulations Applicable in Residential Subdistricts, TABLE A - South Boston Neighborhood District Use Regulations Residential Subdistricts, Ancillary use – Conditional

Purpose : Installation of curb cut and driveway. The owners of this property live in an adjacent property at 122 F street. They currently use it as backyard space and to park a car. They will continue to use it in that same capacity.

Case: BOA- 1829000 Address: 1411-1413 Dorchester Avenue Ward: 15 Applicant: Xuanhang Tran

Article(s) Art.65 Sec.08 Conditional

Purpose : Change of occupancy from a furniture store (Lexus Store) to a take out coffee shop remodeling bathroom, wet bar, painting, and other carpentry work according to the plan attached.

Case: BOA- 1833903 Address: 107 Russett Road Ward: 20 Applicant: Adimir Toska

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 : Proposed new dormers on left and right side.

BOARD MEMBERS:

SHERRY DONG-CHAIR

NORMAN STEMBRIDGE-SECRETARY

JUAN ANDRES BERNAL

SUBSTITUTE MEMBER:

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