



Tuesday, September 22, 2026 BOARD OF APPEALS City Hall Room 801

HEARING MINUTES

Board Chair Dong called the meeting to order promptly at 9:30 AM and commenced with a brief description of the hearing process and, pursuant to the Massachusetts Open Meeting Law, advised those in attendance that the hearings would be broadcast and recorded, and hearing minutes would be kept. The Chair announced that the hearing was being conducted remotely via an online meeting platform and subject to the below advisory which was part of the publicly posted hearing agenda. The Board members then commenced with discussion of the following Agenda items which were announced on the record by Board Secretary Norm Stembridge

Please be advised of the following appeals to be heard on September 22, 2026 beginning at 9:30 am and related announcements.

All matters listed on this September 22, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The September 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/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/September22ZBAComments> 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/September22ZBAComments> 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 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

September 8, 2026

Discussion/Votes: The Board moved to unanimously approve Hearing minutes.

EXTENSIONS: 9:30AM

Case: BOA-1563599 Address: 9 Geneva Street Ward 1 Applicant: Richard Lynds, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to October 11, 2028.

Case: BOA-1649869 Address: 1020-1022 Bennington Street Ward 1 Applicant: Richard Lynds, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to November 22, 2028.

Case: BOA-1590922 Address: 131 Devon Street Ward 14 Applicant: Mayely DeLopez

Discussion/Votes: The Board moved to unanimously approve the extension request to September 3, 2028.

Case: BOA- 1211031 Address: 134 Terrace Street Ward 10 Applicant: Kirby Liu

Discussion/Votes: The Board moved to unanimously approve the extension request to July 26, 2028.

Case: BOA- 1589704 Address: 117 Addison Street Ward 1 Applicant: Richard Lynds, Esq



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Discussion/Votes: The Board moved to unanimously approve the extension request to July 26, 2028.

Case: BOA- 1460666 Address: 61 Brooks Street Ward 1 Applicant: Richard Lynds, Esq

Discussion/Votes: The Board moved to unanimously approve the extension request to July 26, 2028.

Case: BOA- 1193863 Address: 683 Columbia Road Ward 7 Applicant: Hassan Nawaz

Discussion/Votes: The Board moved to unanimously approve the extension request to September 30, 2027.

RECOMMENDATIONS: 9:30 AM

Case: BOA- 1855587 Address: 34-36 Cohasset Street Ward: 20 Applicant: Michael Carlon

Article(s) Article 67, Section 9 Usable Open Space Insufficient Article 67, Section 9 Side Yard Insufficient

Purpose: Extend the existing deck out 6 feet x13 long. Change deck boards on existing deck no structural changes. Move a door where a window is currently and put the window where the door is they are side by side. Patch in siding around door and window

Discussion: At the request of the Board, the applicant presented plans to renovate and extend an existing rear deck. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA-1825484 Address: 18 Hayes Road Ward: 20 Applicant: Adrian Majewski

Article(s) Article 67, Section 9 Side Yard Insufficient

Purpose: This is for the addition of three dormers in an existing non-habitable attic creating space for 3 bedrooms and a bath accessed by a new stairway. An existing first floor sunporch will also be converted into habitable space. ZBA approval will be required.

Discussion: At the request of the Board, the applicant presented plans to add three dormers in an attic to create additional living space of three bedrooms along with converting an existing sun room into living space. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA- 1829505 Address: 257 Cornell Street Ward: 20 Applicant: Victor Valenzulea

Article(s) Art. 67 Sec. 09 Side Yard Insufficient

Purpose: Addition to the rear of the structure. Adding two bedrooms in the second-floor unit on top of the existing first floor bedrooms addition.

Discussion: At the request of the Board, the applicant presented plans to construct a second story rear addition, creating two bedrooms and increasing living space. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA-1827848 Address: 615-619 Centre Street Ward: 19 Applicant: Jose Hernandez Lara

Article(s) Art. 06 Sec. 04 Other Protectional Conditions

Purpose: Remove proviso granted to that petitioner only for coffee shop/bakery. BZC15528

Discussion: At the request of the Board, the applicant presented plans to remove a proviso to allow for takeout for a coffee shop and bakery. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.



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Case: BOA- 1857490 Address: 24 Rosecliff Street Ward: 18 Applicant: Phil Weltman

Article(s) Article 67, Section 9 Rear Yard Insufficient Article 67, Section 9 Side Yard Insufficient

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

Purpose: Extension of living space into the attic. small dormer on the roof so that we can finish the third floor and turn it into a master suite.

Discussion: At the request of the Board, the applicant presented plans to extend living space into the attic by constructing a dormer. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Barraza motioned for approval. Board member Stembridge seconded and the motion carried unanimously.

Case: BOA- 1783948 Address: 1117-1125 Blue Hill Avenue Ward: 14 Applicant: Wandaly Ortiz Guerrero

Article(s) Article 6 Section 4 Other Cond Necc as Protection Requesting the removal of a proviso from the previous petitioner in order for a new proviso to be granted to the new petitioner

Purpose: Grant proviso to new petitioner see attached NO WORK TO BE DONE

Discussion/Votes: Upon a motion and a second, the Board moved to defer until November 10, 2026.

HEARINGS: 9:30AM

Case: BOA-1860757 Address: 1200 Soldiers Field Road Ward 22 Applicant: Thunderdome LLC-ARTICLE 80

Article Article 51, Section 16 Use Regulations Residential uses on first floor: Conditional Article 51 Section 17-Dimensional Regulations FAR. Max. allowed: 1 Proposed: 3.7 Article 51 Section 17-Dimensional Regulations Max. building height allowed" 35' Proposed: 79' 10" Article 51 Section 17 Dimensional Regulations Min. rear yard required: 20' Proposed: 6.5' Art. 29 Sec. 04 Greenbelt Protection Overlay District Applicability

Purpose: Raze existing two-story commercial structure (under SF#) at this premises and revitalize it with a new six story multifamily residential building of approximately 67,000 gross square feet, with 58 dwelling units, 37 off street vehicular parking spaces, resident and guest bicycle parking, and a roof deck.

Discussion: At the request of the Board, the applicant presented plans to raze the existing structure and construct a six-story, fifty-eight unit dwelling with thirty-seven off street parking spots. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. The Planning Department and Councilor Braden along with one abutter were in support of the project

Votes: Board member Pinado motioned for approval. Board member Turner seconded and the motion carried unanimously.

Case: BOA-1836965 Address: 25A Alabama Street Ward 18 Applicant: Dexter Coy

Article(s): Article 60 Section 9-Dimensional Regulations Applicant will need to seek relief for Exceeding the allowable Building Lot Coverage. Article 60, Section 9-Dimensional Regulations Applicant will need to seek relief for Exceeding the allowable Permeable Lot Area.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until November 10, 2026.



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Case: BOA-1837747 Address: 98 Mount Hope Street Ward 18 Applicant: Eileen Rosa

Article(s): Art. 29 Sec. 04 Greenbelt Protection Overlay You need relief from the BOA for the said violations District Applicability Article 67, Section 9 Rear Yard Insufficient You need relief from the BOA for the said violations Article 67, Section 9 Lot Frontage Insufficient You need relief from the BOA for the said violations Article 67, Section 9 Front Yard Insufficient You need relief from the BOA for the said violations Article 67, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations Article 67, Section 9 Usable Open Space Insufficient You need relief from the BOA for the said violations Article 67, Section 9 Bldg Height Excessive (Stories) You need relief from the BOA for the said violations Article 67, Section 9 Floor Area Ratio Excessive You need relief from the BOA for the said violations Article 67, Section 9 Lot Width Insufficient You need relief from the BOA for the said violations Article 67, Section 9 Lot Area Insufficient You need relief from the BOA for the said violations

Purpose: Erect new construction of two-family dwelling per plans, application in combination with ALT1827842

Discussion: At the request of the Board, the applicant presented plans to erect a three-story, two-family dwelling with a rear deck and garage. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Worrell was in support of the project.

Votes: Board member Bernal motioned for approval with the proviso of Planning Department Design Review with special attention to the site plan and tree canopy. Board member Valencia seconded and the motion carried unanimously.

Case: BOA- 1851272 Address: 1519-1521 Hyde Park Avenue Ward 18 Applicant: J. Charles Lauture

Article(s): Article 69, Section 9 Front Yard Insufficient Article 69, Section 9 Side Yard Insufficient Article 69, Section 9 Bldg Height Excessive (Stories)

Purpose: Remodel duplex unit # 1 to extend living space into the attic to include two (2) dormers, kitchen, bathroom, bedrooms. Build addition above rear 1st floor level, bedroom, (2) baths, interior/exterior stairs

Discussion: At the request of the Board, the applicant presented plans to increa the living space into the attic by constructing an addition and two dormers above the rear of the first floor. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Valencia motioned for approval. Board member Turner seconded and the motion carried unanimously.

Case: BOA-1870785 Address: 1702 Hyde Park Avenue Ward 18 Applicant: John Pulgini-ARTICLE 80

Article(s): Article 69, Section 9 Bldg Height Excessive (Feet) You need relief from the BOA for the said violations Article 69, Section 9 Floor Area Ratio Excessive You need relief from the BOA for the said violations Article 69, Section 8 Use: Forbidden You need relief from the BOA for the said violations

Purpose: Construct a new 7 story mixed use building, consisting of 68 residential homeownership units and approximately 2,500 square feet of retail use. 34 Parking spaces will be provided in a garage internal to the building. Total GFA is approx. 74,754 square feet. Art. 80 Large Project Review.

Discussion: At the request of the Board, the applicant presented plans to construct a seven-story, sixty-eight-unit mixed use building with ground floor retail and thirty-four parking spaces. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. The Planning Department was in support of the project.

Votes: Board member Valencia motioned for approval. Board member Pinado seconded and the motion carried unanimously.



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Case: BOA-1879797 Address: 12 Pinedale Road Ward 18 Applicant: Four Trades Development, LLC

Article(s): Article 67, Section 9 Lot Area Insufficient Article 67, Section 9 Floor Area Ratio Excessive Article 67, Section 9 Bldg Height Excessive (Stories) Article 67, Section 9 Usable Open Space Insufficient Article 67, Section 9 Front Yard Insufficient Article 67, Section 9 Side Yard Insufficient Article 67, Section 9 Rear Yard Insufficient Article 67 Section 8 ROS Neighborhood Use Regulations Applicable in Residential Subdistricts Article 67, Section 32 Off Street Parking

Purpose: Erect a building for six residential units and six parking spaces on a vacant lot.

Discussion: At the request of the Board, the applicant presented plans to construct a six-unit dwelling with six parking space on a vacant lot. Board members asked about the plans. Board member Pinado wanted to know more about the curb cuts, including

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Pinado motioned for approval with the provisos of Planning Department Design Review with special attention to maneuverability and curb cut dimensions. Board member Collins seconded and the motion carried unanimously.

Case: BOA- 1873760 Address: 157 Granite Avenue Ward 16 Applicant: Denis Keohane-ARTICLE 80

Article(s): Art. 25 Sec. 5 Project subject to CFROD Art. 65 Sec. 65-41 Off-Street parking insufficient
Min. parking spaces required: 24x1.5= 36 Proposed: 25 Art. 65 Sec. 08 Forbidden Multifamily use. Art. 65 Sec. 41 Off-St. Loading Req'mnts 1 loading bay required. Article 65, Section 9 Floor Area Ratio Excessive Max. allowed: 0.5 Proposed: 1.45 Article 65, Section 9 Bldg Height Excessive (Stories) Max. allowed: 2.5 Proposed: 5 Article 65, Section 9 Bldg Height Excessive (Feet) Max. allowed: 35' Proposed: 55' Article 65, Section 9 Rear Yard Insufficient
Min. required: 40' Proposed: 5.1'

Purpose: Project will consist of ground up build for 24 condominium units consisting of 1, 2 and (1) 3-bedroom units. Proposing 25 parking spaces. Project will be 5 stories and will also address upgrades to intersection lighting, and landscape.

Discussion: At the request of the Board, the applicant presented plans to erect a five story, twenty-four unit dwelling with twenty-five garage parking spots. Board members asked about the plans. Board members wanted to know about the project's proximity to the nearby cemetery.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Fitzgerald along with an abutter were opposed, while two abutters were in support of the project.

Votes: Board member Pinado motioned for approval. Board member Collins seconded and the motion carried unanimously.

Case: BOA-1886824 Address: 372 Neponset Avenue Ward 16 Applicant: Eric Robinson

Article(s): Art. 06 Sec. 04 Other Protectional Conditions Removal of BOA#431628 Existing Land Proviso order of record Art. 09 Sec. 02 Nonconforming Use Change Change in the nonconforming lawful use of land presently utilized for Ancillary Parking into a nonconforming USE -Conditional (See companion Alt 1811420) Art.65 Sec.15 Use: Conditional Residential use -Conditional Article 65 Section 16 Dimensional Regulations Max allowed building height exceeded -40' max Article 65 Section 16 Dimensional Regulations Excessive f.a.r. -2.0 max Article 65 Section 16 Dimensional Regulations Insufficient side yard setback abutting a residential subdistrict -10' required Article 65, Section 41 Off-Street Parking Regulations Insufficient parking for residential use

Purpose: Clarification on scope of work modified 7.20.2026: Erect a new 5 FOUR story, multifamily building with 14 TEN residential units and 14 parking spaces. The project includes 2 inclusionary zoning units making up 17% 20 percent of the residential square footage on lot previously used as ancillary parking (U49418111) for restaurant use located at 367 Neponset Avenue, per BOA431633. Companion application to discontinue ancillary parking use filed as ALT1811420. Note: "This lot previously used as ancillary parking (U49418111) for restaurant use located at 367 Neponset Avenue, per BOA431633. Companion application to discontinue ancillary parking use filed as ALT1811420."



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1.13.26 update per applicant)

Discussion: At the request of the Board, the applicant presented plans to erect a four-story, ten unit with four parking spaces. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Valencia motioned for approval. Board member Collins seconded and the motion carried unanimously.

Case: BOA-1886827 Address: 367-371 Neponset Avenue Ward 16 Applicant: Eric Robinson

Article(s): Art. 06 Sec. 04 Other Protectional Conditions Removal of BOA#431628 Existing Land Proviso order of record >25% Article 65 Section 41 Off-Street Parking and Loading Restaurant's required parking removed on companion ERT application filed

Purpose: Discontinue ancillary parking at 372 Neponset Avenue (approved per BOA431633) required for the Restaurant use located on this parcel (i.e., 367 Neponset Avenue), resulting in a violation for insufficient off-street parking for the restaurant use. Previously approved ancillary parking to be discontinued shown on accompanying parking site plan. (Application filed in conjunction with ERT1792419)

Discussion: At the request of the Board, the applicant presented plans to discontinue the ancillary parking required for the restaurant on the parcel and construct four-story dwelling. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Valencia motioned for approval. Board member Collins seconded and the motion carried unanimously.

Case: BOA- 1879206 Address: 24 Mount Everett Street Ward 15 Applicant: John Pulgini-ARTICLE 80

Article(s): Article 65_Section 41 DOR Neighborhood Off Street Insufficient Parking Parking and Loading Article 65_Section 41 DOR Neighborhood Off Street Insufficient Loading Parking and Loading Article 65, Section 8 Use Regulations Proposed MFR use Forbidden Art. 09 Sec. 01 Extension of Non-Conforming Use Use and dimensional extensions >25% Forbidden Art. 65 Sec. 9Residential Dimensional Reg.s Max allowed # of stories has been exceeded 2.5 story max Art. 65 Sec. 9Residential Dimensional Reg.s Max allowed f.a.r. has been exceeded .5 max (7,375sf allowed)

Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient rear yard setback 30' min req. Art. 65 Sec. 41Off street parking requirements 5) Design and clear independent maneuvering areas (Stacker parking)

Purpose: Renovation and addition to an existing three (3) story, six (6) dwelling unit building. Proposed renovation and three (3) story addition will create ten (10) new units, for a total of sixteen (16) units. Clarification: Construct addition for the proposed change of Use and Occupancy of the existing structure from a 6 unit to a 16 unit dwelling per stamped plans provided.

****7.6.2026 Modified plan provided w/ elevator for an updated review**

Board member Pinado asked about the number of affordable units. Board member Bernal asked about the parking configurations.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Worrell was in support of the project.

Votes: Board member Bernal motioned for approval. Board member Turner seconded and the motion carried unanimously.

Case: BOA- 1770910 Address: 655 Morton Street Ward 14 Applicant: Jianghe Niu

Article(s): Art. 09 Sec. 01 Extension of Non-Conforming Use Article 60 Section 3GM Neighborhood Use Regulations FORBIDDEN Applicable in Residential Subdistricts Article 60 Section 32GM Neighborhood Off Street Parking and Loading Requirements



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Purpose: Change Occupancy from 3 family house to a (4) family house. Scope of work to include, Remodel exist basement space into and creation of (2) addition bedrooms, full bath and kitchen. Construct (2) window wells for egress. Fire Protection, Plumbing and Electrical included.

Discussion: At the request of the Board, the applicant presented plans to change the building's occupancy from a three to a four-family dwelling by legalizing the existing living space in the basement along with interior renovations. Board members asked about the plans and about the maintenance of the current building.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Two abutters were in support of the project.

Votes: Board member Pinado motioned for approval. Board member Collins seconded and the motion carried unanimously.

Case:BOA-1883597 Address: 85 Parker Hill Avenue Ward 10 Applicant: John Pulgini-ARTICLE 80

Article(s): Art. 59, Section 24 Use: Forbidden MFR Use is Forbidden in the New England Baptist Hospital Institutional Subdistrict Art. 59, Section 37 Off Street Parking Insufficient

Purpose: Change occupancy of existing structure, fully renovate to accommodate 103 rental units. Additions within the existing courtyard to help accommodate new apartments. New vestibule and primary entrance on Parker Hill Ave. Include open space, roof deck, amenities, and 11 parking spaces. Art. 80E Project

Discussion: At the request of the Board, the applicant presented plans to change the building's occupancy to a one hundred and three unit dwelling with eleven parking spaces and a roof deck. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. The Planning Department along with two abutters were in support of the project. One abutter was opposed to the project.

Votes: Board member Collins motioned for approval with the proviso of Planning Department Design Review. Board member Stenbridge seconded and the motion carried unanimously.

Case: BOA-1865016 Address: 1511-1525 Washington Street Ward 9 Applicant: Marc LaCasse

Article(s): Article 64, Section 18 Use: Conditional Kindergarten and Elementary School are Conditional in a NDA Sub district.

Purpose: Change occupancy to include kindergarten and elementary school.

Discussion: At the request of the Board, the applicant presented plans to change the building's occupancy to include a kindergarten and elementary school. Board members asked about the plans. Board member Valencia asked if the school had any plans on looking to expand and relocate.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Flynn was in support of the project, along with numerous abutters.

Votes: Board member Turner motioned for approval. Board member Pinado seconded and the motion carried unanimously.

Case: BOA- 1862710 Address: 196 Maverick Street Ward 1 Applicant: Michael Stuchins

Article(s): Art. 53 Sec.25 Roof Structure Restrictions New story changed the profile. Article 53 Section 5.3 EB Neighborhood Residential Front yard is insufficient Dimensional Regulations Article 53 Section 5.3 EB Neighborhood Residential Side yard is insufficient Dimensional Regulations Article 53 Section 28 Table L EB Neighborhood Off-Street Off-street parking is insufficient. One space is required Parking Regulations per dwelling unit. Art. 32 Sec. 04 GCOD Applicability

Purpose: Change of occupancy from a 3 unit to a 7-unit residential building, by way of interior renovations, including a rear addition and vertical expansion (new 4th story), the building will be fully sprinkled at 196 Maverick St, East Boston, MA, 02128.

Discussion/Votes: Upon a motion and a second, the Board moved to defer until October 6, 2026.



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Case: BOA- 1860539 Address: 795 Saratoga Street Ward 1 Applicant: Richard Crespo

Article(s): Article 53, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations
Article 53 Section 25 EB Neighborhood Roof Structure You need relief from the BOA for the said violation's restrictions

Purpose: Renovation of 3 residential units including a rear addition and dormers, as of right. Reference: SF1825689

Discussion: At the request of the Board, the applicant presented plans to renovate an existing three-unit dwelling with a rear addition along with dormers with no change in occupancy. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Turner motioned for approval with the proviso of Planning Department Design Review. Board member Pinado seconded and the motion carried unanimously.

Case: BOA-1776392 Address: 248-250 Everett Street Ward 1 Applicant: Marc LaCasse

Article(s): Article 53, Section 9 Bldg Height Excessive (Stories) You need relief from the BOA for the said violations
Article 53 Section 25 EB Neighborhood Roof Structure You need relief from the BOA for the said violation's restrictions
Article 53, Section 9 Front Yard Insufficient You need relief from the BOA for the said violations
Article 53, Section 9 Side Yard Insufficient You need relief from the BOA for the said violations
Article 53, Section 9 Bldg Height Excessive (Feet) You need relief from the BOA for the said violations
Article 53 Section 5.1 EB Neighborhood Residential Use You need relief from the BOA for the said violations
Regulations

Purpose: Change occupancy from single family to 4 unit multifamily; add 4th floor and deck/terrace; parking for one vehicle in rear yard; install groundwater recharge system; gut renovation of entire structure.

Discussion: At the request of the Board, the applicant presented plans to change the building's occupancy from a single-family dwelling to four unit with interior renovations and the construction of a fourth story. The dwelling will also include one off-street parking spot. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Coletta and one abutter were in support of the project.

Votes: Board member Bernal motioned for approval. Board member Turner seconded and the motion carried unanimously.

RE-DISCUSSION: 11:30AM

Case: BOA-1830082 Address: 21 Cotuit Street Ward 20 Applicant: Ermal Taraj

Article(s): Article 56, Section 8.2 Lot Frontage You need relief from the BOA for the said violations
Article 56, Section 8 Rear Yard Insufficient You need relief from the BOA for the said violations
Article 56, Section 8 Front Yard Insufficient You need relief from the BOA for the said violations
Article 56, Section 8 Side Yard Insufficient You need relief from the BOA for the said violations
Article 56, Section 8 Floor Area Ratio Excessive You need relief from the BOA for the said violations
Article 56, Section 8 Lot Area Insufficient You need relief from the BOA for the said violations
Article 56, Section 8 Lot Width Insufficient You need relief from the BOA for the said violations

Purpose: This will be a new single-family house and will not include any installation or modification of ESS nor will require an automated parking system or lift.

Discussion: At the request of the Board, the applicant presented plans to construct a single-family dwelling. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. One abutter was opposed to the project.



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Votes: Board member Pinado motioned for approval. Board member Stenbridge seconded and the motion carried unanimously.

Case: BOA-1787126 Address: 86 Walworth Street Ward 20 Applicant: Rostoum Azar

Article(s): Article 67, Section 32 Off-Street Parking & Loading Req Insufficient parking Article 67, Section 8 Use Regulations MFR use is Forbidden in a two-family subdistrict Article 67, Section 9 Dimensional Regulations Excessive f.a.r. Article 67, Section 9 Dimensional Regulations # of allowed stories has been exceeded Article 67, Section 9 Dimensional Regulations Insufficient usable open space per dwelling unit

Purpose: Proposed addition and change of use from existing 2.5 story two family residence to 6 unit multifamily with 8 parking spaces, as per plan. *Existing garage to be razed on a separately reviewed and issued SF demolition permit.

Discussion: At the request of the Board, the applicant presented plans to change the building's occupancy from a two-family to a six-unit dwelling along with constructing a rear addition and adding eight parking spaces.. Board members asked about the plans. Board member Collins did note that under proposed zoning changes for the area, this project would have been as of right and would not have been heard by the board.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. One abutter was in support while six abutters were opposed to the project.

Votes: Board member Collins motioned for approval with a proviso of Planning Department Design Review with attention to parking maneuverability. Board member Valencia seconded while Board members Turner and Dong were opposed, saying the applicant needed to go back and have a more thorough community process, the motion was approved.

Case: BOA- 1835904 Address: 105 Pleasantview Street Ward 18 Applicant: Maxwell Victor

Article(s): Article 69, Section 9 Rear Yard Insufficient You need relief from the BOA for the said violations Article 69, Section 9 Front Yard Insufficient You need relief from the BOA for the said violations Article 69, Section 9 Floor Area Ratio Excessive You need relief from the BOA for the said violations Article 69, Section 8 Use: Forbidden

Purpose: Convert existing one family, single story dwelling into a two-family residence by adding one additional story above the existing structure, including all associated structural framing, utilities, and interior layout modifications required for the new dwelling unit.

Discussion: At the request of the Board, the applicant presented plans to convert a one to a two-family dwelling by constructing an additional story over the existing home. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Pinado motioned for approval. Board member Valencia seconded and the motion carried unanimously.

Case: BOA-1810051 Address: 1 Hopkins Place Ward 18 Applicant: Roger Harris

Article(s): Article 60, Section 8 Use: Forbidden Applicant will need to seek relief for the use of a multifamily (6 units) in a R1 zone. Article 60 Section 32.4 GM Neighborhood Off Street Applicant will need to seek relief for the location for the proposed Off-Street Parking and Loading Location Parking & Loading Requirements.

Purpose: New construction of a multi-family residential building, new 6 family dwelling Parcel ID#1800349020

Discussion: At the request of the Board, the applicant presented plans to construct a six-unit, multifamily dwelling. Board members asked about the plans, parking configuration and possible open space.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Pinado motioned for approval with the proviso of Planning Department Design Review with attention to reducing lot coverage and improving the parking layout. Board member Collins seconded and the motion carried unanimously.



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Case: BOA-1810052 Address: 2 Hopkins Place Ward 18 Applicant: Justin Harris & Teyana Curran

Article(s): Article 60, Section 19 Use: Forbidden Applicant will need to seek relief for the use of a detached Three family in a R1 Zone. Article 60, Section 9-Dimensional Regulations Applicant will need to seek relief for minimum Building Lot Coverage. Art. 60 Sec. 09 Rear yard insufficient Applicant will need to seek relief for Insufficient Rear Yard setback. Article 60 Section 32.4 GM Neighborhood Off Street Applicant will need to seek relief for the location Off Street Parking. Parking and Loading

Purpose: New construction of new multifamily residential building, new three family dwelling. Parcel ID# 180034800

Discussion: At the request of the Board, the applicant presented plans to construct a three-story, three-family dwelling. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: B Board member Pinado motioned for approval with the proviso of Planning Department Design Review with attention to reducing lot coverage and improving the parking layout. Board member Collins seconded and the motion carried unanimously.

Case: BOA- 1782691 Address: 121R River Street Ward 17 Applicant: Lashanta Sales

Article(s): Article 65, Section 9 Lot Area Insufficient Applicant will need to seek relief for Insufficient Lot Area. Article 65, Section 9 Floor Area Ratio Excessive Applicant will need to seek relief for Excessive Floor Area Ratio (F.A.R.)

Article 65, Section 9 Side Yard Insufficient Applicant will need to seek relief for Insufficient Side Yard setback.

Article 65, Section 9 Rear Yard Insufficient Applicant will need to seek relief for Insufficient Rear Yard setback.

Article 65, Section 9.2 Dim Regs: Location of Main Applicant will need to seek relief for location of Main Entrance that Entrance faces Idaho ST. Article 65, Section 42.13 Two or More Dwellings on Applicant will need to seek relief for TWO Dwellings Same Lot on the same lot.

Purpose: Change occupancy from Stable to 2 Story Detached ADU (Additional Dwell Unit) with approximately to 970 sq. ft

Discussion/Votes: Upon a motion and a second, the Board moved to defer until November 10, 2026.

Case: BOA-1801106 Address: 213-221 Bowdoin Street Ward 15 Applicant: Albellys Manon

Article(s): Article 65 Section 16 Dimensional Regulations Excessive f.a.r. Article 65 Section 16 Dimensional Regulations Insufficient usable open space per dwelling unit Article 65 Section 41 Off-Street Parking and Loading Insufficient parking Article 65, Section 39 Screening & Buffering Req

Purpose: Second floor addition in existing commercial building, to add 7 new residential units, 5 two bedroom and 2 one bedroom*bpda zoning viewer nonoperational 10.22.25, 10.23.25

Discussion/Votes: Upon a motion and a second, the Board moved to have the case withdrawn.



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Case: BOA- 1825854 Address: 57 Mount Vernon Street Ward 7

Article(s): Article 65, Section 42.7 Side Yd of Certain Narrow Lots No Side Yard in which there is a driveway providing access to off street parking or off-street loading facilities required by this Article shall be less than ten (10) feet wide

Purpose: remove sidewalk & granite curb currently blocking driveway, grade, install matching cornerstones & pour new concrete driveway entrance

Discussion: At the request of the Board, the applicant presented plans to add a curb cut, for side-yard parking along with creating a new driveway entrance. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board.

Votes: Board member Collins motioned for approval. Board member Bernal seconded and the motion carried unanimously.

Case: BOA-1749425 Address: 425 East Third Street Ward 6 Applicant: Douglas Stefanov

Article(s) Article 68, Section 34.6 Side Yd of Certain Narrow Lots Applicant will need to seek relief for side yard setback for a narrow lot. Article 68, Section 8 Lot Area Insufficient Applicant will need to seek relief for insufficient Lot Area. Article 68, Section 8 Add'l Lot Area Insufficient Applicant will need to seek relief for insufficient additional lot area per dwelling unit. Article 68, Section 8 Rear Yard Insufficient Applicant will need to seek relief for insufficient rear yard setback. Article 68, Section 8 Floor Area Ratio Excessive Applicant will need to seek relief for excessive floor area ratio (F.A.R) Article 68, Section 8 Bldg Height Excessive (Feet) Applicant will need to seek relief for excessive building height. Article 68, Section 8 Usable Open Space Insufficient Applicant will need to seek relief for insufficient usable open space. Article 68, Section 8 Front Yard Insufficient Applicant will need to seek relief for insufficient front yard setback. Art. 68 Sec. 33 Off Street parking Req. Applicant will need to seek relief for Off Street Parking Design & Maneuverability. Art. 68 Sec. 33 Off Street parking Req. Applicant will need to seek relief for Off Street Parking Design & Maneuverability.

Purpose: Erect a new 4 story, 2-family residential building over an existing area.

Discussion: At the request of the Board, the applicant presented plans to erect a four-story, two-family dwelling over existing parking. Board members asked about the plans. Board member Pinado asked the applicant if they would be amenable to a reduction in parkin.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Flynn and two abutters were opposed, while one abutter was in support of the project.

Votes: Board member Valencia motioned for approval with the proviso of Planning Department Design review with attention to the parking configurations to improve parking and access. Board member Collins seconded and the motion carried unanimously.

Case: BOA-1833292 Address: 336 E Street Ward 6 Applicant: Joseph L. Doering & Tyler Case Article(s):

Article 68, Section 8 Usable Open Space Insufficient Article 68, Section 8 Rear Yard Insufficient

Purpose: Deck repair: Remove rotten deck and erect a new deck.

Discussion: At the request of the Board, the applicant presented plans to remove an existing deck and to erect a new deck. Board members asked about the plans.

Documents/Exhibits: Building Plans

Testimony: The Mayor's Office of Neighborhood Services deferred judgement to the Board. Councilor Flynn was in support of the project.

Votes: Board member Pinado motioned for approval. Board member Collins seconded and the motion carried unanimously.



City of Boston
Board of Appeal

**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