City of Boston
Board of Appeal

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Tuesday, November 17, 2026 BOARD OF APPEALS City Hall Room 801

HEARING AGENDA

Please be advised of the following appeals to be heard on November 17, 2026 beginning at 9:30 am and related announcements.

All matters listed on this November 17, 2026 Hearing agenda have been noticed in accordance with the enabling act. please be advised of the following participation instructions:

The November 17, 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/November17ZBAComments 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/November17ZBAComments 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**

EXTENSIONS: 9:30AM

Case: BOA-1270390 Address: 19 Harrison Street Ward 19 Applicant: Jean Samedi

Case: BOA-1523713 Address: 9 Vaughan Avenue Ward 14 Applicant: Joseph Feaster, Esq

Case: BOA- 1523744 Address: 11 Vaughan Avenue Ward 14 Applicant: Joseph Feaster, Esq

Case: BOA-1523749 Address: 17 Vaughan Avenue Ward 14 Applicant: Joseph Feaster, Esq

Case: BOA- 1523753 Address: 19 Vaughan Avenue Ward 14 Applicant: Joseph Feaster, Esq

Case: BOA-1566991 Address: 12-18 Sawyer Avenue Ward 13 Applicant: John Pulgini, Esq

Case: BOA- 1266935 Address: 144-162 Charles Street Ward 5 Applicant: Michael P. Ross, Esq

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Case: BOA- 1480567 Address: 164 Savin Hill Avenue Ward 13 Applicant: Anthony P. King

Case: BOA-1035609 Address: 820 William T Morrissey Blvd Ward 16 Applicant: Kelly Frey

Case: BOA-1554601 Address: 62 North Beacon Street Ward 21 Applicant: Jean Da Silva

Case: BOA-1616343 Address: 120 Glendower Road Ward 18 Applicant: Ulson Lucien

Case: BOA-1616347 Address: 124 Glendower Road Ward 18 Applicant: Ulson Lucine

Case: BOA-1507043 Address: 688-688B Columbia Road Ward 7 Applicant: Bruno Belles

Case: BOA-1600988 Address: 2193-2201 Commonwealth Avenue Ward 22 Applicant: Andrew Arbeeny

Case: BOA-1341538 Address: 2196 Washington Street Ward 8 Applicant: Christopher Tsouros, Esq

Case: BOA-1341528 Address: 2154 Washington Street Ward 8 Applicant: Christopher Tsouros, Esq

Case: BOA- 1341524 Address: 1121 Harrison Avenue Ward 8 Applicant: Christopher Tsouros, Esq

Case: BOA-1341518 Address: 1105 Harrison Avenue Ward 8 Applicant: Christopher Tsouros, Esq

BOARD FINAL ARBITER: 9:30 AM

Case: BOA- 945890 Address: 244-250 Hancock Street Ward 15 Applicant: Rebecca Lee, Esq

Case: BOA- 945894 Address: 1213-1219 Dorchester Avenue Ward 15 Applicant: Rebecca Lee, Esq

BUILDING CODE/RE-DISCUSSION: 9:30AM

Case: BOA- 1906071 Address: 85 Chandler Street Ward 5 Applicant: Carl M. Hediger
Violation Violation Description Violation Comments 780 CMR: Chapter 10 Means of Egress 1011.12.2 Roof Access Where a stairway is provided to the roof Access to the roof Shall be provided through a penthouse complying with section 1511.2
Purpose: Amendment to ALT1784393: Construct new roof deck with hatch access. Construct new 3rd level roof deck to be built on top of flat roof.

Case: BOA- 1862080 Address: 85 Chandler Street Ward: 5 Applicant: Michelle Hediger
Article (s): Art. 64 Sec. 34 Restricted Roof Structure Regs new roof deck proposed in restricted District
Purpose: Amendment to ALT1784393: Construct new roof deck with hatch access. Construct new 3rd level roof deck to be built on top of flat roof.

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HEARINGS: 9:30AM

Case: BOA-1808917 Address: 11 Cheever Court Ward 1 Applicant: Frank Knippenberg
Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations Front yard is insufficient Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations Side yard is insufficient Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations Rear yard is insufficient Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations Lot coverage is excessive Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations Required Permeable area is insufficient Article 53 Section 5.3 EB Neighborhood Residential Dimensional Regulations Maximum Building Height (Stories) is Excessive
Purpose: originally filed under ALT1568087. Due to pouring foundation ERT is filed. Construction of a new three family residential structure to be built on the existing foundation footprint of the previously demolished building (Collapsed during work under ALT1568087) Installation of 13R Sprinkler System and 24V Fire Alarm.

Case: BOA- 1891422 Address: 555 Bennington Street Ward 1 Applicant: Olsian Sasa
Article 53 Section 19 EB Neighborhood Applicability of Coastal Flood Resilience Overlay Ground floor unit Article 53 Section 25 EB Neighborhood Roof Structure restrictions Two story addition Article 53 Section 28 Off Street Parking and Loading Insufficient parking
Purpose: Erect addition addition and change occupancy to 5 residential units as per plans.

Case: BOA- 1905476 Address: 691 Saratoga Street Ward 1 Applicant: Blackstone Holdings, LLC
Article 53, Section 52 Roof Structure Restrictions You need approval from the BOA for the said violation
Purpose: Amend ALT1663517 in include roof deck as per plans.

Case: BOA-1907096 Address: 44 Kilby Street Ward 3 Applicant: Luis Atencia
Article(s): Art. 06 Sec. 04 Other Protectional Conditions Removal of Proviso of "for this petitioner only"
Purpose: remove provisos for take out for this petitioner only

Case: BOA- 1887139 Address: 210 Hanover Street Ward 3 Applicant: Hamel Properties, LLC
Article 54 Section 12 Use Regulations Article 54-9 Take out use is conditional
Purpose: Clarification: Change of use and occupancy of this building from restaurant with accessory office to Restaurant w/take out and an accessory office.*Admin intake use and occupancy of record provided: Accessory office space & Restaurant #2857/1998 Original scope: The current occupancy for the premises is approved for accessory office space/restaurant. A Common Victualler (CV) license was granted on February 11, 2026. At that time, a request was made to include a condition permitting take out service, pending the granting of ISD/Zoning approval.

Case: BOA-1837259 Address: 168 West Canton Street Ward 4 Applicant: Marc LaCasse
Article(s): Art. 56 Sec. 64-34 Restricted roof structure district Art. 64 Sec. 09 * Town House/Row House Extensions into Rear Yard Proposing balcony on A3 level
Purpose: Interior renovation, reconfigure/remove existing two rear bump outs and construct a new bump out adding an additional 48 sq ft of additional floor area; construct a dimensionally complaint roof deck; install four roof condensers; construct a rear deck above the first story In conjunction with ERT1806394 for new garage building (abandoned application)

Case: BOA#1835525 Address: 168 West Canton Street Ward 4 Applicant: Marc LaCasse
Violation Violation Description Violation Comments: 780 CMR: Chapter 10 Means of Egress 1011.12.2 - Roof access shall be done through a penthouse.
Purpose: Interior renovation, reconfigure/remove existing two rear bump outs and construct a new bump out adding an additional 48 sq ft of additional floor area; construct a dimensionally complaint roof deck; install four roof condensers; construct a rear deck above the first story projecting six feet and supported by brackets; construct an upper deck not projecting into rear yard. In conjunction with ERT1806394 for new garage building (abandoned application)

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Case: BOA-1907336 Address: 399 Boylston Street Ward 5 Applicant: DCF VII 399 Boylston Owner, LLC
Violation Violation Description Violation Comments Art. 06 Sec. 04 Other Protectional Conditions Removal of Proviso of "for this petitioner only"
Purpose: Tenant Buildout for new restaurant Nominal fee request for a zoning use review. Remove proviso granted to this partitioner only

Case: BOA- 1878924 Address: 68 Grampian Way Ward 13 Applicant: Andrew Ulrich
Article(s): Art. 09 Sec. 01 Reconstruction/Extenion of Nonconfroming Bldg. Article 65, Section 9 Floor Area Ratio Excessive
Purpose: Extending the living area to the existing enclosed rear porches. In conjunction with ALT1808912, the evaluation was included in the ALT1808912.

Case: BOA-1871527 Address: 68 Clarkson Street Ward 15 Applicant: Sara Velardi
Article(s): Art. 65 Sec. 08 Forbidden Article 65, Section 41 Off-Street Parking & Loading Req Article 65, Section 9 Lot Area Insufficient Article 65, Section 9 Lot Width Insufficient Article 65, Section 9 Lot Frontage Insufficient Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Stories) Article 65, Section 9 Bldg Height Excessive (Feet) Article 65, Section 9 Front Yard Insufficient Article 65, Section 9 Side Yard Insufficient
Purpose: NEW FOUR STORY BUILDING ON VACANT LOT WITH FOUR UNITS AND FOUR PARKING. BUILDING WILL NOT HAVE AN ELEVATOR. BUILDING WILL BE FULLY SPRINKLERED.

Case: BOA- 1855660 Address: 179-195 Freeport Street Ward 16 Applicant: Resonant Energy
Article(s): Art. 09 Sec. 01 Extension of Non Conforming Use Solar carport is an extension of a conditional use.
Purpose: Parking lot solar canopy located at 205 Freeport St., Dorchester, MA 02122. This parking lot is located directly across the street from 179 195 Freeport St. MA Tax Parcel Location ID: F_776551_2935852

Case: BOA-1878927 Address: 1970 Dorchester Avenue Ward 16 Applicant: Torie Ashmont Food LLC
Article(s): Art. 65 Sec. 08 Forbidden Restaurant [LARGE] = FORBIDEEN Art. 65 Sec. 41 Off-Street Parking (Public Assembly) Insufficient Art.65 Sec.08 Conditional Take-out restaurant = CONDITIONAL
Purpose: The change of occupancy from what occupied the retail space (previous to the restaurant with take out. All other occupancies are to remain the same."

Case: BOA- 1881928 Address: 183 Norfolk Street Ward 17 Applicant: Origen Norfolk LLC-MOH
Article 60 Section 32 GM Neighborhood Off Street Parking and Loading Article 60 Section 33.11 GM Neighborhood Application of Dimensional Requirements: Two two or more dwelling on same lot Article 60 Section 60-4 - Dim. Regs Applicable in Residential Subdistricts (Table D) Insufficient Additional Lot Area for Ea. Add Dwell. Unit Article 60 Section 60-4 - Dim. Regs Applicable in Residential Subdistricts (Table D) Insufficient Open Space per Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient front yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient side yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient rear yard
Purpose: Combine lots, new lot to consist of approximately 19,000 square feet of land.

Case: BOA- 1881930 Address: 183 Norfolk Street Ward 17 Applicant: Origen Norfolk LLC-MOH
Article 60 Section 32 GM Neighborhood Off Street Parking and Loading Article 60 Section 33.11 GM Neighborhood Application of Dimensional Requirements: Two two or more dwelling on same lot Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Additional Lot Area for Each Additional Dwelling Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Open Space per Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient front yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient side yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient rear yard
Purpose: Erect a one family dwelling on a vacant lot.

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Case: BOA- 1881933 Address: 183A Norfolk Street Ward 17 Applicant: Origen Norfolk LLC-MOH
Article 60 Section 32 GM Neighborhood Off Street Parking and Loading Article 60 Section 33.11 GM Neighborhood Application of Dimensional Requirements: Two two or more dwelling on same lot Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Additional Lot Area for Each Additional Dwelling Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Open Space per Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient front yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient side yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient rear yard
Purpose: Erect a one family dwelling on a vacant lot.

Case: BOA-1881937 Address: 183B Norfolk Street Ward 17 Applicant: Origen Norfolk LLC-MOH
Article 60 Section 32 GM Neighborhood Off Street Parking and Loading Article 60 Section 33.11 GM Neighborhood Application of Dimensional Requirements: Two two or more dwelling on same lot Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Additional Lot Area for Each Additional Dwelling Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Open Space per Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient front yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient side yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient rear yard
Purpose: Erect a one family dwelling on a vacant lot.

Case: BOA- 1881938 Address: 183C Norfolk Street Ward 17 Applicant: Origen Norfolk LLC-MOH
Article 60 Section 32 GM Neighborhood Off Street Parking and Loading Article 60 Section 33.11 GM Neighborhood Application of Dimensional Requirements: Two two or more dwelling on same lot Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Additional Lot Area for Each Additional Dwelling Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Open Space per Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient front yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient side yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient rear yard
Purpose: Erect a one family dwelling on a vacant lot.

Case: BOA- 1881939 Address: 183D Norfolk Street Ward 17 Applicant: Origen Norfolk LLC-MOH
Article 60 Section 32 GM Neighborhood Off Street Parking and Loading Article 60 Section 33.11 GM Neighborhood Application of Dimensional Requirements: Two two or more dwelling on same lot Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Additional Lot Area for Each Additional Dwelling Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Open Space per Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient front yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient side yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient rear yard
Purpose: Erect a one family dwelling on a vacant lot.

Case: BOA-1881941 Address: 185 Norfolk Street Ward 17 Applicant: Origen Norfolk LLC-MOH
Article 60 Section 32 GM Neighborhood Off Street Parking and Loading Requirements Article 60 Section 33.11 GM Neighborhood Application of Dimensional Requirements: Two two or more dwelling on same lot Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Additional Lot Area for Each Additional Dwelling Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Open Space per Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient front yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient side yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient rear yard
Purpose: Erect a one family dwelling on the vacant lot.

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Case: BOA- 1881942 Address: 1 Charles Road Ward 17 Applicant: Origen Norfolk LLC-MOH
Article 60 Section 32 GM Neighborhood Off Street Parking and Loading Article 60 Section 33.11 GM Neighborhood Application of Dimensional Requirements: Two two or more dwelling on same lot Article 60 Section 60-4 - Dim. Regs Applicable in Residential Subdistricts (Table D) Insufficient Additional Lot Area for Ea. Add Dwell. Unit Article 60 Section 60-4 - Dim. Regs Applicable in Residential Subdistricts (Table D) Insufficient Open Space per Unit Article 60 Section 60-4 - Dim. Regs Applicable in Residential Subdistricts (Table D) Insufficient front yard Article 60 Section 60-4 - Dim. Regs Applicable in Residential Subdistricts (Table D) Insufficient rear yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient side yard
Purpose: Erect a one family dwelling on a vacant lot.

Case: BOA-1881946 Address: 3 Charles Road Ward 17 Applicant: Origen Norfolk LLC-MOH
Article 60 Section 32 GM Neighborhood Off Street Parking and Loading Article 60 Section 33.11 GM Neighborhood Application of Dimensional Requirements: Two two or more dwelling on same lot Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Additional Lot Area for Each Additional Dwelling Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Open Space per Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient front yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient side yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient rear yard
Purpose: Erect a one family dwelling on a vacant lot.

Case: BOA- 1881945 Address: 5 Charles Road Ward 17 Applicant: Origen Norfolk LLC-MOH
Article 60 Section 32 GM Neighborhood Off Street Parking and Loading Article 60 Section 33.11 GM Neighborhood Application of Dimensional Requirements: Two two or more dwelling on same lot Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Additional Lot Area for Each Additional Dwelling Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Open Space per Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient front yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient side yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient rear yard
Purpose: Erect a one family dwelling on a vacant lot.

Case: BOA-1881944 Address: 7 Charles Road Ward 17 Applicant: Origen Norfolk LLC-MOH
Article 60 Section 32 GM Neighborhood Off Street Parking and Loading Article 60 Section 33.11 GM Neighborhood Application of Dimensional Requirements: Two two or more dwelling on same lot Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Additional Lot Area for Each Additional Dwelling Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Open Space per Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient front yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient side yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient rear yard
Purpose: Erect a one family dwelling on a vacant lot.

Case: BOA- 1881950 Address: 10 Balina Place Ward 17 Applicant:Origen Norfolk LLC-MOH
Article 60 Section 32 GM Neighborhood Off Street Parking and Loading Article 60 Section 33.11 GM Neighborhood Application of Dimensional Requirements: Two two or more dwelling on same lot Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Additional Lot Area for Each Additional Dwelling Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Open Space per Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient front yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient side yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient rear yard
Purpose: Erect a one family dwelling on a vacant lot.

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Case: BOA-1881948 Address: 12R Balina Place Ward 17 Applicant: Origen Norfolk LLC-MOH
Article 60 Section 32 GM Neighborhood Off Street Parking and Loading Article 60 Section 33.11 GM Neighborhood Application of Dimensional Requirements: Two two or more dwelling on same lot Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Additional Lot Area for Each Additional Dwelling Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient Open Space per Unit Article 60, Section 60-4 Dimensional Regulations Table D Insufficient front yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient side yard Article 60, Section 60-4 Dimensional Regulations Table D Insufficient rear yard
Purpose: Erect a one family dwelling on a vacant lot.

Case: BOA- 1902016 Address: 79-89 Hooker Street Ward 22 Applicant: Eagle Hill Capital LLC
Article 51, Section 56 Off-Street Parking Insufficient Article 51, Section 8 Use: Forbidden Article 51, Section 9 Floor Area Ratio Excessive Article 51, Section 9 Bldg Height Excessive (Stories) Article 51, Section 9 Side Yard Insufficient Article 51, Section 9 Rear Yard Insufficient
Purpose: Raze existing structure (filed under separate permit), and erect six (6) Family Townhouse with single car garage for each unit. Townhomes will be fully sprinklered.

HEARINGS: 11:00AM

Case: BOA-1887118 Address: 87 West Seventh Street Ward 5 Applicant: Broadway Land Company, LLC
Article(s): Art. 68 Sec. 33 Off Street parking Req. 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 Article 68, Section 8 Floor Area Ratio Excessive You need relief from the BOA for the said violations Article 68, Section 8 Bldg Height Excessive (Feet) You need relief from the BOA for the said violations Article 68, Section 8 Usable Open Space Insufficient You need relief from the BOA for the said violations Article 68, Section 8 Front Yard Insufficient You need relief from the BOA for the said violations Article 68, Section 8 Side Yard Insufficient You need relief from the BOA for the said violations Article 68, Section 8 Rear Yard Insufficient You need relief from the BOA for the said violations Article 68, Section 8 Add'l Lot Area Insufficient You need relief from the BOA for the said violations
Purpose: Extend to the rear, add living space to the existing building, and change the occupancy to five apartments.

Case: BOA-1800300 Address: 51 Buttonwood Street Ward 13 Applicant: John Pulgini
Article(s): Art. 65 Sec. 9 Residential Dimensional Reg.s Insufficient rear yard setback -30' Required Article 65, Sec 65-41 Off-Street Loading Req. Insufficient loading Article 65, Section 41 Off-Street Parking Regulations Insufficient parking Article 65, Section 8 Use Regulations Use forbidden Article 65, Section 9 Dimensional Regulations Maximum number of stories exceeded Article 65, Section 9 Dimensional Regulations Insufficient side yard setback Article 65, Section 9 Floor Area Ratio Excessive Article 65, Section 9 Bldg Height Excessive (Feet) Article 65, Section 9 Front Yard Insufficient
Purpose: Combine Parcels 1303307000 and 1303308000 to create a single lot, raze the existing structure (on separate permit) at 51 Buttonwood Street (under separate permit), and construct a new four story, eleven unit multi family residential building with eleven parking spaces provided. *Filed with a companion application to combine lots under ALT1805683

Case: BOA- 1901070 Address: 1025-1027 River Street Ward 18 Applicant:1025 River LLC c/o David Alexander Aguilar
Article 69, Section 9 Add'l Lot Area Insufficient Article 69, Section 9 Bldg Height Excessive (Stories) Article 69, Section 9 Usable Open Space Insufficient Article 69, Section 9 Front Yard Insufficient The property is a corner lot and abuts more than one Street. Per Article 69, Section 69-30, the Front Yard requirements apply along every Street Line. Article 69, Section 9 Side Yard Insufficient
Purpose: Erect a two family dwelling on Lot 1 (6,275 sq. ft.). Related applications are listed below:·Raze SF1842543 ·Subdivision ALT1838961·Lot 2 ERT1840327

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Case: BOA- 1901071 Address: 1029-1031 River Street Ward 18 Applicant:1025 River LLC c/o David Alexander Aguilar
Article 69, Section 8 Use: Conditional Ancillary use is Conditional (Parking for Lot 2 is accessed via a driveway located on the adjacent Lot 1). Article 69, Section 9 Add'l Lot Area Insufficient Article 69, Section 9 Bldg Height Excessive (Stories) Article 69, Section 9 Usable Open Space Insufficient Article 69, Section 9 Side Yard Insufficien
Purpose: Erect a two family dwelling on Lot 2 (6,330 sq. ft.). Related applications are listed below:·Raze SF1842543 ·Subdivision ALT1838961·Lot 1 ERT1840286

RE-DISCUSSION: 11:30AM

Case: BOA-1894474 Address: 722 Truman Highway Ward 18 Applicant: 722 Truman Realty, LLC
Article 69 Section 29 Off-Street Parking & Loading Req Article 69 Section 8 Use Regulations in Res District Article 69, Section 9 Floor Area Ratio Excessive Article 69, Section 9 Bldg Height Excessive (Stories) Article 69, Section 9 Usable Open Space Insufficient Article 69, Section 9 Front Yard Insufficient Article 69, Section 9 Side Yard Insufficient Article 69, Section 9 Rear Yard Insufficient
Purpose: Raze existing dwelling and erect a six (6) unit residential dwelling with six (6) parking spaces.

STEPHANIE HAYNES
BOARD OF APPEAL
617-635-4775

BOARD MEMBERS:
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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