

MEMORANDUM

TO: Sherry Dong  
Chairwoman, City of Boston Board of Appeal

FROM: Joanne Marques  
Planning Department

DATE: February 3, 2026

RE: BPDA Recommendations

Please find attached, for your information, Planning Department recommendations for the February 12, 2026 Board of Appeals Hearing.

If you have any questions please feel free to contact me.



<b>Case</b>	BOA1800207
<b>ZBA Submitted Date</b>	2025-11-21
<b>ZBA Hearing Date</b>	2026-02-12
<b>Address</b>	301 to 305 W Broadway South Boston 02127
<b>Parcel ID</b>	0600480000
<b>Zoning District &amp; Subdistrict</b>	South Boston Neighborhood MFR/LS
<b>Zoning Article</b>	68
<b>Project Description</b>	Change use to add an eyebrow beauty spa with microblading in vacant commercial space. All other existing occupancies remain the same. Work to be done at 247 D St, the building's secondary address.
<b>Relief Type</b>	Variance
<b>Violations</b>	Parking or Loading Insufficient Forbidden Use (Body Art Establishment)

**Planning Context:**

The proposed project sits in an established mixed-use area along South Boston's West Broadway corridor. Its surroundings consist of a mix of one- to five-story structures, almost all housing active uses at the ground floor. These uses include a variety of restaurants, retail and service establishments, and professional offices. The project immediately abuts a stop for the MBTA's 9 bus, which connects Andrews Station (servicing the MBTA's red line) to the Broadway corridor.

The project site is currently occupied by a newly constructed mixed-use structure, with four stories of residential uses above two ground-floor storefront spaces. The proposed project seeks to fill the site's currently vacant storefront space with an eyebrow beauty spa. No additional work is proposed by the project. This project scope aligns with the stated purpose of the site's zoning, "to encourage medium-density multifamily areas with... ground floor retail and commercial uses" (Section 68-9, 2014). It is also supported by Imagine Boston 2030's core economic development goal of encouraging citywide job and small business growth (2018).

**Zoning Analysis:**



While the project's beauty shop use is allowed for the property, its body art component (which includes micro needling) constitutes a forbidden use, thus requiring a variance. Considering there is already precedent for this use along West Broadway (two existing med-spa uses can be found within two blocks of the project), its presence should be minimally invasive to the surrounding area. Future zoning reform for the area should relax commercial use allowances to better match land use regulation with the area's existing context.

The project's insufficient off-street parking violation is triggered by the establishment's zero-parking condition. While in violation of the zoning (two spaces required, zero spaces existing), this parking condition is common to the area, with the vast majority of existing non-residential uses featuring site plans without off-street parking for business patrons. Fulfilling this zoning required for the proposed project would require the demolition of the existing structure on the site. Accordingly, this violation is deemed appropriate to the area.

Plans reviewed titled "Beauty & Brows - Eye Brow Beauty Spa with Microblading," prepared by Stefanov Architects on October 5, 2025.

**Recommendation:**

In reference to BOA1800207, The Planning Department recommends APPROVAL.

Reviewed,

Deputy Director of Zoning



<b>Case</b>	BOA1788475
<b>ZBA Submitted Date</b>	2025-10-14
<b>ZBA Hearing Date</b>	2026-02-12
<b>Address</b>	2 Pacific ST South Boston 02127
<b>Parcel ID</b>	0701012000
<b>Zoning District &amp; Subdistrict</b>	South Boston Neighborhood MFR
<b>Zoning Article</b>	68
<b>Project Description</b>	Construct roof deck on existing single-unit residence.
<b>Relief Type</b>	Conditional Use
<b>Violations</b>	Roof Structure Restrictions

#### **Planning Context:**

The proposed project sits in an established residential area within South Boston's Telegraph Hill neighborhood. Its surrounding context consists of a mix of two- to three-story residential structures, with a range of single- to multi-unit residential uses.

The proposed project, currently occupied by an existing three-story attached rowhouse, seeks to erect a roof deck on the structure's flat roof. Roof decks are contextual to the site and commonly found in the surrounding area, including on almost every structure currently abutting the project (seven of the project's eight abutting properties feature existing roof decks). The roof decks proposed setbacks (over five feet from the roof's edge) and access hatch (as opposed to a headhouse), minimize its visual impacts on the public realm and match the area's predominant existing roof deck condition.

#### **Zoning Analysis:**

The project's roof structure restrictions violation is incorrectly cited upon the project's refusal letter. According to Section 68-29, roof decks are allowed on residential structures in the neighborhood, so long as they: (1) are erected on a flat roof; (2) do not extend higher than one foot above the roof's highest point; (3) are accessed by a hatch no more than thirty inches in height above the deck; (4) are setback at least two feet from each street-facing roof edge; and (5) do not exceed the area's maximum allowed building height. The proposed roof deck meets



each of these criteria. Accordingly, the proposed project should not require a conditional use permit, as would otherwise be required if deemed in violation of those parameters.

Plans reviewed titled, "2 Pacific Street, South Boston, MA 02127," prepared by Context Architecture on April 14, 2025.

**Recommendation:**

In reference to BOA1788475, The Planning Department recommends APPROVAL.

Reviewed,

Deputy Director of Zoning



<b>Case</b>	BOA1696173
<b>ZBA Submitted Date</b>	2025-03-04
<b>ZBA Hearing Date</b>	2026-02-12
<b>Address</b>	4843 Washington ST West Roxbury 02132
<b>Parcel ID</b>	2002790000
<b>Zoning District &amp; Subdistrict</b>	West Roxbury Neighborhood 2F-6000
<b>Zoning Article</b>	56
<b>Project Description</b>	The proponent will demolish and rebuild an existing dormer.
<b>Relief Type</b>	Variance
<b>Violations</b>	Side Yard Insufficient

#### Planning Context:

4843 Washington St is located in a residential area of West Roxbury, with most homes being one- and two-unit dwellings in the immediate vicinity.

4843 Washington St is a three-unit, 2.5-story building located in a residential area of West Roxbury. Existing floor plans show a storage basement; a first floor unit; a second floor unit; and a third unit on the half story dormer level. The proponent seeks to demolish an existing dormer and replace it with a new dormer that matches the shingle, gutter, siding, and footprint of the existing dormer. Internally, there will be a kitchen renovation but there are no external changes otherwise.

Lots in this area are varied in size. The lot at 4843 Washington St has compact side yards, a shared characteristic with many other lots in the area. The homes along this street exhibit diverse typologies, ranging from flat roofs to sloped roof homes in addition to homes with dormer roofs. The proposed modifications are not expected to alter the established character of the home or neighborhood, nor expected to negatively impact the surrounding community.

#### Zoning Analysis:

This proposal has triggered one zoning violation: side yard insufficient.

The existing side yard is 6'10" on one side and 4'10" feet on the other, whereas 10 feet on both sides is required. However, this is an existing nonconformity as the proposed addition neither



expands the home's footprint nor expands into additional side yard space. Relief is recommended.

Plans reviewed are titled "4843 Washington St West Roxbury, Ma 02132" by Struga Construction and dated July 26, 2023.

**Recommendation:**

In reference to BOA1696173, The Planning Department recommends APPROVAL.

Reviewed,

Deputy Director of Zoning