



# Planning Department

## MEMORANDUM

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

FROM: Joanne Marques  
Regulatory Planning & Zoning

DATE: November 25, 2025

RE: Planning Department Recommendations

Please find attached, for your information, Planning Department recommendations for the December 04, 2025 Board of Appeal's Hearing.

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



<b>Case</b>	BOA1754594
<b>ZBA Submitted Date</b>	2025-07-25
<b>ZBA Hearing Date</b>	2025-12-04
<b>Address</b>	97 Horace ST East Boston 02128
<b>Parcel ID</b>	0101124000
<b>Zoning District &amp; Subdistrict</b>	East Boston Neighborhood EBR-3
<b>Zoning Article</b>	53
<b>Project Description</b>	The proposal seeks to add dormers to an existing two-unit dwelling.
<b>Relief Type</b>	Conditional Use
<b>Violations</b>	Roof Structure Restrictions

**Planning Context:**

97 Horace St is located in East Boston and sits on the southeastern corner of the intersection of Horace St and Byron St. Adjacent to the property, along Byron St is the Temple Ohabei Shalom Cemetery that is privately owned. The subject property sits within a primarily residential neighborhood with some civic uses such as Salesian Heights Boys and Girl Club and the Brooke Charter school directly across the street. There is a wide range of building typologies and heights within the neighborhood ranging from triple deckers (three stories) to single families (one story). The project proposes adding dormers to an existing two-story dwelling with a pitched roof.

**Zoning Analysis:**

The subject property was cited for one issue, roof structure restriction. According to Section 53-25 (Roof Structure Restrictions), “ No structure may be added to an existing residential building without approval of a conditional use permit from the Zoning Board of Appeals (subject to Sections 6-2,6-2, and 6-4) Additionally, in reaching its decision, the Board of Appeal shall consider whether such roof structure has the potential of damaging the uniformity of height or architectural character of the immediate vicinity.” The dormers proposed at the subject property are an extension of the attic to creating more living space. They do not extend the height of the building but rather extend to the side of the property’s existing pitched roof. The proposed dormers will maintain the facade of the building and fit into the architectural character of the neighborhood.



**Recommendation:**

In reference to BOA1754594, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



<b>Case</b>	BOA1788331
<b>ZBA Submitted Date</b>	2025-10-14
<b>ZBA Hearing Date</b>	2025-12-04
<b>Address</b>	1 Hudson ST Boston 02111
<b>Parcel ID</b>	0305294000
<b>Zoning District &amp; Subdistrict</b>	Chinatown Historic Chinatown Protection Area
<b>Zoning Article</b>	43
<b>Project Description</b>	The proposal seeks a change of occupancy from a bakery to a bubble tea shop with take-out.
<b>Relief Type</b>	Conditional Use
<b>Violations</b>	Use: Conditional

#### **Planning Context:**

The proposed project sits in the Historic Chinatown Protection Area at 1 Hudson Street. The parcel is directly across from the Chinatown gate and is nestled amongst a number of popular restaurants and cafes including Waku Waku Ramen, Peach Farm, and the Hot Pot Buffet. Within the same block between Tyler St. and Hudson St. there are two other bubble tea cafes with take-out capability. The Rose Kennedy Greenway is less than 100 feet away from 1 Hudson, and just beyond the greenway Boston's South Station is 0.3 miles away. Molly Tea is a global brand of tea shops founded in Shenzhen, China. The location at 1 Hudson Street is anticipated to be the first Massachusetts location for the brand.

#### **Zoning Analysis:**

Chinatown's three Protection areas were established to protect the existing scale; the quality of the pedestrian environment; the character of the mixed-use neighborhood; and the concentration of the historic buildings within and abutting the defined areas. These areas also have specific regulations that dictate Allowed Uses, in some cases by floor, for their specific area. In the Historic Chinatown Protection Area, Take-Out on the first floor, whether large or small, is a Conditional Use, requiring review from the Zoning Board of Appeal.



Per Article 6-3 of the Boston Zoning code, the Board of Appeal may grant a Conditional Use provided that the specific site is an appropriate location for the proposed use; that the use will not adversely affect the neighborhood; there will be no serious hazard to pedestrians or vehicles from the use; no nuisance will be created by the use; and that there are adequate and appropriate facilities provided for the operation of the use.

Given the surrounding context, high pedestrian traffic that would warrant and enable take-out, and existing businesses that are similar in nature, zoning relief in the form of a Conditional Use permit is appropriate.

**Recommendation:**

In reference to BOA1788331, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, reading "Kathleen Onuf".

Deputy Director of Zoning



<b>Case</b>	BOA1772325
<b>ZBA Submitted Date</b>	2025-09-04
<b>ZBA Hearing Date</b>	2025-12-04
<b>Address</b>	232 to 234 Commercial ST Boston 02109
<b>Parcel ID</b>	0303511000
<b>Zoning District &amp; Subdistrict</b>	North End Neighborhood Waterfront NS
<b>Zoning Article</b>	54
<b>Project Description</b>	Change of use from an office to a cooking demonstration studio.
<b>Relief Type</b>	Variance
<b>Violations</b>	Use: Forbidden (Studio/Entertainment)

**Planning Context:**

The proposed plans convert a first floor office, currently occupied by a mortgage lender, into a studio for ticketed pasta-making demonstrations and instructional video recording. The existing building is located within the North End, approximately one-quarter mile from the Aquarium Blue Line MBTA Station. This area experiences high pedestrian traffic, being situated along the Harborwalk and adjacent to a mix of restaurants and small retail/commercial spaces. Given the highly active surrounding context, a cooking demonstration space here is appropriate.

**Zoning Analysis:**

This proposed use does not fit cleanly into an existing land use definition; it is being cited as a forbidden use. However, studios for arts and production and restaurant uses are all conditional on the first story within neighborhood shopping subdistricts pursuant to Article 54. These uses may be closely aligned with the proposed cooking demonstration space. This is a case for zoning reform, where the land use regulations do not accurately capture the range of proposed land uses in the neighborhood.

Plans reviewed are titled "Seven Hill Pasta Co.", prepared by Hacin, and dated April 2, 2025.

**Recommendation:**

In reference to BOA1772325, The Planning Department recommends APPROVAL.



Planning Department

**CITY of BOSTON**

Reviewed,

A handwritten signature in black ink, reading "Kathleen Onuf".

Deputy Director of Zoning



<b>Case</b>	BOA1764003
<b>ZBA Submitted Date</b>	2025-08-14
<b>ZBA Hearing Date</b>	2025-12-04
<b>Address</b>	850 to 852 Summer ST South Boston 02127
<b>Parcel ID</b>	0603632001
<b>Zoning District &amp; Subdistrict</b>	South Boston Neighborhood MFR/LS
<b>Zoning Article</b>	68
<b>Project Description</b>	Expand existing ground floor fitness center through the conversion of square footage currently occupied by retail and office uses.
<b>Relief Type</b>	Variance
<b>Violations</b>	Forbidden Use (Fitness Center)

**Planning Context:**

The proposed project sits on the corner of Summer Street and E 2nd Street in the northern portion of South Boston's City Point neighborhood. Its surrounding context consists of two- to five- story mixed-use structures, occupied by a variety of commercial and multifamily residential land uses. The site is immediately accessible to transit, with stops for the MBTA's 7, 9, and 10 bus routes within a two block radius of the site.

The project site is occupied by an existing two-story structure, which is home to seven separate commercial and civic uses. Three of these seven establishments are located at the ground floor, and include: McKearney Associates Inc., HR Block, and Mystryde (a locally owned and operated fitness center). The proposed project seeks to expand the existing Mystryde fitness center by converting the square footage of the site's other two ground floor spaces to gym area (a net increase of roughly 6,000 square feet of area). No exterior alterations to the building are proposed as a part of the project. This scope, which allows an existing local business to grow in place and continue to serve its customer base, aligns with the work and goals of other City departments, like Economic Opportunity and Inclusion, and Small Business Development. As noted in Imagine Boston 2030, a core principle of planning citywide is to "encourag[e] job growth and small business growth."

**Zoning Analysis:**





Fitness centers are forbidden for the entirety of South Boston. Despite this, many exist and legally operate across the neighborhood. In fact, these establishments represent one of the most common service uses found in South Boston, especially along its commercial corridors, including this location. Because of this precedent, as well as the fact that the fitness center already exists, the proposed project is deemed appropriate for the site. Future zoning reform in South Boston should update land use allowances to make such uses allowed by-right, to better match regulation with the neighborhood's existing built context.

Plans reviewed titled, "Mystryde - South Boston," prepared by Balance Architects on June 9, 2025

**Recommendation:**

In reference to BOA1764003, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, reading "Kathleen Onuf".

Deputy Director of Zoning



<b>Case</b>	BOA1757382
<b>ZBA Submitted Date</b>	2025-07-31
<b>ZBA Hearing Date</b>	2025-12-04
<b>Address</b>	79 Sheridan St Jamaica Plain 02130
<b>Parcel ID</b>	1900221000
<b>Zoning District &amp; Subdistrict</b>	Jamaica Plain Neighborhood 3F-5000
<b>Zoning Article</b>	55
<b>Project Description</b>	The project will add an additional story to an existing three-story residential structure and will also add a rear addition with a deck.
<b>Relief Type</b>	Variance
<b>Violations</b>	FAR Excessive Height Excessive (stories) Side Yard Insufficient

#### **Planning Context:**

The property is located in a largely residential neighborhood in Jamaica Plain where most structures are two and a half to three stories tall. Most lots in the area are narrow which means structures are closely spaced with one another.

The project proposes to add an additional story to an existing three-story structure along with a rear addition and deck. The structure is located at the front of a large lot with a driveway that leads to the rear of the parcel and a narrow yard on the opposite side. There is also a notable change in grade between the north and south sides of the property. The structure is co-located with a second three-story residential structure in the rear of the property. The Planning Department's primary concern with the project is that both the top floor addition and the addition in the rear of the structure cross the neighbor's property line to the north.

#### **Zoning Analysis:**

The project is cited with three violations; excessive floor area ratio (FAR), building height (number of floors) excessive, and insufficient side yard. The primary concern with respect to the side yard is that there is no indication in the provided plans which show that the proponent has permission to build on their neighbor's property through an easement or other legal agreement. The proposed addition is up to 1.8 feet across the property line. There could be a pathway to



approval for this proposal if the dimensions of the addition are changed to remain on the subject property or if there is an agreement between the neighboring property owners.

Assuming that this primary concern can be addressed, the proposed side yard at the rear corner of the structure would be zero because the current structure is located on the property line. The neighboring property to the north has a driveway that separates the proposed additions from the primary residential structure. There are several examples in the area of structures located much closer together than the proposed structure and neighboring structure to the north. Given the current condition of the property and that adequate light and air would be maintained between neighboring properties, the general scale of the additions could be approved as they could be adjusted to be consistent with the owner's right to reasonable use of their land.

The total lot size is 8,647 square feet. The maximum FAR in the district is 0.6. The existing FAR of the subject structure is 0.27, and the FAR of the structure in the rear of the lot is 0.6 creating a combined FAR of 0.87 for the whole property. The proposed FAR for the new structure is 0.34 which would create a combined FAR of 0.94 for the property.

The maximum height allowed in the zoning subdistrict is three stories and 35 feet. The current height of the structure is three stories or 28.4 feet and the proposed height is four stories or 34.9 feet. Although the proposal violates the maximum number of stories allowed, it stays below the maximum height of 35 feet. The proposed height and massing of the project are consistent with the surrounding area; however, the project cannot propose an addition on the neighboring property without demonstrating that they have permission from the neighboring property owner. Plans reviewed "79 Sheridan Street" prepared by "Design Resource Team, LLC" dated 10/08/2025.

**Recommendation:**

In reference to BOA1757382, The Planning Department recommends DENIAL WITHOUT PREJUDICE. The proponent should consider a project that occurs entirely within their own property.



Planning Department

**CITY of BOSTON**

Reviewed,

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Deputy Director of Zoning



<b>Case</b>	BOA1757478
<b>ZBA Submitted Date</b>	2025-07-31
<b>ZBA Hearing Date</b>	2025-12-04
<b>Address</b>	7 Brewer ST Jamaica Plain 02130
<b>Parcel ID</b>	1901871000
<b>Zoning District &amp; Subdistrict</b>	Jamaica Plain Neighborhood 2F-9000
<b>Zoning Article</b>	55
<b>Project Description</b>	The project will replace and expand a rear addition and deck.
<b>Relief Type</b>	Variance
<b>Violations</b>	Side Yard Insufficient

**Planning Context:**

The subject property is located in a largely residential area within Jamaica Plain with large, mostly one and two-family structures. Most of the properties have large yards that are deep but narrow. The proposed project will create a two story addition in the rear of the structure and will expand an existing rear deck. Parks Design Review under City Ordinance 7.4-11 is not required because the addition is more than one-hundred feet away from Brewer-Burroughs Playground. It is also in the rear of the property which faces away from the park.

**Zoning Analysis:**

The project is cited for insufficient side yard. The minimum side yard requirement in the subdistrict is ten feet. The existing side yard is 7.3 feet. The proposed second floor addition will maintain an 8.3 foot side yard and the deck will maintain a 9.1 foot side yard. Because the addition will also expand the second story of the structure, the project will increase the degree of nonconformity with respect to the side yard. The improvements will allow the owner reasonable use of the land while ensuring they are not injurious to the neighborhood or detrimental to the public welfare.

Plans reviewed "7 Brewer Street" created by Timothy Burke Architecture" dated "6/20/2025"

**Recommendation:**

In reference to BOA1757478, The Planning Department recommends APPROVAL .



Planning Department

**CITY of BOSTON**

Reviewed,

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Deputy Director of Zoning



<b>Case</b>	BOA1774658
<b>ZBA Submitted Date</b>	2025-09-12
<b>ZBA Hearing Date</b>	2025-12-04
<b>Address</b>	12 Lorraine ST Roslindale 02131
<b>Parcel ID</b>	2001509000
<b>Zoning District &amp; Subdistrict</b>	Roslindale Neighborhood 2F-5000
<b>Zoning Article</b>	67
<b>Project Description</b>	This project proposes renovating and expanding an existing rear bay to extend the interior living space.
<b>Relief Type</b>	Variance
<b>Violations</b>	Side Yard Insufficient Rear Yard Insufficient

#### **Planning Context:**

12 Lorraine Street is an existing one-unit dwelling in a residential area of Roslindale within walking distance of the Bellevue MTBA Commuter Rail Station and the shops and commercial establishments along Belgrade Avenue and Centre Street. The area immediately surrounding the project is primarily composed of one- and two-unit homes of a similar size and height, where porches, decks, and bay windows on both the front and rear of the buildings are typical features. The proposed project would be in keeping with the character of the neighborhood and would not negatively impact the surrounding area.

#### **Zoning Analysis:**

The proposed project triggers a side-yard and rear-yard violation by renovating and extending an existing rear enclosed porch to create additional interior living space. The Roslindale Neighborhood Article requires a 10-foot minimum side yard on both sides, while the project proposes a 6-foot-6-inch side yard on one side and a 19-foot-9-inch side yard on the other. This, however, is an existing nonconformity; the extension of the interior living space does not worsen the existing side yard condition.

The zoning also requires a 40-foot minimum rear yard, while the project proposes a 35-foot, 4-inch rear yard. Once again, this is an existing nonconformity, and the proposed project does not worsen this condition. Furthermore, the rear of this building generally aligns with the rears of



other buildings on this block, most of which have similar rear bumpouts that extend interior living space or porches of similar volume. The rear yard of this project is also of similar depth to its neighboring properties.

Plans reviewed are titled "Proposed Addition Layout Plan at 12 Lorraine Street, Roslindale, Boston, MA," prepared by Rockwood Design Inc. and dated February 12, 2025.

**Recommendation:**

In reference to BOA1774658, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning





<b>Case</b>	BOA1784562
<b>ZBA Submitted Date</b>	2025-10-01
<b>ZBA Hearing Date</b>	2025-12-04
<b>Address</b>	26 Woodley AV West Roxbury 02132
<b>Parcel ID</b>	2012074000
<b>Zoning District &amp; Subdistrict</b>	West Roxbury Neighborhood 1F-6000
<b>Zoning Article</b>	56
<b>Project Description</b>	This project will remove an existing rear deck from a home and replace it with a pre-fabricated sunroom.
<b>Relief Type</b>	Variance
<b>Violations</b>	Rear Yard Insufficient Side Yard Insufficient

#### **Planning Context:**

26 Woodley Ave is a one unit dwelling in a residential area of the southern portion of West Roxbury and borders the Stony Brook Reservation. One-unit homes are the dominant residential typology, though two-unit dwellings are present. Lots in this area tend to have generous yards and lower lot coverage.

The homes and lots along this street generally exhibit varied size and character to the subject property. Rear porches, decks, and other exterior elements are common features in this area. Particularly because the renovations happen in the rear yard, away from street-level view, the proposed project is not expected to negatively impact the surrounding community.

#### **Zoning Analysis:**

This proposal has triggered two zoning violations: side yard and rear yard insufficient.

The existing side yard depth is 8 feet from the deck and 7.25 feet from the house. The proposed project provides a 10.5-foot side yard on one side and a visually greater, though unmeasured, distance on the other side. Thus, the side yard violation is an existing nonconformity that the sunroom will not worsen and will actually now align with the side yard requirements, which is 10 feet on both sides. Relief is recommended.



Rear yard is another citation, but plans do not show the rear yard dimensions. The rear yard is required to be 40 feet in this subdistrict. A general estimate based on aerial imagery suggests that the distance between the back porch and the rear lot line is 50 feet. Comparing the proposed dimensions of the sunroom to the existing porch, there is ample rear yard space to accommodate this replacement, and it appears unlikely to violate rear yard requirements. Plans, however, do show a front yard violation. Currently, there is 7 feet from the house to the front lot line, and 20 feet is required in this subdistrict. ISD may have issued the incorrect violation, where the front yard should have received the citation instead of rear yard. If the front yard citation is accurate, then this is an existing nonconformity, and relief is recommended.

Plans reviewed are titled "Mortgage Inspection Plan", prepared by Boston Survey, Inc. and is undated.

**Recommendation:**

In reference to BOA1784562, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, appearing to read "Kathleen Onuf".

Deputy Director of Zoning



<b>Case</b>	BOA1787374
<b>ZBA Submitted Date</b>	2025-10-09
<b>ZBA Hearing Date</b>	2025-12-04
<b>Address</b>	71 Anawan AV West Roxbury 02132
<b>Parcel ID</b>	2001756000
<b>Zoning District &amp; Subdistrict</b>	West Roxbury Neighborhood 1F-6000
<b>Zoning Article</b>	56
<b>Project Description</b>	The project proposes a two-bedroom, two-bathroom addition to the rear of the existing one-unit dwelling.
<b>Relief Type</b>	Variance
<b>Violations</b>	GPOD Applicability FAR Excessive Height Excessive (stories) Rear Yard Insufficient Side Yard Insufficient Use: Forbidden Off-Street Parking Insufficient

**Planning Context:**

The homeowner at 71 Anawan Ave is proposing a two-bedroom attached accessory dwelling unit at the rear of the existing home through a two-story addition. Plans do not indicate any demolition for this additional unit.

The property is located in a predominantly residential section of West Roxbury, just a short distance from Centre St, which is a key corridor with access to bus routes and nearby commuter rail service - the Bellevue MBTA Commuter Rail stop is only a four minute walk from the project site. The surrounding area is made up primarily of one-unit homes on lots with varying sizes and lot coverage. Many neighboring lots include accessory structures. There are examples of dwelling units in the rear yard of homes nearby such as 91R Anawan Ave and 6 Clement Ave, establishing precedent for this kind of addition in the neighborhood.

An attached, accessory dwelling unit that extends into the backyard that has ample space to accommodate an ADU is a clear case for zoning reform. The ADU Guidebook, approved in November 2024, provides a number of schemes to enable the addition of one unit of housing on various lot types across Boston. More specifically, the guidebook describes the construction of a rear, attached structure as a suitable renovation for medium and larger size lots. While the ADU



Guidebook suggests an ADU of this schema can be comfortably around 1,000 square feet, this proposed structure has an 880 square feet footprint. Modest, well-designed additions like this support aging in place, multi-generational living, and supplemental rental income without disrupting neighborhood character and align with the City's goals for more flexible, incremental housing options.

### **Zoning Analysis:**

This proposal has triggered six zoning violations: FAR excessive, height excessive (stories), forbidden use, rear yard insufficient, side yard insufficient, off-street parking insufficient, and a citation for GPOD applicability.

The FAR, height (stories), and use are violations that are all in service of providing an additional housing unit. The existing FAR for this home is 0.44 and the maximum FAR for this subdistrict is 0.4. This project proposes a 0.81 FAR. The home has an existing height of 3 stories and the height maximum for this subdistrict is 2.5 stories. The proposed number of stories for the new unit is 2. Therefore, this is an existing nonconformity as the proposed dwelling unit does not exceed the height maximum, while the existing home does. Use regulation is triggered because building two dwelling units on one lot is forbidden in this 1F-6000 zoning subdistrict. These violations are all following the standards set forth by the City's ADU Guidebook. Relief is recommended.

Rear and side yard are additional violations. The existing rear yard is 41.1 feet and the required rear yard is 40 feet, but the proposed rear addition would reduce it to 24.2 feet. Similarly, the existing side yard is 5.6 feet and the required side yard is 10 feet on both sides, while the proposed side yard would be 6 feet. While the proposal does extend into the rear yard beyond what is currently compliant, the lot maintains ample depth to accommodate the new unit, and numerous nearby homes within one block exhibit more significant rear yard encroachments. The side yard nonconformity already exists and would not be intensified by the project. Relief is recommended.

Off-street parking is deemed insufficient for this project, but this is an incorrect citation. First, the zoning refusal letter cites Article 51 for off-street parking, which is for the Allston-Brighton neighborhood. Second, according to the assessor's data, 71 Anawan Ave has 3 parking spots, which exceeds the parking requirement of 1 space required per 1-3 units. Even with the change



of occupancy from 1 to 2 units, the off-street parking requirement is sufficiently met. Relief is not necessary.

71 Anawan Ave does sit in the Greenbelt Protection Overlay District but this project does not trigger GPOD review because it does not expand existing structures beyond 5000 square feet, require substantial rehabilitation over 5000 square feet, nor does it expand impervious surface by more than 2000 square feet.

Plans reviewed are titled "Proposed Site Plan 71 Anawan Addition", and are prepared by Derek Rubinoff Architect, and dated July 21, 2025.

**Recommendation:**

In reference to BOA1787374, The Planning Department recommends APPROVAL.

Reviewed,

A handwritten signature in black ink, reading "Kathleen Onuf".

Deputy Director of Zoning