



Planning Department

**CITY of BOSTON**

MEMORANDUM

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

FROM: Joanne Marques  
Planning Department

DATE: April 8, 2026

RE: Planning Department Recommendations

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Please find attached, for your information, Planning Department recommendations for the April 16, 2026 Board of Appeals Hearing.

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



<b>Case</b>	BOA1807677
<b>ZBA Submitted Date</b>	2025-12-22
<b>ZBA Hearing Date</b>	2026-04-16
<b>Address</b>	7R to 7 Monument ST Charlestown 02129
<b>Parcel ID</b>	0203021000
<b>Zoning District &amp; Subdistrict</b>	Charlestown Neighborhood 3F-2000
<b>Zoning Article</b>	62
<b>Project Description</b>	Construct a rear addition to the existing two-unit residence. The existing residence features a stepped height scheme that transitions from three stories at the street to a two-story mid-section and a single-story rear. This proposal creates a uniform three-story residential building with a flat roof and second-story rear porch. The scope also includes a remodeled basement that does not add new habitable space.
<b>Relief Type</b>	Variance
<b>Violations</b>	Usable Open Space Insufficient Rear Yard Insufficient

**Planning Context:**

This area of Charlestown is characterized by single-, two-, and three-family dwellings on long, narrow lots. These residences typically follow a distinct urban form, with a three-story primary structure fronting the street and a two-story rear addition extended across much of the lot's depth. Currently, 7R-7 Monument Street and the adjacent property at 5 Monument Street feature rear additions that are two stories for half their length, transitioning to a single story with a roof deck for the remainder. While this layout is a notable neighborhood pattern, nearby properties, such as 9 and 11 Monument Street, support much larger full-width additions reaching up to three stories. This reflects the dense urban form of the block, where large additions and multi-level decks are frequently prioritized over open green space.

The property fronts Monument Street, a public way, while the rear of the parcel is bounded by Lexington Avenue, a private way. As the lot is located mid-block, the proposed rear addition is largely shielded from public view along both Monument Street and Concord Avenue. In addition to the 3F-2000 Subdistrict regulations, the lot is also subject to the Charlestown Neighborhood Design Overlay District (NDOD), which ensures that significant alterations remain compatible



with the neighborhood's historic character. The site also falls within the Charlestown Restricted Roof District, which regulates rooftop structures to ensure they remain contextual and do not adversely impact the pedestrian experience along public ways.

**Zoning Analysis:**

The proposed project incurs two dimensional violations under Article 62-7 related to an insufficient rear yard and inadequate usable open space per unit. In the 3F-2000 subdistrict, a 20-foot rear setback is required; the existing structure currently provides 19.2'. To accommodate the new footprint, the proposed addition will reduce this setback to approximately 18.7'. This change represents a minor worsening of an existing nonconformity rather than the creation of a new violation. The resulting rear yard remains highly contextual with the established pattern of surrounding properties, making relief of this violation appropriate to facilitate the creation of this new addition. Regarding Usable Open Space, the 3F-2000 subdistrict requires 350 sq ft per unit, totaling 700 sq ft for this two-unit lot. The expanded footprint covers a majority of the existing tiled patio and existing yard to the side of the existing rear addition. However, the proposal offsets this reduction by providing a new second-story rear deck and, importantly, does not encroach into the existing landscaped back yard. While the project prioritizes indoor square footage, it preserves critical elements of the existing outdoor space and maintains significant portions of the existing yard, justifying relief for this dimensional violation.

Despite the citation of Article 62-25 in the Refusal Letter, the proposed deck does not meet the criteria for a rooftop structure that requires a Conditional Use Permit in accordance with the Restricted Roof District. Although the proposed rear deck is situated partially on the existing first-floor roof, it functions as a standard rear deck aligned with the second story. The proposed rear deck spans the full width of the building, is positioned at a height that is not visible from the public way, and will have direct staircase access from the ground in the back yard and therefore does not function as a traditional rooftop structure or have the ability to impact the pedestrian experience along any public way.

Although the property is subject to Charlestown NDOD regulations, the proposed scope of work does not alter any portion of the building visible from a public way. While the addition results in a net increase of over 1,000 sq ft, it maintains the existing roofline, building height, and facade fronting Monument St. Additionally, the lot's mid-block location effectively shields the rear addition from view along Concord Avenue. While the addition would be highly visible along Lexington Avenue, this is classified as a private way, and pursuant to Article 28-5, visibility from



a private way does not trigger the design review process. As such, the Planning Department supports approval of the addition without the requirement of Planning Department Design Review.

Plans reviewed are titled "Declan O'Riordan 7 Monument Street Charlestown, MA 02129" prepared by 686 Architects and dated 07/08/2025.

**Recommendation:**

In reference to BOA1807677, The Planning Department recommends APPROVAL.

Reviewed,

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Deputy Director of Zoning



<b>Case</b>	BOA1806384
<b>ZBA Submitted Date</b>	2025-12-15
<b>ZBA Hearing Date</b>	2026-04-16
<b>Address</b>	215 to 221 Hanover ST Boston 02113
<b>Parcel ID</b>	0303289000
<b>Zoning District &amp; Subdistrict</b>	North End Neighborhood Hanover CC
<b>Zoning Article</b>	Article 54
<b>Project Description</b>	Applicant seeks a Conditional Use Permit for Bar Martignetti, a new restaurant replacing the former Dolce Vita in the basement and first-floor spaces. Planned updates include bathroom relocation, adding an ADA-compliant restroom, and extending the existing bar layout.
<b>Relief Type</b>	Conditional Use
<b>Violations</b>	Use: Conditional on Basement and First Story (Restaurant)

**Planning Context:**

Hanover Street in the North End is a central hub of the neighborhood’s commercial amenities. Acting as a gateway to the neighborhood, the street is densely populated with restaurants, particularly at the basement and ground-floor levels, to maintain an active streetscape. With more than 10 similar establishments on this block of Hanover Street alone, the North End remains one of Boston’s most vibrant and visited culinary destinations. Filling this vacant restaurant space reinforces the local character and supports the active ground-floor uses that define the neighborhood’s pedestrian appeal.

**Zoning Analysis:**

Under Article 54, Table B, restaurants in basement and ground-floor spaces are classified as a conditional use, requiring a Conditional Use Permit. According to Article 6-3, these permits may be granted if the use does not adversely affect the neighborhood, avoids creating a nuisance, and provides adequate facilities for its operation. Since Bar Martignetti will occupy a space



previously used as a restaurant within a subdistrict designed for high-density commercial activity, the proposal is highly contextual and reinforces the existing neighborhood character. Additionally, the updated floor plans ensure that seating and restroom facilities are appropriately addressed. As such, the Planning Department supports the issuance of this Conditional Use Permit.

Plans reviewed are titled "Bar Martignetti" prepared by EvB Design and dated 03/11/2025.

**Recommendation:**

In reference to BOA1806384, The Planning Department recommends APPROVAL .

Reviewed,

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

Deputy Director of Zoning



<b>Case</b>	BOA1813278
<b>ZBA Submitted Date</b>	2026-01-20
<b>ZBA Hearing Date</b>	2026-04-16
<b>Address</b>	5 Colebrook ST South Boston 02127
<b>Parcel ID</b>	0701631000
<b>Zoning District &amp; Subdistrict</b>	South Boston Neighborhood MFR
<b>Zoning Article</b>	68
<b>Project Description</b>	Replace and expand the existing three-story rear deck.
<b>Relief Type</b>	Variance
<b>Violations</b>	Side Yard Insufficient Rear Yard Insufficient

**Planning Context:**

The proposed project sits in an established residential area of South Boston, roughly a block east of Telegraph Hill. Its surrounding context consists of a mix of two- to three-story structures. Most buildings, including the proposed project, have multi-story decks and porches to the rear. The proposed project seeks to replace and expand its existing three-story rear deck. This expansion will extend the deck by two feet from its existing depth, aligning its size with those of the site's neighboring properties. No other exterior alterations are proposed by the project. The Planning Department supports projects that help homeowners increase usable open space and make contextual alterations and repairs to their properties.

**Zoning Analysis:**

The project's insufficient side yard violation is an existing condition upon the site that the project proposes to minimally extend (by two feet), but not worsen. This condition is shared by the majority of sites on the block. The block's attached row house typologies and extremely narrow lots (sixteen feet wide) inform the shared condition. Because of this context, the violation should have a negligible impact on the surrounding area.

The project's rear yard violation is similar in nature. While the proposed rear deck expansion does extend an already nonconforming rear yard (fifteen feet required, fourteen feet existing, twelve feet proposed), it does so minimally and to an extent that brings the size of the rear deck



into alignment with those of its neighboring properties. The project's extremely shallow lot (fifty feet deep), not the proposed condition, is what the violation is most attributable to. Accordingly, the Planning Department sees the project as appropriate to the site.

Plans reviewed titled, "Plot Plan for 5 Colebrook Street in South Boston, MA," prepared by C&G Survey Company on November 26, 2025.

**Recommendation:**

In reference to BOA1813278, The Planning Department recommends APPROVAL.

Reviewed,

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Deputy Director of Zoning



<b>Case</b>	BOA1701102
<b>ZBA Submitted Date</b>	2025-03-21
<b>ZBA Hearing Date</b>	2026-04-16
<b>Address</b>	3141 Washington ST Jamaica Plain 02130
<b>Parcel ID</b>	1101330000
<b>Zoning District &amp; Subdistrict</b>	Jamaica Plain Neighborhood LC
<b>Zoning Article</b>	55
<b>Project Description</b>	The request is to increase the occupancy of the existing restaurant use from 19 to 49 occupants. The project will not expand the floor area of the restaurant use.
<b>Relief Type</b>	Conditional Use
<b>Violations</b>	Extension of a Conditional Use

**Planning Context:**

The subject property contains a three and a half-story, mixed use structure with an existing restaurant on the ground floor. Located on Washington Street in the Egleston Neighborhood in Jamaica Plain, the property is part of an active, mixed-use corridor.

The property is located in the PLAN: JP/Rox plan area; the plan seeks to respond to market pressure in the area by guiding growth in alignment with existing neighborhood character. A key goal within the plan is the preservation and growth of small business within the community.

The applicant for this project seeks to amend the maximum occupancy of the restaurant use from 19 to 49 occupants.

**Zoning Analysis:**

The project requires an amendment to its approval for a conditional, takeout restaurant use to allow an increase in the maximum occupancy. Section 6-4 of the Zoning code states that the Board of Appeal may attach conditions necessary to assure harmony with the general intent of the Code, including limiting the number of occupants within a conditional use.

An increase in maximum occupancy for the restaurant from 19 to 49 occupants is consistent with the intent of the Zoning Code due to the mixed-use nature of Washington Street.

Furthermore, it is consistent with the goals set forth in PLAN: JP/Rox which seek to retain existing small businesses in the community. This is a case for zoning reform because a small



restaurant should not require relief from the Board of Appeal for such a minor change. Plans reviewed: "AAA Restaurant" prepared by "MDJ INC." dated 12/23/2024.

**Recommendation:**

In reference to BOA1701102, The Planning Department recommends APPROVAL.

Reviewed,

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Deputy Director of Zoning



<b>Case</b>	BOA1825198
<b>ZBA Submitted Date</b>	2026-03-04
<b>ZBA Hearing Date</b>	2026-04-16
<b>Address</b>	61 Rockne AV Dorchester 02124
<b>Parcel ID</b>	1604413000
<b>Zoning District &amp; Subdistrict</b>	Dorchester Neighborhood 1F-5000
<b>Zoning Article</b>	65
<b>Project Description</b>	Add a rear addition to increase living space with no change in unit count.
<b>Relief Type</b>	Variance
<b>Violations</b>	FAR Excessive Usable Open Space Insufficient

**Planning Context:**

The proposed project would add a rear addition to an already existing one-unit residence in order to increase the living area. There will be no change in unit count. Buildings of this scale are common in this area and reflect the potential need for zoning reform. The violations that this project has triggered are largely caused by the unique shape of the lot. The block contained between Myrtlebank Ave and Rockne Ave is not evenly split. The buildings facing on to Myrtlebank Ave have almost twice the rear yard depth as their Rockne Ave equivalents. This condition is not present upon any of the neighboring blocks and has created a unique hardship for properties fronting Rockne Ave. While the lot size is thus undersized for the area, the size and scale of the rear addition are in line with neighborhood character and design.

**Zoning Analysis:**

The first violation is in regard to FAR. The proposed building would have an FAR of 1.41, while the zoning code allows for a maximum of 0.5. The existing building currently has an FAR of 0.63. This reflects a disconnect between the zoning code and the built reality of the Rockne Ave properties. Almost none of the nearby properties have an FAR below this threshold as the undersized lots mean that similarly-sized homes have higher FARs. In addition, even many of the buildings located on more typical-sized parcels immediately to the rear of the proposed project sit above the 0.5 threshold. FARs of .75 to 1.0 are common in the area. This highlights the potential need for zoning reform in the area, as well as highlighting the unique parcellation



that has created an undue burden on potential development. In addition, while the FAR is increasing, the overall unit count is staying the same

The next violation is in regards to open space. There is a requirement of 1,250 Sf of open space on the lot, where the proposed project is at 883 SF. The current open space sits at 1,250 SF exactly. However, this violation is again an artifact of the smaller lot size. In addition, the project is located within one block of Martin Playground and the Neponset River Way with their abundant open space.

Plans reviewed are titled "61 Rockne Avenue" created by 686 Architects and dated 2/11/26.

**Recommendation:**

In reference to BOA1825198, The Planning Department recommends APPROVAL.

Reviewed,

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Deputy Director of Zoning



<b>Case</b>	BOA1723161
<b>ZBA Submitted Date</b>	2025-05-20
<b>ZBA Hearing Date</b>	2026-04-16
<b>Address</b>	37 Mather ST Dorchester 02124
<b>Parcel ID</b>	1700868000
<b>Zoning District &amp; Subdistrict</b>	Dorchester Neighborhood 1F-6000
<b>Zoning Article</b>	65
<b>Project Description</b>	Extend living space by converting the existing 2.5-story building to a full 3-story building by adding a sunroom in the rear.
<b>Relief Type</b>	Variance
<b>Violations</b>	FAR Excessive Height Excessive (stories)

**Planning Context:**

The proposed project is an extension of living area located 0.2 miles from Dorchester Avenue, between Shawmut and Fields Corner MBTA Red Line Stations. This area is a small-scale residential community that has walkable access to retail, services, active and passive recreational open spaces. The proposed renovation project will have no impact on the physical urban landscape of the area.

**Zoning Analysis:**

The proposed design violates dimensional standards set by the Article 65 of the zoning code. The existing building's dimensions either exceed or closely meet current zoning standards which are outdated and prevent small scale renovations to existing properties. The project is also subject to design review due to its location in a Neighborhood Design Overlay District (NDOD) and alteration of the existing roof structure.

The maximum allowed height in this area is 2.5 stories. While the proposed renovation increases height to a full three stories, it does not increase height in a way that creates unsafe conditions or disrupts the historic urban landscape. The proposed renovation increases the maximum allowed Floor Area Ratio (FAR) to noncompliance. The FAR of the existing site is 0.5, and the proposed FAR is 0.6. This is a minor nonconformity that exists on other nearby sites.



Though the renovation is external and adds floor area, it exists in the rear on the upper level. Therefore, it will not impact the streetscape or open space on the site.

The proposed rear extension maintains the area's existing small scale residential fabric. The proposed project is appropriate for the surrounding context. Therefore, the zoning violations are recommended for relief with design review to preserve historic character wherever possible.

Plans reviewed are titled "SINGLE FAMILY RENOVATION / EXTENSION OF LIVING SPACE" by Rosa Design Construction LLC, dated 2/4/25.

**Recommendation:**

In reference to BOA1723161, The Planning Department recommends APPROVAL WITH PROVISIO/S: that plans be submitted to the Planning Department for design review with attention to minimizing new work that will be visible from the street.

Reviewed,

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Deputy Director of Zoning



<b>Case</b>	BOA1800971
<b>ZBA Submitted Date</b>	2025-11-25
<b>ZBA Hearing Date</b>	2026-04-16
<b>Address</b>	1 Parrott ST B Hyde Park 02136
<b>Parcel ID</b>	1811157020
<b>Zoning District &amp; Subdistrict</b>	Hyde Park Neighborhood 69
<b>Zoning Article</b>	1F-6000
<b>Project Description</b>	Replace rear deck with a four-season porch and add a new front porch.
<b>Relief Type</b>	Variance
<b>Violations</b>	Rear Yard Insufficient Front Yard Insufficient

**Planning Context:**

The proposed project is located in a residential section of the Hyde Park Neighborhood. Parrott Street is a private way in Hyde Park with no sidewalks. Houses on this block have a range of styles, most of which include either a front porch or stoop. Front yard depths range from approximately six feet to approximately thirty feet.

**Zoning Analysis:**

The proposed project is cited for two zoning violations, insufficient rear yard and insufficient front yard. The required rear yard depth for this subdistrict is forty feet, thirteen feet greater than the approximate 27 feet in the proposed project. The rear yard citation is an extension of an existing condition as the proposed project intends to replace an existing deck with an enclosed porch. The enclosed porch is not planned to extend beyond the footprint of the current rear deck. The required front yard depth for this subdistrict is 25 feet, six feet beyond the 19 feet in the proposed project. The front yard dimension, as proposed, will be consistent with the existing variety of conditions on the block.

Review and analysis is based on plans submitted, entitled "Single Family Addition" prepared by Rosa Design Construction, LLC.

**Recommendation:**

In reference to BOA1800971, The Planning Department recommends APPROVAL.



Planning Department

**CITY of BOSTON**

Reviewed,

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Deputy Director of Zoning



<b>Case</b>	BOA1798927
<b>ZBA Submitted Date</b>	2025-11-17
<b>ZBA Hearing Date</b>	2026-04-16
<b>Address</b>	109 Vogel ST West Roxbury 02132
<b>Parcel ID</b>	2010276000
<b>Zoning District &amp; Subdistrict</b>	West Roxbury Neighborhood 1F-6000
<b>Zoning Article</b>	56
<b>Project Description</b>	This project will build a second story addition to an existing home.
<b>Relief Type</b>	Variance
<b>Violations</b>	FAR Excessive Front Yard Insufficient

**Planning Context:**

109 Vogel St is a one-unit, one-story building located in a residential area of West Roxbury. Existing floor plans show a bedroom in the basement and two bedrooms and living space on the first floor. Plans show an additional bedroom and office space on the proposed second floor. The renovated house will remain one unit. Lots in this area are modestly sized with moderate front yard setbacks. The heights of homes along this street trend between one and two stories. The proposed modifications keep with the established character of the neighborhood and are not expected to negatively impact the surrounding community.

**Zoning Analysis:**

This proposal has triggered two zoning violations: FAR excessive and front yard insufficient. The current FAR for this dwelling is 0.31, the proposed FAR is 0.59 and the maximum allowed for this lot is 0.4. Given that the project increases the floor area by almost double on a single lot, this represents a modest and reasonable increase in FAR that remains broadly consistent with the scale of development that the site can accommodate. This addition increases and enhances livable space without creating any disruption to the neighborhood context or reductions in open space. This is a clear case for zoning reform where homeowners should be allowed to pursue renovation projects that have minimal impact on the surrounding context. Relief is recommended.



The current front yard setback for this dwelling is 13.7 feet while 20 feet minimum is required for this district. However, this is an existing nonconformity as the second story addition will not impact the front yard setback. Relief is recommended.

Plans reviewed are titled "Certified Plot Plan Located at 109 Vogel Street West Roxbury, MA", are prepared by Boston Survey, Inc., and dated June 30, 2025.

**Recommendation:**

In reference to BOA1798927, The Planning Department recommends APPROVAL.

Reviewed,

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Deputy Director of Zoning



<b>Case</b>	BOA1826464
<b>ZBA Submitted Date</b>	2026-03-09
<b>ZBA Hearing Date</b>	2026-04-16
<b>Address</b>	384 West Roxbury PW Roslindale 02132
<b>Parcel ID</b>	2004346000
<b>Zoning District &amp; Subdistrict</b>	West Roxbury Neighborhood 1F-6000
<b>Zoning Article</b>	56
<b>Project Description</b>	Extend the rear of the house to add a bedroom, two bathrooms, and additional living space.
<b>Relief Type</b>	Variance
<b>Violations</b>	FAR Excessive

**Planning Context:**

The proposed project is the renovation of a one-unit home seeking to expand their floor plate. The proponent’s expansion would include the addition of a bedroom, two bathrooms, an additional living space, and a rear staircase on the left side of the house. As the lot abuts the West Roxbury Parkway, Parks Design review is necessary prior to construction. The project is in line with the Neighborhood Housing Initiative, launched in November 2024 that seeks to enable similar modifications by-right. Zoning reform should consider enabling renovations to existing structures without the need for zoning relief.

**Zoning Analysis:**

Per Article 56, table D, the maximum FAR allowed in a 1F-6000 subdistrict in West Roxbury is 0.4. Per the submitted plans, they are already in violation of the allowed FAR by 0.15. This is the case for surrounding homes where at 388 W Roxbury Parkway, the FAR is 0.51, and at 376 W Roxbury Parkway, the FAR is 0.56. Future zoning reform should consider adjusting dimensional regulations to reflect baseline conditions of existing contexts. Additionally, despite the property being subject to Article 29, the proposed changes will not exceed the 5,000 square feet restrictions. In turn, the project will not be subjected to design review by the Boston Parks Commission.



More importantly, zoning reform should allow for small scale renovations to be accomplished by-right. "The Moran Residence" plan was prepared by Harold McGonagle, AIA on April 8, 2025.

**Recommendation:**

In reference to BOA1826464, The Planning Department recommends APPROVAL.

Reviewed,

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Deputy Director of Zoning



<b>Case</b>	BOA1710494
<b>ZBA Submitted Date</b>	2025-04-17
<b>ZBA Hearing Date</b>	2026-04-16
<b>Address</b>	168 Dana AV Hyde Park 02136
<b>Parcel ID</b>	1810332000
<b>Zoning District &amp; Subdistrict</b>	Hyde Park Neighborhood 1F-6000
<b>Zoning Article</b>	69
<b>Project Description</b>	The project proposes to change the use of an existing one-unit building to two units.
<b>Relief Type</b>	Variance
<b>Violations</b>	Use: Forbidden

**Planning Context:**

The surrounding area is characterized by low-density residential uses, predominantly one- and two-family dwellings, with access to neighborhood-serving amenities. The proposed second unit is created entirely within the existing building footprint, with no exterior alterations, and includes independent living facilities. As such, the proposal is consistent with an internal Accessory Dwelling Unit (ADU), as described in the City of Boston’s ADU Guidebook, supporting additional housing within existing structures while maintaining neighborhood character.

**Zoning Analysis:**

The existing structure will remain within its current building envelope. No relief is required for floor area ratio, building height, number of stories, lot area, or yard setbacks. The proposal does not introduce any expansion or additional massing beyond what currently exists on the site.

The surrounding area is predominantly residential in character and includes a mix of one- and two-family dwellings. While the site is located within a One-Family Residential Subdistrict, two-family homes are present within the broader Hyde Park neighborhood context. The proposed change does not alter the scale or exterior appearance of the existing structure.

This analysis is based on plans prepared by Rosa Design titled “Change of occupancy: from single-family dwelling to two-family dwelling, 168 Dana Avenue, Hyde Park, MA” dated March 31st, 2026.



Planning Department

**CITY of BOSTON**

**Recommendation:**

In reference to BOA1710494, The Planning Department recommends APPROVAL.

Reviewed,

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Deputy Director of Zoning