



Planning Department

CITY of BOSTON

MEMORANDUM

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

FROM: Joanne Marques
Planning Department

DATE: September 9, 2026

RE: Planning Department Recommendations

Please find attached, for your information, Planning Department recommendations for the September 17, 2026 Board of Appeals Hearing.

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



Case	BOA1855587
ZBA Submitted Date	2026-05-28
ZBA Hearing Date	2026-09-17
Address	34 to 36 Cohasset ST Roslindale 02131
Parcel ID	2000070000
Zoning District & Subdistrict	Roslindale Neighborhood 2F-5000
Zoning Article	67
Project Description	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
Relief Type	Variance
Violations	Usable Open Space Insufficient Side Yard Insufficient

Planning Context:

The proponent plans on replacing the deck with a slightly larger deck. Decks of this sort are common in this area of Roslindale and helps in keeping with the neighborhood context as most dwellings on the street have decks.

Zoning Analysis:

The property is located within a Two-Family Residential (2F-5000) subdistrict under Article 67 (Roslindale Neighborhood District). The project proposes to marginally increase the size of the existing deck by 6 ft.

Plans reviewed are titled "Proposed Deck Addition 34 Cohasset St, Roslindale", are prepared by David Sharff Architect. P.C., and dated April 5, 2026.



Recommendation:

In reference to BOA1855587, The Planning Department recommends APPROVAL .

Reviewed,

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Senior Planner



Case	BOA1825484
ZBA Submitted Date	2026-03-05
ZBA Hearing Date	2026-09-17
Address	18 Hayes RD Roslindale 02131
Parcel ID	2000406000
Zoning District & Subdistrict	Roslindale Neighborhood 2F-5000
Zoning Article	67
Project Description	Seeing approval to convert a non-habitable attic into habitable space (3 bedrooms, 1 bath, new stairway, 3 new dormers) and convert an existing first-floor sunporch into habitable space.
Relief Type	Variance
Violations	Side Yard Insufficient

Planning Context:

The property is located within a Two-Family Residential (2F-5000) subdistrict under Article 67 (Roslindale Neighborhood District), which is intended to maintain low-density residential character. The proposed expansion maintains the existing single-family residential use, preserving complete land-use consistency with the surrounding neighborhood while modernizing and optimizing the interior envelope of the structure.

Zoning Analysis:

The proposal seeks to construct three dormers to convert a non-habitable attic into three bedrooms and a bath, as well as enclose an existing first-floor sunporch into finished habitable space. Under Article 67, Section 9, a minimum side yard setback of 10 feet is required in a 2F-5000 subdistrict. The existing structure sits at nonconforming side yards of 8.9 feet on the left and 8.6 feet on the right. Because the proposed dormers and sunporch enclosure extend the building mass along these existing wall lines, zoning relief is required. Relief is appropriate because the proposed work stays entirely within the established physical footprint of the house and does not encroach any closer to the side lot lines. Furthermore, the overall height (25'-



10.5") and Floor Area Ratio (0.44 FAR) remain well within the maximum limits allowed under Article 67 (35 feet and 0.50 FAR, respectively), ensuring that the vertical extension maintains the scale, proportion, and residential character of the surrounding Roslindale neighborhood.

Recommendation:

In reference to BOA1825484, The Planning Department recommends APPROVAL WITH PROVISIO: that plans be submitted to the Planning Department for design review with attention to the scale of the dormers..

Reviewed,

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Senior Planner



Case	BOA1829505
ZBA Submitted Date	2026-03-19
ZBA Hearing Date	2026-09-17
Address	257 Cornell ST Roslindale 02131
Parcel ID	2000505000
Zoning District & Subdistrict	Roslindale Neighborhood 2F-5000
Zoning Article	67
Project Description	This project proposes a second story rear addition that will accommodate two new bedrooms.
Relief Type	Variance
Violations	Side Yard Insufficient

Planning Context:

The project at 257 Cornell St proposes a second story rear addition on an existing duplex. The first and second floors represent separate units and the addition would only alter the floor plan of the second unit. The first floor unit remains intact.

This site is situated in a transitional residential area where lower-density housing exists alongside more compact residential development, resulting in a diverse mix of one-, two-, and three-unit buildings. Lots in this area exhibit varying coverage and setbacks, but generally exhibit moderate lot coverage patterns.

Zoning Analysis:

This proposal has triggered a side yard violation. Plans show that the violation is a 1.2 foot side yard setback to the abutting lot. However, this is an existing nonconformity as the rear addition does not worsen the setback. Relief is recommended.

Plans reviewed are titled "Second Floor Rear Extension Plan 257 Cornell Street Roslindale, MA 02131", are prepared by HRH Consulting Design Group, and dated August 18, 2024.



Recommendation:

In reference to BOA1829505, The Planning Department recommends APPROVAL .

Reviewed,

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Senior Planner



Case	BOA1827848
ZBA Submitted Date	2026-03-13
ZBA Hearing Date	2026-09-17
Address	615 to 619 Centre ST Jamaica Plain 02130
Parcel ID	1901957000
Zoning District & Subdistrict	Jamaica Plain Neighborhood Local Convenience
Zoning Article	55
Project Description	The proposal requests to remove a proviso for take out granted solely to a previous operator.
Relief Type	Conditional use
Violations	Remove existing proviso

Planning Context:

The subject property is an existing commercial space on Centre Street in Jamaica Plain, one of the key commercial areas in the neighborhood. The building has multiple commercial tenants including Café Selah. The proponent is requesting to remove a previously granted proviso for a take-out use that was only allowed for the previous operator.

Zoning Analysis:

The subject property is located in a Local Convenience subdistrict in the Jamaica Plain Neighborhood Zoning District where small take-out uses are forbidden. The existing café seeks to remove a proviso for a takeout use granted solely to the previous operator. Allowing take-out uses and removing unnecessary restrictions that allow small businesses to operate with flexibility in our changing economy supports them and the vibrancy of the surrounding neighborhood.

Recommendation:

In reference to BOA1827848, The Planning Department recommends APPROVAL .



Planning Department

CITY of BOSTON

Reviewed,

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Senior Planner



Case	BOA1857490
ZBA Submitted Date	2026-06-03
ZBA Hearing Date	2026-09-17
Address	24 Rosecliff ST Roslindale 02131
Parcel ID	1804580000
Zoning District & Subdistrict	Roslindale Neighborhood 1F-6000
Zoning Article	67
Project Description	Erect dormer to extend living space to the third floor for new master bedroom
Relief Type	Variance
Violations	FAR Excessive Height Excessive (stories) Rear Yard Insufficient Side Yard Insufficient

Planning Context:

24 Rosecliff St is located in a medium-density residential area of Roslindale, with nearly all homes being 2.5-3 stories. The existing structure is a one-unit, 2.5-story building that is proposing adding one dormer to expand the living space to create a new master bedroom. The renovated house will remain one unit, but will add one bedrooms, a walk-in closet, and a bathroom which would make the structure go up to 3 stories. Dormers are common on this street so the proposed project is contextual to its surroundings.

The Zoning Reform team just released new draft residential zoning for Roslindale, West Roxbury and Hyde Park as part of the Neighborhood Housing Initiative. The parcel will eventually sit in a Dormer-4 district and based on the dimensions given from the plan seems to align with the new Neighborhood Housing Regulations.

Zoning Analysis:



The refusal letter states four (4) violations of the Zoning Code: Side Yard Insufficient (Article 67 Section 9), Rear Yard Insufficient (Article 67 Section 9), Floor Area Insufficient (Article 67 Section 9), and Building Height Excessive - Stories (Article 67 Section 9).

The violation of Side and Rear Yard Insufficient is an existing nonconformity and the proposed project is not worsening the nonconformity of the side yards.

The maximum FAR for this lot 0.5, the existing structure is already over the maximum FAR as it sits at 0.87. The addition of the dormer would increase the FAR to about 1. However, this addition does not increase the lot coverage and instead increases, and enhances, the livable space. The improvements to the living space are not disruptive to the neighborhood context or compromise the minimum open space. Relief is recommended.

The maximum height (stories) allowed in this subdistrict is 2.5 stories, but plans show that the proposed height is 3 stories. Three stories and dormers are contextual to the surrounding context, relief is recommended.

The plans reviewed are titled Plans for "ZBA REFUSED EPLANS_24 ROSECLIFF ST_ALT1682275" and were reviewed on 5/4/26. The plans were prepared by Colwell Group.

Recommendation:

In reference to BOA1857490, The Planning Department recommends APPROVAL .

Reviewed,

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Senior Planner



Case	BOA1783948
ZBA Submitted Date	2025-09-29
ZBA Hearing Date	2026-09-17
Address	1117 to 1125 Blue Hill AV Dorchester 02124
Parcel ID	1404550000
Zoning District & Subdistrict	Greater Mattapan Neighborhood Neighborhood Shopping
Zoning Article	60
Project Description	The application requests that a variance for change of occupancy to include a bar with live entertainment at an existing function hall be granted to a new petitioner.
Relief Type	Conditional use
Violations	Change in take out proviso

Planning Context:

The subject property is located on Blue Hill Avenue in Dorchester which is a primarily commercial corridor with neighboring residential uses on connecting side streets. The subject property is an existing, commercial use that seeks to transfer a previously granted variance for a bar with live entertainment to a new operator. No physical changes to the property are proposed.

Zoning Analysis:

A bar with live entertainment is a forbidden use in the subject neighborhood shopping zoning subdistrict. A variance for the proposed use was previously granted, and the applicant seeks to continue operating the existing use. Allowing the continuation of an existing commercial use under a new operator is appropriate and helps to support small businesses in the city.

Recommendation:

In reference to BOA1783948, The Planning Department recommends APPROVAL .



Planning Department

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Reviewed,

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Senior Planner