



City of Boston
Board of Appeal

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THURSDAY, September 17, 2026

BOARD OF APPEAL

1010 MASS. AVE, 5th FLOOR

ZONING ADVISORY SUBCOMMITTEE

HEARING AGENDA

Please be advised of the following appeals to be heard on September 17, 2026 beginning at 5:00PM and related announcements.

All matters listed on this September 17, 2026 hearing agenda have been noticed in accordance with the Enabling Act.

Please be advised of the following participation instructions:

The September 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/ZBATHursdaySubcommitteeHearings2026> You may also participate by phone by calling into the Zoom Webinar at 1 (646) 828 7666 and entering the Webinar ID: 160 521 9488 followed by # when prompted.

If you wish to offer testimony on an appeal, please click <https://bit.ly/September17ZBAComments> to 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/September17ZBAComments> calling 617-635-4775, or emailing zba.ambassador@boston.gov.

The ZBA Ambassador will be available within the Zoom Webinar Event from 4:00PM to 5:00PM 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 4:00pm to ensure your connection is properly functioning.

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.



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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.

HEARINGS: 5:00 P.M

Case: BOA- 1855587 Address: 34-36 Cohasset Street Ward: 20 Applicant: Michael Carlon
Article(s) Article 67, Section 9 Usable Open Space Insufficient Article 67, Section 9 Side Yard Insufficient
Purpose : 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

Case: BOA-1825484 Address: 18 Hayes Road Ward: 20 Applicant: Adrian Majewski
Article(s) Article 67, Section 9 Side Yard Insufficient
Purpose : This is for the addition of three dormers in an existing non habitable attic creating space for 3 bedrooms and a bath accessed by a new stairway. An existing first floor sunporch will also be converted into habitable space. ZBA approval will be required.

Case: BOA- 1829505 Address: 257 Cornell Street Ward: 20 Applicant: Victor Valenzulea
Article(s) Art. 67 Sec. 09 Side Yard Insufficient
Purpose : Addition to the rear of the structure. Adding two bedrooms in the second floor unit on top of the existing first floor bedrooms addition.

Case: BOA-1827848 Address: 615-619 Centre Street Ward: 19 Applicant: Jose Hernandez Lara
Article(s) Art. 06 Sec. 04 Other Protectional Conditions
Purpose : Remove proviso granted to that petitioner only for coffee shop/bakery. BZC15528

Case: BOA- 1857490 Address: 24 Rosecliff Street Ward: 18 Applicant: Phil Weltman
Article(s) Article 67, Section 9 Rear Yard Insufficient Article 67, Section 9 Side Yard Insufficient
Article 67, Section 9 Bldg Height Excessive (Stories) Article 67, Section 9 Floor Area Ratio Excessive
Purpose : Extension of living space into the attic. small dormer on the roof so that we can finish the third floor and turn it into a master suite.

Case: BOA- 1783948 Address: 1117-1125 Blue Hill Avenue Ward: 14 Applicant: Wandaly Ortiz Guerrero
Article(s) Article 6 Section 4 Other Cond Necc as Protection Requesting the removal of a proviso from the previous petitioner in order for a new proviso to be granted to the new petitioner
Purpose : Grant proviso to new petitioner see attached NO WORK TO BE DONE

BOARD MEMBERS:

SHERRY DONG-CHAIR
NORMAN STEMBRIDGE-SECRETARY
HANSY BETTER BARRAZA

SUBSTITUTE MEMBER:

For the complete text of the Boston Zoning Code Articles and definitions of terms in this agenda, please go to https://www.w.municode.com/library/ma/boston/codes/redevelopment_authority