



City of Boston
Board of Appeal

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THURSDAY, May 14, 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 May 14, 2026 beginning at 5:00PM and related announcements.

All matters listed on this May 14, 2026 hearing agenda have been noticed in accordance with the Enabling Act.

Please be advised of the following participation instructions:

The May 14, 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/May14ZBAComment> 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/May14ZBAComment> 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-1797694 Address: 43 Wachusett Street Ward: 18 Applicant: Francis Ugwu
Article(s) Article 69, Section 9 Lot Area Insufficient Article 69, Section 9 Lot Width Insufficient Article 69, Section 9 Lot Frontage Insufficient Article 69, Section 9 Front Yard Insufficient Art. 09 Sec. 01 Extension of Non Conforming Use
Purpose : adding a porch cover to the front entrance only

Case: BOA-1813812 Address: 59 Bellevue Hill Road Ward: 20 Applicant: Bond Worthington
Article(s) Article 56, Section 8 Side Yard Insufficient
Purpose : Reframe roof for new third floor half with new dormers, second floor addition to east above existing footprint, Rear roof deck at the second floor above existing first floor. Request to pay nominal fee.

Case: BOA- 1823043 Address: 15 Rickerhill Road Ward: 20 Applicant: Jesse Littlewood
Article(s) Art. 56, Section 7 Use: Forbidden 'Accessory Keeping of Animals' is explicitly forbidden.
Purpose : Convert the shed into a chicken coop, housing 5 hens.

RE-DISCUSSION: 5:00 P.M

Case: BOA-1721164 Address: 2-20 Fairmount Avenue Ward: 18 Applicant: Dawryn Pinales
Article(s) Art. 69 Sec. 11 Conditional
Purpose : Adding takeout to existing restaurant. no work to be done.

BOARD MEMBERS:

SHERRY DONG-CHAIR
KATIE WHEWELL-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