BOARD OF ZONING APPEAL

HEARING – REMOTE MEETING

~ AGENDA ~

Thursday, December 11, 2025 **6:00 PM** **Remote Meeting**

CITY OF CAMBRIDGE

Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
(617) 349-6100

The Board of Zoning Appeal will hold a Virtual Public Meeting, THURSDAY - DECEMBER 11, 2025.
Members of the public can participate or view the meeting remotely using the Zoom Webinar link:
<https://cambridgema.zoom.us/j/85299551558>
Or join by phone: Dial +1 929 436 2866 or +1 301 715 8592 - Webinar ID: 852 9955 1558

6:00 P.M. CASE NO. BZA-1188742
514 FRANKLIN STREET **Residence C-1 Zone**
PETER & SHIRLEY KUHLMANN - C/O JAMES J. RAFFERTY, ESQ.
Special Permit: To expand existing single-family dwelling by inserting an additional floor between existing basement and first floors and construct three story addition with roof deck by extending existing nonconforming side yard setback. Petitioners also seek to install windows on nonconforming wall. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.2.d & Sec. 8.22.2.c (Non-Conforming Structure). Art. 10.000, Sec. 10.40 (Special Permit).

6:15 P.M. CASE NO. BZA-1187981
1 BRATTLE SQUARE - UNIT 2C **Business B Zone/Harvard Square Overlay**
BCSP 9 OBS PROPERTY LLC / CHICHA SAN CHEN, OWNER - C/O JAMES J. RAFFERTY, ESQ.
Special Permit: To operate a formula business quick-service food establishment in the Harvard Square Overlay District.
Art. 4.000, Sec. 4.35.0 & Art. 11.000, Sec. 11.30 (Quick Service Food Establishment).
Art. 20.000, Sec. 20.54.10 (Quick Service Food Formula Business) Art. 10.000. Sec. 10.40 (Special Permit).

6:30 P.M. CASE NO. BZA-1190013
40 LAND BLVD. **PUD-2 ZONE**
HPT CAMBRIDGE, LLC - C/O CAROLYN A. PARKER, CONSULTING
Variance: To alter existing previously approved sign(s) that will reduce the overall square footage of the existing sign and change the design. Art. 7.000, Sec. 7.16.21.d (Hotel & Office Use). Sec. 7.16.22.d.2 (Signs for Hotels and Motels).
Art. 10.000, Sec. 10.30 (Variance).

6:45 P.M. CASE NO. BZA-1189668
330 MT. AUBURN STREET **Residence C-1 & C-3 Zones**
MT. AUBURN HOSPITAL - C/O TIMOTHY C. TWARDOWSKI, ESQ. FOR CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
Special Permit: To modify Verizon Wireless's existing mobile communications facility by removing 12 existing antennas and replacing them with 12 new antennas and adding 3 over-voltage protection (OVP) units and hybrid cabling.
Art. 4.000, Sec. 4.32.g.1 & Sec. 4.40 (Footnote 49) (Telecommunication Facility).
Art. 10.000, Sec. 10.40 (Special Permit). 6409-Federal Middle-Class Relief Act (Spectrum Act).

TO VIEW BZA CASE APPLICATIONS, PLANS & SUBMISSIONS, GO TO: <https://www.cambridgema.gov/inspection/zoning.aspx> at top of page, click "Calendar" > Click hearing date >
Click "Board of Zoning Appeal Agenda." Any information filed after the agenda has been posted can be viewed at the Inspectional Services Department located at 831 Mass Avenue, Cambridge
by appointment only. Copies of this petition are also on file in the office of the City Clerk, City Hall, Cambridge, MA. Interested persons may provide comments to the Board of Zoning Appeal by
participating during the hearing and/or may provide written comments for the Board's consideration by mailing or delivering them to the attention of the Secretary, Board of Zoning Appeal,
831 Mass Avenue, 02139 or by emailing them to mpacheco@cambridgema.gov <mailto:mpacheco@cambridgema.gov>. Comments must be submitted prior to the Hearing and include the Case Number.
Continued cases are not re-advertised but are posted on the office board at the City Clerk's Office in City Hall & on the same BZA Web Page 48 hours prior to hearing.