BOARD OF ZONING APPEAL

HEARING – REMOTE MEETING

~ AGENDA ~

Thursday, November 6, 2025 **6:00 PM** **Remote Meeting**

BOARD OF ZONING APPEAL

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 - NOVEMBER 6, 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

6:15 P.M. CASE NO. BZA-1184057
23 HOLLIS STREET **Residence C-1 Zone**
MICHAEL W. WIGGINS & GAIL L. WIGGINS
Special Permit: To add a small first floor addition at the left rear of the building that sits within the setback.
Art. 8.000, Sec. 8.22.2.d&c (Non-Conforming Structure). Art. 10.000, Sec. 10.40 (Special Permit).

6:30 P.M. CASE NO. BZA-1185007
319 MAIN STREET **Ames Street District/MXD**

BXP 325 MAIN LLC - C/O JAMES J. RAFFERTY, ESQ.
Special Permit: To operate a quick-service food establishment.
Art. 4.000, Sec. 4.35.o (Fast Order Food Establishment). Art. 11.000, Sec. 11.30 (Quick Service Food Establishment).
Art. 14.000, Sec. 14.21.3 (MXD - Allowable Uses). Art. 10.000. Sec. 10.40 (Special Permit).

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.

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TO: CITY CLERK
PLANNING BOARD

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The following case will be heard:

6:00 P.M. CASE: BZA-1178118
Original Hearing Date: 09/11/25

63 WASHBURN AVENUE
MONICA & IVAN TOFT
Variance: To park within the front yard setback and modify minimum parking space dimensions.

6:00 P.M. CASE: BZA-286224

Original Hearing Date 10/24/24

Decision filed on 12/12/24

SIX MONTH EXTENSION REQUEST

10 EIGHTH STREET
CHERYL SADELI & ALEX FANCO – C/O TARYN BONE
Variance: To add a bedroom addition off the rear of the house which will square off the rear facade. The addition will be within the existing non-conforming rear and side setbacks. The FAR will increase beyond the allowable FAR. We are also proposing excavating and refinishing the basement.

Maria Pacheco
Administrative Assistant