

**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 – APRIL 16, 2026. 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-1202049**

**1 MYRTLE AVENUE**

**Residence C-1 Zone**

**FAN WANG**

**Appeal:** The Applicant submitted a written request to the Cambridge Inspectional Services Department (“ISD”) pursuant to M.G.L. c.40A §7 requesting a zoning determination regarding the interpretation of several provisions of the Cambridge Zoning Ordinance as applied to the property located at 1 Myrtle Ave.

The request sought clarification as to whether the following elements of a proposed amendment to the building envelope are permitted by right under the ordinance:

1. Application of the contextual front setback provision under Article 5.40 Footnote (3) to the subject corner lot
2. Bay window projections into required yards under Section 5.24.1(f); and
3. A vertical addition above an existing side wall under Article 5.40(4)(c).

ISD acknowledged receipt of the determination request but declined to issue a written zoning determination. During a meeting with ISD staff on March 10, the zoning inspector stated that:

- the contextual front setback provision does not apply to corner lots because only one adjacent building exists along each street frontage; and
- bay projections are limited to 25% of an exterior wall length, based on a prior Zoning Board decision.

ISD nevertheless declined to issue a formal written determination under M.G.L. c.40A §7.

This appeal is therefore brought pursuant to M.G.L. c.40A §§8 and 15 from the refusal of the zoning enforcement authority to issue a determination regarding the interpretation of the relevant provisions of the Cambridge Zoning Ordinance.

Art. 5.000, Sec. 5.40 (Footnotes to Table of Dimensional Requirements (Footnote 3) – Contextual Setbacks.

Sec. 5.24.1.f (Obstructions Allowed in Required Yards). – Bay Projections

Sec. 5.40.4.c (Side and Rear Yard Setbacks for Existing Buildings). – Vertical Addition

Art. 10.000, Sec. 10.20 (Appeal).

**6:30 P.M. CASE NO. BZA-1202022**

**407 CONCORD AVENUE**

**Residence C-1 Zone**

**SOHEIL FATHI**

**Variance:** To increase indoor seating capacity and extend hours of operation that increases previously approved seating and hours under variance BZA-255390. Art. 4.000, Sec. 4.35.o & Art. 11.000, Sec. 11.30 (Fast Order/Quick Service Food Establishment). Art. 10.000, Sec. 10.30 (Variance).

**6:45 P.M. CASE NO. BZA-1202871**

**10 GARDEN STREET**

**Residence C-2 Zone**

**PRESIDENT & FELLOWS OF HARVARD COLLEGE – C/O GABRIEL RAMOS, SENIOR CAMPUS PLANNER**

**Variance:** To install two wall signs to Fay House that exceeds the allowable amount of signs conforming to this zoning district. Art. 7.000, Sec. 7.16.21.b (Identification Signs). & Sec. 7.16.22.c (Wall Signs).

Art. 10.000, Sec. 10.30 (Variance).