

**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 30, 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-1203860**

**41 SHERMAN STREET**

**Residence C-1 Zone**

**KEERIL MAKAN & JOANNA RAKOFF – C/O SARA YOFFE**

**Special Permit: Pre-existing non-conforming single-family home proposing rear addition within side yard setbacks. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).**

**Art. 8.000, Sec. 8.22.2.d (Non-Conforming Structure). Art. 10.000, Sec. 10.40 (Special Permit).**

**6:15 P.M. CASE NO. BZA-1205111**

**80 GERRY'S LANDING ROAD**

**Residence C-1 Zone**

**BUCKINGHAM BROWNE & NICHOLS SCHOOL – C/O SISIA DAGLIAN, ARCHITECT**

**Special Permit: To build an addition to existing BB&N building for continued educational use. Art. 4.000, Sec. 4.50 & Sec. 4.56.c (Educational Use). Art. 10.000, Sec. 10.40 (Special Permit).**

**6:30 P.M. CASE NO. BZA-1204609**

**723-731 CAMBRIDGE STREET**

**Cambridge Street District -6**

**723-731 CAMBRIDGE STREET LLC, MANUEL BARROS – C/O JAMES J. RAFFERTY, ESQ.**

**Variance: To construct three additional stories atop pre-existing three story mixed-use structure containing ground floor retail with residential dwelling units above. A small portion of the addition will be located within the required setback for a primary and secondary street. Petitioner also seeks relief from the facade transparency regulations for the proposed facade on Marion Street.**

**Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 17.000, Sec. 17.705.3 (Table of Site Plan Standards). Sec. 17.705.4.4 (Façade Transparency). Art. 10.000, Sec. 10.30 (Variance).**

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.