

**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 – JUNE 25, 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

**6:15 P.M. CASE NO. BZA-1212288**

**162 OTIS STREET**

**Residence C-1 Zone**

**ELAD & SHELLY SHOUSHAN – C/O SARAH L. RHATIGAN, ESQ.**

**Variance: Construction of a rear addition that violates side setback requirements for the district.**

**Art. 5.000, Sec. 5.31 (Table Of Dimensional Requirements).**

**Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). Art. 10.000. Sec. 10.30 (Variance).**

**6:30 P.M. CASE NO. BZA-1213144**

**3 PHILLIPS PLACE**

**Residence C-2 Zone**

**NEXUS LEGACY DEVELOPMENT LLC – C/O SARAH L. RHATIGAN, ESQ.**

**Variance: Proposed change of use from historical use as university offices to a non-institutional office use, due to office use not being allowed in the district and pre-existing structure being non-conforming as to setbacks and private open space. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 4.000, Sec. 4.34.a.b.c and d (Office Uses). Sec. 4.12 (Use Not Permitted as of Right). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).**

**Art. 10.000, Sec. 10.30 (Variance).**

**6:45 P.M. CASE NO. BZA-1208103**

**71 CHERRY STREET**

**Residence C-1 Zone**

**MARGARET FULLER NEIGHBORHOOD HOUSE, INC. – C/O JAMES J. RAFFERTY, ESQ.**

**Variance: To subdivide existing lot into two separate lots. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.15 (Subdivision). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).**

**Art. 10.000, Sec. 10.30 (Variance).**

**7:00 P.M. CASE NO. BZA-1211946**

**55 MT. PLEASANT STREET**

**Residence C-1 Zone**

**MATTHEW J. HANNA & ERIKA D. ABBAS HANNA – C/O KEVIN G. RICHARD, GC**

**Special Permit: To construct a 2nd floor roof deck within the front yard setback.**

**Art 5.000, Sec. 5.31 (Table of Dimensional Requirements).**

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

**7:15 P.M. CASE NO. BZA-1212178**

**402 RINDGE AVENUE**

**Residential C-2 Zone**

**RINDGE TOWER APARTMENTS LLC – C/O ADAM BRAILLARD, ESQ. FOR T-MOBILE NORTHEAST LLC**

**Special Permit: To modify its existing facility, which currently consists of three (3) sectors of three (3) panel antennas each, totaling nine (9) panel antennas and six (6) RRUs, by adding a fourth sector of antennas, consisting of the addition of two (2) like-kind panel antennas and two (2) like-kind RRUs on the façade of the building at the same heights as the existing antennas, along with ancillary cables and a cable tray along the roof deck of the building. Art. 4.000, Sec. 4.32.G.1 & Sec. 4.40 (Footnote 49) (Telecommunication Facilities). 6409-Federal Middle Class Tax Relief Act (Spectrum Act). Art. 10.000. Sec. 10.40 (Special Permit).**

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

**TO: CITY CLERK  
PLANNING BOARD**

**The Board of Zoning Appeal will hold a Virtual Public Meeting, THURSDAY – JUNE 25, 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**

The following case will be heard:

**6:00 P.M. CASE: BZA-1206059**  
**Original Hearing Date: 05/14/26**

**60-64 WINTER STREET #64**  
**MIKE HANRAHAN – C/O TONY DAVLIN**  
**Special Permit: To build a 2<sup>nd</sup> and 3<sup>rd</sup> floor addition that sits in the front yard setback.**

**Maria Pacheco**  
**Administrative Assistant**