



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2026 APR -3 AM 9:50
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1203860

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: X

Variance:

Appeal:

PETITIONER: Keeril Makan and Joanna Rakoff C/O Sara Yoffe

PETITIONER'S ADDRESS: 50 Follen Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 41 Sherman St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

We are seeking to build a 7'x20' addition to the back of the home. The addition will be in place of the existing 1st and 2nd floor back decks and extend the third floor to have the same footprint as well. A deck and stairs will be added to the first floor extending a total of 5', but this does not impose on any setbacks. We are seeking a special permit for an existing non-conforming single family home, because the entire length of the right side of the house is inside the setback. We are seeking the special permit for an existing non-conforming single family to build inside of the setback to extend the house back 7 feet.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)

Article: 8.000 Section: 8.22.2.d (Non-Conforming Structure).

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

(Print Name)

Address:

Tel. No.

6173121267

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Joanna Rakoff and Keeril Makan
(OWNER)

Address: 41 Sherman Street Cambridge MA 02138

State that I/We own the property located at 41 Sherman Street, Cambridge, which is the subject of this zoning application.

The record title of this property is in the name of _____
Joanna Rakoff and Keeril Makan

*Pursuant to a deed of duly recorded in the date 2/8/2018, Middlesex South County Registry of Deeds at Book 70607, Page 193; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

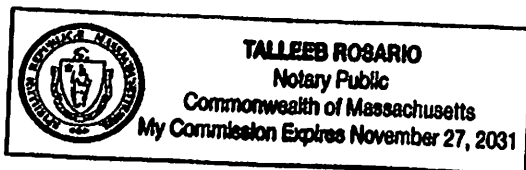
Commonwealth of Massachusetts, County of Middlesex

The above-name Joanna Rakoff personally appeared before me, this 26th of March, 2026, and made oath that the above statement is true.

Talleeb Rosario Notary

My commission expires 11/27/2031 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to
The Secretary of the Board of Zoning Appeals.


I/We Joanna Rakoff and Keeril Makan
_____ (OWNER)

Address: 41 Sherman Street Cambridge MA 02138

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which is the subject of this zoning application.

The record title of this property is in the name of _____
Joanna Rakoff and Keeril Makan

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Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

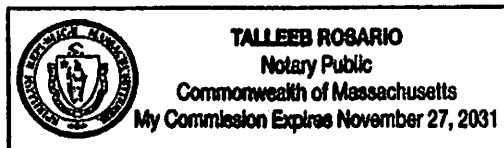
The above-name Keeril Makan personally appeared before me,
this 26th of March, 2026, and made oath that the above statement is true.



Notary

My commission expires 11/27/2031 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 41 Sherman St , Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The requirements of the ordinance will be met because this is a modest addition to the back of a home.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

Traffic generated or patterns of access or egress will not cause a congestion hazard or substantial change in established neighborhood character because the use of the house or number of occupants are not changing. It is simply a modest addition to the back of the home.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The continued operation of or development of adjacent uses as permitted in the Zoning Ordinance will not be adversely affected by the nature of the proposed use because the special permit is simply to build within a setback to make a modest addition.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

Nuisance or hazard would not be created to the detriment of the health, safety, or welfare of the occupant of the proposed use of the citizens of the City because the special permit is simply to build a modest addition to the back of an existing non-conforming single family home.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of the ordinance because it is simply adding a modest addition to an existing nonconforming single family home.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Keeril Makan and Joanna Rakoff
Location: 41 Sherman St., Cambridge, MA
Phone: 6173121267

Present Use/Occupancy: Single Family
Zone: Residence C-1 Zone
Requested Use/Occupancy: Single Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2732	3452	0	(max.)
<u>LOT AREA:</u>		2240	2240	0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.22	1.54	0	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2240	2240	0	
<u>SIZE OF LOT:</u>	WIDTH	28	28	0	
	DEPTH	80	80	0	
<u>SETBACKS IN FEET:</u>	FRONT	3.8	3.8	10	
	REAR	26	18	5	
	LEFT SIDE	7.8	7.8	5	
	RIGHT SIDE	0	0	5	
<u>SIZE OF BUILDING:</u>	HEIGHT	29	29	45	
	WIDTH	38	43	0	
	LENGTH	38	43	0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		980	930	672	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		1	1	1	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	0	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

There are no other occupancies on the same lot.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

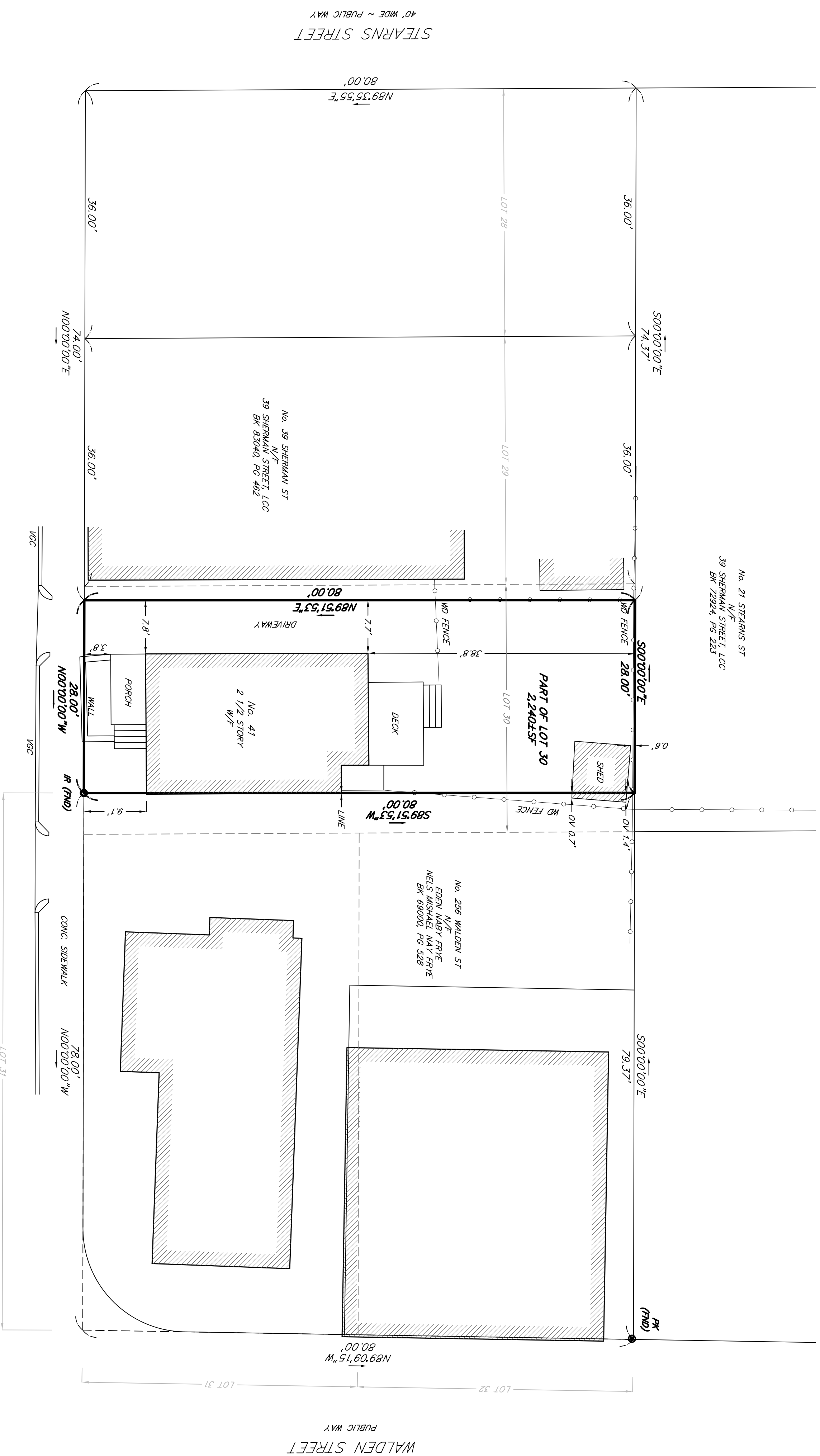
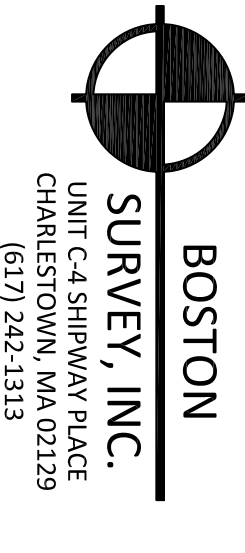
PREPARED FOR:
OWNER OF RECORD:
GENE WAKON
100 WILSON ST
41 SHERMAN STREET
CAMBRIDGE, MA 02138

REFERENCES:
DEED: BK 70607, PG 133
EASEMENT: BK 4638, PG 91
PLAN: PL BK 60, PL 5
LCC: 365684, LOT 1940

NOTES:
MAP/LOT: 228-48

SITE PLAN OF LAND
LOCATED AT
41 SHERMAN STREET
CAMBRIDGE, MA

DATE: FEBRUARY 12, 2026 SCALE: 1.0 INCH = 100 FEET



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JANUARY 30, 2025 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

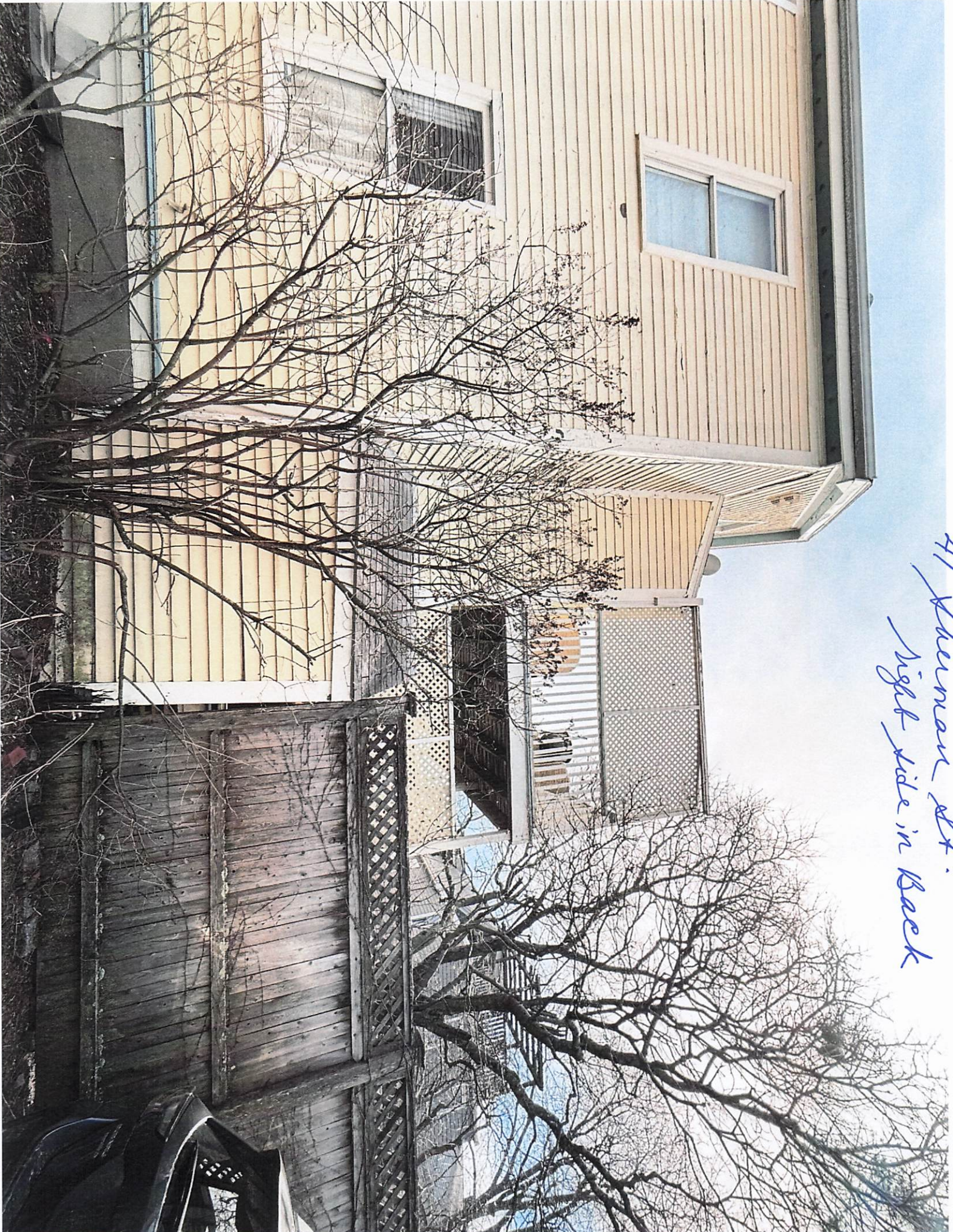
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS, THE MAP SURVEYS AND THIS PROPERTY FALL IN AN AREA DESIGNATED AS X ZONE. COMMUNITY PANEL: 25017G0419F EFFECTIVE DATE: 7/8/2025

FIELD:	TK, JHH
DRAWN:	RAH
CHECK:	GCC
DATE:	02/12/26
JOB #	25-00802



411 Keenan St.
Front photo





41 Sherman St.
Right side in back





March 26, 2026

To the Members of the Board of Zoning Appeal,

41 Sherman Street is an existing nonconforming single-family residence. The right side of the structure, as viewed from Sherman Street, is located directly on the property line. The home is in need of substantial renovation, both internally and externally. In its current condition, it detracts from the surrounding properties, and the proposed improvements will significantly enhance the appearance and overall character of the neighborhood.

The proposed project involves a modest rear addition extending approximately seven (7) feet. This will be accomplished by enclosing the existing first- and second-floor porches, extending them to align with the existing footprint of the house, and constructing a third-floor addition above. The work is confined to the rear of the property and does not alter the existing street-facing profile of the home.

A special permit is required because the existing structure sits on the right-side property line, and any extension along that side encroaches within the required setback. However, there is currently an existing shed attached to the house within that same setback area. The proposed addition will replace and subsume this existing nonconforming structure. As a result, the effective new encroachment is limited to approximately five (5) additional feet beyond the current condition.

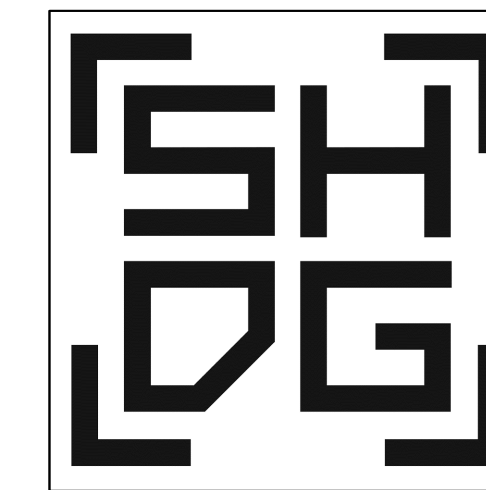
Pursuant to Section 10.40 of the Cambridge Zoning Ordinance, the Board must determine that the proposed alteration or enlargement will not be substantially more detrimental to the neighborhood than the existing nonconforming structure, and that it satisfies the applicable criteria set forth in Section 10.43.

This proposal readily meets those standards. The addition is modest in scale, located entirely at the rear of the property, and will not negatively impact light, air, or privacy for neighboring properties. To the contrary, it will replace an existing nonconforming accessory structure and facilitate long-overdue improvements to the building. The result will be a well-maintained, aesthetically improved home that enhances, rather than detracts from, the neighborhood.

For these reasons, we respectfully request that the Board grant the requested special permit.

Respectfully submitted,

Sara Yoffe on behalf of
Joanna Rakoff and Keeril Makan



SLOCUM HALL DESIGN GROUP, INC
 600 Pleasant St.
 Watertown, MA 02472
 617-744-6399
 slocumhalldesign.com

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1 EXISTING CONDITIONS - FRONT ELEVATION
 1/4"=1'-0"



2 EXISTING CONDITIONS - WEST ELEVATION
 1/4"=1'-0"



4 EXISTING CONDITIONS - REAR ELEVATION
 1/4"=1'-0"



4 EXISTING CONDITIONS - EAST ELEVATION
 1/4"=1'-0"

ADDITION INTERIOR RENOVATION
 41 SHERMAN STREET
 CAMBRIDGE MA 20138

REVISIONS:
 △ _____ SHDG
 △ _____ SHDG
 △ _____ SHDG

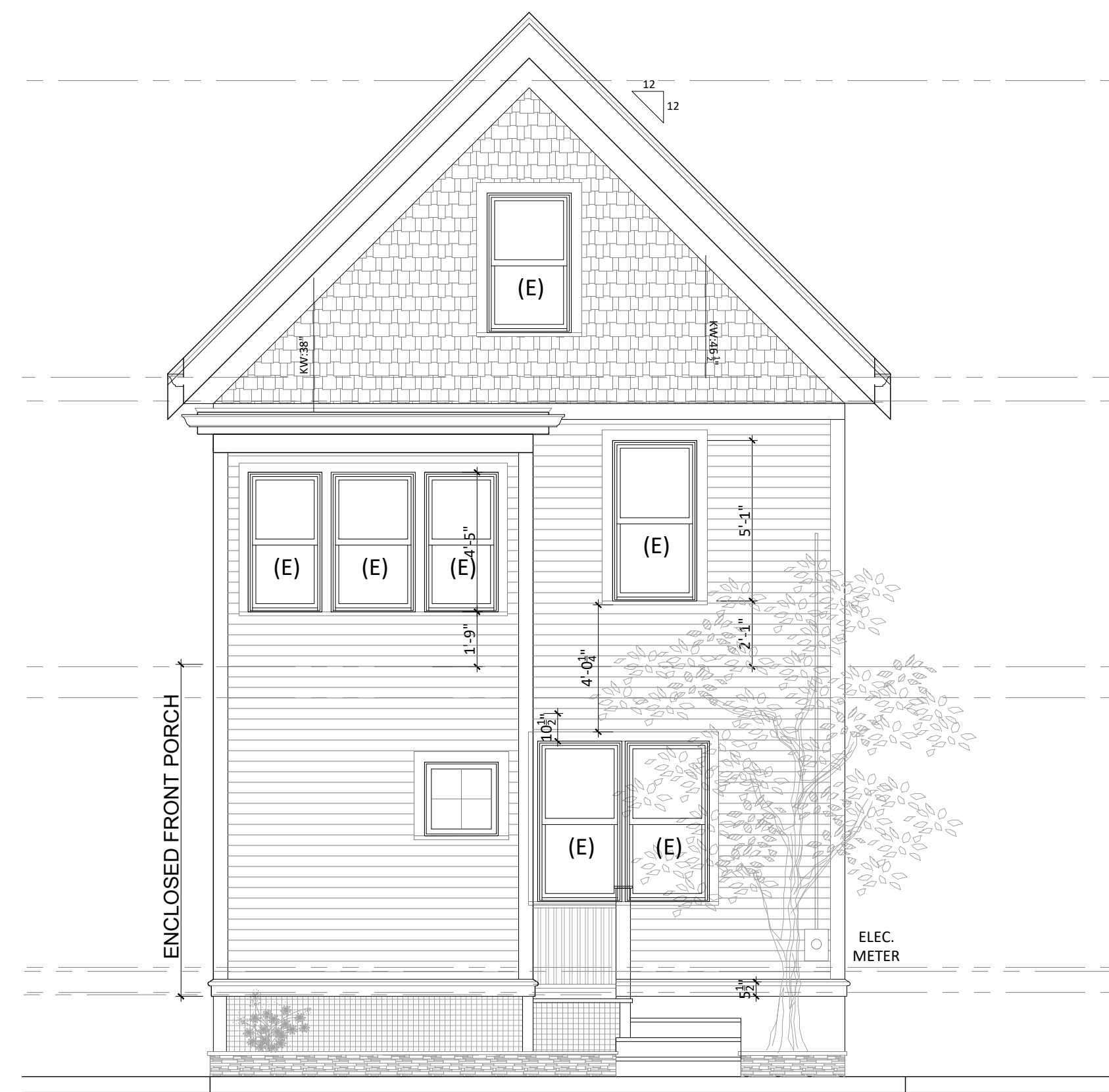
PROJECT NO:
 2515

ISSUE DATE:
 2026.02.19

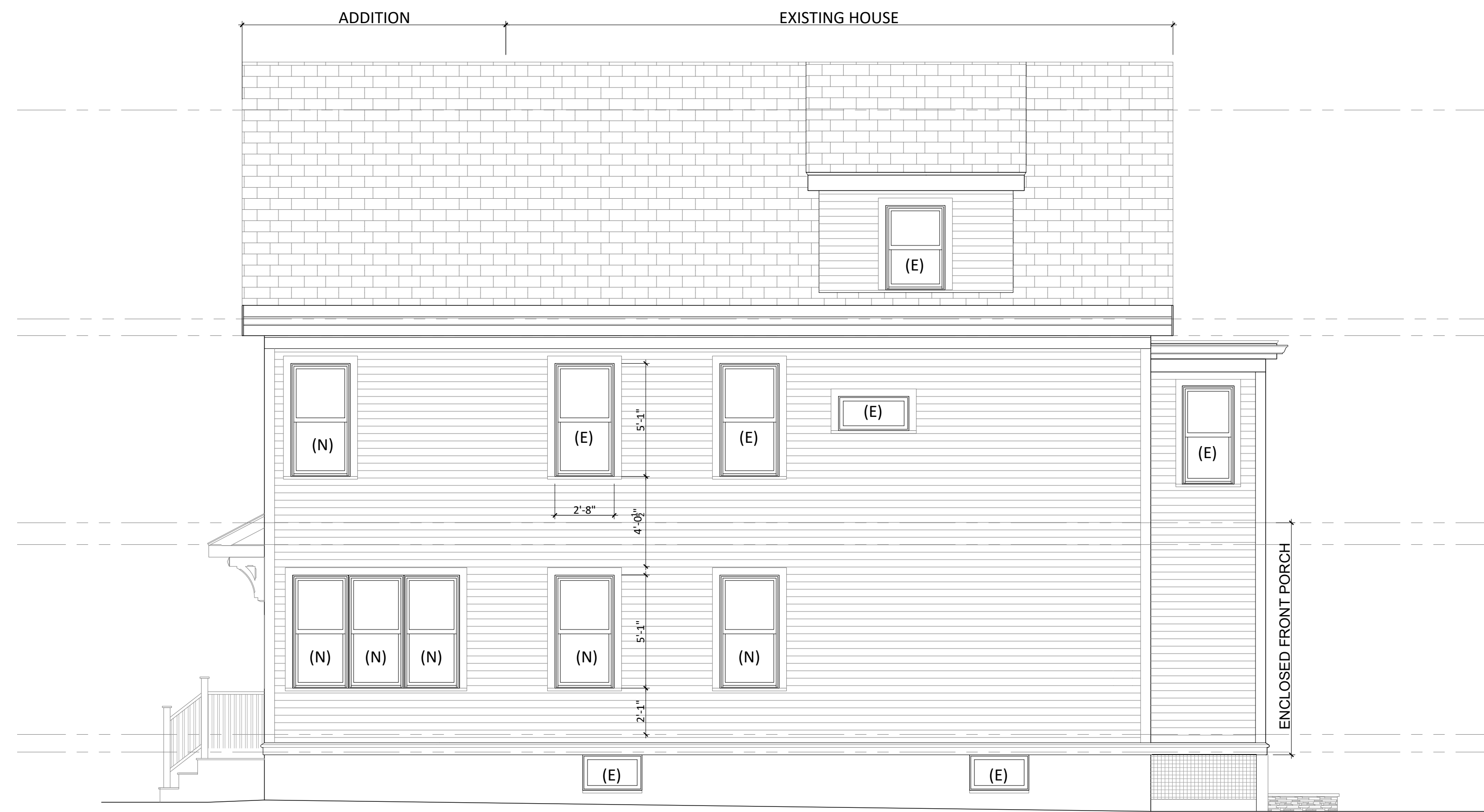
SHEET TITLE:
 EXISTING
 CONDITIONS -
 EXTERIOR
 ELEVATIONS

SHEET NO:

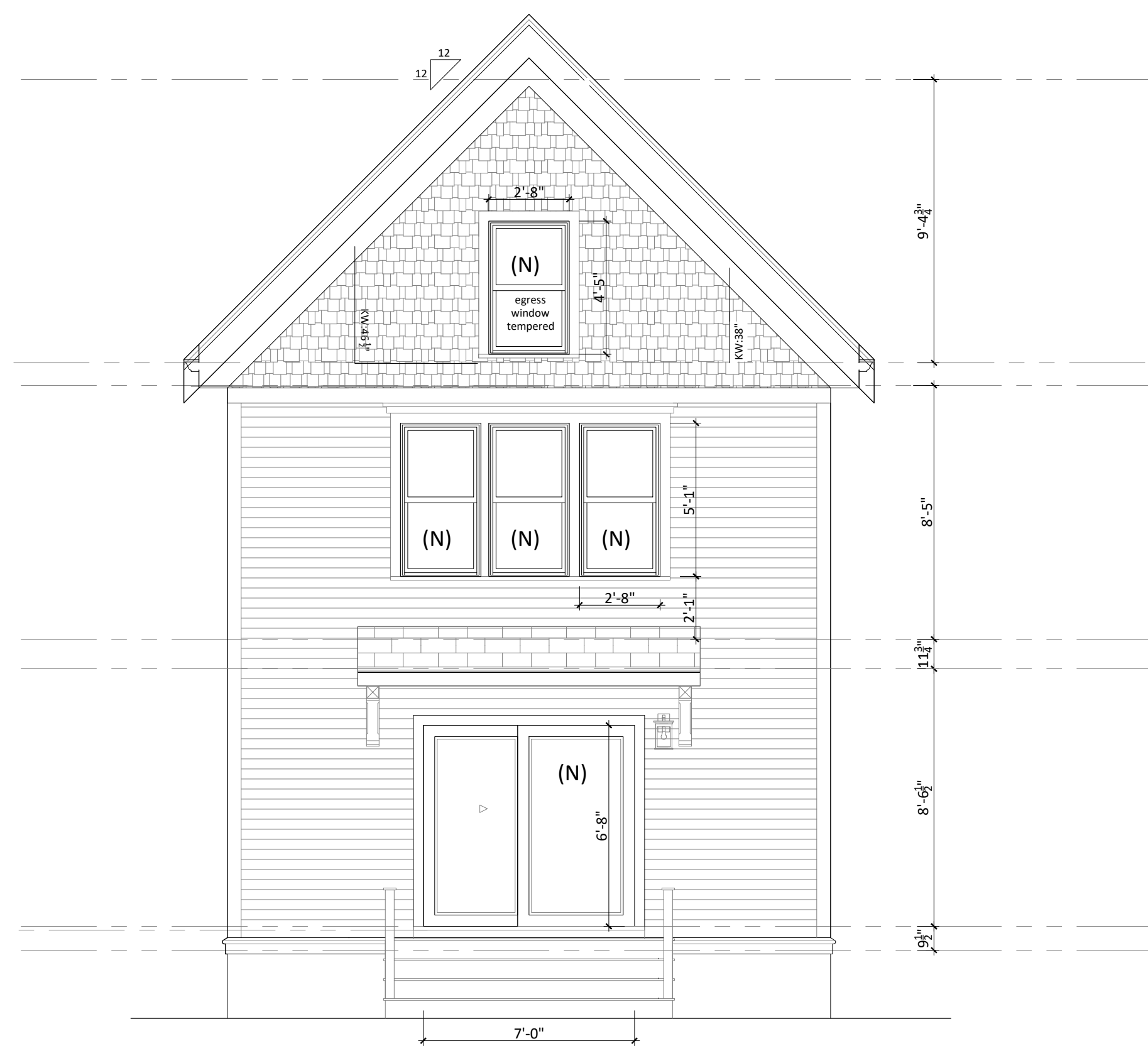
AEX200



1 PROPOSED FRONT ELEVATION
1/4"=1'-0"



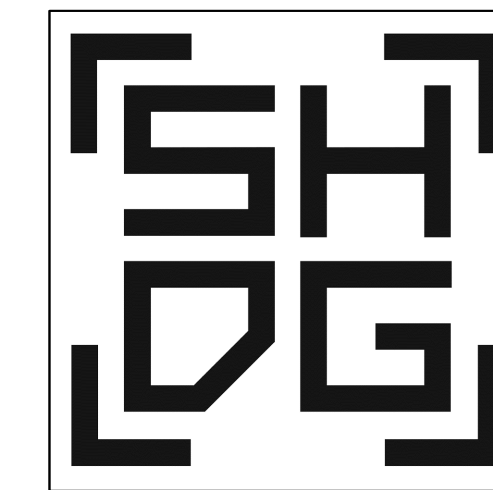
2 PROPOSED DRIVEWAY ELEVATION
1/4"=1'-0"



3 PROPOSED REAR ELEVATION
1/4"=1'-0"



4 PROPOSED RH SIDE ELEVATION
1/4"=1'-0"



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slocumhalldesign.com

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ADDITION INTERIOR RENOVATION
41 SHERMAN STREET
CAMBRIDGE MA 20138

REVISIONS:
 △ _____ SHDG
 △ _____ SHDG
 △ _____ SHDG

PROJECT NO:
2515

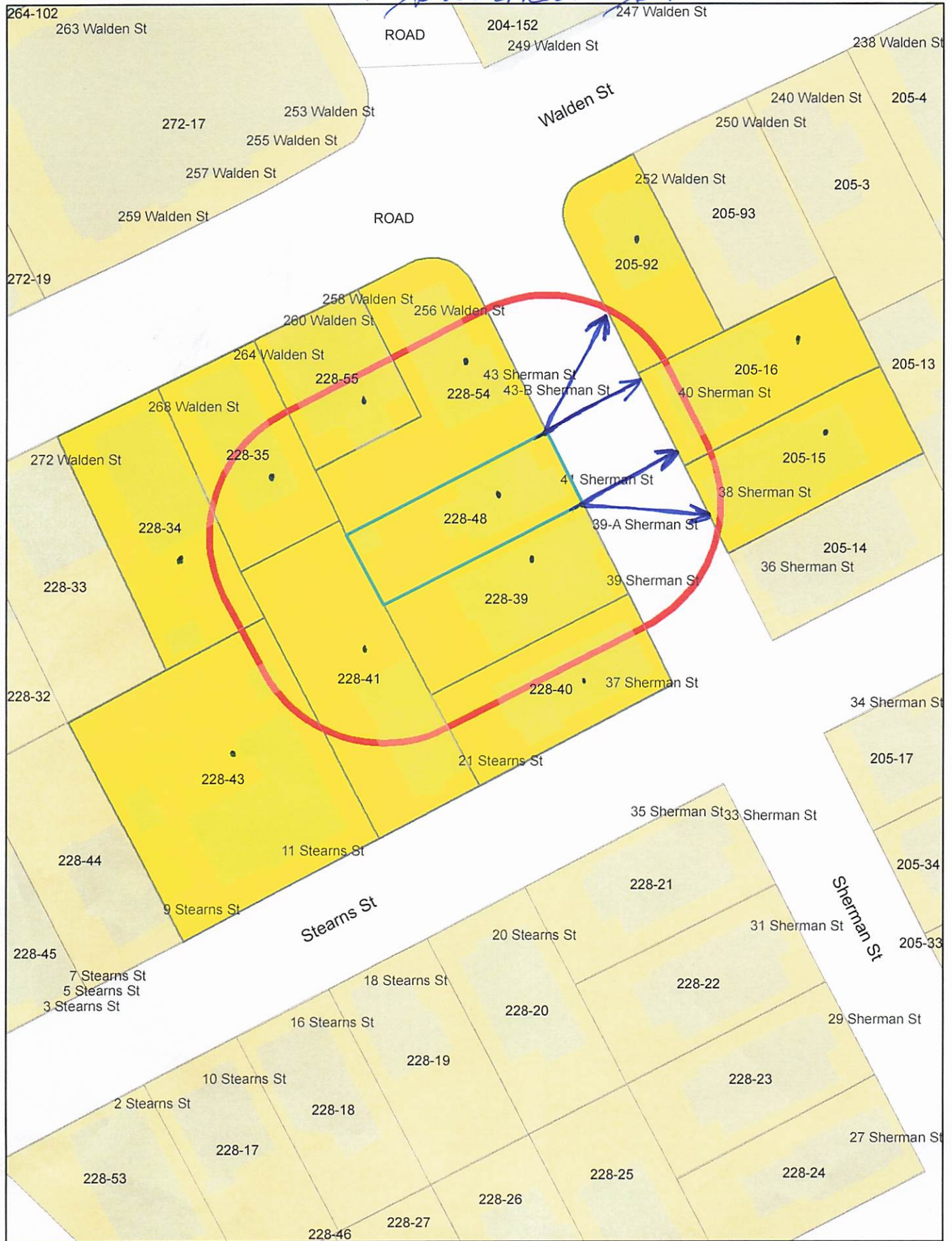
ISSUE DATE:
2026.02.19

SHEET TITLE:
PROPOSED -
EXTERIOR
ELEVATIONS

SHEET NO:

A200

41 Sherman St.



41 Sherman St

Petitioner

205-92
HENKIN, GARY R.
140 E. 40TH ST APT 12B
NEW YORK, NY 10016

228-54
FRYE, EDEN NABY &
NELS MISHAEL NABY FRYE
15 TOWER HILL RD
BRIMFIELD, MA 01010

SARA YOFFE
50 FOLLEN STREET
CAMBRIDGE, MA 02138

228-55
ALLEN, RUTH M.,
TR. OF 258-260 WALDEN ST NOMINEE TRUST.
258 WALDEN ST
CAMBRIDGE, MA 02138

228-43
NEWMAN, JAMES L. & E. SARAH SLAUGHTER
11-17 STEARNS ST.
CAMBRIDGE, MA 02138

228-48
MAKAN, KEERIL & JOANNA RAKOFF
41 SHERMAN ST
CAMBRIDGE, MA 02138

228-35
BROWN, CHRISTOPHER L.
264 WALDEN ST UNIT 2
CAMBRIDGE, MA 02138

228-40
37 SHERMAN STREET LLC
6 ANTRIM ST
CAMBRIDGE, MA 02139

205-15-1
LUSZTIG, MICHAL N. &
IREN TAMAR ELIZABETH LUSZIG T
38 SHERMAN ST - Unit 1
CAMBRIDGE, MA 02140

205-15-2
LU, MENGXI
375 MOUNT VERNON ST APT 328
BOSTON, MA 02108

228-41
FITZGERALD, BRIAN D.
LEAH J. WHITTINGTON
21 STEARNS ST
CAMBRIDGE, MA 02138

228-35-1
ODOM, STEPHER RAY
ALEXANDRA GEORGE SMITH
264 WALDEN ST, UNIT 1
CAMBRIDGE, MA 02138

205-16
LIU, JIAHUI SPRING NUNO SUCENA ALMEIDA
40 SHERMAN ST
CAMBRIDGE, MA 02138

228-39-1
PATRICK G. MCLEOD &
TAMARA J. MCLEOD, TRS.
39 SHERMAN STREET - UNIT 1
CAMBRIDGE, MA 02138

228-39-2
KAREN T. QUINN &
JARRETT MYLANDER
39 SHERMAN STREET - UNIT 2
CAMBRIDGE, MA 02138

228-34
TARQUINIO, ANNA MARIE &
ERNEST D. TARQUINIO
268 WALDEN ST
CAMBRIDGE, MA 02138