

BOARD OF ZONING APPEAL  
FOR THE  
CITY OF CAMBRIDGE

GENERAL HEARING  
THURSDAY, JANUARY 29, 2026

6:00 p.m.

Remote Meeting  
via

831 Massachusetts Avenue  
Cambridge, Massachusetts 02139

Steven Ng, Chair  
Wendy Leiserson, Vice Chair  
Fernando Daniel Hidalgo  
Jim Monteverde  
Michael LaRosa

City Employees  
Olivia Ratay



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transcripts@ctrans.com

## I N D E X

| CASE   | PAGE |
|--|------|
| CONTINUED CASES  |      |
| BZA-1178118 -- 63 WASHBURN AVENUE<br>Original Hearing Date: 09/11/25 | 5    |

## P R O C E E D I N G S

\* \* \* \* \*

(6:00 p.m.)

Sitting Members: Steven Ng, Wendy Leiserson, Daniel  
Hidalgo, Jim Monteverde, and Michael  
LaRosa

STEVEN NG: Welcome to the January 29, 2026  
meeting of the Cambridge Board of Zoning Appeal. My name is  
Steven Ng, and I am the Chair.

Pursuant to Chapter 2 of the Acts of 2023 adopted  
by Massachusetts General Court, and approved by the  
Governor, the City is authorized to use remote participation  
at meetings of the Cambridge Board of Zoning Appeal.

This meeting is being video and audio recorded and  
is broadcast on cable television Channel 22 within  
Cambridge. There will also be a transcript of the  
proceedings.

All Board Members, applicants, and members of the  
public will state their name before speaking. All votes  
will be taken by roll call.

Members of the public will be kept on mute until  
it is time for public comment. I will give instructions for

1 public comment at that time, and you can also find  
2 instructions on the City's webpage for remote BZA meetings.  
3 Generally, you will have up to three minutes to speak.

4 I'll start by asking Staff to take Board members  
5 attendance and verify that all members are audible.

6 OLIVIA RATAY: Jim Monteverde?

7 JIM MONTEVERDE: Jim Monteverde present.

8 OLIVIA RATAY: Wendy Leiserson?

9 WENDY LEISERSON: Wendy Leiserson present.

10 OLIVIA RATAY: Michael Larosa?

11 MICHAEL LAROSA: Michael LaRosa present.

12 OLIVIA RATAY: And Daniel Hidalgo.

13 DANIEL HIDALGO: Daniel Hidalgo present.

14 OLIVIA RATAY: And Steven Ng?

15 STEVEN NG: And Steven Ng present.

16 Thanks, Olivia.

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(6:01 p.m.)

Sitting Members: Steven Ng, Wendy Leiserson, Daniel  
Hidalgo, Jim Monteverde, and Michael  
LaRosa

STEVEN NG: The only case this evening is a  
continued case, No. 1178118 -- 63 Washburn Avenue. The  
petitioner has asked for an additional continuance, and I'd  
like to provide the petitioner with adequate time to prepare  
the documents for their return, to present to the BZA.

Olivia, what dates do we have? I'm thinking like  
March, maybe April, to avoid --

OLIVIA RATAY: Sure. We could do -- there's two  
in March, two in April. We could do March 12 or 26, or  
April 16 or April 30.

STEVEN NG: Okay. I'm thinking March 26; does  
that work for everyone?

JIM MONTEVERDE: That works for me; Jim  
Monteverde.

WENDY LEISERSON: Yes, me too. For Wendy.

DANIEL HIDALGO: Works for me, Daniel Hidalgo.

STEVEN NG: Michael?

1           MICHAEL LAROSA: Just checking my calendar, but I  
2 think it works. Yeah, that should be fine.

3           STEVEN NG: Okay. All right. So let's make a  
4 motion. Let me make a motion to continue the matter of BZA  
5 Case 1178118 -- 63 Washburn Avenue to March 26, 2026 on the  
6 condition that the petitioner change the posting sign to  
7 reflect the new date of March 26 and the new time at 6 p.m.

8           Also that the petitioner sign a waiver to the  
9 statutory requirements for the hearing. This waiver can be  
10 obtained from Maria Pacheco or Olivia Ratay at the  
11 Inspectional Services Department.

12           And I ask that the petitioner sign the waiver and  
13 return it to Inspectional Services Department by a week from  
14 this coming Monday. Failure to do so will de facto cause  
15 this Board to give an adverse ruling on this case.

16           Also, if there are new submittals, changes to the  
17 drawings, dimensional forms, or any supporting statements  
18 that those be filed by 5 p.m. on the Monday prior to the  
19 continued meeting date.

20           And the motion to continue this matter -- on the  
21 motion to continue this matter to March 26, 2026 is a roll  
22 call vote.

1 And Vice Chair Wendy?

2 WENDY LEISERSON: Wendy Leiserson in favor.

3 STEVEN NG: Michael?

4 MICHAEL LAROSA: In favor.

5 STEVEN NG: Daniel?

6 DANIEL HIDALGO: Daniel Hidalgo in favor.

7 STEVEN NG: Jim?

8 JIM MONTEVERDE: Jim Monteverde in favor.

9 STEVEN NG: And Steven Ng votes in favor as well.

10 [All vote YES]

11 STEVEN NG: That's five in favor and we'll  
12 continue the hearing to March 26. This concludes our  
13 business this evening. Thank you to Olivia and my fellow  
14 Board members for their participation and have a great  
15 night.

16 WENDY LEISERSON: You too.

17 JIM MONTEVERDE: Excellent.

18 WENDY LEISERSON: Thank you.

19 JIM MONTEVERDE: Thank you all.

20 MICHAEL LAROSA: Have a good night.

21 COLLECTIVE: Thank you. Bye. Thank you.

22 [6:04 p.m. End of Proceedings]

CERTIFICATE

Commonwealth of Massachusetts

Middlesex, ss.

I, Lynne Blaszak, Notary Public in and for the  
Commonwealth of Massachusetts, do hereby certify that the  
witness whose deposition is hereinbefore set forth, was  
duly sworn by me and that such deposition is a true record,  
to the best of my ability, of the testimony given by the  
witness.

I further certify that I am neither related to nor  
employed by any of the parties in or counsel to this  
action, nor am I financially interested in the outcome of  
this action.

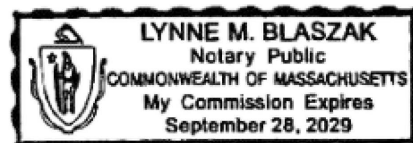
In witness whereof, I have hereunto set my hand this  
30th day of January 2026.

*Lynne M. Blaszak*

Notary Public

My commission expires:

September 28, 2029





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| <p><b>A</b></p> <p><b>ability</b> 8:7<br/> <b>action</b> 8:9,11<br/> <b>Acts</b> 3:10<br/> <b>additional</b> 5:8<br/> <b>adequate</b> 5:9<br/> <b>adopted</b> 3:10<br/> <b>adverse</b> 6:15<br/> <b>Appeal</b> 1:1 3:8 3:13<br/> <b>applicants</b> 3:18<br/> <b>approved</b> 3:11<br/> <b>April</b> 5:12,14,15 5:15<br/> <b>asked</b> 5:8<br/> <b>asking</b> 4:4<br/> <b>attendance</b> 4:5<br/> <b>audible</b> 4:5<br/> <b>audio</b> 3:14<br/> <b>authorized</b> 3:12<br/> <b>Avenue</b> 1:5 2:5 5:7 6:5<br/> <b>avoid</b> 5:12</p> | <p>8:1<br/> <b>certify</b> 8:5,8<br/> <b>Chair</b> 1:7,7 3:9 7:1<br/> <b>change</b> 6:6<br/> <b>changes</b> 6:16<br/> <b>Channel</b> 3:15<br/> <b>Chapter</b> 3:10<br/> <b>checking</b> 6:1<br/> <b>City</b> 1:2,10 3:12<br/> <b>City's</b> 4:2<br/> <b>COLLECTIVE</b> 7:21<br/> <b>coming</b> 6:14<br/> <b>comment</b> 3:22 4:1<br/> <b>commission</b> 8:17<br/> <b>Commonwealth</b> 8:2,5<br/> <b>concludes</b> 7:12<br/> <b>condition</b> 6:6<br/> <b>continuance</b> 5:8<br/> <b>continue</b> 6:4,20 6:21 7:12<br/> <b>continued</b> 2:4 5:7 6:19<br/> <b>counsel</b> 8:9<br/> <b>Court</b> 3:11</p> | <p><b>evening</b> 5:6 7:13<br/> <b>Excellent</b> 7:17<br/> <b>expires</b> 8:17</p> <p><b>F</b></p> <p><b>facto</b> 6:14<br/> <b>Failure</b> 6:14<br/> <b>favor</b> 7:2,4,6,8,9 7:11<br/> <b>fellow</b> 7:13<br/> <b>Fernando</b> 1:8<br/> <b>filed</b> 6:18<br/> <b>financially</b> 8:10<br/> <b>find</b> 4:1<br/> <b>fine</b> 6:2<br/> <b>five</b> 7:11<br/> <b>forms</b> 6:17<br/> <b>further</b> 8:8</p> | <p><b>K</b></p> <p><b>kept</b> 3:21</p> <p><b>L</b></p> <p><b>LaRosa</b> 1:9 3:6 4:10,11,11 5:5 6:1 7:4,20<br/> <b>Leiserson</b> 1:7 3:4 4:8,9,9 5:3 5:20 7:2,2,16 7:18<br/> <b>let's</b> 6:3<br/> <b>Lynne</b> 8:4</p> <p><b>M</b></p> <p><b>March</b> 5:12,14 5:14,16 6:5,7 6:21 7:12<br/> <b>Maria</b> 6:10<br/> <b>Massachusetts</b> 1:5,6 3:11 8:2 8:5<br/> <b>matter</b> 6:4,20,21<br/> <b>meeting</b> 1:4 3:8 3:14 6:19<br/> <b>meetings</b> 3:13 4:2<br/> <b>members</b> 3:4,18 3:18,21 4:4,5 5:3 7:14<br/> <b>Michael</b> 1:9 3:5 4:10,11,11 5:4 5:22 6:1 7:3,4 7:20<br/> <b>Middlesex</b> 8:3<br/> <b>minutes</b> 4:3<br/> <b>Monday</b> 6:14,18<br/> <b>Monteverde</b> 1:8 3:5 4:6,7,7 5:4 5:18,19 7:8,8 7:17,19<br/> <b>motion</b> 6:4,4,20 6:21<br/> <b>mute</b> 3:21</p> | <p><b>Ng</b> 1:7 3:4,7,9 4:14,15,15 5:3 5:6,16,22 6:3 7:3,5,7,9,9,11<br/> <b>night</b> 7:15,20<br/> <b>Notary</b> 8:4,16</p> <p><b>O</b></p> <p><b>O</b> 3:1<br/> <b>obtained</b> 6:10<br/> <b>Okay</b> 5:16 6:3<br/> <b>Olivia</b> 1:11 4:6,8 4:10,12,14,16 5:11,13 6:10 7:13<br/> <b>Original</b> 2:5<br/> <b>outcome</b> 8:10</p> <p><b>P</b></p> <p><b>P</b> 3:1<br/> <b>p.m</b> 1:4 3:3 5:2 6:7,18 7:22<br/> <b>Pacheco</b> 6:10<br/> <b>PAGE</b> 2:3<br/> <b>participation</b> 3:12 7:14<br/> <b>parties</b> 8:9<br/> <b>petitioner</b> 5:8,9 6:6,8,12<br/> <b>posting</b> 6:6<br/> <b>prepare</b> 5:9<br/> <b>present</b> 4:7,9,11 4:13,15 5:10<br/> <b>prior</b> 6:18<br/> <b>proceedings</b> 3:17 7:22 8:7<br/> <b>provide</b> 5:9<br/> <b>public</b> 3:19,21 3:22 4:1 8:4,16<br/> <b>Pursuant</b> 3:10</p> |
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