

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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I N D E X

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

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

2 * * * * *

3 (6:00 p.m.)

4 Sitting Members: Steven Ng, Wendy Leiserson, Daniel
5 Hidalgo, Jim Monteverde, and Michael
6 LaRosa7 STEVEN NG: Welcome to the January 29, 2026
8 meeting of the Cambridge Board of Zoning Appeal. My name is
9 Steven Ng, and I am the Chair.10 Pursuant to Chapter 2 of the Acts of 2023 adopted
11 by Massachusetts General Court, and approved by the
12 Governor, the City is authorized to use remote participation
13 at meetings of the Cambridge Board of Zoning Appeal.14 This meeting is being video and audio recorded and
15 is broadcast on cable television Channel 22 within
16 Cambridge. There will also be a transcript of the
17 proceedings.18 All Board Members, applicants, and members of the
19 public will state their name before speaking. All votes
20 will be taken by roll call.21 Members of the public will be kept on mute until
22 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]

1 CERTIFICATE

2 Commonwealth of Massachusetts

3 Middlesex, ss.

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

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

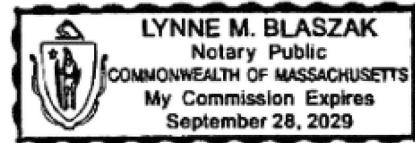
14 In witness whereof, I have hereunto set my hand this
15 30th day of January 2026.

16
17 *Lynne M. Blaszak*

18 Notary Public

19 My commission expires:

20 September 28, 2029



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