

November 12, 2025

By Hand and Email

Mary T. Flynn, Chair
Cambridge Planning Board
344 Broadway
Cambridge, MA 02139

RE: Request for Written Determination of Use for Doner Shack at 20 Child Street/Parcel N

Dear Chair Flynn and Members of the Planning Board:

On behalf of PRII Twenty20, LLC, owner of 20 Child Street/Parcel N in the North Point section of Cambridge, I am writing to request a written determination of use to allow use of approximately 1,500 sf of street level retail space at the 20 Child Street building as a quick service restaurant under the name "Doner Shack." The location plan, storefront façade treatment and floor plan showing layout are depicted in attachments to this letter. Please also consider this letter a request for the requisite design review.

20 Child Street/Parcel N is located in the North Point District PUD-6 for which a Special Permit was issued in Case No. 179 in 2003 and has been amended several times since. Pursuant to the Special Permit, Parcel N has 8,600 square feet of non-residential GFA, all of it retail space. See PB#179, Amendment #6 (Major) [repeated in subsequent amendment(s)], Appendix I, Section II.A.2 (Phases, Statistical Summary – Phase 1A, Dimensional Limits on Individual Parcels, Parcel N). This request is for a portion of that existing retail space.

Condition #4 of the Special Permit allows all uses permitted in Sections 13.50 and 13.70 of the Cambridge Zoning Ordinance ("CZO") within their respective districts, subject to limitations on the amount of nonresidential and retail use set forth in Appendix I (as referenced above) and the Special Permit decision. CZO Section 13.73 allows any use permitted in CZO Article 16.000 – North Point Residence District, and further provides that other uses, not permitted in Article 16.000 but permitted in a Business B District, may be allowed by the Planning Board upon a written determination that such use is compatible with and advances the policy objectives of the Eastern Cambridge Plan and that it is necessary to support the predominant residential use in the North Point Residence District.¹

Fast Order or Quick Service Food Establishment is a retail use under CZO Section 4.35.o in the Table of Use Regulations and under that Section is allowed in Business B districts; accordingly such use is eligible for a written determination under the provisions of PB#179 Condition #4 and CZO Section 16.73.

¹ Such use may not, however, constitute more than 35% of the total authorized GFA of the applicable development parcel, exclusive of parking and bonus FAR, a limitation already met by the limitation of nonresidential/retail use to 8,600 sf as provided in Appendix I.

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We further note that the retail plan from 2016 PB-179 amendment 6 does cite 1,000-2,500 SF for "Quick Service Restaurants" (page 57): https://www.cambridgema.gov/-/media/Files/CDD/ZoningDevel/SpecialPermits/sp179mja6/sp179amdt6_decis...

Doner Shack will occupy street front retail space, consistent with the policy objectives of the Eastern Cambridge Plan. Further, it will serve the need of residents both of the Twenty20 building and other residential buildings at North Point. We note that another quick service restaurant, Bon Me, was approved at 222 Jacobs Street in 2023.

Based on the foregoing, we request that the Planning Board issue a written determination that use of the premises as a quick service restaurant is compatible with and advances the policy objectives of the Eastern Cambridge Plan and that it is necessary to support the predominant residential use in the North Point Residence District.

Please let us know if you need any further information.

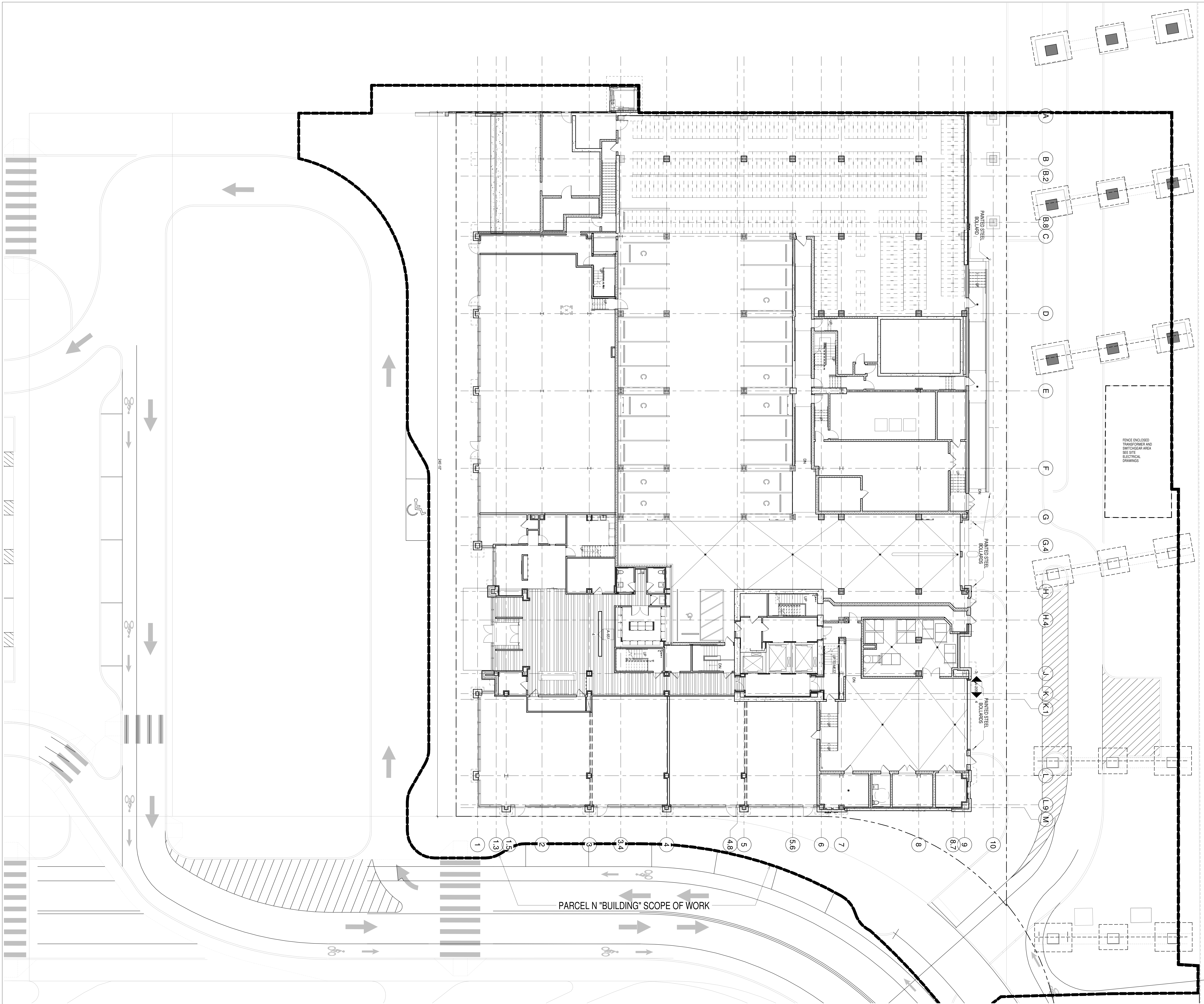
Thank you.

Sincerely,



Adam N. Weisenberg
Senior Counsel

ANW



REVISIONS		
#	DATE	DESCRIPTION

NorthPoint Parcel N
Residential Tower
20 Child Street, Cambridge, MA 02141

cbt 617 262 4354 cbtarchitects.com
110 canal street boston, ma 02114

SITE PLAN

SCALE 1" = 10'-0"
PROJECT # 114036.00
DATE ISSUED 03.27.13

A-012

