



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAR 31 PM 12:07  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 113146**

### General Information

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

Special Permit:   X  

Variance:       

Appeal:       

**PETITIONER:** 221-227 Concord Ave LLC

**PETITIONER'S ADDRESS:** PO Box 381092, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 221 Concord Ave., Cambridge, MA

**TYPE OF OCCUPANCY:** Business

**ZONING DISTRICT:** Business A-1 Zone

**REASON FOR PETITION:**

/Parking/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

The petitioner requests a reduction of Required Parking.

**SECTIONS OF ZONING ORDINANCE CITED:**

- Article: 6.000      Section: 6.12.C (Applicability).
- Article: 6.000      Section: 6.35.1 (Reduction of Required Parking).
- Article: 10.000     Section: 10.40 Special Permit).

Original  
Signature(s):

MARIA RONBEAU

(Petitioner (s) / Owner)

MARIA RONBEAU

(Print Name)

Address:

Tel. No.

E-Mail Address:

Date: 3/30/21

**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 Lauren Harder, mgr  
(OWNER)

Address: 111 Grozier Road, Cambridge MA

State that I/We own the property located at 221 Concord Ave, which is the subject of this zoning application.

The record title of this property is in the name of 221-227 Concord Ave LLC

\*Pursuant to a deed of duly recorded in the date 9/17/2019, Middlesex South County Registry of Deeds at Book 26879, Page 483; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

Lauren Harder, mgr  
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 Lauren Harder personally appeared before me, this 25<sup>th</sup> of March, 2021, and made oath that the above statement is true.

Theresa Kaufman Notary

My commission expires 01-28-2022 (Notary Seal). THERESA KAUFMAN Notary Public Commonwealth of Massachusetts My Commission Expires January 28, 2022

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

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**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** 221-227 Concord Ave LLC**Present Use/Occupancy:** Business**Location:** PO Box 381092**Zone:** Business A-1 Zone**Phone:****Requested Use/Occupancy:** Business

	<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	8811	8811	8815	(max.)
<b><u>LOT AREA:</u></b>	12062	12062	5000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>	.73	.73	1.0 (.75)	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>	2010	2010	1500	
<b><u>SIZE OF LOT:</u></b>				
WIDTH	96.75	96.75	50	
DEPTH	125.1	125.1	n/a	
<b><u>SETBACKS IN FEET:</u></b>				
FRONT	0	0	0	
REAR	64.1	64.1	26.2	
LEFT SIDE	46.9	46.9	0	
RIGHT SIDE	0	0	0	
<b><u>SIZE OF BUILDING:</u></b>				
HEIGHT	34.1	34.1	35	
WIDTH	61.3	61.3	n/a	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	.398	.398	.30	
<b><u>NO. OF DWELLING UNITS:</u></b>	6	6	8	
<b><u>NO. OF PARKING SPACES:</u></b>	6	6	12	
<b><u>NO. OF LOADING AREAS:</u></b>	n/a	n/a	n/a	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>	10.7	10.7	10	

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.

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'.

**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 221 Concord Ave., 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 proposed use is located in a small existing commercial building on a lot that is dominated by Residential Uses. The existing residential uses and associated parking spaces and Open Space cannot accommodate additional parking for the 6 cars required by the proposed restaurant use.

Relief can be granted per Section 6.35 of the Ordinance without adversely impacting the neighborhood or the district at large.

**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:**

Given that there are very few businesses in the area that operate during the evening hours, we believe our business will have no adverse impact on traffic or congestion. Most of the shops and cafes have 7am - 5pm hours of operation, whereas we would be operating in the late afternoon and evening hours, thus avoiding the peak hours of use. Unlike the busy daytime hours, during the evening there is ample street parking available on Concord Ave and Huron Ave, all within 20' from the proposed restaurant. However, we anticipate that our largest public will be neighborhood residents who walk or bike over, or guests that arrive by Lyft or Uber to avoid driving altogether.

There is also a bus stop across the street, with 5 different bus lines that connect throughout the City.

**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:**

Given easy and ample access to multiple alternative modes of transportation, and availability of public street parking especially during non-peak hours the continued operation of or the development of adjacent uses will not be adversely impacted by the proposed use. We believe our proposed restaurant will only strengthen the character of the neighborhood, bringing more choices and diversity for people to gather and come together in meaningful ways. We'd be forming part of an already existing and vibrant community, including favorites like HiRise, Fromaggio, Armando's, Sarah's Market, ECH Chocolatier, The Fishmonger, Village Kitchen, Tallula, La Saison Bakery, and Pulcinella. We believe a restaurant can play an active role in supporting a sense of place and community, providing residents with healthy and diverse food choices, and encouraging the arts and music within the environment we create. With our background as designer and filmmaker, our approach to a restaurant is very much about bringing people together as a joyous and meaningful event.

**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:**

As existing restaurant owners, we recognize the importance of being respectful neighbors within

our community. We have occupied our current location at 2 Dow Street, Somerville, for the last 3 years, and have been good neighbors with everyone around us. We recognize that we live in a tight urban environment, and respect the laws of living harmoniously in a society that recognizes boundaries and needs. We are very aware of the impact that music, sounds, smells, and trash can have on the neighbors, and maintain clean and quiet surroundings to make sure we continue supporting our community. There are already existing businesses in the area that have set a good precedent to our neighbors of how to successfully manage a restaurant operation in a dense residential area, and we intend to continue that success.

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:

We believe our restaurant will be a place of gathering and a source of pride for the community, much in the same way that we've created a sense of community in Union Square around Celeste. We believe that local business, collectively, form part of the fabric of our day-to-day exchanges and bring people together. One of the biggest draws to this location is that we, ourselves, live in the neighborhood, and know the importance of having a place to gather in the neighborhood, an extension of home. There are already a number of businesses that help reinforce this sense of neighborhood in the area. We believe that we will, in no way, impair the integrity of the local businesses, but rather, hope to be an active part of this community and strengthen the bonds within the area and beyond.

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

**Pacheco, Maria**

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**From:** Carolyn O'Brien <cgraceo@yahoo.com>  
**Sent:** Monday, May 10, 2021 11:49 AM  
**To:** Pacheco, Maria  
**Cc:** Lou Jordano  
**Subject:** Proposed restaurant at 221 Concord Ave.: BZA Case 113146 at 221 Concord

Hi Maria--

On behalf of my husband and myself, we'd like to offer our full support for permitting a restaurant at 221 Concord Ave., BZA Case 113146 at 221 Concord.

In addition to understanding that the owners are neighbors with an excellent reputation running their current operations in nearby Somerville, we'd be delighted to have a neighborhood spot in such a quick walking distance from our home on Huron Ave. Particularly with the loss of Formaggio Kitchen for this area of Huron, our neighborhood could greatly benefit from a walkable restaurant that brings vitality to this area.

We very much hope this proposal advances and look forward to hearing the result and hopefully enjoying a terrific, local meal there soon!

best wishes,  
Carolyn O'Brien & Lou Jordano  
241 Huron Avenue

## Pacheco, Maria

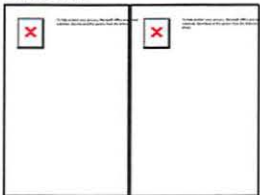
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**From:** Jimena Canales <canales@post.harvard.edu>  
**Sent:** Monday, May 10, 2021 10:45 AM  
**To:** Pacheco, Maria  
**Subject:** Letter in support of La Royal Case #113146

Dear Ms. Pacheco,

I am writing in support of Parking Relief for La Royal restaurant. I am a resident in Boston and moving to Cambridge in a few months. One of the reasons why I was attracted to move back was having more Neighborhood restaurants that I could reach by taking a short walk or arriving on Lyft or Uber. La Royal will surely attract many local residents who find it very convenient because of its proximity to their homes.

Many thanks and please let me know if you have any questions,  
Jimena



<https://www.newyorker.com/books/under-review/sciences-demons-from-descartes-to-darwin-and-beyond>



## **Pacheco, Maria**

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**From:** Rose Haferd <rosehaferd@gmail.com>  
**Sent:** Monday, May 10, 2021 12:57 PM  
**To:** Pacheco, Maria  
**Cc:** Maria Rondeau  
**Subject:** In 100% support of La Royal Case#113146

Hello Ms. Pacheco,

I hope that this email finds you well. I am writing to support La Royal (case #113146) that will be having a hearing for a zoning permit. I believe that the permit should be provided to La Royal without any reservations.

I have been a Cambridge resident for over 35 years and I currently reside at 1 Richdale Avenue, Unit 8, Cambridge.

Cambridge needs small, independent, and local businesses like La Royal in our neighborhoods and not just in the "squares". It is wonderful to have our own residents (Maria Rondeau and Juan Manuel Calderon) spearhead such initiatives- especially our residents of color.

Neighborhoods thrive when they have diverse small businesses, especially restaurants that can bring people of all walks of life together in breaking bread.

My family, friends, and I are looking forward to La Royal in the area, where we would gladly walk or take an Uber. We think that most people from afar would use ride sharing services like Lyft and Uber or park on metered streets.

Sincerely,  
Rose Haferd  
1 Richdale Avenue, Unit 8  
Cambridge, MA 02140  
617-520-4858

Board of Appeal (BZA)  
Special Permit for Parking Relief  
Case #113146  
Address: 221 Concord Avenue

**Pacheco, Maria**

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**From:** Marieke Van Damme <marieke.vandamme@gmail.com>  
**Sent:** Monday, May 10, 2021 11:35 AM  
**To:** Pacheco, Maria  
**Subject:** BZA Case 113146 at 221 Concord

Hi Maria,

I'm writing in support of La Royal, the restaurant planned at 221 Concord Ave. I'm excited to have a new restaurant coming to Huron Village! My husband and I live nearby and do not plan on driving, nor are we concerned that there will be a negative impact on parking in our neighborhood.

Best,  
Marieke Van Damme  
243 Huron Ave

## Pacheco, Maria

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**From:** katherineohroof <katherineohroof@gmail.com>  
**Sent:** Monday, May 10, 2021 9:33 AM  
**To:** Pacheco, Maria  
**Subject:** Re: Special Permit Case #113146 - La Royal

Board of Appeal (BZA)  
Special Permit for Parking Relief  
Case #113146  
Address: 221 Concord Avenue

May 7, 2021

Dear Ms. Pacheco,

I am writing to recommend that a Special Permit be granted for Parking Relief to the petitioners, Maria Rondeau and JuanMa Calderon. As someone who drives down Concord Ave. everyday, I know first hand that there is limited space for parking on that street and requiring parking for the proposed restaurant would be placing undue hardship on the petitioners, and might even deter their ability to open at a location that truly would benefit in so many ways.

I have known the proprietors of Celeste, Maria Rondeau and JuanMa Calderon since the days of Kriolla Royal pop-up dinner parties, and I am delighted by the prospect of their opening of a new restaurant back in their own neighborhood.

Maria is a fellow Mom with children in the Cambridge Public Schools. She's an engaged and active mom, and a community leader who has persevered for many years to create the life that she and her partner, JuanMa are envisioning for themselves, their families and employees. They are an asset to whichever community is lucky enough to have them. JuanMa is a fellow artist whose philosophical outlook on life is as playful as a midsummer's night. Maria and JuanMa's new venture will be filling a real need for a moderately-sized fine-dining establishment in the area, and it will also add to the inclusion and diversity that West Cambridge is beginning to be known for!

Kind regards,

Katherine Oh  
Katherine Oh  
% Chris Roof  
465 Concord Ave.  
Cambridge, MA

On Mon, May 10, 2021 at 9:02 AM Pacheco, Maria <[mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)> wrote:

Katherine, I'm sorry I still cant open it's says it's unreadable. If you could just copy to the email would be great.

---

**From:** katherineohroof <[katherineohroof@gmail.com](mailto:katherineohroof@gmail.com)>  
**Sent:** Monday, May 10, 2021 8:41 AM  
**To:** Pacheco, Maria <[mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)>  
**Subject:** Re: Special Permit Case #113146 - La Royal

Hello Maria,

Here it is. If you're still unable to open the attached document, I can copy the text onto the email body next time.

## **Pacheco, Maria**

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**From:** Philip Parsons <philipjparsons@gmail.com>  
**Sent:** Monday, May 10, 2021 10:59 AM  
**To:** Pacheco, Maria  
**Cc:** Maria Rondeau; Jessica Eshleman; Zachary Baum; Mike Katz; Jim McGinnis; Jen Palacio  
**Subject:** Letter from Union Square Main Streets Somerville in support of BZA hearing Case 113146  
**Attachments:** Cambridge BZA support for La Royal.pdf

Dear Maria Pacheco,

Please find attached a letter on behalf of the entire Executive Committee of Union Square Main Streets in Somerville, supporting Maria Rondeau and Juan Manuel Calderon in their application for a Special Permit for Parking Relief at 221 Concord Avenue.

Thank you for adding this to the application materials.

Best regards,.

Philip Parsons

20 Bonner Avenue  
Somerville, MA 02143

cell 617-852-3381



May 10, 2021

Board of Zoning Appeal, City of Cambridge  
Attn: Maria Pacheco, Inspectional Services  
831 Massachusetts Avenue  
Cambridge MA 02139

RE: Special Permit for Parking Relief, Case #113146, 221 Concord Avenue

Dear Honorable Members of Zoning Board of Appeal:

As Vice-President of Union Square Main Streets (USMS), the business organization for Union Square in Somerville, MA where the appellants' current award-winning restaurant, Celeste, is located, I write with full endorsement of all members the USMS Executive Committee to support provision of a special permit for parking relief for La Royal restaurant at 221 Concord Avenue.

While current zoning indicates the need for an additional 6 parking spots to accommodate up to 48 guests, above the 4 currently allowed, we believe that the additional seating capacity is essential for this restaurant to be a viable business at this site.

Because the restaurant will be operating after normal working hours, any guest parking will occupy space that is used by other businesses in this commercial district during the day, and will have minimal impact. In addition, this will be very much a neighborhood restaurant (the owners live less than a block away), and the majority of guests will almost certainly arrive on foot or by Uber (or similar service).

We know from experience over the past three years that the owners, Maria Rondeau and Juan Manuel Calderon, are outstanding in their concern for and support of our Union Square community, and command the respect and appreciation of local residents and businesses. Their restaurant will be a welcome and beneficial addition to Huron Village.

Respectfully,

A handwritten signature in black ink that reads "Philip Parsons".

Philip Parsons  
Vice-President of USMS and Union Square resident

## **Pacheco, Maria**

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**From:** Julie Craven <cravenj@aol.com>  
**Sent:** Monday, May 10, 2021 2:24 PM  
**To:** Pacheco, Maria  
**Cc:** jmcalderson45@gmail.com  
**Subject:** Statement in support of Case #113146

Dear Ms. Pacheco,

I am writing the Board of Appeal in support of the Special Permit for Parking Relief for the proposed new restaurant at 221 Concord Avenue (Case #113146).

It would be fabulous to have a new restaurant in Huron Village, particularly one of the calibre I know that owner Juan Calderon will create, given his proven success with Celeste in Somerville. I don't live in Huron Village, but I do live in Cambridge, and know how fun it is to have amazing restaurants within walking or biking distance. I can imagine this restaurant enriching the neighborhood and becoming a local favorite, similar to Giulia's.

I personally know the warmth and commitment of Juan and his wife, having been a soccer teammate of Juan's for years. He speaks of Celeste with passion and love. I strongly encourage the Board of Appeal to support their petition for a Special Parking Permit so they can bring that same joy and commitment to the proposed site in Huron Village. I know my husband and I will visit!

Julie Craven  
15 Rockingham St. 02139

## Pacheco, Maria

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**From:** Dan Sterner <dansterner@gmail.com>  
**Sent:** Monday, May 10, 2021 5:00 PM  
**To:** Pacheco, Maria  
**Cc:** Elizabeth Clark Libert  
**Subject:** BZA Case 113146 at 221 Concord (La Royal)

To whom it may concern:

We are writing to express our enthusiastic support for La Royal at 221 Concord Avenue. Walkable amenities are one of the major reasons we decided to move to our neighborhood five years ago.

We shop at Formaggio Kitchen every day, eat at Full Moon Café and now Base Crave, and get all our seafood at The Fishmonger. Pizza comes from Armando's or the Village Kitchen, and we go to Pulcinella to satisfy our pasta cravings. Our holiday cards used to hang behind the butcher counter at Fresh Pond Market. In fact, Elizabeth used to have a photography studio (Elizabeth Clark Photography) tucked between Grey Mist and Fresh Pond Market, and we've used Sam Kachmar of SKA for design work for all our home renovations.

Local businesses are part of the fabric of our community. We are beyond excited to welcome La Royal to the neighborhood, and since we're so close, we'll be able to walk to the restaurant. Our neighborhood is full of restaurant-lovers. La Royal has a huge source of captive demand all within walking distance from its location, and as a result, we feel that the parking relief they are asking for will not impact the neighborhood. Our expectation is that La Royal will have a *positive* impact on the neighborhood for years to come.

Sincerely,  
Dan Sterner  
Elizabeth Libert

43 Reservoir Street

--

Dan Sterner | e: [dansterner@gmail.com](mailto:dansterner@gmail.com) | c: 610-451-6062

Maggie Currier  
207 Lakeview Ave  
Cambridge MA 02138

RE: BZA #113146 at 221 Concord Ave

May 10, 2021

Dear Planning Board,

I am writing a letter of support for the addition of a neighborhood restaurant at 221 Concord Ave. I live at 207 Lakeview Ave and am in walking distance of the establishment in mind. It's wonderful to have neighborhood restaurants within walking distance.

We lived for many years adjacent to Talulla, another neighborhood establishment. We lived on Saville St for 10 years. Occasionally people would drive and park on our street, but it was lovely to see families and couples enjoying a night out. We found that most people walked or used car services to access the restaurant and were never unburdened by the restaurant. In fact, we love it!

The owners of La Royale have a strong reputation and it would be an asset to our community to have such world class food in our neighborhood.

Sincerely,

Maggie Currier



## **Pacheco, Maria**

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**From:** leah foley <leahbfoley@gmail.com>  
**Sent:** Monday, May 10, 2021 5:03 PM  
**To:** Pacheco, Maria  
**Subject:** Letter of support: BZA Case 113146

Good afternoon, As a resident of the Huron Village community, I am writing in support of the proposal to open the La Royal restaurant, which will be located at 221 Concord Avenue. My family has lived in the community for over 15 years and has always appreciated and taken advantage of the ability to walk to and dine at local restaurants. We are looking forward to adding La Royal to that mix for a few reasons.

First, the menu at La Royal would be different from what is served at current restaurants in the area, and thus while not competing head-on with those restaurants, La Royal will open up an option that otherwise is not currently available (if we want to dine locally without going into the square or Boston). Second, I recently had the pleasure of meeting the owners of La Royal while dining at their restaurant Celeste in Somerville. They are lovely people who are definitely not in the business solely to make a profit. The website for Celeste states that it is "a joint project between friends interested in creating a unique experience that brings together good food, paired with the perfect drink, set in a singular environment that celebrates provocative design, art and music." The restaurant was full of locals who were there to enjoy the food, company, and atmosphere. After a year of quarantine, I think a new restaurant like this could add so much joy to the lives of the people in our community. Finally (and maybe most importantly), the food at Celeste was amazing and the vibe was exciting. I'm expecting that the food at La Royal would be just as good and the vibe would add richness and vitality to the community at a time when people are champing at the bit to get out and try new restaurants and meet new people. Understanding that all new businesses put stress on operational city issues (such as parking, security, etc.), I truly believe the benefits of opening this unique restaurant in our community would far outweigh any costs or perceived negative impacts.

I hope you vote to approve the proposal and that we will be walking to and dining at La Royal in the near future.

Leah Foley  
35 Lake View Ave.  
Cambridge, MA 02138



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: MARIA RONDEAU Date: 4/27/21  
(Print)

Address: 221 Concord Ave

Case No. BZA - 113146

Hearing Date: 5/13/21

Thank you,  
Bza Members

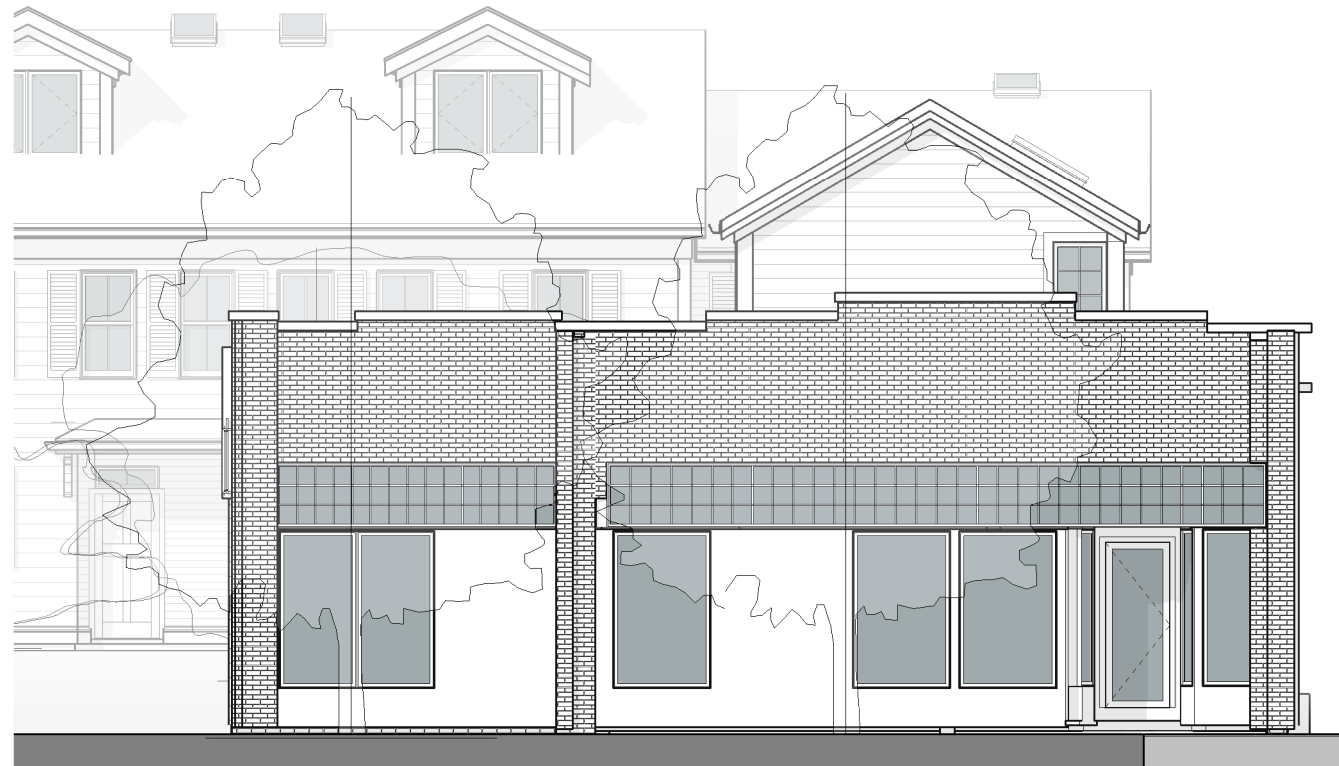
# 113146  
221 Concord Ave





TOW ZONE  
NO STOPPING  
← →

FDC  
Form  
201-202  
ON UP (Phone)



**221-229 CONCORD AVE**  
**CAMBRIDGE, MA**

BZA APPLICATION SET  
DATE ISSUED: 03-25-21

job number 19181

**CLIENT**

**227 CONCORD  
NOMINEE TRUST**

CAMBRIDGE, MA

**ARCHITECT**

**BOYES-WATSON  
ARCHITECTS**

30 BOW ST.  
SOMERVILLE, MA 02143

617.629.8200

[WWW.BOYESWATSON.COM](http://WWW.BOYESWATSON.COM)



CURRENT OWNER: 221-225 CONCORD AVENUE, WALDEN HURON LLC.  
227 CONCORD AVENUE, WALDEN HURON LLC.

TITLE REFERENCE: BOOK 66063 PAGE 239 221-225 CONCORD AVENUE.  
BOOK 66063 PAGE 267 227 CONCORD AVENUE.

PLAN REFERENCE: PLAN No. 487 OF 1975  
PLAN No. 801 OF 1981  
PLAN No. 758 OF 2001  
PLAN No. 1236 OF 1996

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

**SURVEYOR'S CERTIFICATION:**

TO: LAUREN HARDER

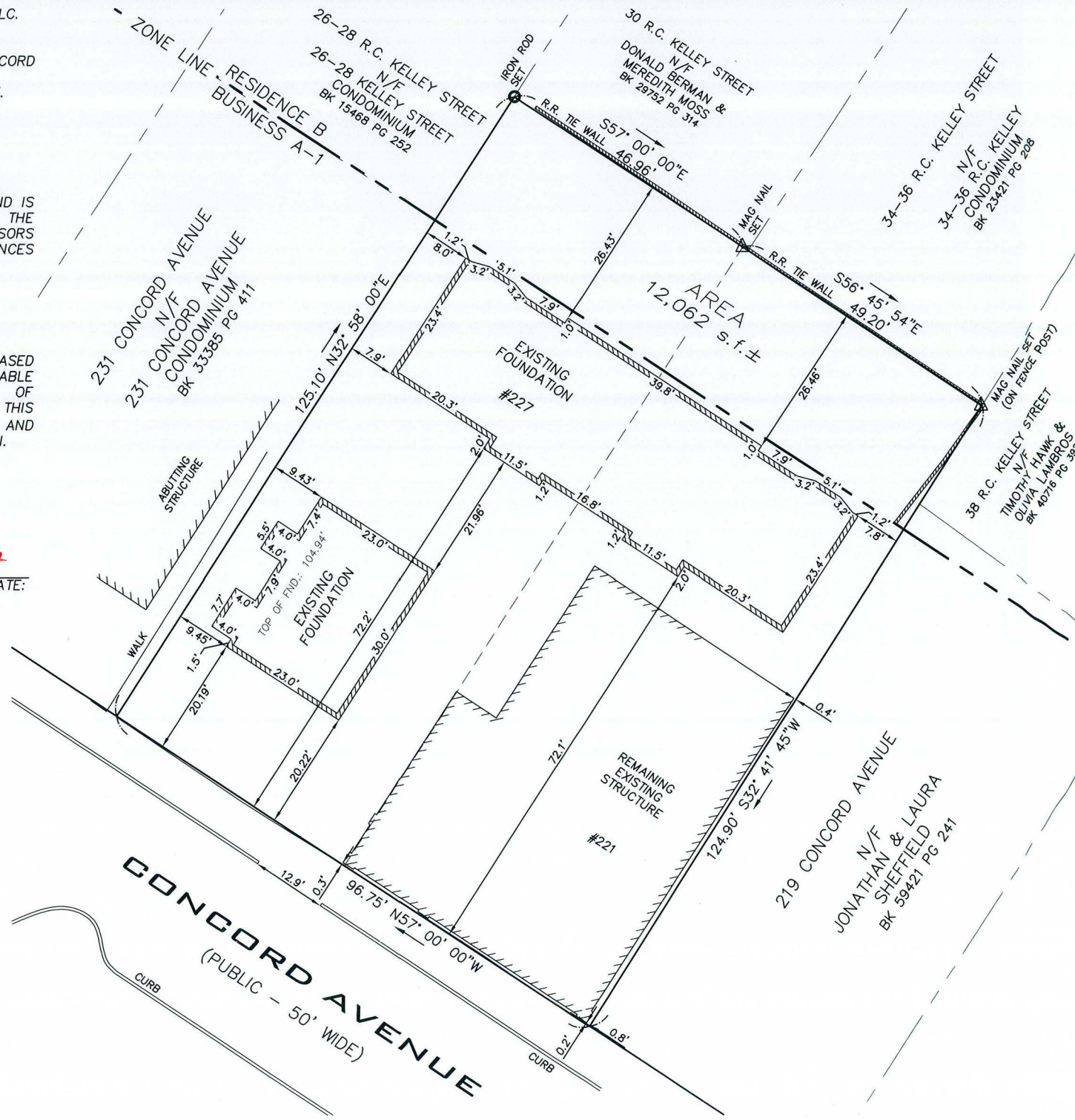
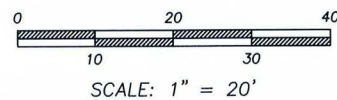
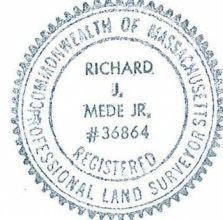
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: NOVEMBER 22, 2017  
DATE OF PLAN: NOVEMBER 27, 2017

*[Signature]*

RICHARD J. MEDE, JR. P.L.S.

DATE: 11/27/2017



**FOUNDATION AS-BUILT  
PLAN OF LAND  
221-229 CONCORD AVENUE  
CAMBRIDGE, MA.  
(MIDDLESEX COUNTY)**

PREPARED BY:  
**MEDFORD ENGINEERING & SURVEY**  
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL STREET, MEDFORD, MA 02155  
781-396-4466 fax: 781-396-9052

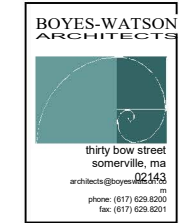
PREPARED FOR:	LAUREN HARDER
DRAWN	KKG
CHECKED	RJM
FILE No.	19327

No.	Description	Date

stamp

client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

Project  
**221-229 CONCORD AVE CAMBRIDGE, MA**



job number 19181

scale

date issued 03-25-21

BZA APPLICATION SET

sheet no.

**A .002**



229 CONCORD AVE (LEFT), 227 CONCORD AVE (RIGHT)



227 CONCORD AVE



229 CONCORD AVE (LEFT), 227 CONCORD AVE (REAR)



225 CONCORD AVE (CENTER), 227 CONCORD AVE (LEFT), 221-223 CONCORD AVE (RIGHT)

No.	Description	Date

stamp

client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

Project  
221-229 CONCORD AVE CAMBRIDGE, MA

Title  
PHOTOS

**BOYES-WATSON ARCHITECTS**  
  
 thirty bow street  
 somerville, ma 02143  
 architects@boyes-watson.com  
 phone: (617) 629-8200  
 fax: (617) 629-8201

job number 19181

scale

date issued 03-25-21

BZA APPLICATION SET

sheet no.

**A .003**



No.	Description	Date

stamp

client  
 227 CONCORD  
 NOMINEE TRUST  
 CAMBRIDGE, MA

Title PHOTOS  
 Project 221-229 CONCORD AVE CAMBRIDGE, MA

BOYES-WATSON  
 ARCHITECTS



thirty bow street  
 somerville, ma 02143  
 architects@boyes-watson.com  
 phone: (617) 629-8200  
 fax: (617) 629-8201

job number 19181

scale

date issued 03-25-21

BZA APPLICATION SET

sheet no.

A .004



229 CONCORD AVE (LEFT), 227 CONCORD AVE (CENTER), 221-223 CONCORD AVE (RIGHT)



221-223 CONCORD AVE



229 CONCORD AVE (LEFT), 221-223 CONCORD AVE (RIGHT)



225 CONCORD AVE (LEFT), 221-223 CONCORD AVE (RIGHT)



No.	Description	Date

stamp

client  
**227 CONCORD  
 NOMINEE TRUST  
 CAMBRIDGE, MA**



① 221-223 CONCORD AVE - FRONT ELEVATION  
 1/4" = 1'-0"

Title **221-223 ELEVATIONS**  
 Project **221-229 CONCORD AVE CAMBRIDGE, MA**

**BOYES-WATSON  
 ARCHITECTS**

thirty bow street  
 somerville, ma 02143  
 architects@boyes-watson.com  
 phone: (617) 629-8200  
 fax: (617) 629-8201

job number 19181

scale 1/4" = 1'-0"

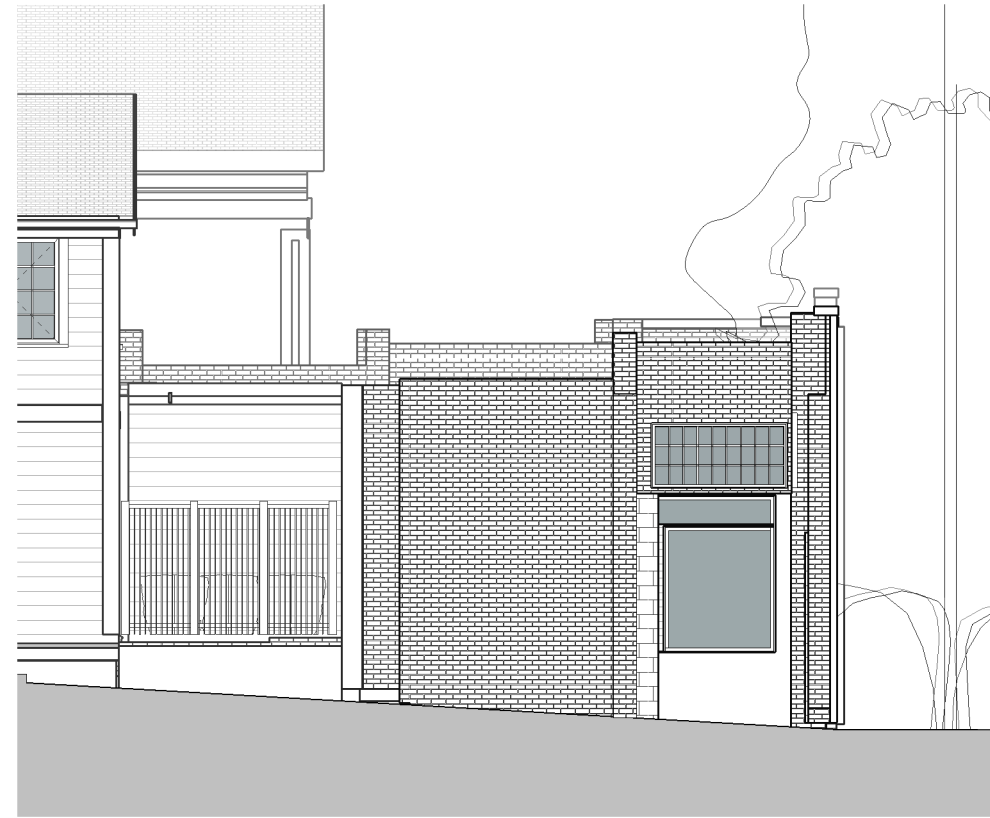
date issued 03-25-21

BZA APPLICATION  
 SET

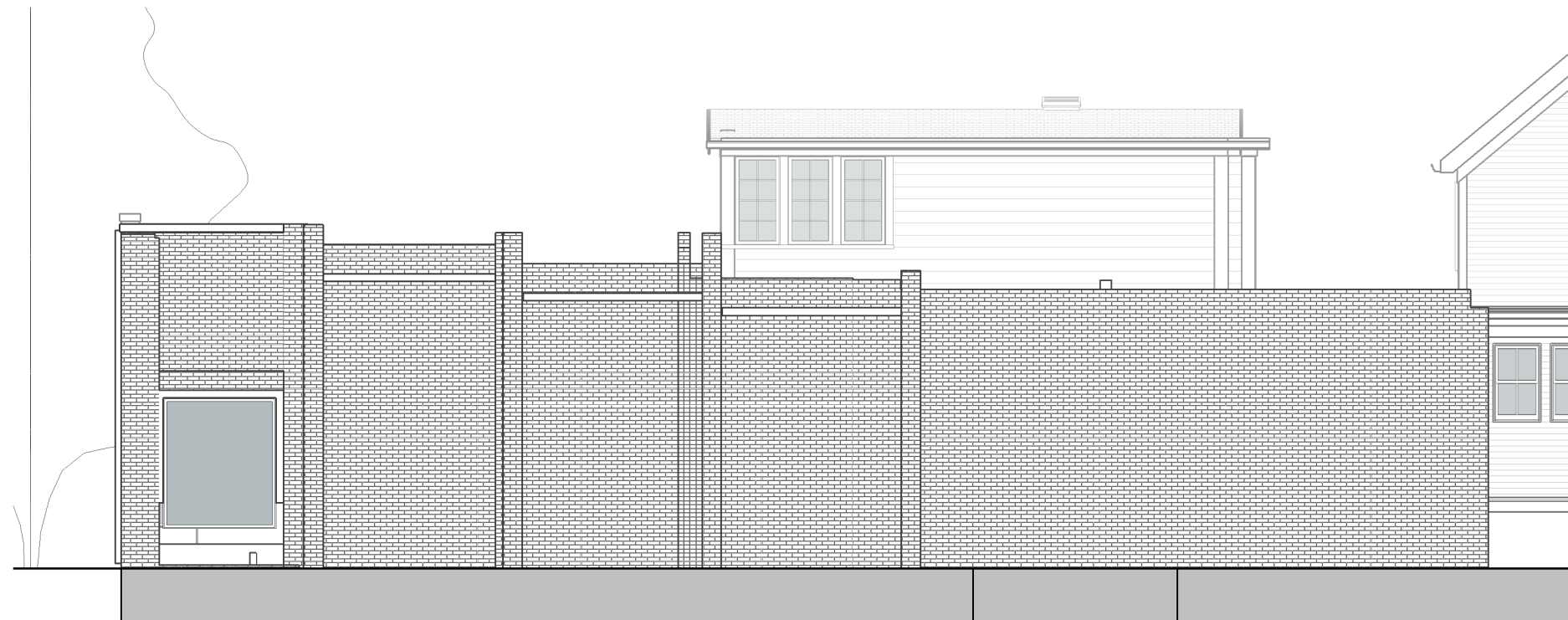
sheet no.

**A .201**

3/25/2021 3:47:44 PM



② 221-223 CONCORD AVE - LEFT SIDE ELEVATION  
1/4" = 1'-0"



① 221-223 CONCORD AVE - RIGHT SIDE ELEVATION  
1/4" = 1'-0"

No.	Description	Date

stamp

client  
227 CONCORD  
NOMINEE TRUST  
CAMBRIDGE, MA

Title 221-223 ELEVATIONS

Project 221-229 CONCORD AVE CAMBRIDGE, MA

BOYES-WATSON  
ARCHITECTS



thirty bow street  
somerville, ma 02143  
architects@boyes-watson.com  
phone: (617) 629-8200  
fax: (617) 629-8201

job number 19181

scale 1/4" = 1'-0"

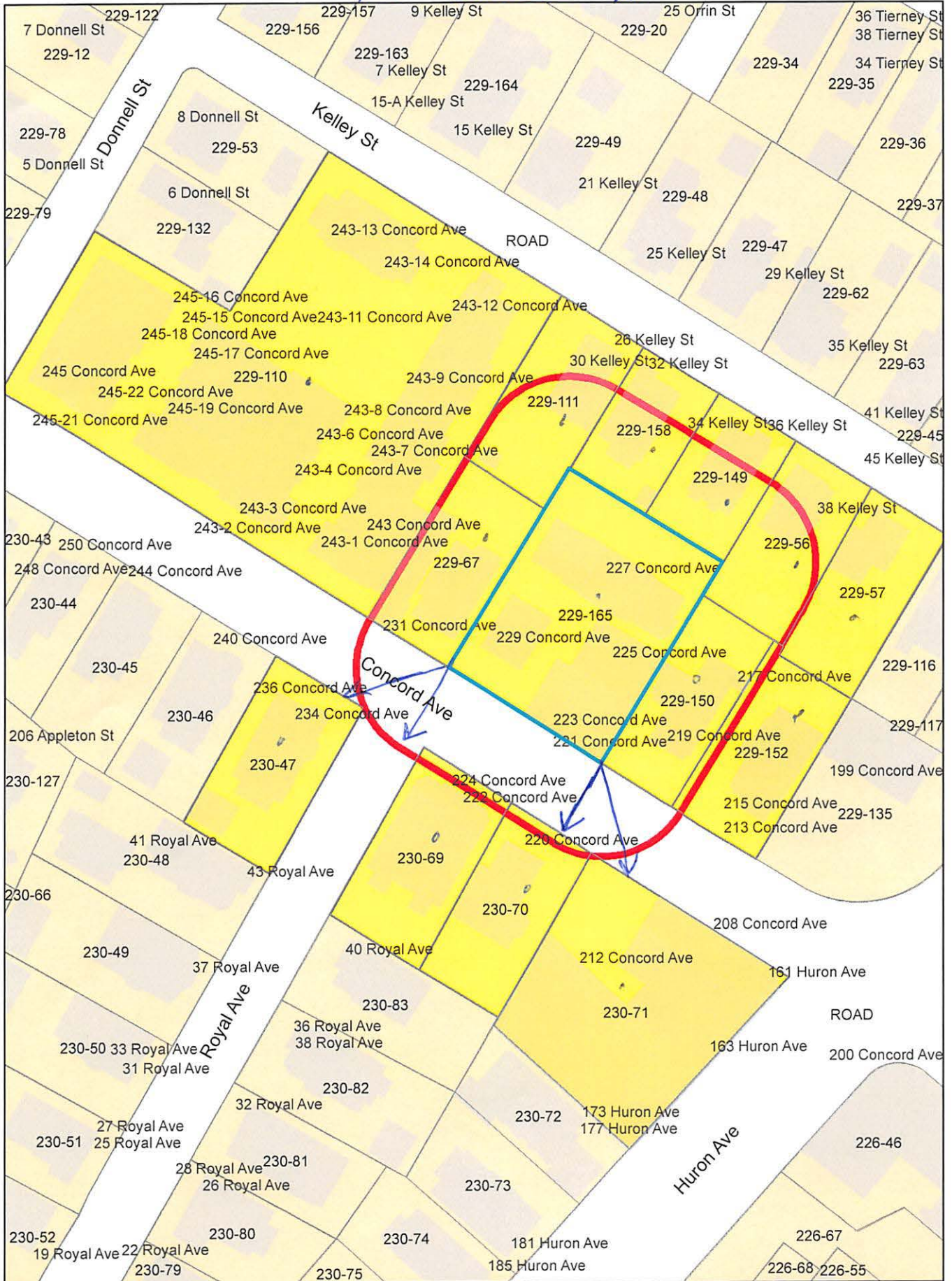
date issued 03-25-21

BZA APPLICATION  
SET

sheet no.

A .202

221 Concord Ave



221 Concord Ave

Petitioner

229-110  
PRESIDENT AND FELLOWS OF HARVARD COLLEGE  
HOLYOKE CENTER, ROOM 1017  
1350 MASS AVENUE  
CAMBRIDGE, MA 02138-3895

229-56  
HAWK, TIMOTHY B. & OLIVIA W. LAMBROS  
38 KELLEY ST  
CAMBRIDGE, MA 02139

221-227 CONCORD AVENUE LLC.  
C/O MARIA RONDEAU  
P.O. BOX 381092  
CAMBRIDGE, MA 02138

229-57  
STIRATELLI, ROBERT G. & ALLISON S. BARD  
44 KELLEY ST  
CAMBRIDGE, MA 02138

229-110  
GUPTA, RAJIV  
243 CONCORD AVE 2  
CAMBRIDGE, MA 02138

229-110  
NARAYANDAS, DAS  
243 CONCORD AVE UNIT 4  
CAMBRIDGE, MA 02138

229-110  
KHOSHBIN, SHAHRAM  
243 CONCORD AVE., UNIT #10  
CAMBRIDGE, MA 02138

229-110  
LANGE, NICHOLAS T.,  
TRUSTEE THE NICHOLAS T. LANGE REV TRUST  
243 CONCORD AVE., #11  
CAMBRIDGE, MA 02138

229-110  
GEWIRTZ, HENRY  
245 CONCORD AVE  
CAMBRIDGE, MA 02138

229-110  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE, INC.  
HOLYOKE CENTER, ROOM 1000  
1350 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138-3895

229-110  
GALABURDA, ALBERT M. & SUSANA E. CAMPOSA  
THE GALABURDA/CAMPOSANO REV TRS  
243 CONCORD AVE UNIT 1  
CAMBRIDGE, MA 02138

229-110  
ROXBURGH, DAVID J.  
243 CONCORD AVE UNIT 3  
CAMBRIDGE, MA 02138

229-110  
BORJAS, GEORGE J.  
243 CONCORD AVE #8  
CAMBRIDGE, MA 02138

229-110  
ARMITAGE, DAVID R. & JOYCE E. CHAPLIN  
245 CONCORD AVE. #16  
CAMBRIDGE, MA 02138

229-110  
PERALTA, ERNEST  
245 CONCORD AVE., #20  
CAMBRIDGE, MA 02138

229-149  
RUBIN, KATE  
34 KELLEY ST  
CAMBRIDGE, MA 02138

229-111  
KEEFER, ESTELLA L. & DAVID G. KEEFER  
26 ROBERT C. KELLEY  
CAMBRIDGE, MA 02138

229-149  
THAL, RICHARD W. & CAROLINE T. CHAUNCEY  
34-36 R. C. KELLEY ST., #36  
CAMBRIDGE, MA 02138

230-47  
NULSEN, PAUL E.J. & SUSAN NULSEN  
234 CONCORD AVE., UNIT #1  
CAMBRIDGE, MA 02138

230-70  
DORRIER LLC  
PO BOX 590179  
NEWTON, MA 02459

230-69  
MIRABILAS, LLC  
C/O NCP MANAGEMENT CO.  
PO BOX 590179  
NEWTON, MA 02459

230-71  
RYECROFT LLC  
PO BOX 590179  
NEWTON CENTRE, MA 02459

229-110  
MORRIS, CARL N.  
243 CONCORD AVE 5  
CAMBRIDGE, MA 02138

229-110  
HASTY, CHRISTOPHER  
243 CONCORD AVE UNIT 6  
CAMBRIDGE, MA 02138

229-110  
DITELLA, RAFAEL M.  
243 CONCORD AVE #12  
CAMBRIDGE, MA 02138

229-110  
ALFORD, WILLIAM  
243 CONCORD AVE, #15  
CAMBRIDGE, MA 02138

229-111  
KEEFER, DAVID G. & ESTELLA L. KEEFER  
28 ROBERT C. KELLEY ST  
CAMBRIDGE, MA 02138

229-158  
BERMAN, DONALD L  
30 KELLEY ST  
CAMBRIDGE, MA 02138

230-47  
KACHROO, GAYTRI  
236 CONCORD AVE#2  
CAMBRIDGE, MA 02139

229-110  
MITTEN, DAVID GORDON  
C/O ELEANOR MITTEN  
938 MAIN ST.  
ELIOT, ME 03903

221 Concord Av.

229-150  
AUSTIN, JONATHAN & LAURA SHEFFIELD  
219 CONCORD AVE  
CAMBRIDGE, MA 02140

229-152  
SLAUGHTER, RANDOLPH  
213-215 CONCORD AVE  
CAMBRIDGE, MA 02138-1334

230-47  
LEOPOLD, PETER E. & LESLIE A. NYSTUEN  
236 CONCORD AVE., UNIT #3  
CAMBRIDGE, MA 02138

229-110  
DESHPANDE, ROHIT  
245 CONCORD AVE #17  
CAMBRIDGE, MA 02138

229-110  
MCELWEE, ROSS HYUNKYUNG KIM, TRS  
243 CONCORD AVE #13  
CAMBRIDGE, MA 02138

229-110  
HUTCHINSON, JOHN, LIZZI HUTCHINSON TRS  
CITY OF CAMBRIDGE TAX TITLE  
29 OXFORD ST  
CAMBRIDGE, MA 02138

229-165  
SOMERVISTA/CONCORD 1, LLC,  
TRS THE 227 CONCORD AVE NOM TR  
30 BOW ST  
SOMERVILLE, MA 02143

229-67  
230 CONCORD AVE REAL ESTATE HOLDINGS LLC  
231 CONCORD AVE  
CAMBRIDGE, MA 02138

229-110  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
600 ATLANTIC AVE  
BOSTON, MA 02210

229-110  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
243-245 CONCORD AVE 18  
CAMBRIDGE, MA 02138

229-110  
PRESIDENT AND FELLOWS OF HARVARD COLLEGE  
243 CONCORD AVE UNIT 9  
CAMBRIDGE, MA 02138

229-67  
231 CONCORD AVENUE REAL ESTATE  
HOLDING COMPANY LLC,  
231 CONCORD AVE. UNIT2  
CAMBRIDGE, MA 02138

## **Pacheco, Maria**

---

**From:** Rob Ketterson <rob@volitioncapital.com>  
**Sent:** Tuesday, May 4, 2021 11:14 PM  
**To:** Pacheco, Maria  
**Subject:** BZA Case 113146, 221 Concord La Royal

Dear BZA,

We are writing in enthusiastic support of the proposed La Royal project at 221 Concord Avenue. We are so excited that a new restaurant with a creative approach and thoughtful/talented owners is interested in inhabiting our neighborhood.

We are within walking distance so would not be impacted at all by parking – but in any event, support the applicant’s requested parking relief as we feel it will not materially affect the neighborhood. The positive impact of this kind of welcome establishment (especially coming out of Covid) far outweighs any potential concerns.

Please feel free to contact us if we can comment any further.

Sincerely,

Rob Ketterson and Kristin Hill  
88 Garden Street  
Cambridge, MA 02138  
617-504-3309



## **Pacheco, Maria**

---

**From:** Estella Keefer <e.keefer@comcast.net>  
**Sent:** Thursday, May 6, 2021 11:15 AM  
**To:** Pacheco, Maria  
**Subject:** support for BZA Case 113146

To the BZA,  
C/O Maria Pacheco

We are writing to the board to support the project for Case 113146 at 221 Concord Ave. We live at 28 Kelley Street and abut the property at 221 Concord Ave. We are looking forward to walking over to a new restaurant. We do not seem impacted with regard to parking resulting from the other local restaurants, Sarah's and Pulcinella.

Regards,  
Estella and David Keefer

## **Pacheco, Maria**

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**From:** scott barrie <jsbarrie57@gmail.com>  
**Sent:** Friday, May 7, 2021 9:49 AM  
**To:** Pacheco, Maria  
**Subject:** BZA Case 113146 - 221 Concord Ave Cambridge

Good morning Maria,

I've never written to advocate for a Zoning Board appeal but feel compelled to do so for allowing parking relief for the property at 221 Concord Ave. It would be an economic, cultural and environmental asset to the Huron Ave neighborhood to have walkable dining at a locally owned owner and business owner, better yet a culturally interesting restaurant. Look what's happened to Harvard Square with all the locally owned businesses being pushed out by national chains and national owners. We live at 24 Lowell St in Cambridge which is a short walk which we would gladly do to enjoy Peruvian cuisine!

Waving the parking requirements would encourage customers to walk thereby reducing the carbon footprint to dine out. More walkers, less traffic which benefits the entire neighborhood. This is a no brainer, especially coming out of the COVID-19 Pandemic where restaurateurs have taken a beating financially and scores have closed for good. Local merchants will benefit from walking diners as they pass by storefronts to and from dinner.

Parking relief will benefit this neighborhood in so many positive ways, I urge you to grant the parking waiver.

Scott Barrie  
24 Lowell St, Cambridge MA 02138  
781-264-8183

## **Pacheco, Maria**

---

**From:** Doug Brown <douglas\_p\_brown@yahoo.com>  
**Sent:** Friday, May 7, 2021 9:37 AM  
**To:** Pacheco, Maria  
**Cc:** 'Patricia Nolan'  
**Subject:** BZA Case 113146 at 221 Concord

Dear members of the Board of Zoning Appeal,

Please accept this letter of support in regards to case #113146, a hearing for which will be held on Wednesday, May 13<sup>th</sup>. As an officer of the Fresh Pond Residents Alliance, the recognized neighborhood association for West Cambridge, I strongly support the granting of zoning relief for this small business.

The storefront at 221 Concord Avenue has a long history as a neighborhood small business location, but sadly has now stood vacant for several years due to its non-conforming nature. I believe that for the overall good of the neighborhood, it is time to move ahead and allow the space to be put to good use. And Maria and JuanMa are just the sort of neighbors that we should be supporting wholeheartedly in their efforts to better our neighborhood.

We need to update our rules regarding small, neighborhood-based businesses to avoid burdening them with excessive regulation. Local restaurants don't need so much parking, as most patrons walk from their homes nearby, and visitors from farther away now prefer Uber and Lyft to driving their own cars. Though the petitioners could operate as of right with fewer seats, allowing them a larger seating count will help to ensure that their efforts are more viable for the long-term.

Please look favorably on this application for modest relief. Thank you for your time and attention in this important community matter.

Sincerely,

Doug Brown  
35 Standish Street

## Pacheco, Maria

---

**From:** Amy Barrie <arbarrie5@gmail.com>  
**Sent:** Friday, May 7, 2021 10:04 AM  
**To:** Pacheco, Maria  
**Subject:** La Royal Celeste

Hi Mario - I am writing in support of the new restaurant, La Royal Celeste, being proposed in the Huron neighborhood.

So excited that a new and wonderful restaurant will be coming to the neighborhood. We are often saying we wish there was a great restaurant in this area, especially after the past year and all of the changes that have gone on in Harvard Square. Can't wait to walk and enjoy this.

We are on Lowell Street and can't wait to walk. Have already planned dinners there in the future with many neighbors who are just as excited that this restaurant will be coming to our area.

Amy Barrie  
24 Lowell Street  
Cambridge, MA 02138

--

**Amy Barrie**  
(508) 423-9900

# Yale University

Department of English  
P.O. Box 208302  
New Haven, Connecticut 06520-8302

Campus address:  
Linsly-Chittenden Hall  
63 High Street  
Telephone: 203 432-2233  
Fax: 203 432-7066

April 27, 2021

To Whom It May Concern:

The depressing landscape of Cambridge and Somerville restaurants was changed radically with the opening of the marvelous CELESTE on Bow Street. I was drawn by a photograph of their ceviche, but the reality was far more wonderful than the seductive photo. Not only that: it has stayed wonderful, as have all the sparkling dishes on the short menu. And the service is as warm and efficient now as it was in the giddy beginning.

A small restaurant does not, cannot, generate unholy noise. And Maria Rondeau is a trained architect. She will make this building beautiful with a beauty appropriate to its surroundings, not at war with them.

I think this new project will be a boon to the neighborhood; I urge you to do everything possible to let it come into existence.

Yours truly,



Louise Glück  
Rosenkranz Writer in Residence  
Yale University

## **Pacheco, Maria**

---

**From:** Thomas Smolenski <tsmolenski@yahoo.com>  
**Sent:** Monday, May 10, 2021 9:07 AM  
**To:** Pacheco, Maria  
**Subject:** BZA Case 113146 at 221 Concord

Dear Ms. Pacheco,

I am writing in support of the application to approve the requested parking relief for the restaurant at 221 Concord Ave. (BZA Case 113146) As a resident of Huron Village, I would greatly appreciate the addition of another eatery within walking distance. I feel that as community, we would all benefit from the opportunity to add to the diversity of choice, all without the need to use a car. It is important to have places to interact with your neighbors, and I feel that La Royal would provide an excellent opportunity to do that. Based on the expected hours of operation, I do not feel that they will create any congestion issues.

Sincerely,

Thomas Smolenski  
218 Lexington Ave  
Cambridge MA 02138

To: Cambridge Zoning Board of Appeals  
Re: Case #113146 Special Permit for Parking Relief 221 Concord Avenue  
Date: May 7, 2021

Esteemed Chair and Members of the Zoning Board of Appeals,

Please consider this letter of support for the requested parking relief for 221 Concord Avenue. The addition of La Royal will be a welcome culinary addition to our neighborhood. I know the owners well and can attest to their qualifications personally and professionally.

They have lived in the neighborhood on Royal Street for many years and have owned and operated the restaurant Celeste in Union Square for nearly five years. Celeste is an outstanding dining experience and in 2018 was celebrated by Esquire Magazine as number 5 of the 20 Best New Restaurants in America. I look forward to their exceptional food and service here at home in Cambridge.

I believe the applicant's request to be consistent with the uses and character of the neighborhood and hope that the requested relief will be looked at favorably and approved.

Respectfully,

A handwritten signature in blue ink, appearing to read "D. Anderson", with a long horizontal flourish extending to the right.

Daniel P. Anderson,  
36 Walker Street Cambridge 02138

## **Pacheco, Maria**

---

**From:** David Wing <Wing@aya.yale.edu>  
**Sent:** Friday, May 7, 2021 5:02 PM  
**To:** Pacheco, Maria  
**Cc:** jmcalderson45@gmail.com  
**Subject:** Case#113146

I am writing to support Juan Manuel Calderon re his May 13 Special Permit hearing and also voice my general support for his new establishment in the city of Cambridge.

David Wing  
58 Banks St  
Cambridge, Ma 02138



## **Pacheco, Maria**

---

**From:** Judith Gurewich <judithgurewich@earthlink.net>  
**Sent:** Friday, May 7, 2021 4:13 PM  
**To:** Pacheco, Maria  
**Subject:** i would like to give my support

to get Royal to be approved for the parking lot Maria and her team have exceptional restaurants and we want them on Huron Village desperately !

Judith Gurewich  
!1 reservoir street  
Cambridge MA 02138

## **Pacheco, Maria**

---

**From:** Judy Bright <judycoppolabright@gmail.com>  
**Sent:** Sunday, May 9, 2021 8:01 PM  
**To:** Pacheco, Maria  
**Subject:** Letter of support for La Royal (Case #113146)

May 9, 2021

Board of Appeal (BZA)  
Special Permit for Parking Relief  
Case #113146  
Address: 221 Concord Avenue

Dear Board of Appeal,

We are writing to express our fervent support for parking relief for Maria Rondeau and JuanMa Calderon's new concept restaurant and wine bar, La Royal, on Concord Avenue. This type of establishment would be a welcome addition to a section of Concord that is suffering from a lack of vitality and purpose. We know these two individuals are supremely talented at their craft and feel confident they will create something wonderful and valued by the surrounding neighborhood - and beyond. Cambridge desperately needs more nuanced and interesting businesses.

We hope you grant them their permit.

Sincerely,

Judy & John Bright  
283 Upland Rd.  
Cambridge, MA

## **Pacheco, Maria**

---

**From:** Sydney White <swhitexyz@gmail.com>  
**Sent:** Sunday, May 9, 2021 7:21 PM  
**To:** Pacheco, Maria  
**Subject:** Case #113146

Hi,

I'm writing to support the small, independent, neighborhood restaurant La Royal for their hearing (May 13th).

Board of Appeal (BZA)  
Special Permit for Parking Relief  
Case #113146

I think this restaurant would be an asset to the community, and it's presence would help combat the overwhelming array of chain restaurants around Cambridge.

Thanks,  
Sydney White  
720 Massachusetts Ave, Apt 4  
Cambridge, MA 02139

## **Pacheco, Maria**

---

**From:** Peter Glick <peterglick@comcast.net>  
**Sent:** Sunday, May 9, 2021 10:02 AM  
**To:** Pacheco, Maria  
**Subject:** Celeste on Concord Ave

Dear Planning Board,

I understand from public postings that Celeste is asking for a waiver to parking requirements for their proposed restaurant on Concord Ave. I live on a side street less than a block away—some of the best parking will be immediately in front of or adjacent to my house. So I think of myself as one of the people the city is trying to protect with parking rules. I appreciate these rules, but I welcome Celeste with open arms and an eager stomach. I do not know the restaurateurs, and I have not been to their place in Somerville, but it looks terrific. This is exactly the kind group we should be welcoming to a space that has sat idle for years. A worthy addition to a neighborhood that loves great food from all over the world.

Peter Glick  
Donnell St

## Pacheco, Maria

---

**From:** Joshua Lewin <josh@julietsoverville.com>  
**Sent:** Saturday, May 8, 2021 3:58 PM  
**To:** Pacheco, Maria  
**Subject:** Letter of Support, La Royal restaurant

To whom it may concern:

Please note that as a neighbor of Celeste in Union Square, and as a fellow restaurant operator in the neighborhood where Maria Rondeau and JuanMa Calderon operate their first business, I can't recommend enough that the City of Cambridge support their efforts for special permitting to open La Royal.

In these unprecedented times, restaurants are a backbone to our communities. And not all restaurants, or backbones, are created equally. Celeste, by Ms. Rondeau and Mr. Calderon represents the height of community benefit, providing a place that is not only exceptional, and nationally renowned, but is actively engaged in strengthening the fabric of community through engagement, and the creation of meaningful careers. I can only imagine that these incredible community benefits will follow them back to their hometown.

Please take note and please assist the operators of La Royal in doing everything they can to continue to provide, in innumerable ways, to our greater community.

Joshua Lewin  
Juliet + Company  
21 Union Square  
Somerville, MA

--

JULIET'S KICKSTARTER was fully funded in less than four days!  
But we aren't done yet. Please check out our project to learn more.

[click here to support our Kickstarter today!](#)



## **Pacheco, Maria**

---

**From:** Larissa Boutique <larissa.boutique@gmail.com>  
**Sent:** Saturday, May 8, 2021 12:56 PM  
**To:** Pacheco, Maria  
**Subject:** La Royal / letter of support

Dear Maria,

we strongly support the restaurant proposal. We live in the neighborhood and would love more restaurants and places in walking distance. We love the owners first restaurant Celeste in Somerville. Having a similar place in our neighborhood, would help create a great place of community.

Larissa

## **Pacheco, Maria**

---

**From:** Georg Kirchner <kirchner.georg@gmail.com>  
**Sent:** Saturday, May 8, 2021 8:39 AM  
**To:** Pacheco, Maria  
**Subject:** in support of LA ROYAL restaurant in West Cambridge

Dear Ms. Pacheco,

We heard that the owners of Celeste restaurant want to open a new location called LA ROYAL in West Cambridge. My wife and I are fond patrons of Celeste in Somerville and this news of an additional restaurant closer to our neighborhood is exciting.

We hope very much that LA ROYAL will be granted the necessary permits so that we can enjoy their food before long.

Please let me know if you have any questions.

Kind regards,  
Marjorie and Georg Kirchner

**Georg W. Kirchner**  
(c) +1-617-999-9673