



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 APR -4 AM 10: 01

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1158048

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: 194 Harvard St. Development LLC - Marie Deravil C/O Mark Doe

PETITIONER'S ADDRESS: 22 Marion Rd, Bedford, M 01730

LOCATION OF PROPERTY: 150 Columbia St, Cambridge, MA

ZONING DISTRICT: Residence C-1 Zone

TYPE OF OCCUPANCY: Vacant/Residential use

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

This applicant seeks a Special Permit under Sections 4.56.C.1 and 4.55.12 of the Cambridge Zoning Ordinance to allow the operation of a licensed daycare center at 150 Columbia Street. Relief is requested to permit the change of use from the existing use to a daycare center, including interior modifications necessary to meet building, health, and safety codes for childcare. No exterior structural changes are proposed beyond accessibility upgrades if required.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000	Section: (4.33.b.2) (Educational Purposes: Preschool, Daycare), 4.30 (Table of Use Regulations) 4.50 (Institutional Use Regulations) 4.55.1(2) (Existing Use Status).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):

Mark Doe M. Doe

(Petitioner (s) / Owner)

Mark Doe

(Print Name)

Address:

22 Marion Rd Bedford MA 01730

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 Marie Deravil of 194 Harvard St Development LLC
(OWNER)

Address: 150 Columbia St Cambridge, MA 02139

State that I/We own the property located at 150 Columbia St,
which is the subject of this zoning application.

The record title of this property is in the name of 194 Harvard St
Development, LLC

*Pursuant to a deed of duly recorded in the date 1/28/25, Middlesex South
County Registry of Deeds at Book 83717, Page 261; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Marie Deravil
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 Marie Deravil personally appeared before me,
this 29 of March, 2025, and made oath that the above statement is true.

Louis J. Pene Notary

My commission expires December 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 150 Columbia 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:

1. The proposed daycare facility will comply fully with zoning regulations Sections 5.31, 8.22.3, 4.33.b.2, 4.30, 4.50, 4.55.1(2), 10.40 (Special Permit).
2. Interior modifications will ensure the building meets all health, safety, and building codes required for licensed childcare use.
3. No exterior structural changes are proposed, except necessary accessibility improvements.

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:

1. Daycare drop-offs/pick-ups will occur in existing parking/loading areas, avoiding interference with traffic flow.
2. Arrival and departure times will be staggered, minimizing traffic congestion during peak hours.
2. Traffic patterns are consistent with current neighborhood use and will not substantially alter existing conditions.

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:

1. The daycare use is compatible with adjacent retail and residential properties.
2. Operations primarily occur during regular weekday hours, minimizing disruptions to nearby properties.
3. No loud, hazardous, or disruptive activities are planned that could negatively impact neighboring uses.

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:

1. The daycare will adhere strictly to state childcare safety guidelines, including staffing ratios, child supervision, fire safety, sanitation, and emergency procedures.

2. The building will include adequate safety measures (e.g., smoke alarms, secure entry points, controlled access).
3. All outdoor activities, if any, will be supervised and secured, ensuring the safety and well-being of children and the neighborhood.

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:

1. The daycare provides essential community service, enhancing neighborhood appeal and convenience.
2. The use aligns with city objectives for mixed-use development, promoting neighborhood vibrancy.
3. The proposed facility will preserve the building's architectural integrity and neighborhood aesthetics.

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

Tel. No. 215-431-9346
E-Mail Address: careplayeducationcenter@gmail.com

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 194 Harvard St. Development LLC - Marie Deravil
Location: 150 Columbia St., Cambridge, MA
Phone: 215-431-9346

Present Use/Occupancy: Vacant/Residential use
Zone: Residence C-1 Zone
Requested Use/Occupancy: Pre-School

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		7,088 sq. ft.		7,088 sq. ft.		Approximately 8,712 sq. ft.	(max.)
<u>LOT AREA:</u>		4,356 sq. ft.		4,356 sq. ft.		4,356 sq. ft.	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.63		1.63		Max Allowed Ratio 1.80	
<u>LOT AREA OF EACH DWELLING UNIT</u>		4,356 sq. ft.		2,178 sq. ft.		between 1,078 and 2,200 sq. ft.	
<u>SIZE OF LOT:</u>	WIDTH	66 ft		66 ft		66 ft TBD	
	DEPTH	66 ft		66 ft		66 ft TBD	
<u>SETBACKS IN FEET:</u>	FRONT	5 ft		5 ft		5 ft	
	REAR	5 ft		5 ft		5 ft	
	LEFT SIDE	0 ft		0 ft		5 ft	
	RIGHT SIDE	5 ft		5 ft		5 ft	
<u>SIZE OF BUILDING:</u>	HEIGHT	approximately 30 ft		30 ft		35 ft	
	WIDTH	43.3 ft		43.3 ft		40 ft	
	LENGTH	36.8 ft		36.8 ft		30 ft	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		3,356 sq. ft.		3,356 sq. ft.		1,089 sq. ft.	
<u>NO. OF DWELLING UNITS:</u>		0		0		0	
<u>NO. OF PARKING SPACES:</u>		0		0		N/A	
<u>NO. OF LOADING AREAS:</u>		0		0		N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0		0		N/A	

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.:

The property at 150 Columbia St is a multi-occupancy building comprising integrated retail and other uses. The building is a single, contiguous structure with multiple internal units (Units 1-4), totaling 7,088 square feet. There are no detached buildings on the lot; all occupancies are contained within the same structure. The construction is primarily brick with wood framing, consistent with local standards. The proposed change of use (to establish a daycare center) will occur within the existing building envelope without altering the external separations.

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'.

LEGEND

- HW

HOT WATER HEATER
- F

FURNACE
- ACC

AIR CONDITIONING CONDENSING UNIT
- ERV

ENERGY RECOVERY VENTILATOR
- G

GAS METER
- GAS —

GAS SERVICE
- ELEC —

ELECTRICAL SERVICE
- SEWER —

SEWER SERVICE
- WATER —

WATER SERVICE
- FIRE —

SPRINKLER WATER SERVICE
- STORM —

STORM WATER SERVICE
- ELEC.

ELECTRICAL PANEL
- FACP

FIRE ALARM CONTROL PANEL
- ▲

UNIT INGRESS / EGRESS
- COMMON AREA ACCESSIBLE BY EACH UNIT
- W

WATER METER
- E

ELECTRIC METER
- WINDOW
- SWINGING DOOR
- "EUA"

EXCLUSIVE USE AREA

AREA SUMMARY:

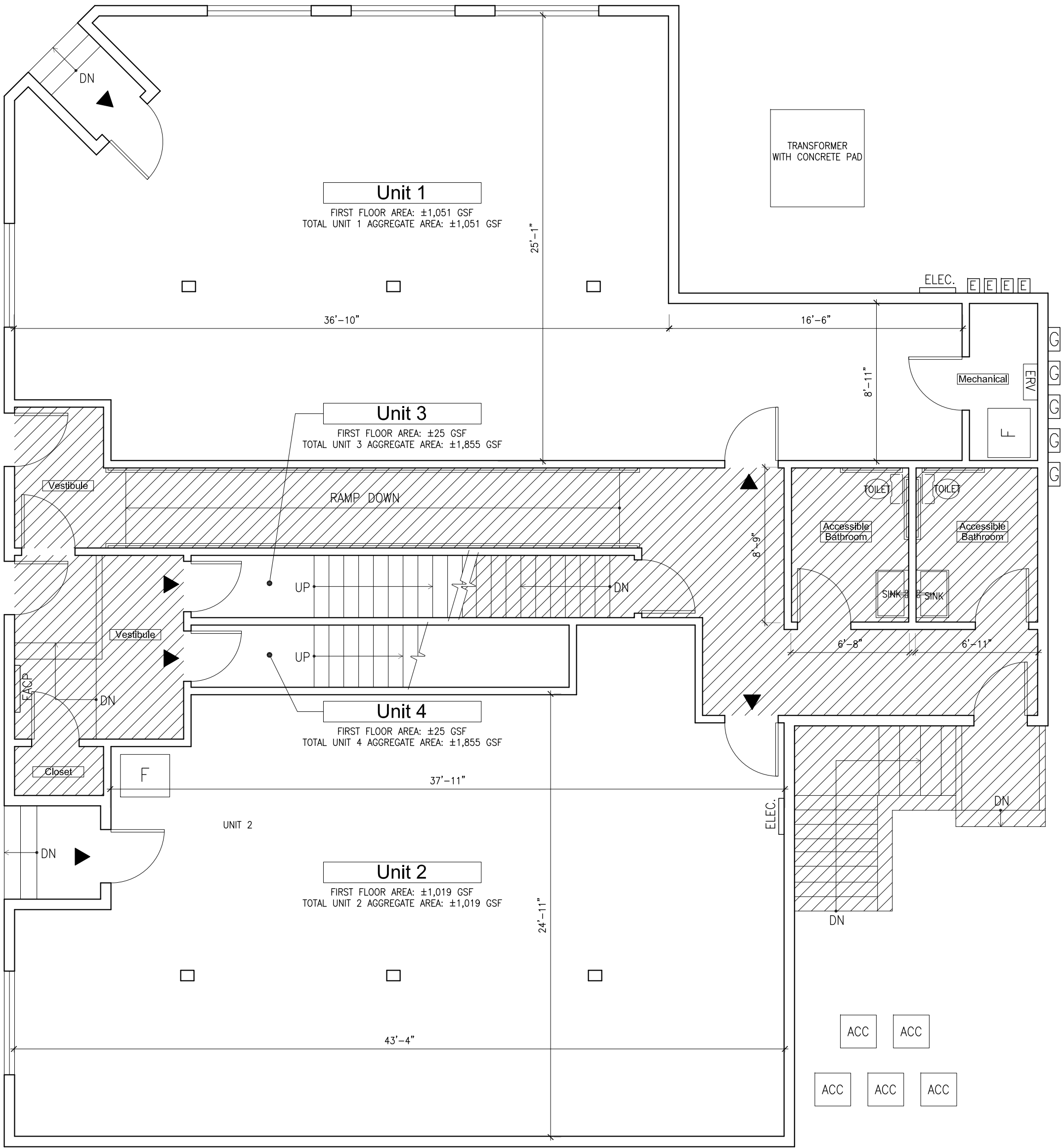
UNIT 1:
FIRST FLOOR = 1,051 GSF
TOTAL AREA UNIT 1 = 1,051 GSF

UNIT 2:
FIRST FLOOR = 1,019 GSF
TOTAL AREA UNIT 2 = 1,019 GSF

UNIT 3:
FIRST FLOOR = 25 GSF
SECOND FLOOR = 915 GSF
THIRD FLOOR = 915 GSF
TOTAL AREA UNIT 3 = 1,855 GSF

UNIT 4:
FIRST FLOOR = 25 GSF
SECOND FLOOR = 915 GSF
THIRD FLOOR = 915 GSF
TOTAL AREA UNIT 4 = 1,855 GSF

(GROSS SQUARE FOOT "GSF" MEASUREMENT INCLUDES ALL LIVING, SHAFT, UTILITY, AND OTHER BUILDING SPACES AS MEASURED FROM THE PLANE OF THE SURFACE OF THE WALL STUDS FACING THE INTERIOR OF THE UNIT)



1 First Floor Plan

Scale: 1/4" = 1'-0"

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

I HEREBY CERTIFY THAT IN ACCORDANCE WITH THE GENERALLY ACCEPTED STANDARDS OF PROFESSIONAL PRACTICE THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDING AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN. THIS PLAN SHOWS THE FIRST FLOOR OF THE BAKERY CONDOMINIUM TRUST IN CAMBRIDGE, MASSACHUSETTS, AND SHOWS UNIT ADDRESS, LOCATION, LAYOUT, APPROXIMATE AREA, DIMENSIONS, THE MAIN ENTRANCES, AND THE IMMEDIATE ADJOINING COMMON AREA TO WHICH THE UNITS HAVE ACCESS, AS BUILT (SUBJECT TO VARIANCES WITHIN NORMAL CONSTRUCTION TOLERANCES) AND IN EXISTENCE ON SEPTEMBER 11TH, 2023.



REGISTERED PROFESSIONAL ARCHITECT

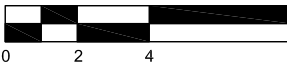
4/25/24

DATE

MASTER AS-BUILT FLOOR PLANS THE BAKERY CONDOMINIUM TRUST 194 HARVARD STREET, CAMBRIDGE, MA 02139.

Prepared by:
RP Architectural Studio
78 Highland Circle
Wayland, MA 01778

Scale: 3/16" = 1'-0"
Sheet 3 of 5



Prepared for:
THE BAKERY CONDOMINIUM TRUST
194 HARVARD STREET
CAMBRIDGE, MA 02139
Date: April 25th, 2024

150 COLUMBIA ST

CAMBRIDGE, MA



Opportunity Overview

Exciting retail/office opportunity at 150 Columbia Street, Cambridge! This highly visible, 1,000 SF street-level space with additional basement storage is part of a prominent mixed-use redevelopment. Situated on a corner within walking distance to Central Square and Kendall Square MBTA Red Line stations, and close to Harvard Square and MIT, this location provides excellent access to both local foot traffic and public transit. Ideal for a variety of neighborhood businesses, including a bank, daycare, real estate office, architectural firm, or boutique retail. Non-food use only.

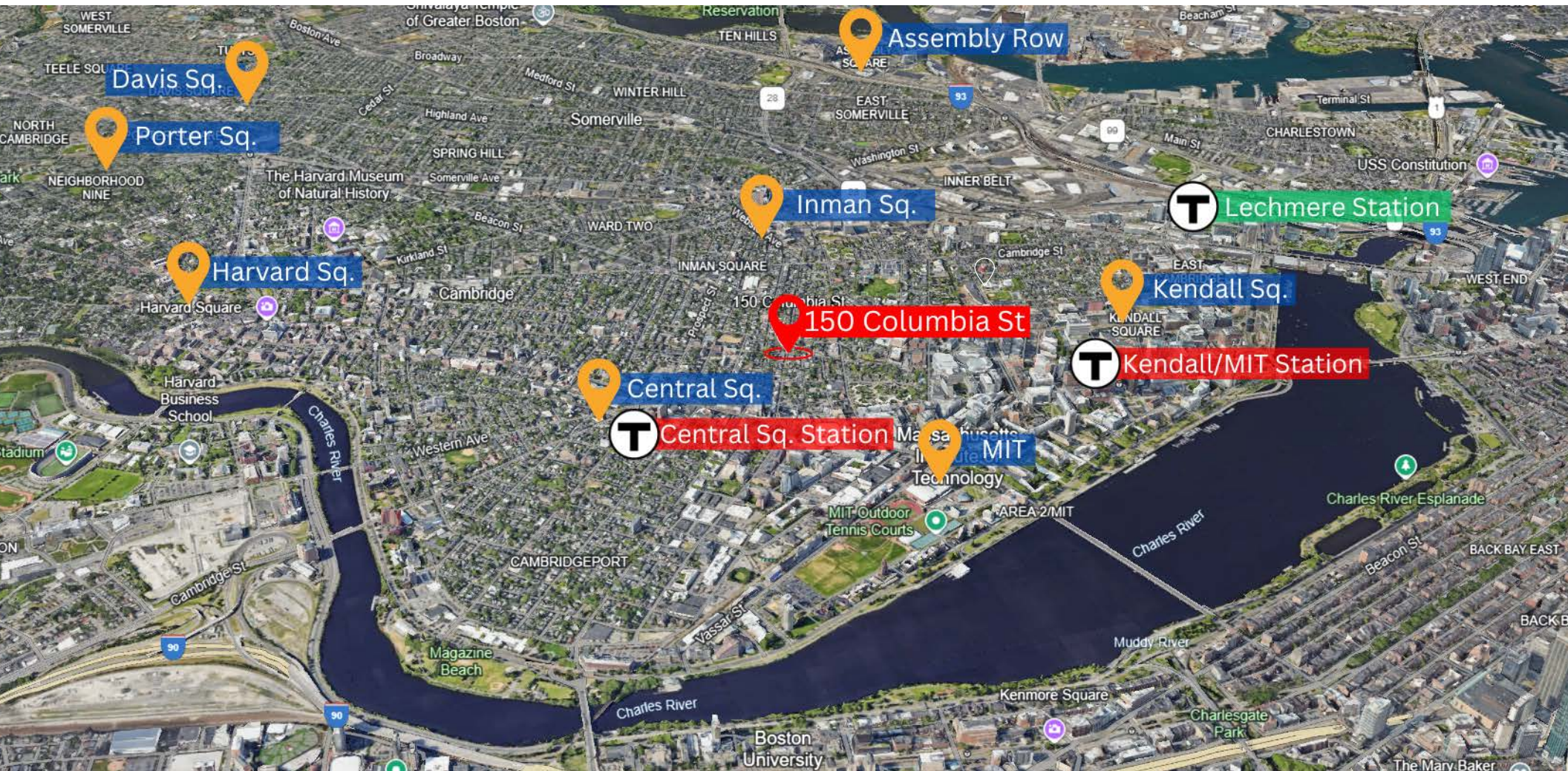
Contact us today to schedule a viewing and explore the potential of this exceptional space.



HIGHLIGHTS

- In walking distance to Central Sq. & Kendall Sq.
- Densely Populated Neighborhood
- Corner location with significant signage visibility
- Basement Storage
- New Construction
- Zoned C-1

AREA OVERVIEW





CONTACT INFORMATION



Antonia Shelzi
307 Cambridge Street
Cambridge, MA 02141
toni@abgrealty.com
M: 617-212-1119
P: 617-492-9900



Ana Oliveira
307 Cambridge Street
Cambridge, MA 02141
aoliveira@abgrealty.com
M: 857-312-5859
P: 617-492-9900

This map illustrates a proposed traffic route in a neighborhood in Cambridge, Massachusetts. A thick red line forms a circular path through the center of the area, starting near the intersection of Harvard St and Columbia St, looping around the central blocks, and ending back at the same intersection. Blue arrows indicate the direction of traffic flow along this route and on other nearby streets. The map shows a grid of streets including Harvard St, Columbia St, and Pine St. Various lot numbers are labeled throughout the area, such as 88-46, 76-40, 75-32, and 75-84. The map also shows existing roads and the locations of several buildings, some of which are highlighted in yellow.

150 Columbia St.

Petitioner

89-73
COLUMBIA, LLC,
60 HIGHLAND RD
SOMERVILLE, MA 02144

88-55
GAO, MEI Y.
199 HARVARD ST
CAMBRIDGE, MA 02139

MARK DOE
22 MARION ROAD
BEDFORD, MA 01730

75-34
CHRISTIE, PATRICIA D. & FLOYD P. LOZANO
143 PINE STREET
CAMBRIDGE, MA 02139-2705

76-87
ORTIZ, CARLOS JR.
160 COLUMBIA ST
CAMBRIDGE, MA 02139

194 HARVARD ST. DEVELOPMENT LLC
C/O MARIE DERAVIL
150 COLUMBIA STREET
CAMBRIDGE, MA 02139

75-31
WU, JIAQI & YUNYANG BAI
146 COLUMBIA ST. UNIT 2
CAMBRIDGE, MA 02139

75-30
RODRIGUEZ, BARBARA EQUEN
140 COLUMBIA ST UNIT 1
CAMBRIDGE, MA 02139

75-30
THADURI, BHARGAVI & ADITYA & THADURI
140 COLUMBIA ST UNIT 2
CAMBRIDGE, MA 02139

75-32
194 HARVARD ST DEVELOPMENT, LLC
194 HARVARD ST
CAMBRIDGE, MA 02139

75-31
JIN XIN
3825 CENTRE ST UNIT 19
SAN DIEGO, CA 92103

76-88
SAMA, REBECA & NICHOLAS S. SAMA
195 HARVARD ST
CAMBRIDGE, MA 02139

76-119
TRIEBES, STEVEN ROBERT
C/O SKYLINE REALTY
10 MAGAZINE ST UNIT A
CAMBRIDGE, MA 02139

75-33
CAMBRIDGE COMMUNITY OUTREACH
TABERNACLE, INC.
190 HARVARD ST
CAMBRIDGE, MA 02138

75-31
ALLIED MORTGAGE & SERVICES, INC.
P O BOX 6097
BEVERLY HILLS, CA 90212

Pacheco, Maria

From: Chris Carnese <chriscarnese@gmail.com>
Sent: Wednesday, April 30, 2025 12:49 PM
To: Pacheco, Maria; Chris Carnese
Subject: Concerns of Proposed Daycare at 150 Columbia Street, Please attach this email and video for hearing on May 8th

Hi Maria; I currently live at 150 Cambridge, I am the first resident, Unit #4, a 3 bedroom, 3 bath condo that my spouse and I reside in. I have several concerns about the request to approve this property for a Daycare. Can you please attach my email and include the video I have attached below also? Thanks in advance, listed below are my concerns:

I'm concerned about the noise levels a daycare would present to a property that has 2 condos, the unit I occupy (Unit 4), and another unit that is also for sale or lease (Unit 3).

The construction quality, or lack of, allows a lot of noise transfer. This is quite concerning, as my spouse and I are currently the **only** occupants in the building (as specified, there is one other condo available for sale or lease, and the 2 Suites which would be for the daycare if approved).

Specifically:

1. When realtors arrive to show the Suites and Condo, we can hear them entering the lobby door, and clearly and loudly hear all of their communication with prospective buyers. It's quite loud, the lack of adequate insulation combined with other factors (non solid core doors). As a real example, please listen to the video clip which includes the dialogue of an agent speaking to a prospective buyer. I took this at the top of our stairwell, with our front door closed. This video was taken on April 28th at 3:10pm. You can clearly and loudly hear the exchange of their conversation. Video with audio attached to this email.
2. When agents have shown the Suites (this is where the Daycare center would be) we can also hear them talking, walking, and doors slamming, enough that it's heard over the Television / Music.
3. There is a lot of echoing in the building, the concrete floor, lack of thick insulation, drywall and ceilings allow even normal conversations to echo and travel up our stairwell; this can be heard on our first floor, and at times, even on our second level where the bedrooms reside.

I'm against the Daycare opening, but if it does get approved, I would request the following please to make the situation is more bearable:

1. Acoustical Tiles covering 100% of the Ceilings of Suite 1 and 2 and common hallways.
- 2 Carpeting with a quality pad for all flooring in Suites (not hardwood or tiling which is just going to increase noise transfer). I would assume for a Daycare, carpeting is already the default choice for children in case they fall during playing.
3. Replace **ALL** doors in the building on first floor (including our unit and the adjoining unit 3 condo, with solid core doors), The current doors on the condos and the Suites are interior doors, the are mitred on

the center panels so the actual depth of the particle wood is about 1/2 thick, they are of low quality. This is one of the reasons when you listen to my attached clip the conversation is so crisp, clear, and loud; the doors are very thin. All doors should be solid core, which would reduce noise transfer, and also provide additional security and fire protection.

4. Increase Insulation in walls for Suite 1 and 2; there are cost effective ways that insulation can be pumped into current walls without deconstructing them. This will help contain the noise of children and staff in a relatively small space (both suites are only approx 1000 in square footage).

Please let me know if you have any questions, and forward this email as needed. **I will also plan to attend the hearing and to vote NO on the proposal.**

Thank you in advance; please let me know if I need to take any additional steps, or you need any clarifications. I did sign up for the hearing in early May.

Best,

Chris Carnese
415-819-3001
150 Columbia Street, Unit 4
Cambridge Mass 02139



Pacheco, Maria

From: beresquire <beresquire@aol.com>
Sent: Thursday, May 1, 2025 12:46 PM
To: Pacheco, Maria
Subject: BZA-1158048

Re: pre school location

My only concern is traffic.
Drop offs and pick ups to be all in the same place?
Where?
Thanks.
Barbara E Rodriguez
140 Columbia Street
617-981-5931
Sent from my T-Mobile 5G Device



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bdk

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Mark Doe Date: 4/22/25
(Print)

Address: 150 Columbia St.

Case No. BZA-1158048

Hearing Date: 5/8/25

Thank you,
Bza Members

