



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 FEB 14 AM 9:50
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1147413

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Ryecroft, LLC C/O Cozy Property Management, Inc.

PETITIONER'S ADDRESS: P.O. Box 590179, MA, Newton 02459-0002

LOCATION OF PROPERTY: 171 Huron Ave., Cambridge, MA

TYPE OF OCCUPANCY: Business

ZONING DISTRICT: Business A1/ Residence B

REASON FOR PETITION:

/Change in Use/Occupancy/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The commercial building was constructed in 1913, prior to the establishment of Cambridge's zoning districts. In 1924, the first zoning map shows the building fully within the B district. By 1943, the revised map shows the zoning boundary line between B and R districts cutting across the building leaving two-thirds of it in a business district and one-third in a residential use district. The building, however, has always been fully occupied by a non-residential uses. The Special Permit request, per Article 3 Section 3.32.1, is to extend by 25'-0" the less restrictive use (B A-1) into the more restrictive use (RB) to accomodate an institutional (educational) use for a daycare and preschool center.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 3.000	Section: 3.30 (Rules for Interpretation of District Boundaries).
	Section: 4.33.b.2 (Educational Purposes: Preschool, Daycare), 4.30 (Table of Use Regulations).
Article: 4.000	4.50 (Institutional Use Regulations). 4.55.1 (2) (Existing Use Status). 4.56.c.1 (Table of Institutional Use Regulations).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):

[Signature]
(Petitioner (s) / Owner)

Daniel P. White on behalf of Ryecroft, LLC
(Print Name)

Address:

1188 Centre St Newton, MA 02459

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 RYECROFT, LLC
(OWNER)

Address: PO BOX 590179, NEWTON, MA 02459-0002

State that I/We own the property located at 161-171 HURON AVE / 208-210 CONCORD AVE, which is the subject of this zoning application.

The record title of this property is in the name of RYECROFT, LLC

*Pursuant to a deed of duly recorded in the date 01/31/2014, Middlesex South County Registry of Deeds at Book 63237, Page 129; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



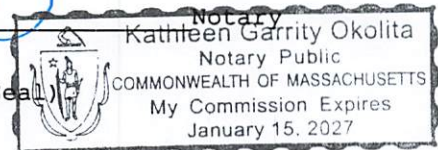
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name DANIEL P WHITE personally appeared before me, this 3rd of February, 2025, and made oath that the above statement is true.

My commission expires _____ (Notary Seal)



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

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 11/14/2024 12:28:45 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
13536	DEED		63237/129	01/31/2014	5550000.00
Property-Street Address and/or Description					
SEE RECORD, 208-210 CONCORD AVE, 161-171 HURON AVE					
Grantors					
RCG HURON CONCORD LLC					
Grantees					
RYECROFT LLC					
References-Book/Pg Description Recorded Year					
67834/375 CERT 2016, 67834/394 ASM 2016					
Registered Land Certificate(s)-Cert# Book/Pg					



2014 00013536

Bk: 63237 Pg: 129 Doc: DEED
Page: 1 of 2 01/31/2014 02:23 PM**QUITCLAIM DEED**

RCG Huron Concord LLC, a Massachusetts limited liability company, c/o RCG LLC, 17 Ivaloo Street, Suite 100, Somerville, MA ("Grantor"),

for consideration paid of \$5,550,000.00 Dollars, the receipt and sufficiency of which is hereby acknowledged, grants to

Ryecroft, LLC, a Delaware limited liability company with an address of PO Box 590179, Newton Centre, MA 02459

with **QUITCLAIM COVENANTS**,

The land in Cambridge, Middlesex County, Massachusetts, with the buildings thereon, numbered 161-171 (also known as 161-167) Huron Avenue and 208-210 Concord Avenue, and bounded and described as follows:

Beginning at the corner formed by the intersections of the southwesterly line of Concord Avenue with the northwesterly line of Huron Avenue as shown on a plan of land in Cambridge belonging to Royal W. Stimson dated November 1, 1902, W.A. Mason and Sons, Surveyors, recorded in Middlesex South District Registry of Deeds as Plan 43 in Plan Book 152, thence running

SOUTHWESTERLY on said Huron Avenue, 131.35 feet to land now or late of Munroe; thence running

NORTHWESTERLY on said land now or late of Munroe, 100.80 feet to Lot #2 on said plan; thence running

NORTHEASTERLY on said Lot #2 and on other land, 111.28 feet to said Concord Avenue; and thence running

SOUTHEASTERLY on said Concord Avenue, 127.68 feet to the point of beginning.

Containing according to said plan, 13,673.5 square feet and being Lot A on said plan.

The Grantor hereby certifies that the Grantor is not classified as a corporation for federal income tax purposes.

For title see deed dated April 27, 2012 and recorded in the Middlesex South Registry of Deeds in Book 58983, Page 368.

CLARK, HUNT, AHERN & EMBRY
150 CAMBRIDGE PARK DRIVE
CAMBRIDGE, MA 02140

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 01/31/2014 02:23 PM
Ctrl# 200051 02639 Doc# 00013536
Fee: \$25,308.00 Cons: \$5,550,000.00

Locus: 161-171 Huron Avenue & 208-210 Concord Avenue, Cambridge, MA

Witness my hand and seal this 31 day of Jan., 2014



RCG Huron Concord LLC by
Alex M. Steinbergh, Manager

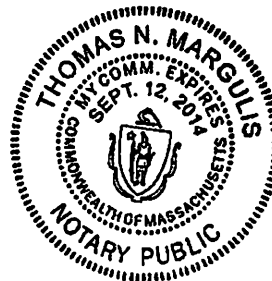
COMMONWEALTH OF MASSACHUSETTS,

Middlesex, SS

January 31, 2014

On this 31 day of Jan. 2014, before me the undersigned notary public, personally appeared Alex M. Steinbergh, proved to me through satisfactory evidence of identification, which was my personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public: Thomas N. Margulis
My Commission Expires: September 12, 2014



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 171 Huron 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:
- A. There will be no work performed on the exterior of the building aside from the addition of signage and repair of the facade which will improve the view of the streetscape. All other renovation work for Elizabeth's Daycare and Preschool Center will be to the interior of the building.
 - B. By issuing the Special Permit to extend the business use into the residential use of the building, the City will eliminate an empty storefront in that portion of the building. Although partially within the residential use zone, there has never been a residence in this commercial building nor will there ever will be. An empty storefront is not good for the character of the neighborhood.
 - C. The City of Cambridge has a waiting list for parents seeking free universal Pre-K for their children. A pre-K classroom for 21 children is among those for which we are seeking the Special Permit. Again, this is a benefit to the community.
- 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:
- A. The clientele will be drawn primarily from those residents living within the neighborhood and many who have shown an interest in enrolling their children, have indicated that they will walk or cycle to the childcare center.
 - B. The city is implementing a 3-space, 24/7 loading zone in front of the building on Huron Ave. which will allow for easy vehicular drop-off and pick-up.
 - C. There will also be a secondary drop-off and pick-up location on the Concord Ave. side of the building.
 - D. The childcare center staff are encouraged to use public transportation through the provision of bus and subway passes and reimbursement.
 - E. Two off-street parking spaces will be provided.
 - F. There will be no substantial change in the established neighborhood character.
- 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:
- The nursery school clientele will likely bring a positive affect to adjacent uses, in the form of increased commerce, in their comings and goings.
- 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:
- A. The drop-off and pick-up activity will be monitored by the daycare staff to help ensure the safety of the children, the efficiency of the process and to avoid the creation of any nuisance or hazard.
 - B. There will be an on-site outdoor activity area for the toddlers. The preschoolers will walk in

3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

supervised groups to nearby public playgrounds thereby avoiding the creation of any nuisance or hazard.

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:

Elizabeth's Daycare and Preschoool Center will provide a much needed service to the young families of Cambridge. There is a shortage of such facilites and a campaign of support for the granting of this Special Permit has garnered many supportive signatures. The proposed use will not impair the integrity of the district but rather enhance it by creating new bonds between the people who work and live here.

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

Address: 171 Huron Ave. Cambridge MA
 Tel. No. (857) 772-0142
 E-Mail Address: andrew@cozyproperties.com

Date: Feb 13, 2025

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Ryecroft, LLC
Location: 171 Huron Ave., Cambridge, MA
Phone: (857) 772-0142

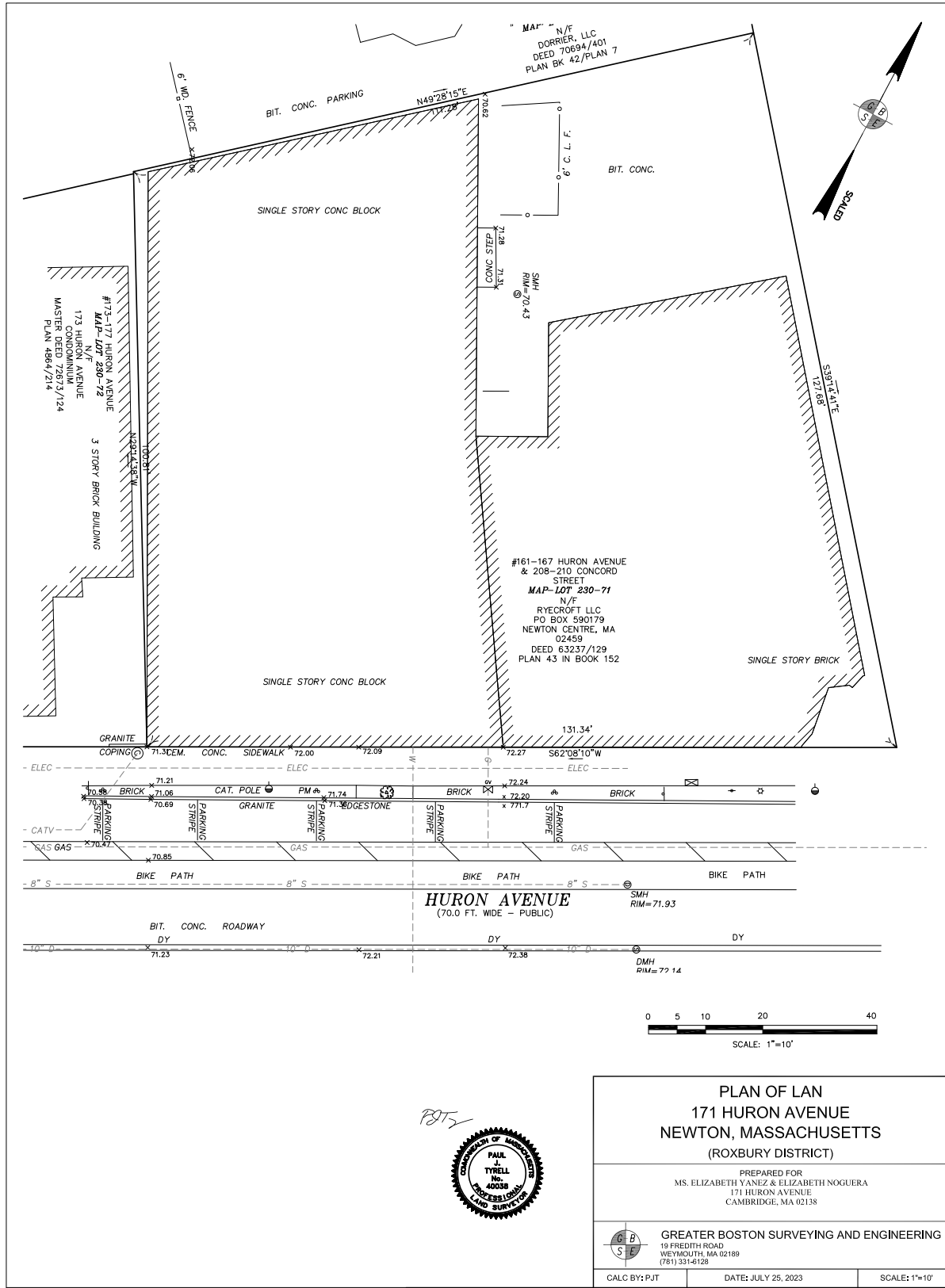
Present Use/Occupancy: Business
Zone: Business A1/ Residence B
Requested Use/Occupancy: Educational (child daycare and preschool)

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1.960 sq. ft.		1,960 sq. ft.		NA	(max.)
<u>LOT AREA:</u>		13,538 sq. ft.		existing to remain		NA	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		NA		NA		NA	
<u>LOT AREA OF EACH DWELLING UNIT</u>		NA		NA		NA	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	131.34'		NA		NA	
	<u>DEPTH</u>	127.68'		NA		NA	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	NA		NA		NA	
	<u>REAR</u>	NA		NA		NA	
	<u>LEFT SIDE</u>	NA		NA		NA	
	<u>RIGHT SIDE</u>	NA		NA		NA	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	12'-0"		same as existing		NA	
	<u>WIDTH</u>	100.81		same as existing		NA	
	<u>LENGTH</u>	62'-3"		same as existing		NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		NA		NA		NA	
<u>NO. OF DWELLING UNITS:</u>		none		none		NA	
<u>NO. OF PARKING SPACES:</u>		2		2		NA	
<u>NO. OF LOADING AREAS:</u>		1		1		NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0"		0"		NA	

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 adjacent structure is hard up against our building. It is in the BA-1 district and houses two restaurants and one dry cleaning drop-off and pick-up store.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).



171 HURON AVENUE

CAMBRIDGE ZONING BOARD OF APPEAL SPECIAL PERMIT SET

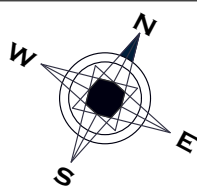
PROJECT DESCRIPTION:

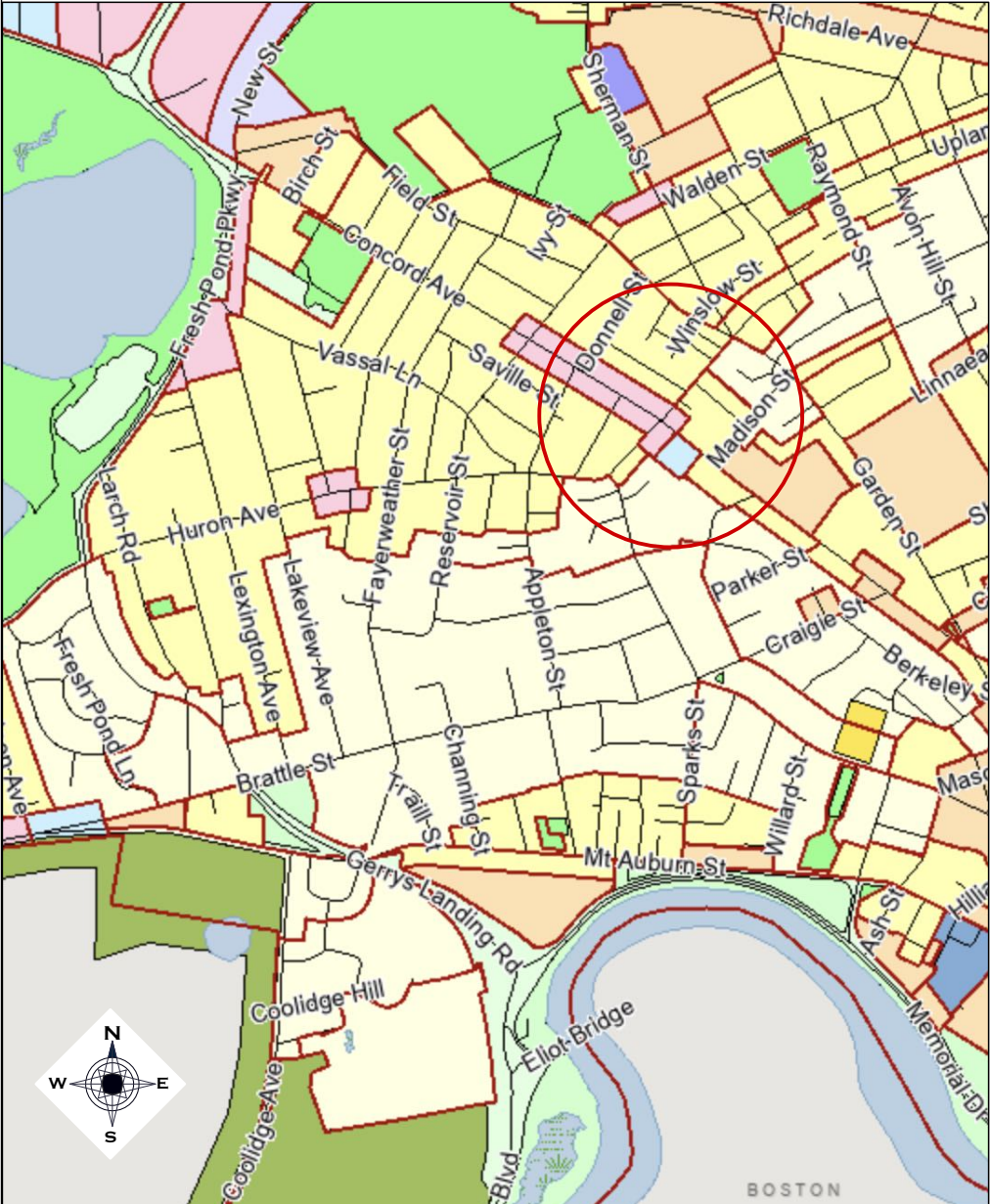
THIS ART DECO COMMERCIAL BUILDING, CONSTRUCTED IN 1913, IS APPROXIMATELY TWO-THIRDS (2/3) IN ZONING DISTRICT BUSINESS A-1 AND APPROXIMATELY ONE-THIRD (1/3) IN ZONING DISTRICT RESIDENCE B. THE PORTION OF THE TENANCY IN THE A-1 DISTRICT IS CURRENTLY UNDER CONSTRUCTION FOR THE TENANT, ELIZABETH'S DAYCARE AND PRESCHOOL CENTER. A SPECIAL PERMIT IS BEING REQUESTED TO CONSTRUCT CLASSROOMS AND EXPAND THE KITCHEN IN THE PORTION OF THE BUILDING IN THE RESIDENCE B ZONING DISTRICT.

APPLICATION FOR SPECIAL PERMIT:

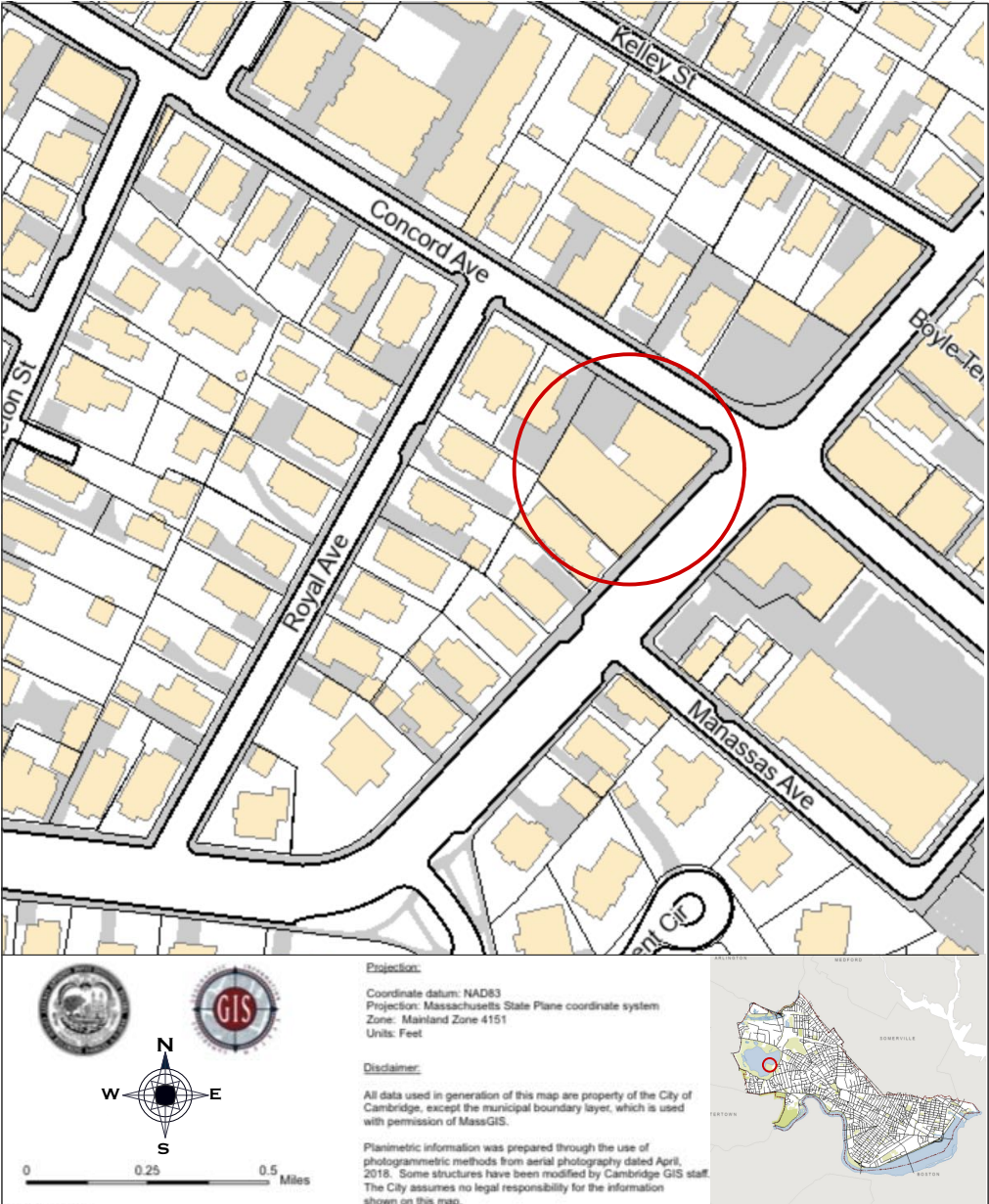
IN ACCORDANCE WITH SECTION 3.32.1 OF THE CAMBRIDGE ZONING ORDINANCE WE REQUEST AN EXTENSION OF THE LESS RESTRICTED DISTRICT INTO THE MORE RESTRICTED DISTRICT BY 25'-0".

"3.32.1 Where more than one-half the area of said lot is in a less restricted district, (either in terms of the district's overall regulations or a single regulation) the Board of Zoning Appeal may grant a special permit allowing any of the less restrictive dimensional regulation (s) to extend up to twenty-five (25) feet into the more restricted district. Uses not in the more restricted districts shall not extend into the more restricted districts."

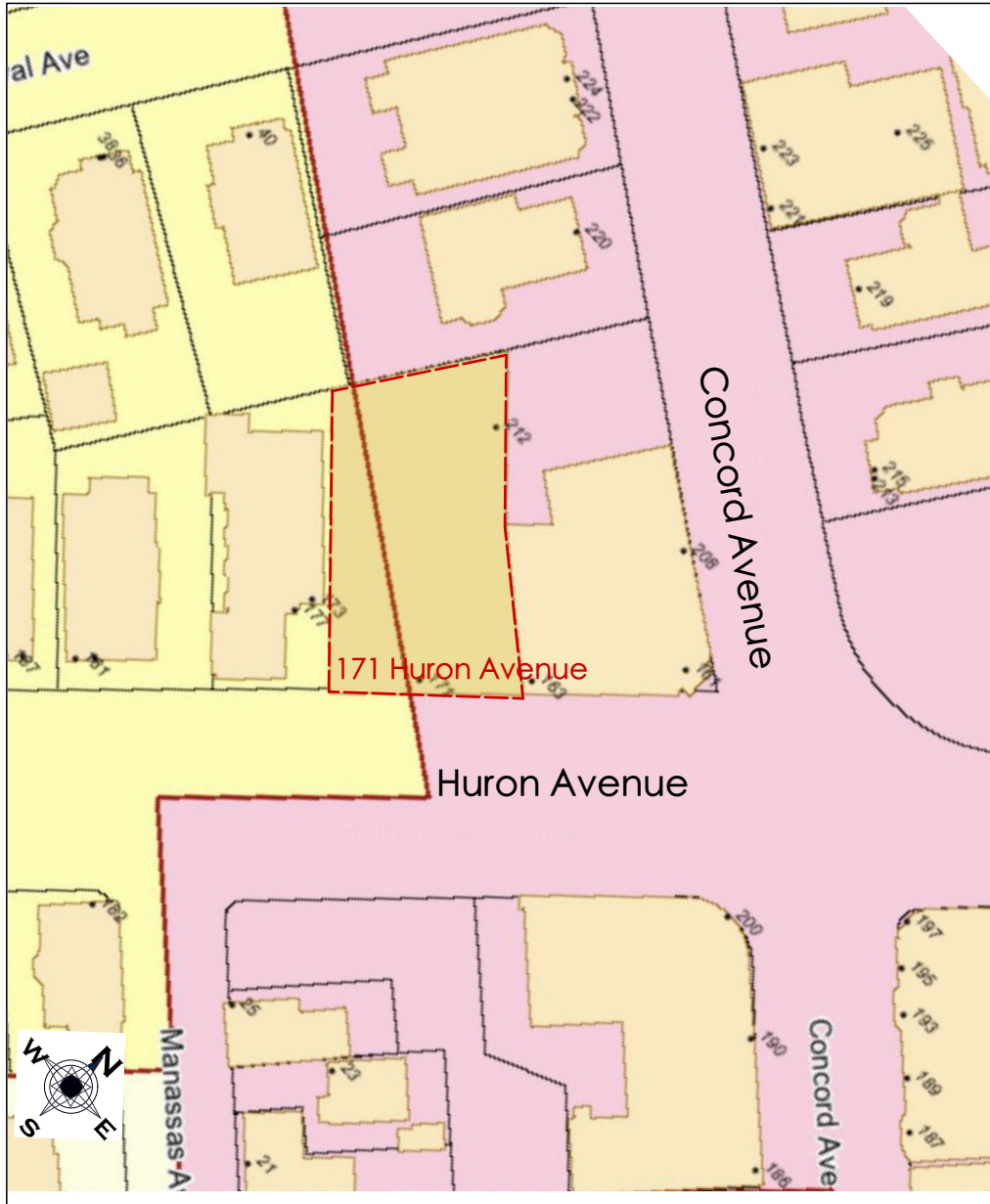




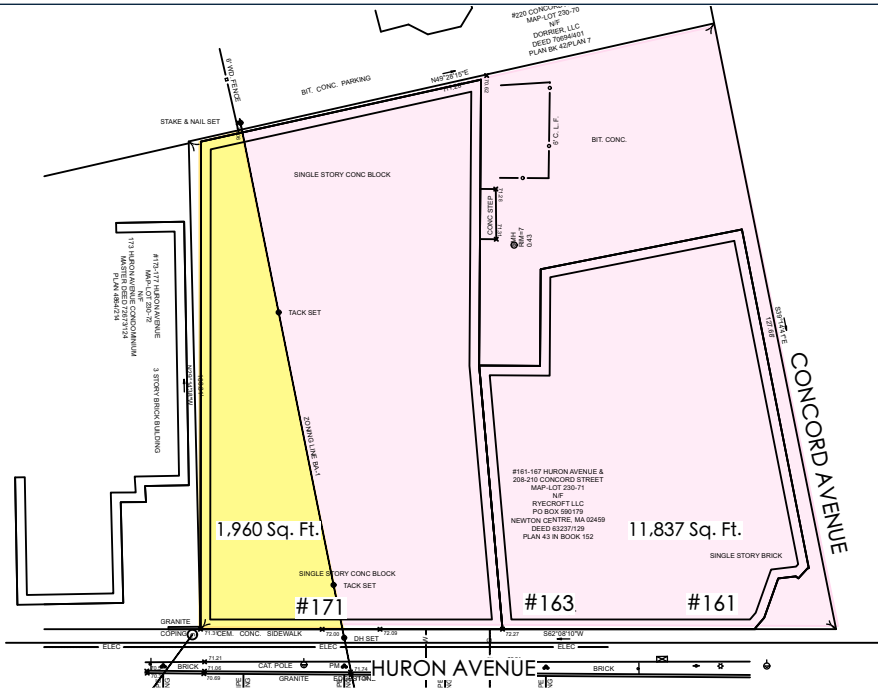
ZONING DISTRICT LOCUS MAP
Residence B District Business A-1 District



LOCUS MAP



BUILDING ZONING DISTRICTS
Residence B District Business A-1 District

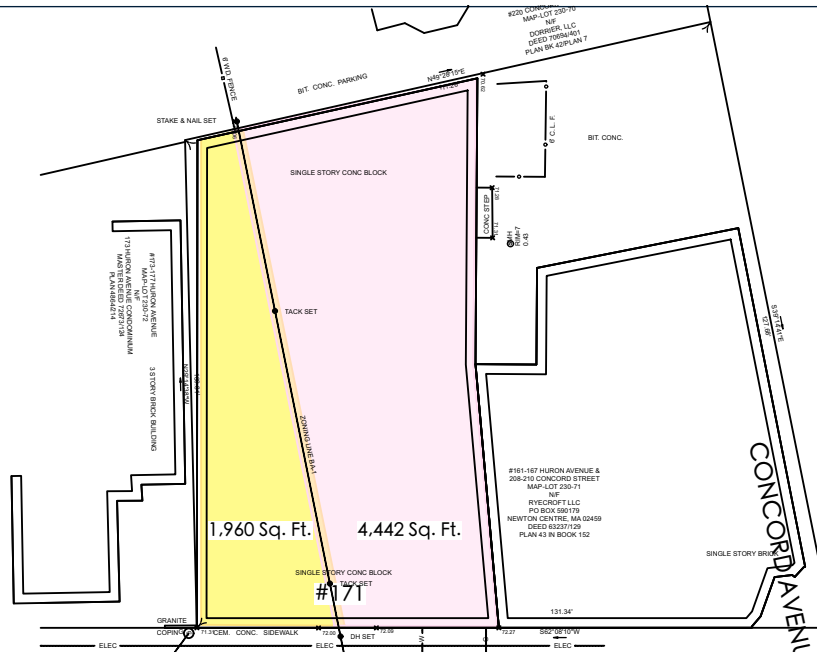


Total Lot Area: 13,538 sq. ft.
Residence B Area: 1,942 sq. ft.
Business A-1 Area: 11,596 sq. ft.
Area of RB: 17% of Total Lot Area
Area of BA-1: 83% of Total Lot Area

3.32.1 Where more than one-half the area of said lot is in a less restricted district, (either in terms of the district's overall regulations or a single regulation) the Board of Zoning Appeal may grant a special permit allowing any of the less restrictive dimensional regulation(s) to extend up to twenty-five (25) feet into the more restricted district. Uses not allowed in the more restricted districts shall not extend into the more restricted districts.

SITE ZONING DISTRICTS

Residence B District Business A-1 District

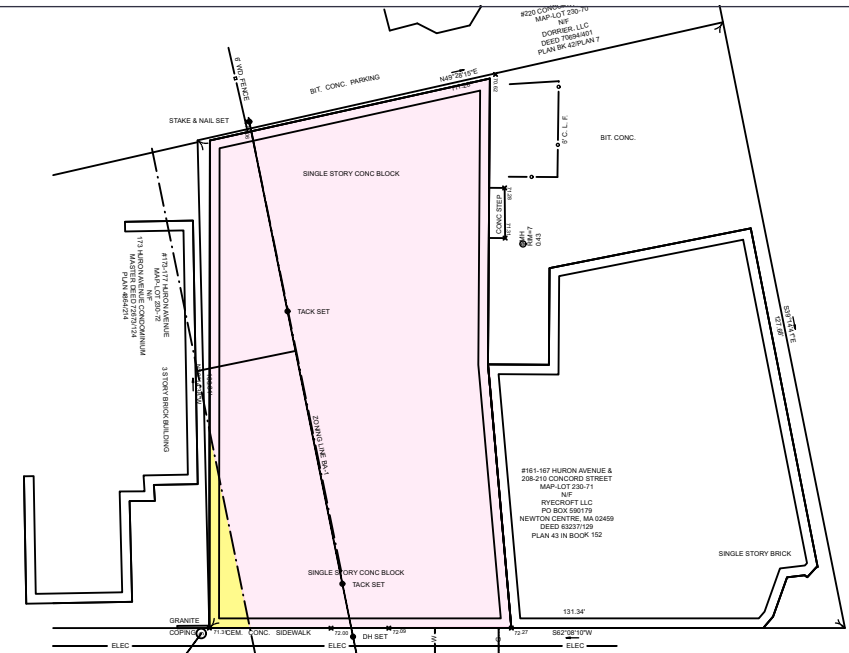


Total Building Area: 6,329 sq. ft.
Residence B Area: 1,960 sq. ft.
Business A-1 Area: 4,369 sq. ft.
Area of RB is 31% of Total Building Area
Area of BA-1 is 69% of Total Building Area

3.32.1 Where more than one-half the area of said lot is in a less restricted district, (either in terms of the district's overall regulations or a single regulation) the Board of Zoning Appeal may grant a special permit allowing any of the less restrictive dimensional regulation(s) to extend up to twenty-five (25) feet into the more restricted district. Uses not allowed in the more restricted districts shall not extend into the more restricted districts.

BUILDING ZONING DISTRICTS

Residence B District Business A-1 District

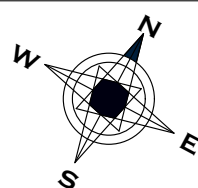


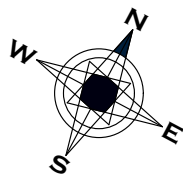
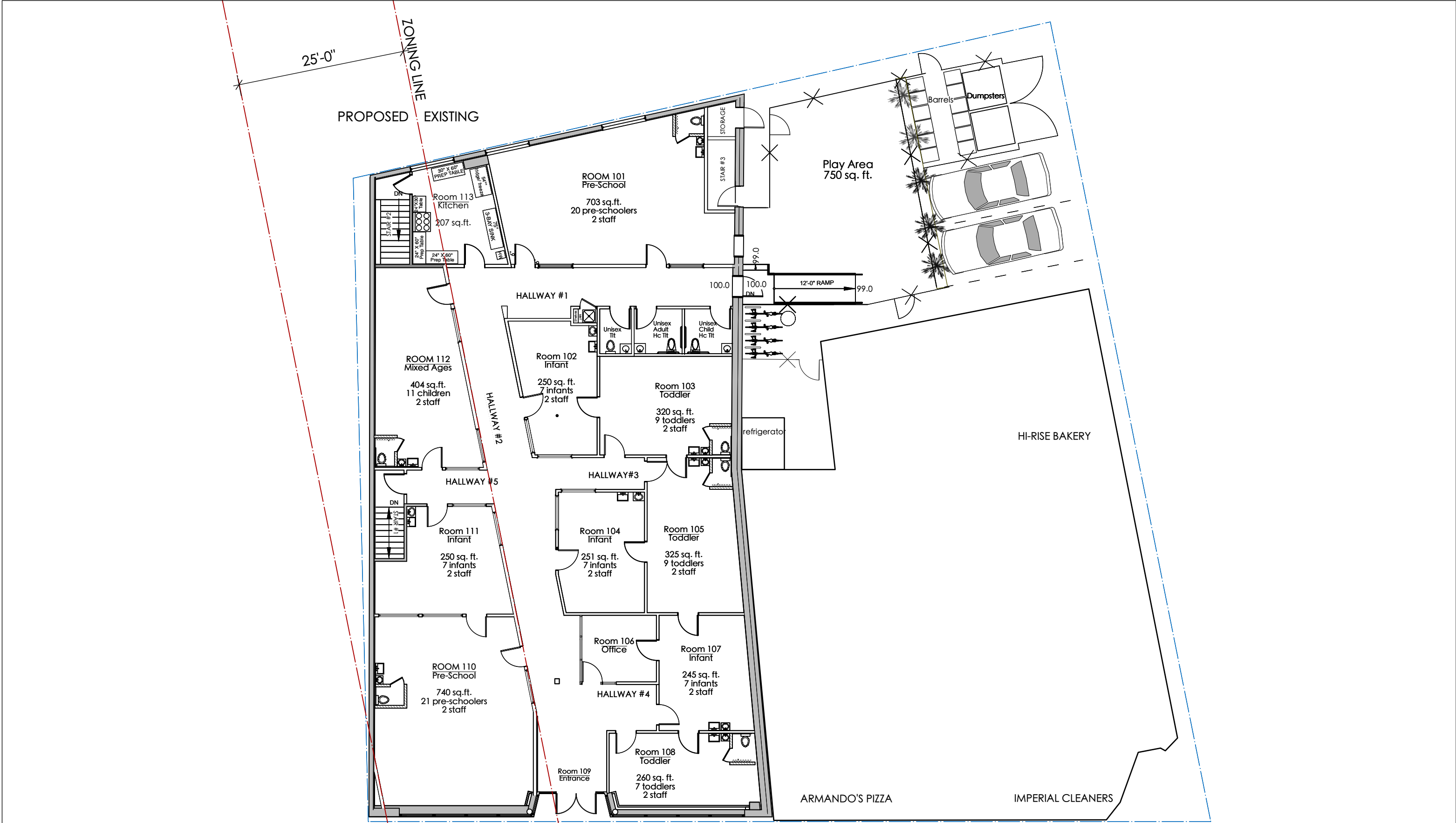
Total Building Area: 6,402 sq. ft.
Residence B Area: 13 sq. ft.
Business A-1 Area: 6,389 sq. ft.

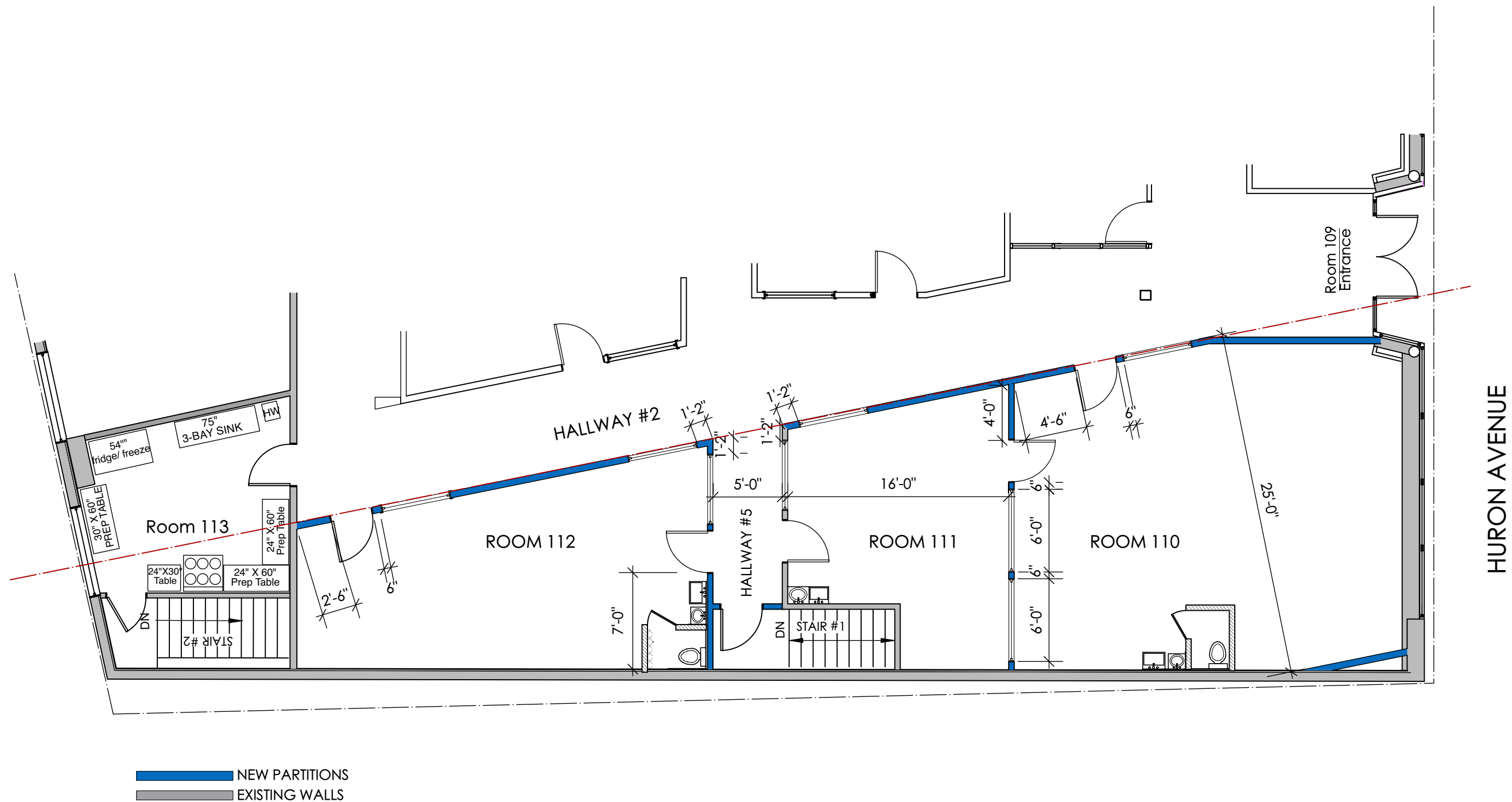
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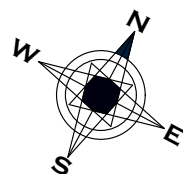
PROPOSED BUILDING USES

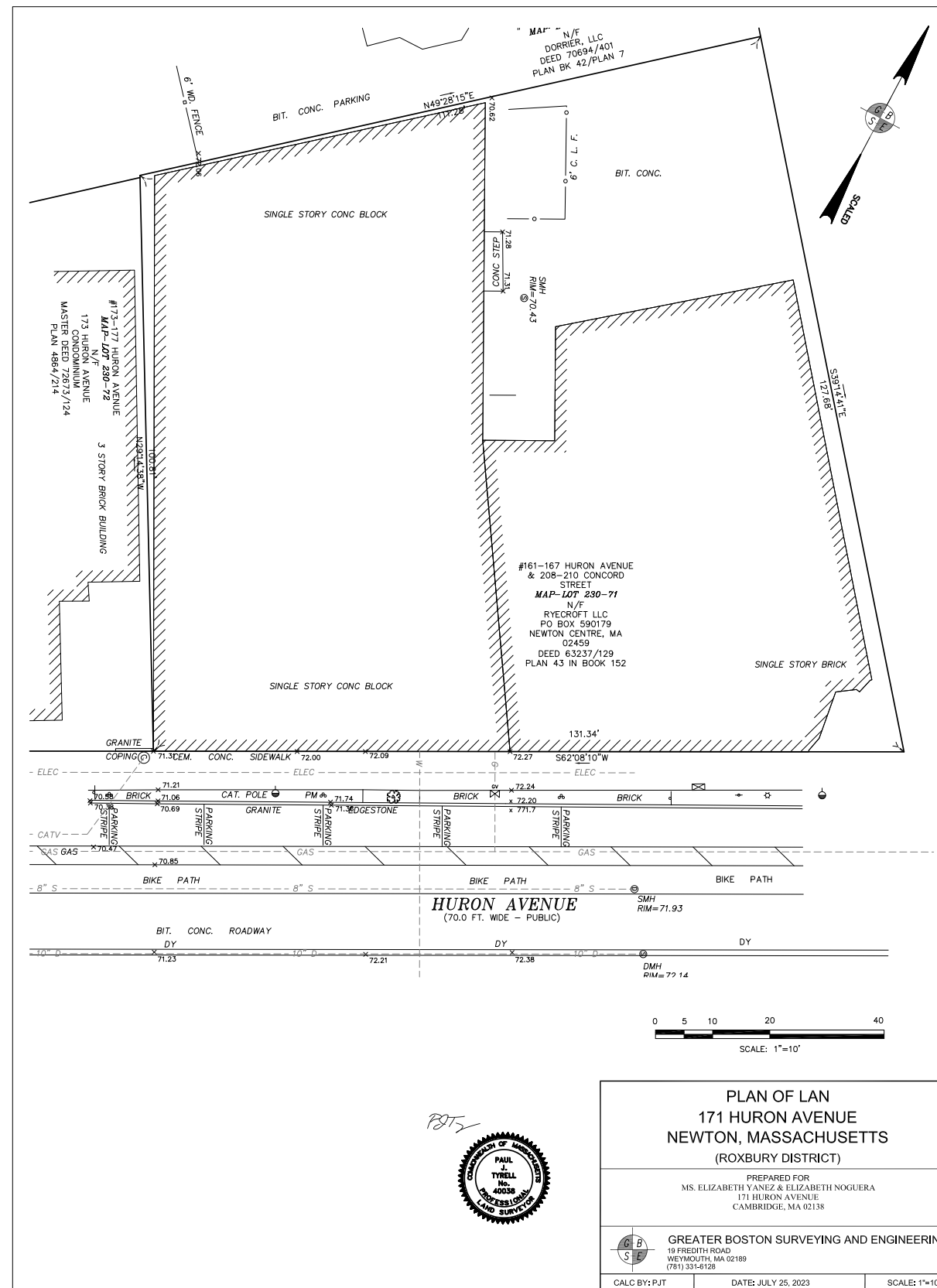
Residence B District Business A-1 District

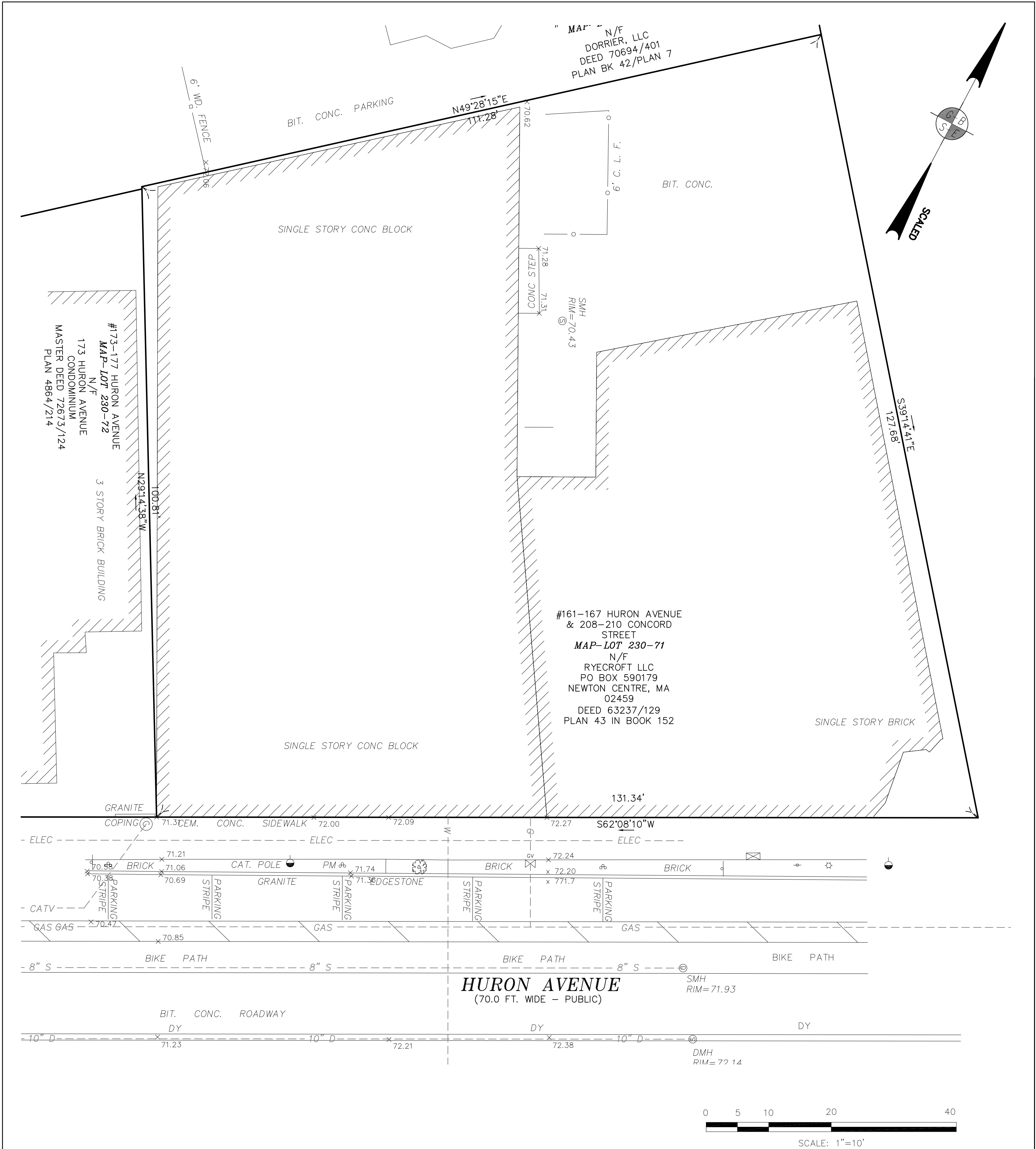




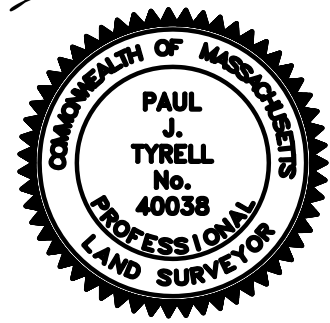


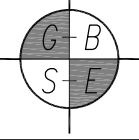






PJT



PLAN OF LAN 171 HURON AVENUE NEWTON, MASSACHUSETTS (ROXBURY DISTRICT)		
PREPARED FOR MS. ELIZABETH YANEZ & ELIZABETH NOGUERA 171 HURON AVENUE CAMBRIDGE, MA 02138		
 GREATER BOSTON SURVEYING AND ENGINEERING 19 FREDITH ROAD WEYMOUTH, MA 02189 (781) 331-6128		
CALC BY: PJT	DATE: JULY 25, 2023	SCALE: 1"=10'



FRONT OF 173/177 HURON AVENUE
& SIDE OF 171 HURON AVENUE



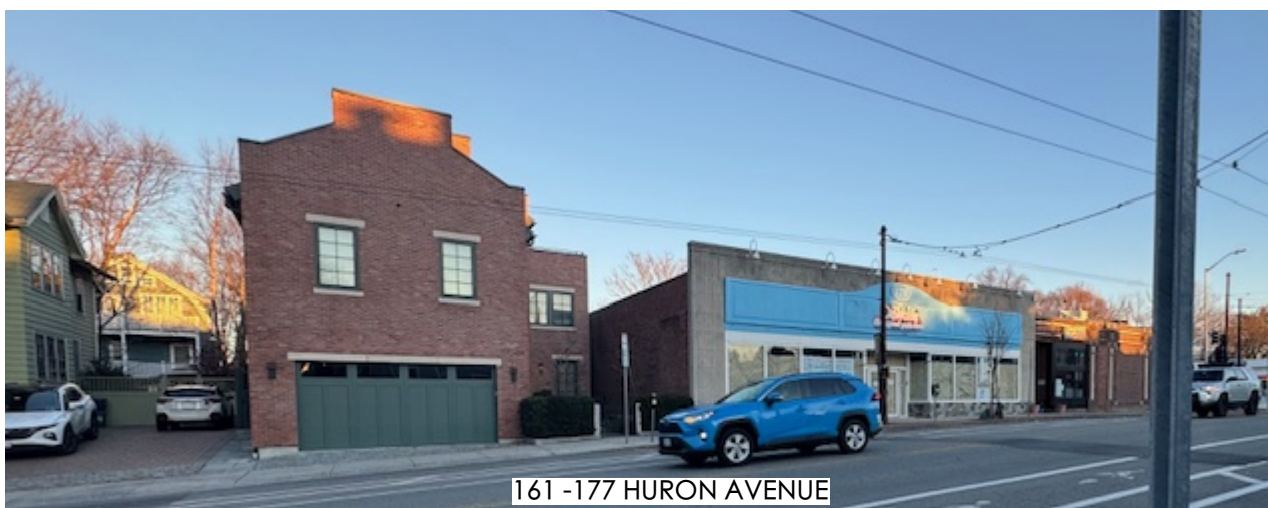
FRONT OF 171 HURON AVE



SIDE OF HI-RISE BAKERY & REAR OF 171 HURON AVENUE



SIDE AND REAR OF 171 HURON AVENUE



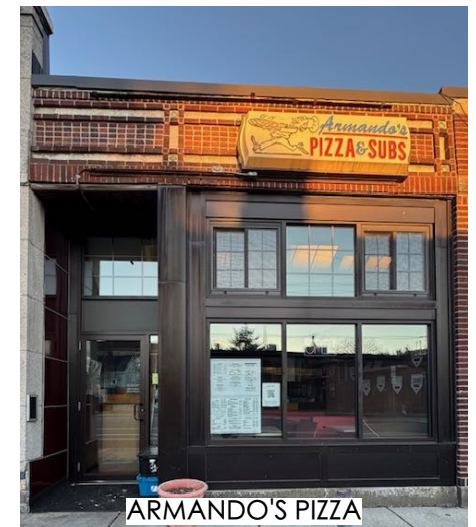
161 -177 HURON AVENUE



171&177 HURON AVENUE



ELIZABETH'S DAYCARE AND PRESCHOOL CENTER



ARMANDO'S PIZZA



IMPERIAL CLEANERS



HI-RISE BAKERY

From: L
Byron<elizabethbyron@gmail.com>
Date: Wed, Jul 10, 2024 at 12:35 PM
Subject: Re: 171 Huron ave - Update 7/8/2024
To: Elizabeth's Daycare Center
<elizabethsdaycare.ma@gmail.com>, Carlos Loya
<carlosloya@gmail.com>

Hi Elizabeth's,

See our letter below:

Dear Community Members and Decision-Makers, I am writing to emphasize the crucial importance of allowing Elizabeth's Daycare and Preschool Center to fully utilize the space at 171 Huron Avenue. Elizabeth's plays a vital role in meeting the critical childcare needs of our community, and expanding their operations will enable us to serve more families effectively. The continued delays with permitting has negatively impacted Cambridge families.

Please expedite the permitting process, as there has already been over a year of delays. Utilizing the entire space at 171 Huron Avenue would allow Elizabeth's to expand their services and accommodate more children, addressing the pressing need for quality childcare in our area. With a fully-equipped kitchen, they can provide nutritious meals and snacks, ensuring that children receive proper nutrition crucial for their growth and development. Elizabeth's early education program is one of the few Spanish-English bilingual schools within a 5-mile radius of our home. Elizabeth's curriculum is designed to nurture young minds and prepare them for future academic success. By combining play-based learning with structured activities, they create an environment where children can thrive socially, emotionally, and intellectually. Expanding their center would also contribute to the local economy by creating additional job opportunities for childcare

professionals and support staff as well as increasing foot traffic to local shops on Huron and Concord Ave. This growth would have a positive ripple effect throughout our community. In conclusion, allowing Elizabeth's Daycare and Preschool Center to fully utilize the space at 171 Huron Avenue is not just an opportunity for business – it's an investment in the future of our community's children and families and it address a pressing need for more childcare services in Cambridge. We urge you to support this expansion, enabling Elizabeth's to provide essential, bilingual, high-quality childcare services to more families in need. Thank you for your consideration and support. Sincerely,
Carlos and Liz Loya
21 Field St. Cambridge

Esther Loayza
366 Rindge Ave
Cambridge, MA 02140
September 20, 2024

Cambridge City Board
795 Massachusetts Ave
Cambridge, MA 02139

Dear Members of the City Board,

My name is Esther Loayza, and I am writing to express my strong support for the approval of the special permit for Elizabeth's Daycare and Preschool Center to fully utilize the space at 171 Huron Avenue. This expansion is vital for addressing the urgent shortage of preschool and infant care spaces in Cambridge.

As a committed community member, I recognize the critical role that Elizabeth's Daycare plays in supporting local families. Their bilingual Spanish-English program not only provides high-quality early education but also fosters cultural diversity and inclusion—values that are core to our city. Their curriculum prepares children for academic success while ensuring they grow in a nurturing and supportive environment.

Cambridge is currently facing a significant shortage of childcare spaces, particularly for infants and preschoolers. This lack of availability leaves families struggling to find safe, affordable, and high-quality care for their children. Approving this special permit will allow Elizabeth's to expand its capacity, directly addressing this gap and easing the burden on families who are navigating long waitlists and limited options.

Furthermore, Elizabeth's Daycare has expressed their intention to participate in the Cambridge Universal Preschool (CUP) initiative. This collaboration will allow more children in Cambridge to benefit from accessible and affordable preschool programs, ensuring that our community's youngest members are given the foundation they need to succeed.

Beyond childcare, this expansion will benefit the broader Cambridge community by creating job opportunities for educators and support staff and stimulating economic activity in the Huron Village area. With their fully equipped space, Elizabeth's will continue to offer a comprehensive program that includes nutritious meals, enriching activities, and a safe, welcoming environment for children and families.

The delays in permitting have already caused challenges for families relying on childcare. I respectfully urge the City Board to approve this special permit without further delay. Doing so will not only support Elizabeth's Daycare's growth but also address the pressing childcare needs in our community and strengthen Cambridge's reputation as a city that values education and inclusivity.

Thank you for considering this matter. If you have any questions or require additional information, please do not hesitate to contact me at est.loayza@gmail.com.

Sincerely,
Esther Loayza

Missael Garcia & Margaret Laws
43 Regent Street
Cambridge, MA
laws.margaret@gmail.com
618-917-6422
7/25/2024

Cambridge City Board
795 Massachusetts Ave
Cambridge, MA 02139

Dear Members of the City Board,

We are writing to express our strong support for issuing a special permit to Elizabeth's Daycare and Preschool Center, which will allow them to fully utilize the space at 171 Huron Avenue for the opening of their new location. As a Mexican American family residing in this community, we believe that this Spanish immersion daycare is an essential answer to the scarcity of local affordable daycare options and significantly beneficial for the cultural richness of our neighborhood.

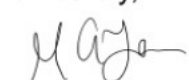
We are working parents with full time jobs in engineering and public health. The need for accessible and affordable childcare in our area is critical. Many families, including ours, have struggled to find quality daycare options that have available openings and are not prohibitively expensive. Our son was born in January of this year and due to the shortage of daycare openings in our area we have relied on family members to help us piece together child care. We have been exceptionally fortunate to have this family support, but it is not a sustainable solution nor are we the exception in needing to navigate long waitlists in securing a spot for childcare. Elizabeth's Daycare and Preschool Center offers affordable rates and increases the number of daycare options. In doing so they provide a much needed pressure relief for working parents in this community.

Elizabeth's Daycare and Preschool Center provides an invaluable service by offering Spanish immersion programs. This new location is an expansion of already successful programming offered at their Arlington locations. For our family, this daycare represents more than just childcare; it is a vital link to our cultural roots and a place where our son, Arlo, can grow and learn how to remain connected to his family in Mexico.

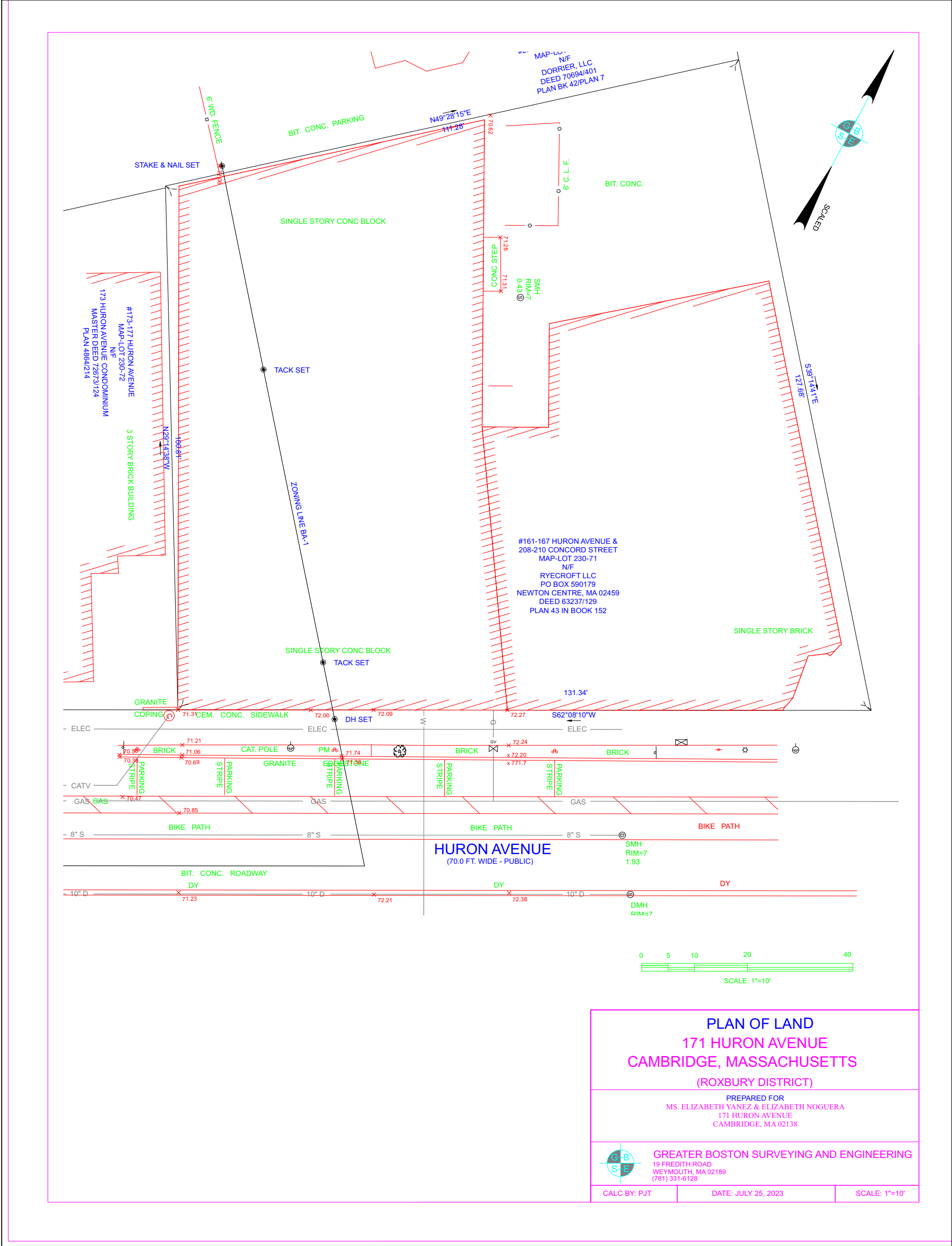
We urge the City Board to consider the profound positive impact that Elizabeth's Daycare and Preschool Center can have on our community and to grant the special permit allowing them to utilize the entire space at 171 Huron Avenue. This decision will not only support the immediate needs of numerous families but also contribute to the long-term cultural and educational growth of our city. It will also mean the world to our son's Spanish-only speaking grandparents.

Thank you for your consideration.

Sincerely,



Margaret Laws & Missael Garcia



SITE PLAN 161,163, 171 HURON AVENUE
208, 210 CONCORD AVENUE



171 HURON AVENUE

CAMBRIDGE ZONING BOARD OF APPEAL PERMIT SET

PROJECT DESCRIPTION:
 THIS ART DECO COMMERCIAL BUILDING, CONSTRUCTED IN 1913, IS APPROXIMATELY TWO-THIRDS (2/3) IN ZONING DISTRICT BUSINESS A-1 AND APPROXIMATELY ONE-THIRD (1/3) IN ZONING DISTRICT RESIDENCE B. THE PORTION OF THE TENANCY IN THE A-1 DISTRICT IS CURRENTLY UNDER CONSTRUCTION FOR THE TENANT, ELIZABETH'S DAYCARE AND PRESCHOOL CENTER. A SPECIAL PERMIT IS BEING REQUESTED TO CONSTRUCT CLASSROOMS AND EXPAND THE KITCHEN IN THE PORTION OF THE BUILDING IN THE RESIDENCE B ZONING DISTRICT.

APPLICATION FOR SPECIAL PERMIT:
 IN ACCORDANCE WITH SECTION 3.32.1 OF THE CAMBRIDGE ZONING ORDINANCE WE REQUEST AN EXTENSION OF THE LESS RESTRICTED DISTRICT INTO THE MORE RESTRICTED DISTRICT BY 25'-0".

"3.32.1 Where more than one-half the area of said lot is in a less restricted district, (either in terms of the distict's overall regulations or a single regulation) the Board of Zoning Appeal may grant a special permit allowing any of the less restrictive dimensional regulation (s) to extend up to twenty-five (25) feet into the more restricted district. Uses not in the more restricted districts shall not extend into the more restricted districts."

MARTHA
PENZENIK
ARCHITECTS

781+248+5791 martha@penzenik.com
ARLINGTON MASSACHUSETTS



DATE:
December 5, 2024
SCALE:

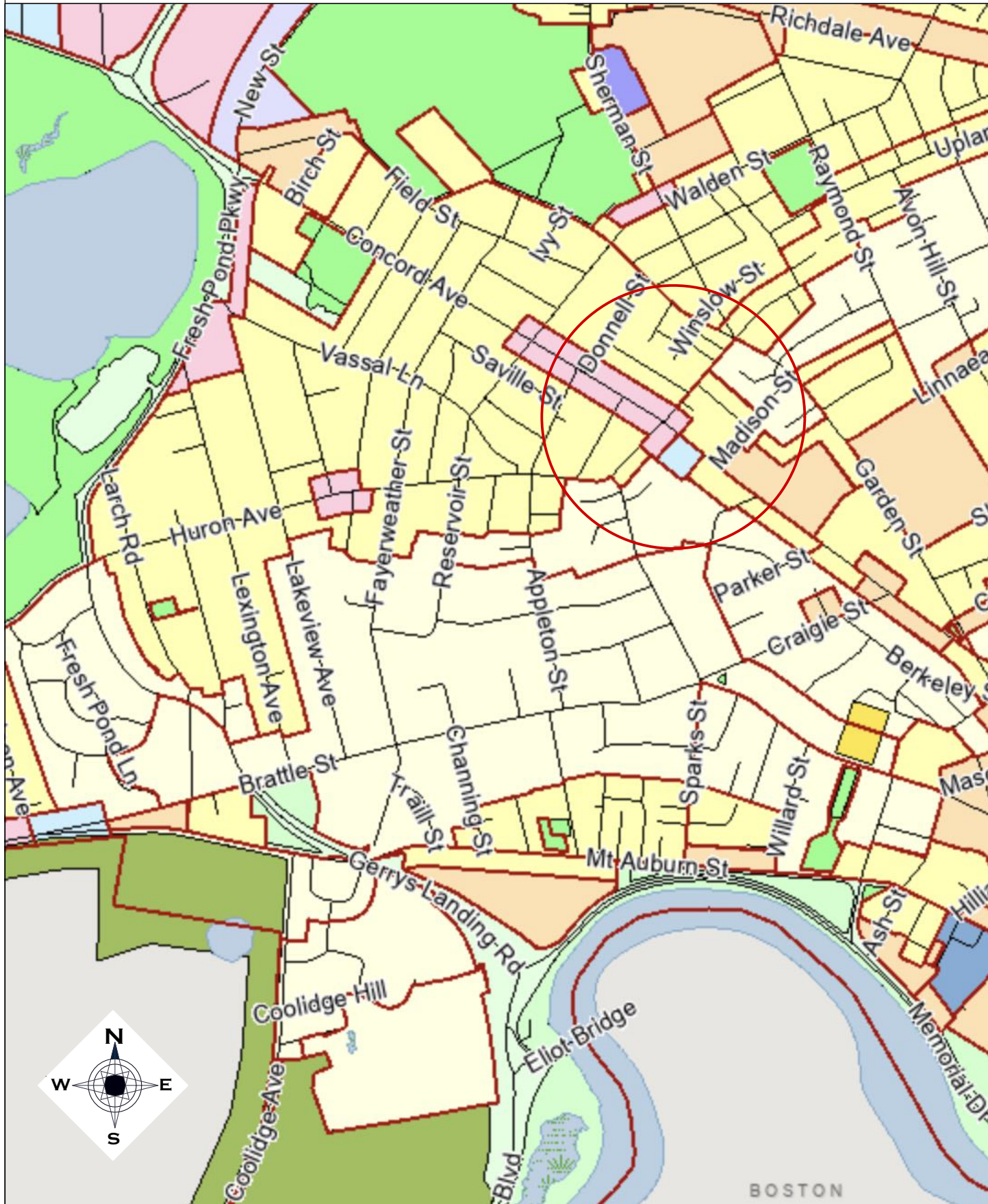
PROJECT:

ELIZABETH'S DAYCARE AND PRESCHOOL CENTER

171 HURON AVENUE CAMBRIDGE MA

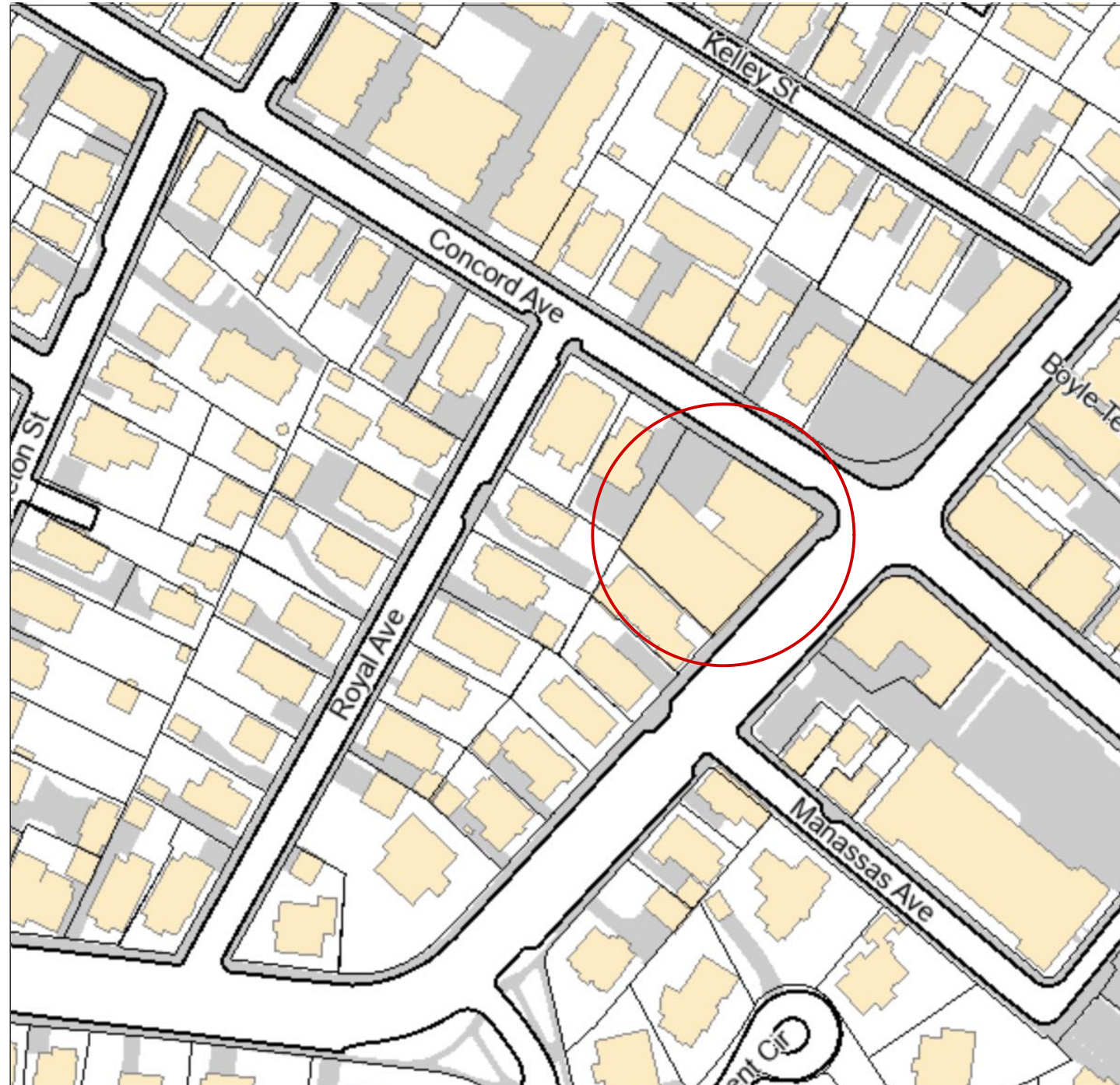
TITLE:
COVER SHEET

DRAWING #
1

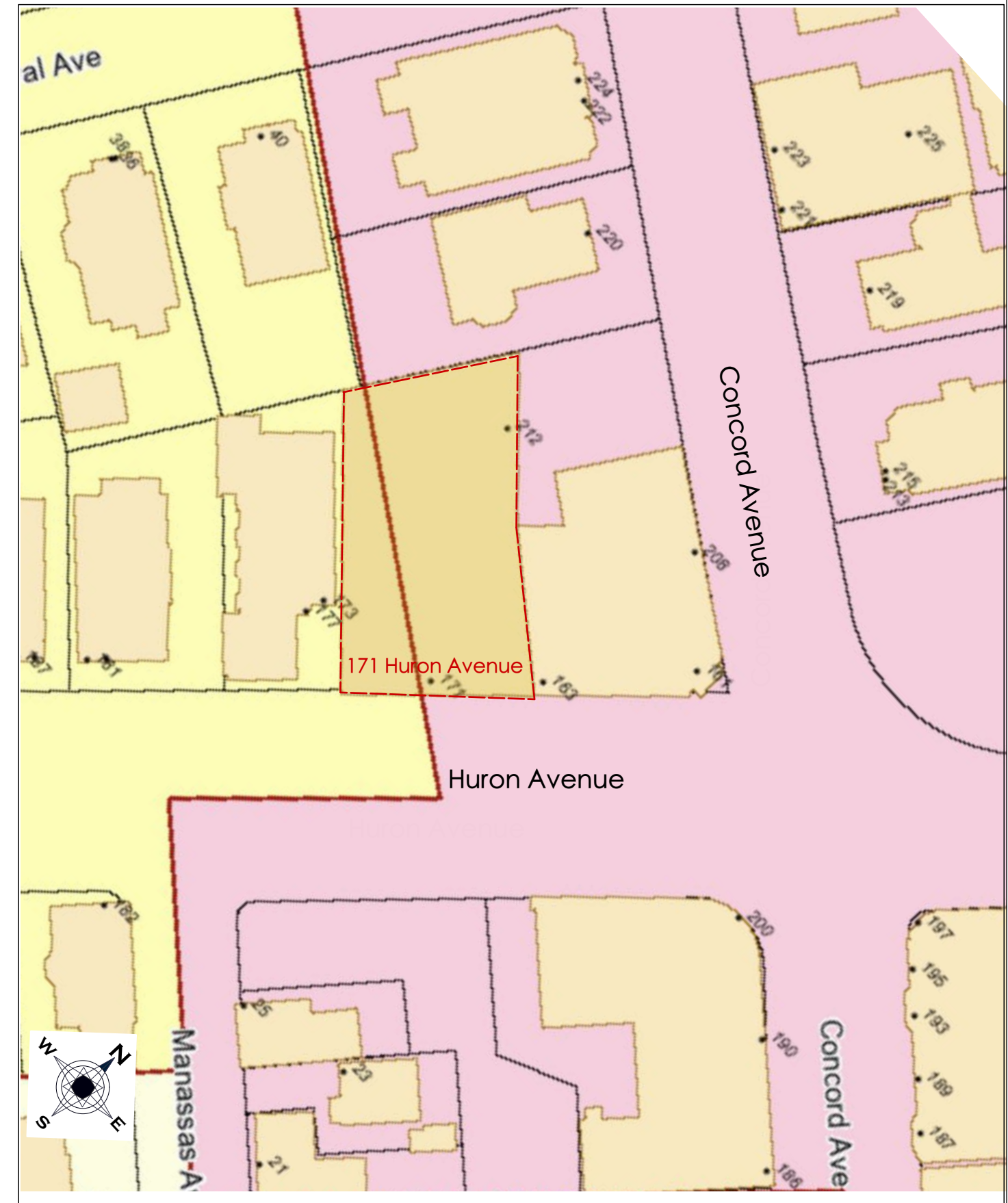


ZONING DISTRICT LOCUS MAP

Residence B District Business A-1 District

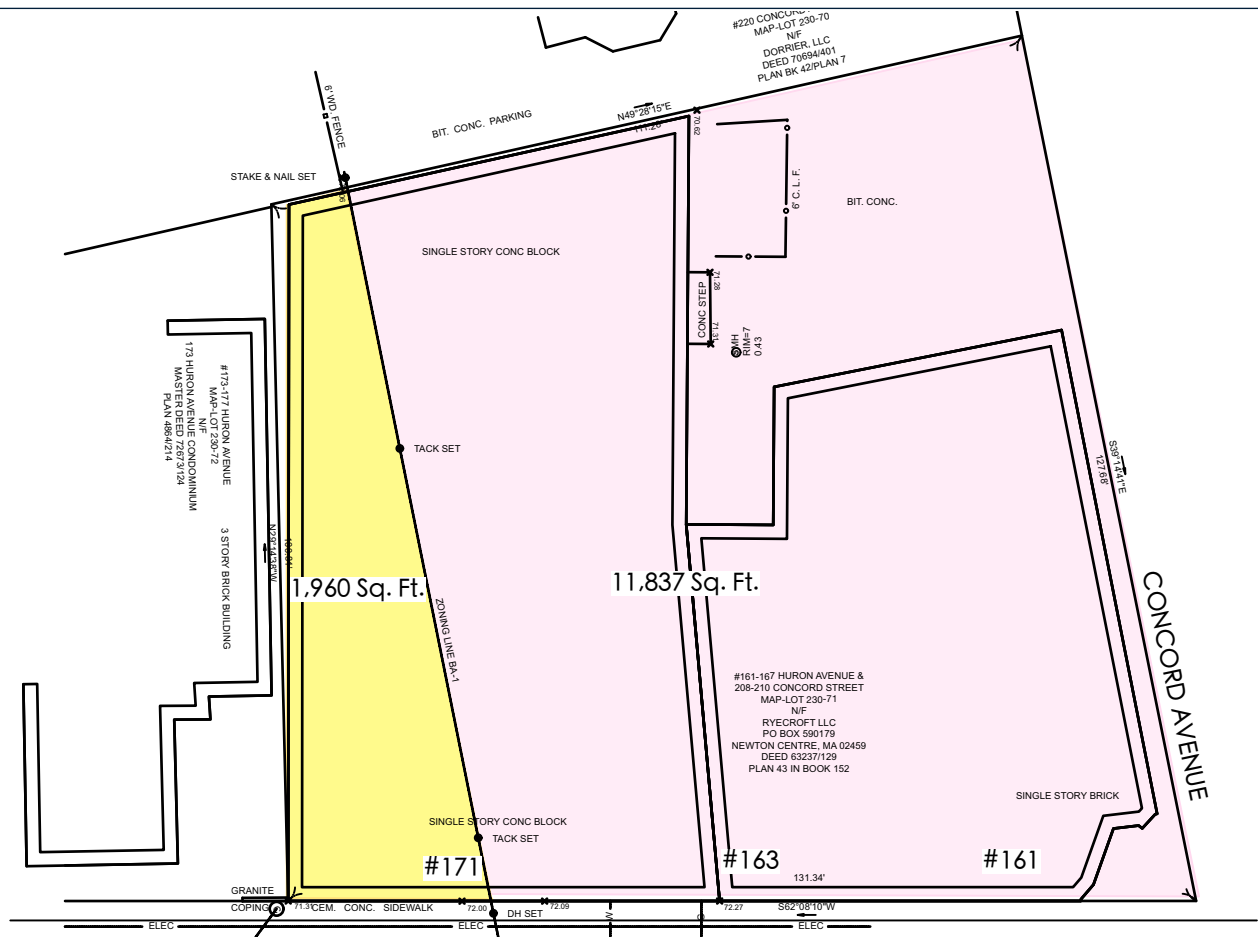


LOCUS MAP



BUILDING ZONING DISTRICTS

Residence B District Business A-1 District

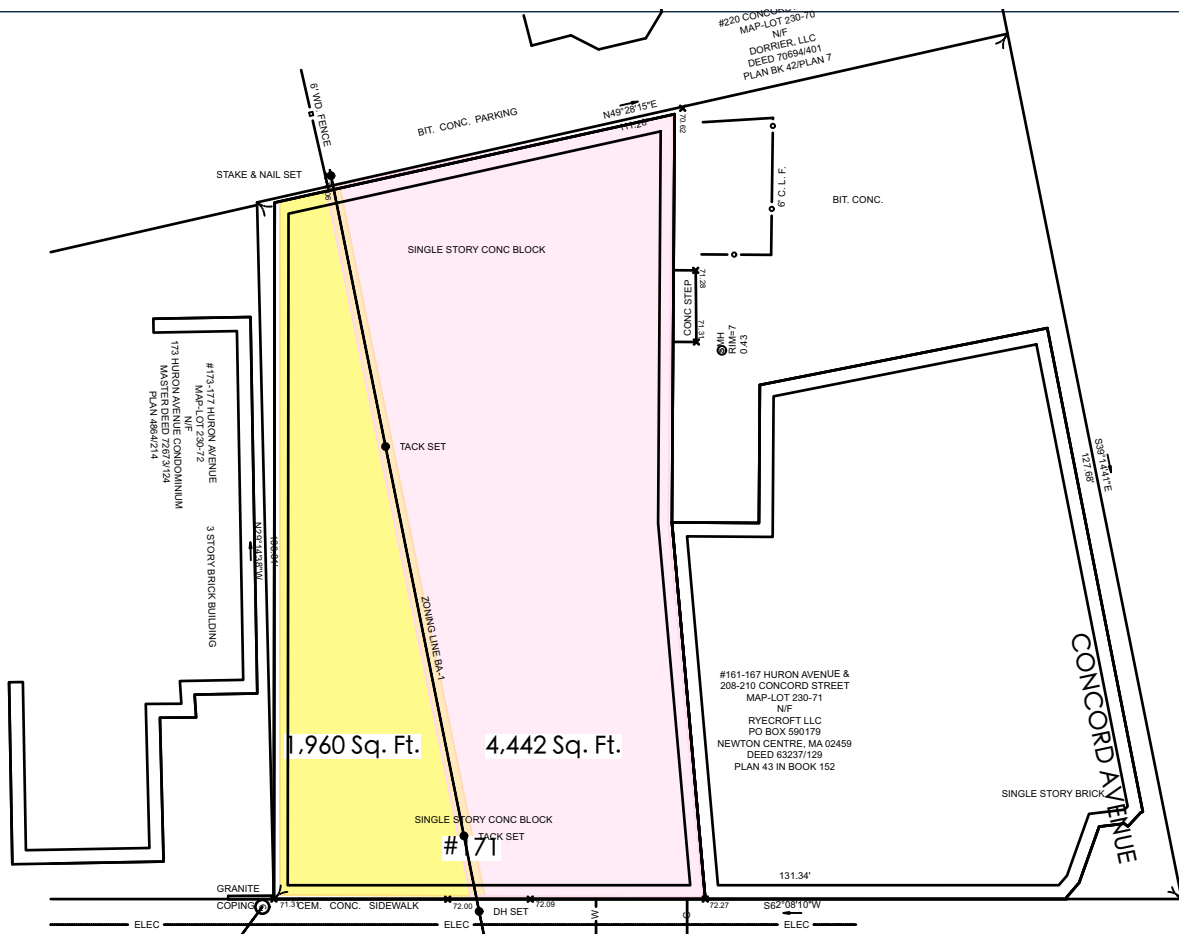


Total Lot Area: 13,538 sq. ft.
Residence B Area: 1,942 sq. ft.
Business A-1 Area: 11,596 sq. ft.
Area of RB: 17% of Total Lot Area
Area of BA-1: 83% of Total Lot Area

3.32.1 Where more than one-half the area of said lot is in a less restricted district, (either in terms of the district's overall regulations or a single regulation) the Board of Zoning Appeal may grant a special permit allowing any of the less restrictive dimensional regulation(s) to extend up to twenty-five (25) feet into the more restricted district. Uses not allowed in the more restricted districts shall not extend into the more restricted districts.

SITE ZONING DISTRICTS

Residence B District Business A-1 District

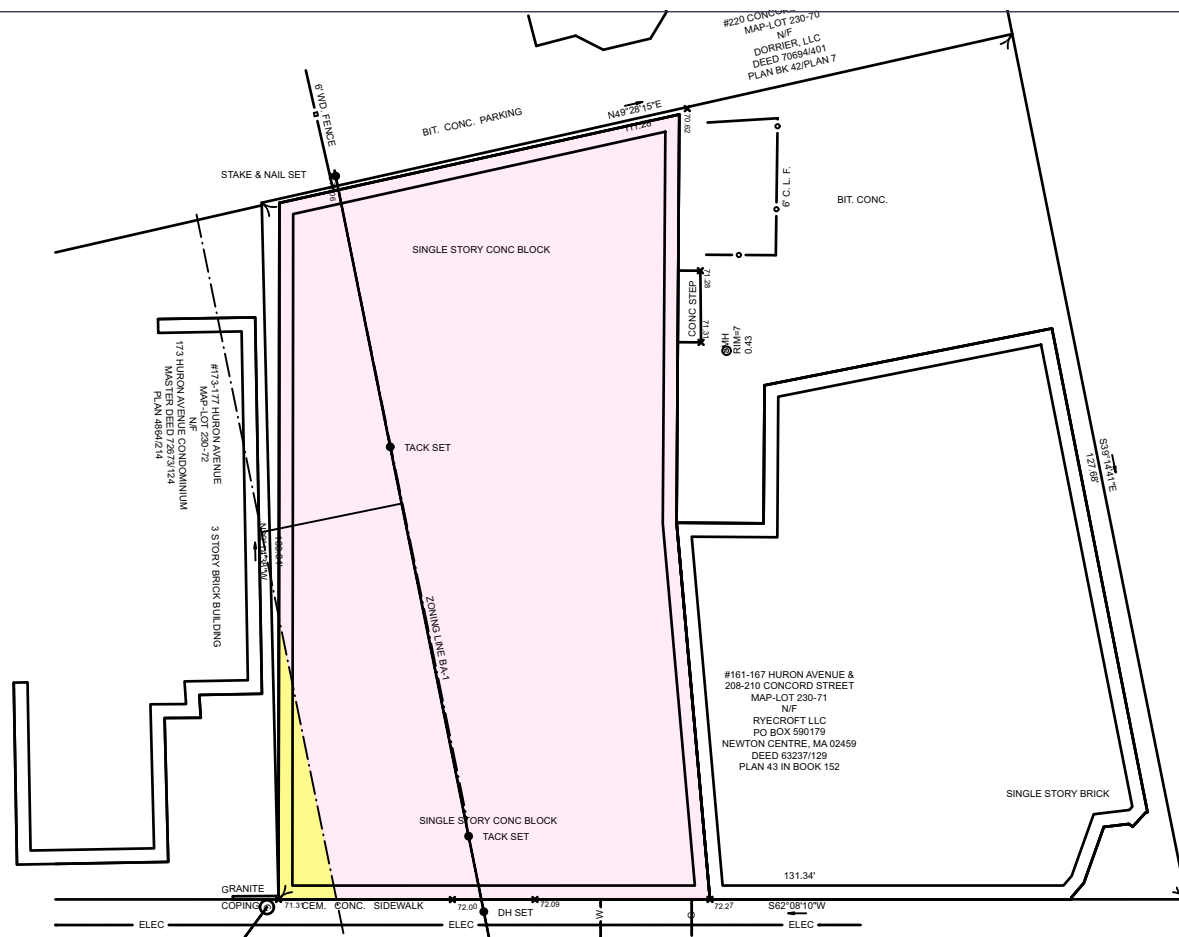


Total Building Area: 6,329 sq. ft.
Residence B Area: 1,960 sq. ft.
Business A-1 Area: 4,369 sq. ft.
Area of RB is 31% of Total Building Area
Area of BA-1 is 69% of Total Building Area

3.32.1 Where more than one-half the area of said lot is in a less restricted district, (either in terms of the district's overall regulations or a single regulation) the Board of Zoning Appeal may grant a special permit allowing any of the less restrictive dimensional regulation(s) to extend up to twenty-five (25) feet into the more restricted district. Uses not allowed in the more restricted districts shall not extend into the more restricted districts.

BUILDING ZONING DISTRICTS

Residence B District Business A-1 District

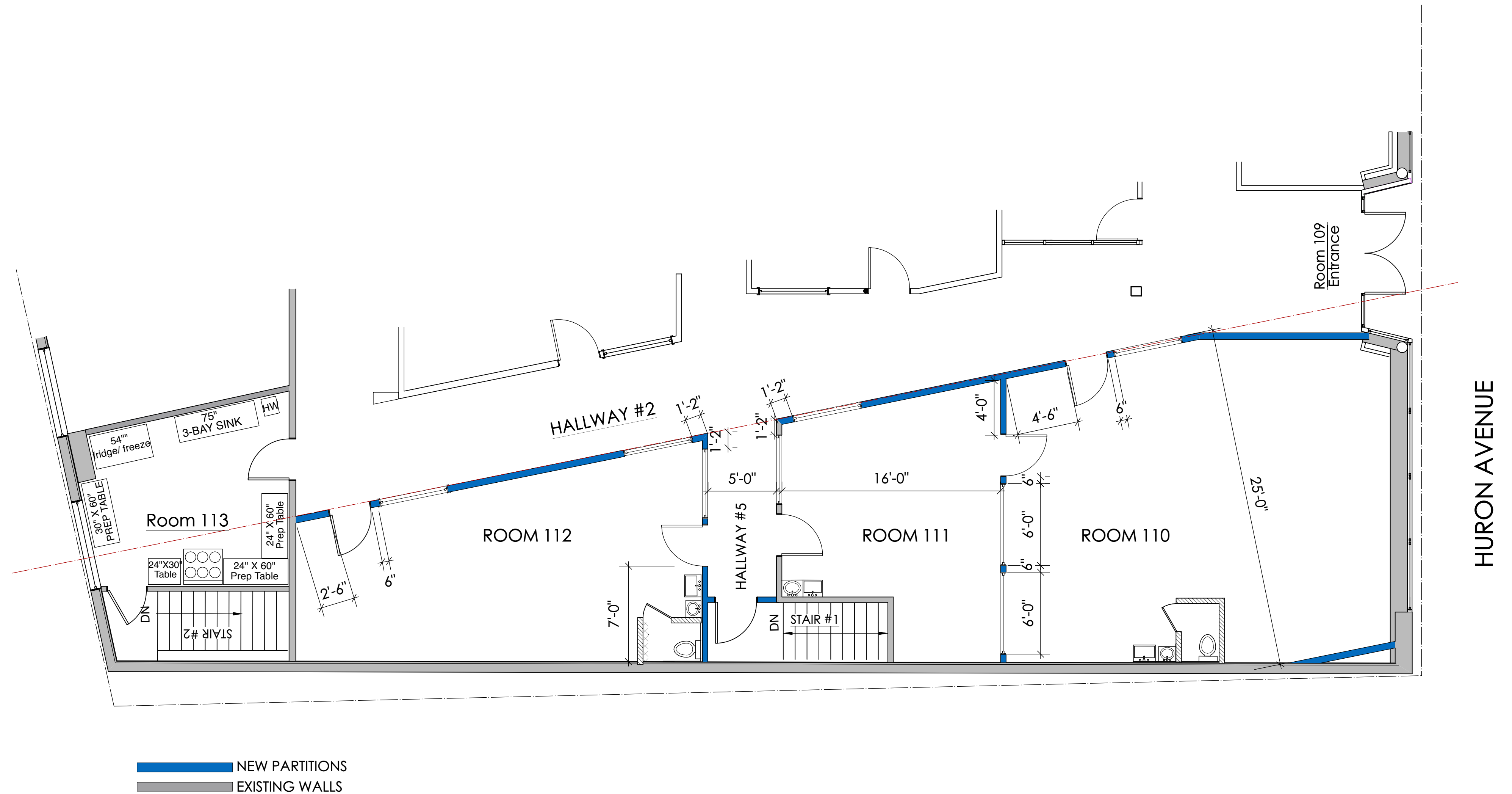


Total Building Area: 6,402 sq. ft.
Residence B Area: 13 sq. ft.
Business A-1 Area: 6,389 sq. ft.

3.32.1 Where more than one-half the area of said lot is in a less restricted district, (either in terms of the district's overall regulations or a single regulation) the Board of Zoning Appeal may grant a special permit allowing any of the less restrictive dimensional regulation(s) to extend up to twenty-five (25) feet into the more restricted district. Uses not allowed in the more restricted districts shall not extend into the more restricted districts.

PROPOSED BUILDING USES

Residence B District Business A-1 District



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PENZENIK
ARCHITECTS

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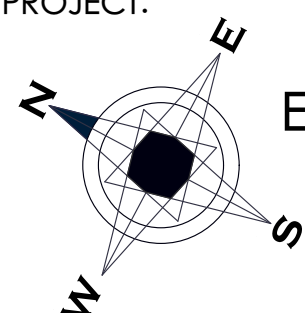
DATE:

December 5, 2024

SCALE:

3/16"=1'-0"

PROJECT:



ELIZABETH'S DAYCARE AND PRESCHOOL CENTER
171 HURON AVENUE CAMBRIDGE MA

TITLE:

PROPOSED FLOOR PLAN

DRAWING #

5

This map shows a residential neighborhood with several streets and numerous houses. The streets include Royal Ave, Huron Ave, Manassas Ave, Clement Cir, Sparks St, and Wyman Rd. The houses are numbered, and a red line with blue arrows indicates a specific route through the area. The route starts near the top left, goes south on Royal Ave, then east on Huron Ave, then south on Manassas Ave, and finally east on Clement Cir. The map also shows other streets like Kelley St, Boyle Ter, and Concord Ave.

171 Huron Ave

Petitioner

226-46
OBSERVATORY HILL, LLC.
C/O JAMES K. RAFFERTY, P.C
40 LARCH RD
CAMBRIDGE, MA 02138

226-67
ROMAN CATHOLIC ARCHBISHOP OF
BOSTON - THE CAMBRIDGE COMPANY INC.
127 MT. AUBURN ST., - SUITE 100A
CAMBRIDGE, MA 02138

MARTHA PENZENIK
52 MELROSE STREET
ARLINGTON, MA 02474

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

DANIEL P. WHITE
ON BEHALF OF RYECROFT, LLC
1188 CENTRE STREET
NEWTON, MA 02459

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

230-82
VON GOTTBURG, FREDRICH K. &
ANTONIA J.M. VON GOTTBURG
36-38 ROYAL AVE
CAMBRIDGE, MA 02138-1302

230-73
AICHELMANN, RICHARD G. &
PAULA L. PELLEGRINO
179-181 HURON AVE UNIT 179
CAMBRIDGE, MA 02138

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

227-25
CAMELOT INVESTMENT LLC,
7E RIVERVIEW AVENUE
MASHPEE, MA 02649

227-25
STEINKE INVESTMENTS, LLC
800 BOYLSTON ST 16TH FL
BOSTON, MA 02199

227-25
GRENIER, MICHAEL & SAMANTHA GRENIER
2200 MASS AVE
CAMBRIDGE, MA 02140

227-25
APPLEMAN, JOSHUA
195 CONCORD AVE UNIT 9
CAMBRIDGE, MA 02138

227-25
MOORE, MOLLY K.
189 CONCORD AVE UNIT 4
CAMBRIDGE, MA 02138

227-25
ESBER, FARES ABI
16 BERKELEY DR
WALPOLE, MA 02081

227-25
RINALDO, SAMANTHA & MICHAEL GRENIER
2200 MASS AVE
CAMBRIDGE, MA 02140

227-25
F.E.S. LLC
C/O THE RESTORATIVE DENTAL
GRP OF CAMB.
181 CONCORD AVE.
CAMBRIDGE, MA 02138

229-165
SOMERVISTA/CONCORD 1, LLC,
TRS THE 227 CONCORD AVE NOM TR
PO BOX 381092
CAMBRIDGE, MA 02238

229-135
BASILE, JOSEPH M.
9 BLAIR PLACE
CAMBRIDGE, MA 02140

227-25
193-6 CONCORD AVE LLC
193 CONCORD AVE. UNIT 6
CAMBRIDGE, MA 02139

230-72
ROBINSON, LISA A. ROBERT S. HANSEL
173-177 HURON AVE, UNIT 177
CAMBRIDGE, MA 02138

227-25
AN, LILY
193 CONCORD AVE. UNIT 8
CAMBRIDGE, MA 02139

227-25
WONG, LO
38 LORRAINE DRIVE
TORONTO, ON M2NE5

227-25
F.E.S. LLC
187-197 CONCORD AVE - UNIT 13
CAMBRIDGE, MA 02138

227-25
ARGS LLC
40 HURON AVE
CAMBRIDGE, MA 02138

227-25
WK PROPERTIES LLC
PO BOX 398035
CAMBRIDGE, MA 02139

230-83
40 ROYAL AVENUE LLC
7 MORRISON RD W
WAKEFIELD, MA 01880

230-72
KIBURZ, JONATHAN MORGAN BRADYLYONS
173 HURON AVE
CAMBRIDGE, MA 02138

229-150
SHEFFIELD, LAURA JONATHAN AUSTIN TRS
217-219 BROOKLINE ST
CAMBRIDGE, MA 02139

171 Huron Ave

230-73
CACCIOLA, MARIE
181 HURON AVE
CAMBRIDGE, MA 02138



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Martha Penzenik (Print) Date: 2-25-25

Address: 171 Huron Ave

Case No. BZA-1147413

Hearing Date: 3/13/25

Thank you,
Bza Members

Dear Members of the City Board,

My name is Karima Rehmani, and I am writing to express my strong support for the approval of the special permit for Elizabeth's Daycare and Preschool Center to fully utilize the space at 171 Huron Avenue in Cambridge. As a parent whose child currently attends Elizabeth's Daycare in Arlington, I have witnessed firsthand the exceptional quality of care and education they provide.

Elizabeth's Daycare has been instrumental in my child's early development. The bilingual Spanish-English program has not only helped her develop strong language skills but has also nurtured her appreciation for different cultures. She is now speaking both English and Spanish language with confidence and is on track developmentally, thanks to the nurturing and enriching environment her teachers provide. The dedication, expertise, and warmth of the educators at Elizabeth's have made a significant impact on my family, and I know many other parents share this sentiment.

The demand for high-quality childcare in Cambridge, especially for infants and preschoolers, far exceeds the available spaces. Parents are often faced with long waitlists and difficult choices when trying to find safe, reliable, and developmentally appropriate early learning environments for their children. Approving this special permit will help alleviate this critical shortage by allowing Elizabeth's to expand its capacity and serve more families in need.

Additionally, Elizabeth's Daycare has expressed its commitment to participating in the Cambridge Universal Preschool (CUP) initiative, ensuring more children can access affordable, high-quality early education. This expansion is not just about increasing childcare slots, it is about investing in our community's future by providing children with a strong foundation for lifelong learning and success.

Beyond its educational impact, this expansion will create new job opportunities for early childhood educators and staff, contributing to the local economy. A well-supported childcare system benefits everyone, including parents, children, and the broader community.

I respectfully urge the City Board to approve this special permit without delay. Doing so will allow more Cambridge families to benefit from the exceptional care and education that Elizabeth's Daycare provides, reinforcing our city's commitment to education, inclusivity, and community support.

Thank you for your time and consideration. Please feel free to contact me at 617-901-0963 if you have any questions.

Sincerely,
Karima Rehmani

ELIZABETH'S

DAYCARE AND PRESCHOOL CENTER

Our future home at 171 Huron Avenue was built in 1913, prior to the establishment of Cambridge's zoning districts. In 1924, the first zoning map shows the building in a business zone. By 1943, the revised map shows a zoning boundary line dividing the building, leaving two-thirds of it in a business use district and the remaining one-third in a residential use district. The city, recognizing the quandary for buildings that have the misfortune of such zoning district decisions, allows for the extension of a less restrictive district (business use) into a more restrictive district (residential use) by 25'-0" with the granting of a Special Permit. This would allow us to occupy the entire building thereby providing more spaces for the children.

We hope that you will support our application for a Special Permit by adding your signature, address and comments in the spaces provided. For answers to any questions that you may have, please contact us at elizabeth'sdaycare.ma@gmail.com or (781) 646-5073



NAME	ADDRESS	COMMENTS
Pamela Simon	37A Hubbard Ave	
Javier Ocampo	37A Hubbard Ave	
Jackson Neri	5 Frost St	
Fareed Zafar	255 Garden Street	
Wemerson Pereira	388 Souerwick Ave	

[illegible]

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NAME	ADDRESS	COMMENTS
Carrie Walker	131 Elm St.	
Mesary Mam	253 Garden St	
Eiskedar Teklu	364 Rindge Ave	
Neda Mondpur	352 Concord Ave	
John I for Harvey	102 Fayerweather St Ave	
Liza Tilahun	251 Garden Street	
Pamela Asher	352 Concord Ave	

NAME	ADDRESS	COMMENTS
Ferlin Valdes	7 Walden Ave	This will be very beneficial for care of family
Amal Majumdar	7 Walden Square, Cambridge	
Caroline Glyn	8 Pine St.	
Allyn	21 Field St.	Yes Please!
Carlos Loya	21 Field St	The community needs this
Eirehnison	11 Pine St.	
Wallace Bourgeois	74 OLD MIDDLESEX RD	YES!
NAMITA BISARIA	14 SHERMAN ST	Yes!!
Natalie Colbert	355 Concord Ave	Yes! need more daycares!
Emilian Papadopoulos	355 Concord Ave	Yes in support!
Heather Reaney	3 Saville St	please open!
Jon Campbell	3 Saville St.	Support!
Lindsay St-Ony	182 Caker View	
Ephraim Lavey	83 Rice St	
Xinran Zhang	55 WHEELER WHEELER ST.	Yes!!
Jacquelyn Guter	110 HULL ST	Yes!
Jennifer Epstein Schuy	93 Chilton St.	Yes please!
Alexander Epstein Schuy	93 Chilton St	!!
Chris McAlffrey	34 Hamilton Rd	Go for it!
Melanie Allen	"	"
VR Schnappa	63 Myric Valley Hwy	
Andrew Schnappa	63 Myric Valley Pk	
Ananda Hassell	25 Wildwood Rd	
Julia Fischer	277 Washington	
Tim O'Donnell	187 Fayerweather	
Jess Engelbrecht	187 Fayerweather	
Tom Durnenbaum	93 Alpine St	
Mamad Sidani	11 Pine St.	Much needed!
Red M	777 Shaker Ave	

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NAME	ADDRESS	COMMENTS
Alan Sulhara	181 Concord Ave.	
Tammy Hill	1 Garden Ct #4	
Gina Woodford	25 Corporal Burns Rd	
SERGIO ROBAYZA	23 Ash Street, 02138	
Phyll	28 Huron Ave	

NAME	ADDRESS	COMMENTS
Julia Tierney	23, 11000 Ave	
JANA ODEDE	176 Larch Rd. Canby,	
Jay Rosengard	152 Lexington, Canby	
Frances ✓	83 Lakeview	
Barbara King	16 1/2 Woodbridge	
Ada LaMaster	345 Windsor st	
Clara Fennell	83 Lakeview	

ELIZABETH'S

DAYCARE AND PRESCHOOL CENTER

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NAME	ADDRESS	COMMENTS
James Kim	87 New St	
Susan Ta	7 Grady	
Marc Herman	41 Kelley St.	
Peter Langer	548 Huron	
Caroline Palmer	99 Kidder Ave	

ELIZABETH'S

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NAME	ADDRESS	COMMENTS
Rene Becker	208 Concord Ave	ALL IN FAVOR!
Agnieszka Stachowiak	338 Concord Ave	
Peter Glick	60 Raymond	
Alexander Vener	22 Federal St	
Teddie Kohler	22 Rutland St #3	