



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAR 15 AM 11:40  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 164245**

### General Information

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

Special Permit:   X  

Variance:       

Appeal:       

**PETITIONER:** Zhuchen, LLC & Jia Yu C/O Chan Mock Architects

**PETITIONER'S ADDRESS:** 165 Amory St, Cambridge, MA 02139

**LOCATION OF PROPERTY:** 141 Fifth St., Cambridge, MA

**TYPE OF OCCUPANCY:** Single Family Residence

**ZONING DISTRICT:** Residence C-1 Zone

### **REASON FOR PETITION:**

/New roof deck and new door/windows and changes to windows in setbacks/


### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

New roof deck and new door/windows and changes to windows in setbacks

### **SECTIONS OF ZONING ORDINANCE CITED:**

- Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000      Section: 8.22.2 (c) (Non-Conformance)
- Article: 8.000      Section: 8.22.2 (d) (Non-Conformance)
- Article: 10.000     Section: 10.40 (Special Permit).

Original  
Signature(s):



(Petitioner (s) / Owner)

CHRISTOPHER CHAN

(Print Name)

Address:

165 AMORY ST. CAMBRIDGE, MA 02139

Tel. No.

6175762508

E-Mail Address:

cchan@chanmockarchitects.com

Date: 3/2/2022

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Zhuchen, LLC & Jia Yu  
**Location:** 141 Fifth St., Cambridge, MA  
**Phone:** 6175762508

**Present Use/Occupancy:** Single Family Residence  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Single Family Residence

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,351	1,351	1,031	(max.)
<u>LOT AREA:</u>		1,375	1,375	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		0.98	0.98	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,375	1,375	1,500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	27.5	27.5	50	
	<u>DEPTH</u>	50	50	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	0.5	0.5	10	
	<u>REAR</u>	-0.3	-0.3	20	
	<u>LEFT SIDE</u>	6.5	6.5	7.5	
	<u>RIGHT SIDE</u>	0.7	0.7	7.5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	24.9	24.9	35	
	<u>WIDTH</u>	49.7	49.7	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0%	15%	30%	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		0	0	1	
<u>NO. OF LOADING AREAS:</u>		0	0	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	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.:

Wood frame construction

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 141 Fifth 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:**

The requested relief is in keeping with intent of the zoning ordinance and with the surrounding neighborhood. The placement of the existing house on the lot and the small size of the lot both which were created before the advent of the zoning ordinance are the reasons that relief is required.

**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:**

The requested relief will have no affect on traffic or egress patterns.

**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 deck has been set back from the rear of the building so that it aligns with the deck on the adjacent property. New and enlarged window locations have been chosen so as not to align with neighbor's windows so privacy is maintained as much as practicable.

**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:**

The proposed deck and sliding glass door are not visible from the street and the requested window changes are barely visible.

**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:**

The requested relief is in keeping with intent of the zoning ordinance and with the surrounding neighborhood.

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

**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 The Zhuchen LLC  
(OWNER)

Address: 251 Little Falls Drive, Wilmington, DE 19808

State that I/We own the property located at 141 Fifth Street, Cambridge, MA 02141, which is the subject of this zoning application.

The record title of this property is in the name of The Zhuchen LLC


\*Pursuant to a deed of duly recorded in the date 11/4/2021, Middlesex South County Registry of Deeds at Book 79076, Page 101; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

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

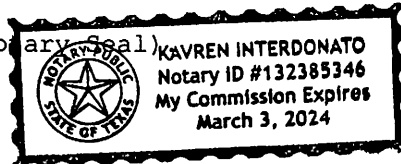
\*Written evidence of Agent's standing to represent petitioner may be requested.

-----  
Texas  
Commonwealth of ~~Massachusetts~~, County of Travis

The above-name Kujia Zhu personally appeared before me, this 24<sup>th</sup> of February, 2022, and made oath that the above statement is true.

 Notary

My commission expires March 3, 2024 (Notary Seal)



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



# 141 FIFTH STREET RENOVATION

141 FIFTH STREET  
CAMBRIDGE, MA 02141

CHAN  
MOCK  
ARCHITECTS



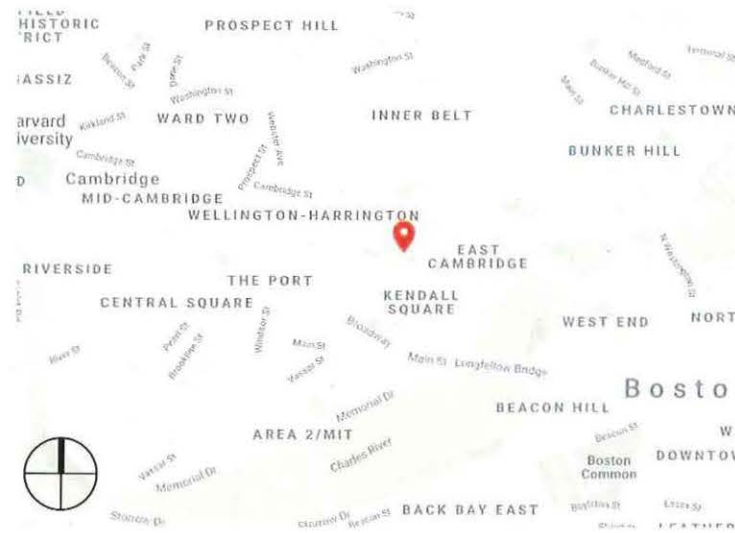
**OWNER:**

THE ZHUCHEN LLC  
251 LITTLE FALLS DR  
WILMINGTON, DE 19808

**ARCHITECT:**

CHAN MOCK ARCHITECTS  
165 AMORY STREET  
CAMBRIDGE, MA 02139  
T: 617-576-2508 F: 617-547-8699

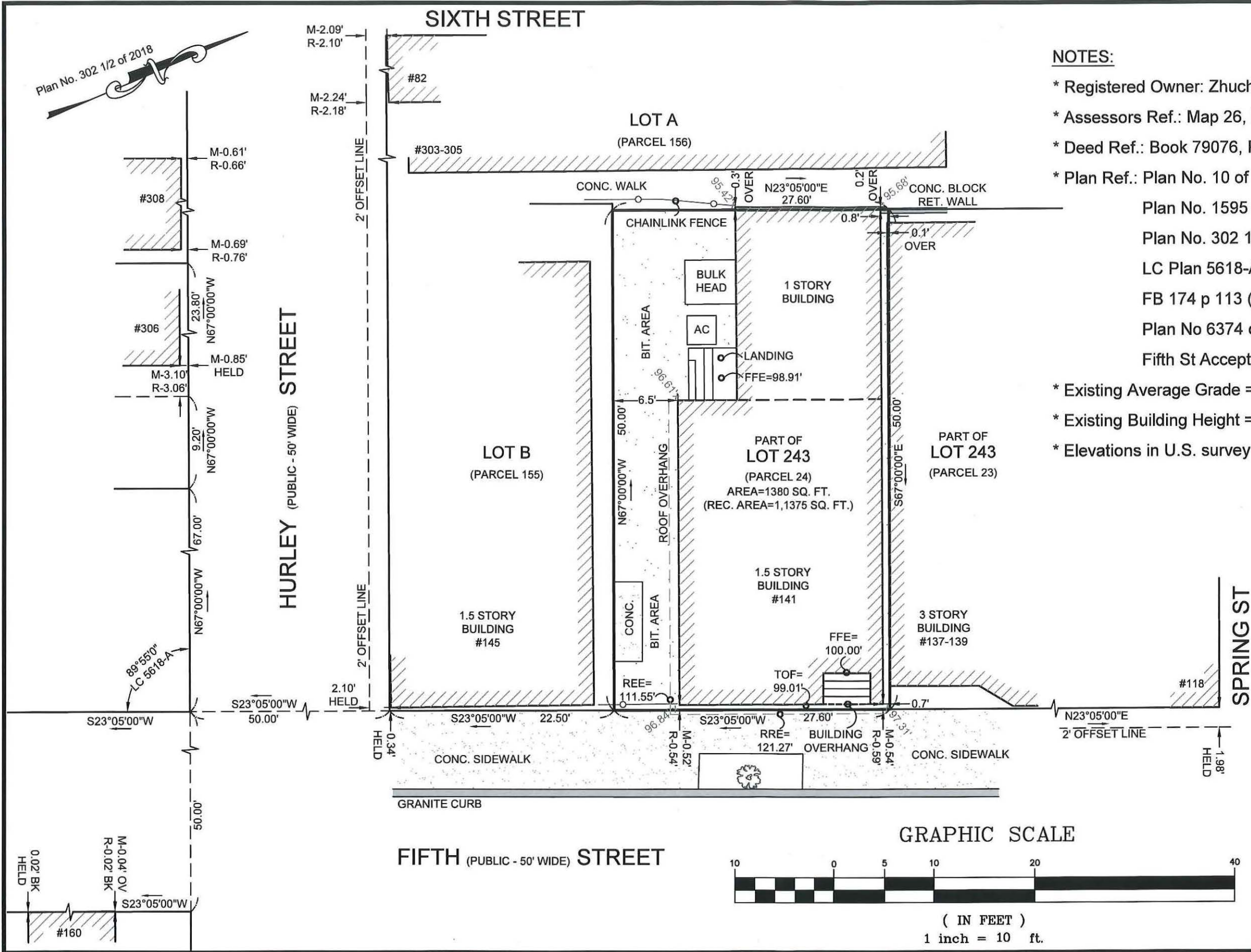
**LOCUS MAP**



**BZA SET**

**FEBRUARY 28, 2022**

Plan No. 302 1/2 of 2018



**NOTES:**

- \* Registered Owner: Zhuchen, LLC
- \* Assessors Ref.: Map 26, Lot 24
- \* Deed Ref.: Book 79076, Page 101
- \* Plan Ref.: Plan No. 10 of 1822
- Plan No. 1595 of 1953
- Plan No. 302 1/2 of 2018
- LC Plan 5618-A
- FB 174 p 113 (City Records)
- Plan No 6374 of 1920 (City Records)
- Fifth St Acceptance Plan STR-05-34 (City Records)
- \* Existing Average Grade = 96.37'
- \* Existing Building Height = 24.90'
- \* Elevations in U.S. survey feet are based on an assumed datum.

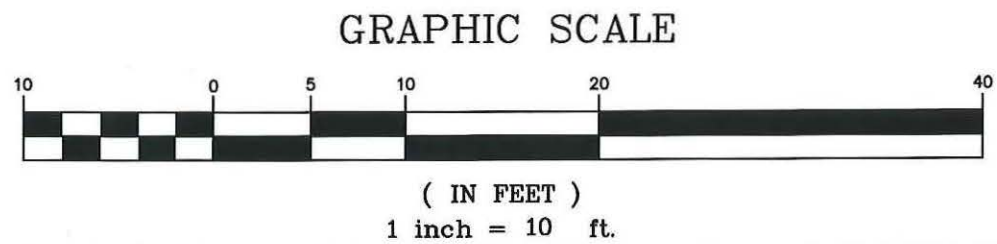
Neil J. Murphy Lic.#17460  
Professional Land Surveyor

**Plot Plan**  
141 Fifth Street  
Cambridge, MA 02141



10 Andrew Square, Suite 201B  
South Boston, MA 02127  
Tel. 857-544-3061  
www.land-mapping.com

Date: January 18, 2022





**141 FIFTH STREET  
RENOVATION**

141 FIFTH STREET  
CAMBRIDGE, MA 02141

**THE ZHUCHEN LLC**

251 LITTLE FALLS DRIVE  
WILMINGTON, DE 19808

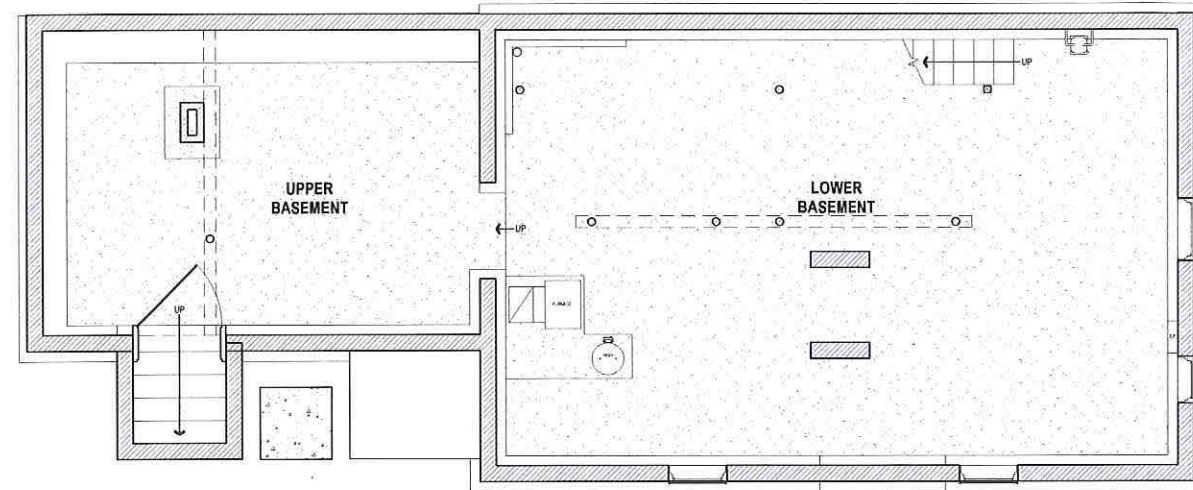
**CHAN MOCK ARCHITECTS**

165 AMORY STREET  
CAMBRIDGE, MA 02139  
T: 617-576-2508 F: 617-547-8699

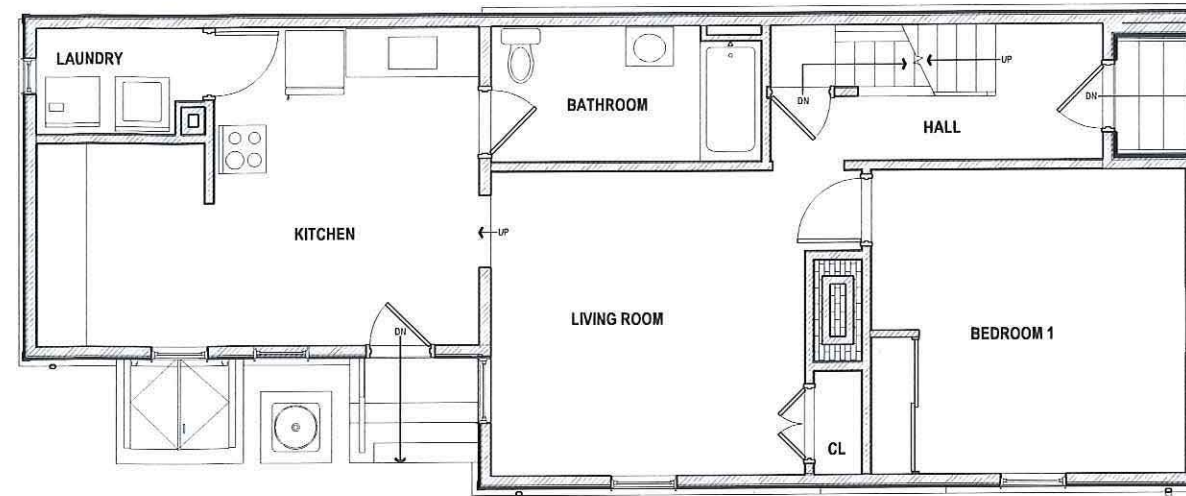
**CONSTRUCTION MANAGER:**  
CORAL CONTRACTORS CORP.  
4 EASTLEIGH LN  
NATICK, MA 01760

**STRUCTURAL ENGINEER:**  
AGILE ENGINEERING  
188 SOUTH ST  
QUINCY, MA 02169

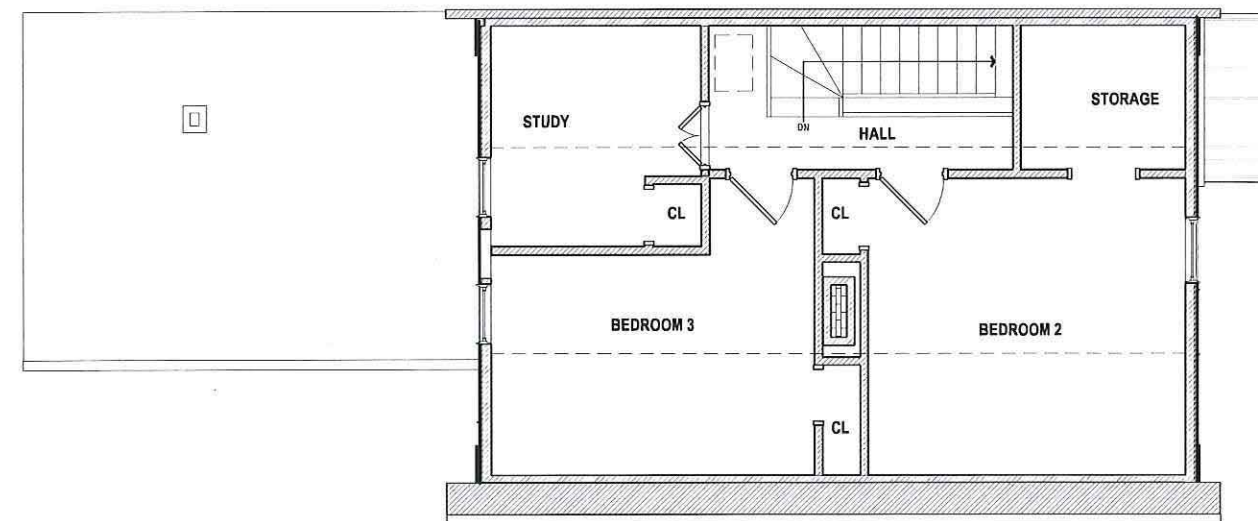
**CIVIL ENGINEER:**  
HARDY + MAN DESIGN GROUP, PC  
1285 WASHINGTON ST  
WEYMOUTH, MA 02189



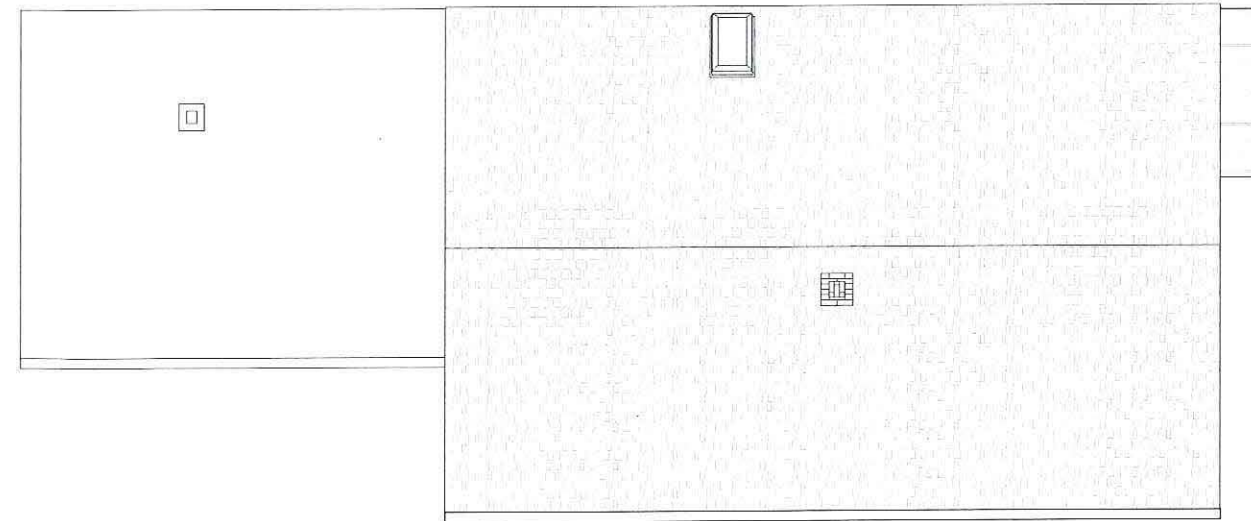
1 BASEMENT PLAN - EXISTING  
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN - EXISTING  
1/4" = 1'-0"



3 SECOND FLOOR - EXG  
SCALE: 1/4" = 1'-0"



4 ROOF  
SCALE: 1/4" = 1'-0"



**BZA SET**

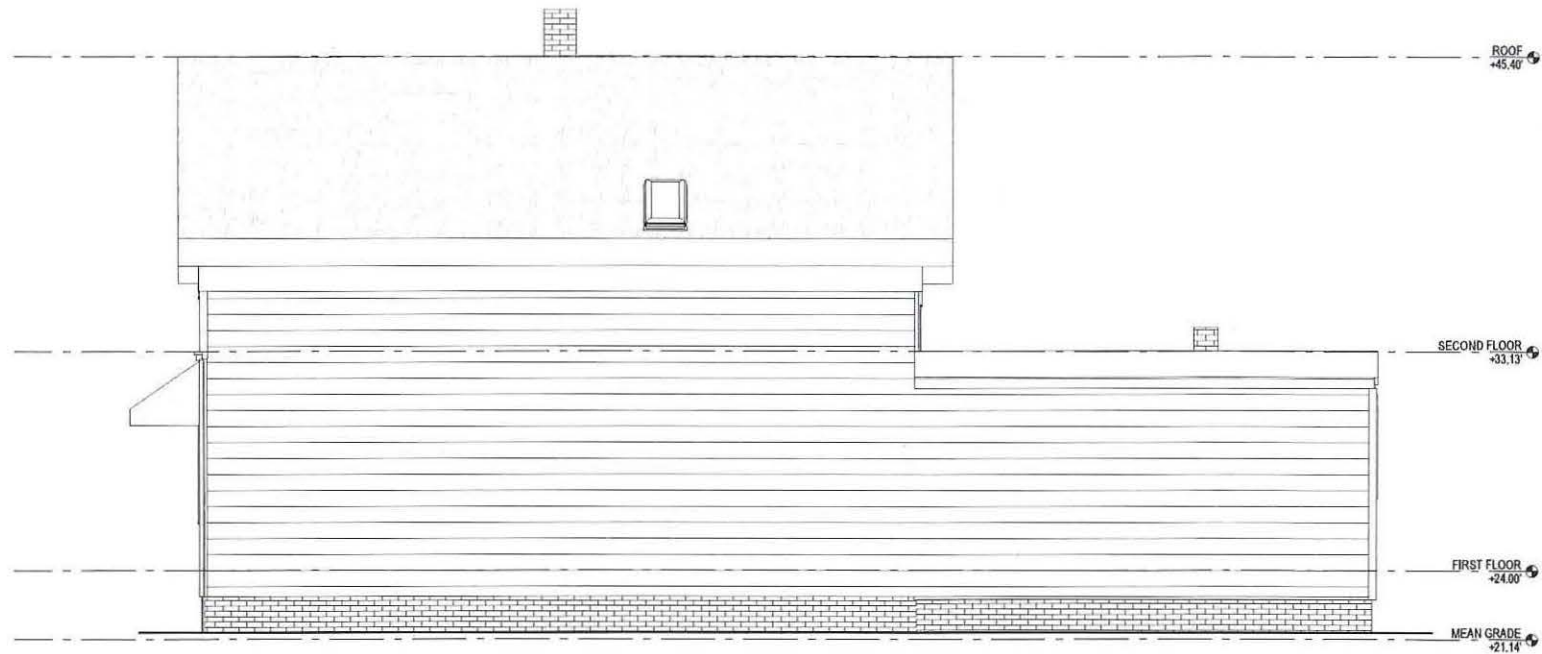
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FEB. 28, 2022  
SCALE:  
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PROJECT NO.:  
2014



SHEET TITLE:  
**EXISTING FLOOR  
PLANS**

SHEET NO.:  
**Z1.0**



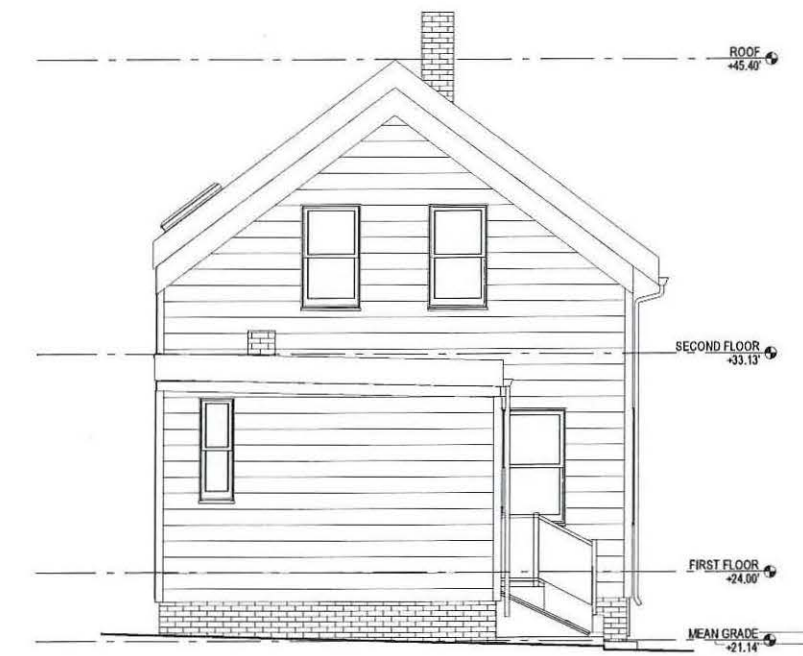
1 NORTH ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"

**141 FIFTH STREET  
RENOVATION**

141 FIFTH STREET  
CAMBRIDGE, MA 02141

**THE ZHUCHEN LLC**

251 LITTLE FALLS DRIVE  
WILMINGTON, DE 19808

**CHAN MOCK ARCHITECTS**

165 AMORY STREET  
CAMBRIDGE, MA 02139  
T: 617-576-2508 F: 617-547-8699

**CONSTRUCTION MANAGER:**  
CORAL CONTRACTORS CORP.  
4 EASTLEIGH LN  
NATICK, MA 01760

**STRUCTURAL ENGINEER:**  
AGILE ENGINEERING  
188 SOUTH ST  
QUINCY, MA 02169

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1285 WASHINGTON ST  
WEYMOUTH, MA 02189



**BZA SET**

REV #	DATE	DESCRIPTION

**DATE:**  
FEB. 28, 2022  
**SCALE:**  
1/4" = 1'-0"  
**PROJECT NO.:**  
2014

**SHEET TITLE:**  
**EXISTING  
ELEVATIONS**

**SHEET NO.:**  
**Z1.1**



**141 FIFTH STREET  
RENOVATION**

141 FIFTH STREET  
CAMBRIDGE, MA 02141

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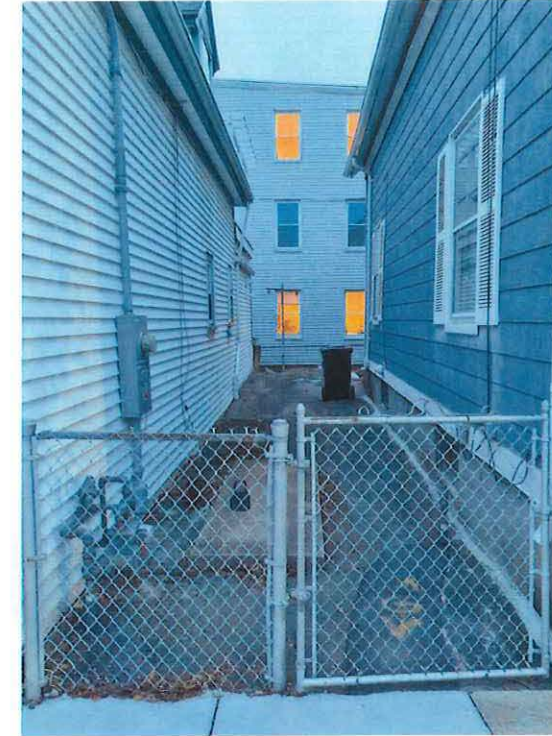
**CIVIL ENGINEER:**  
HARDY + MAN DESIGN GROUP, PC  
1285 WASHINGTON ST  
WEYMOUTH, MA 02189



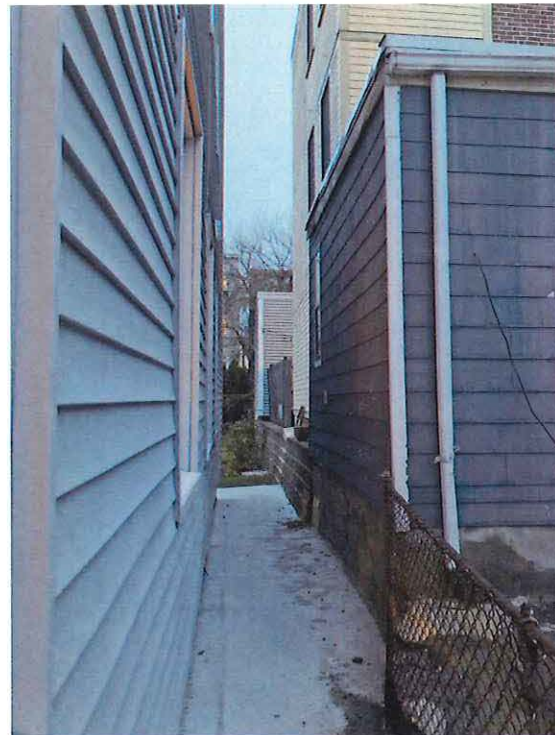
EAST ELEVATION (FIFTH ST)



SOUTH ELEVATION (LEFT FRONT)



SOUTH YARD



WEST ELEVATION (REAR)



EAST ELEVATION (LEFT REAR)



SOUTH REAR YARD



**BZA SET**

REV #	DATE	DESCRIPTION

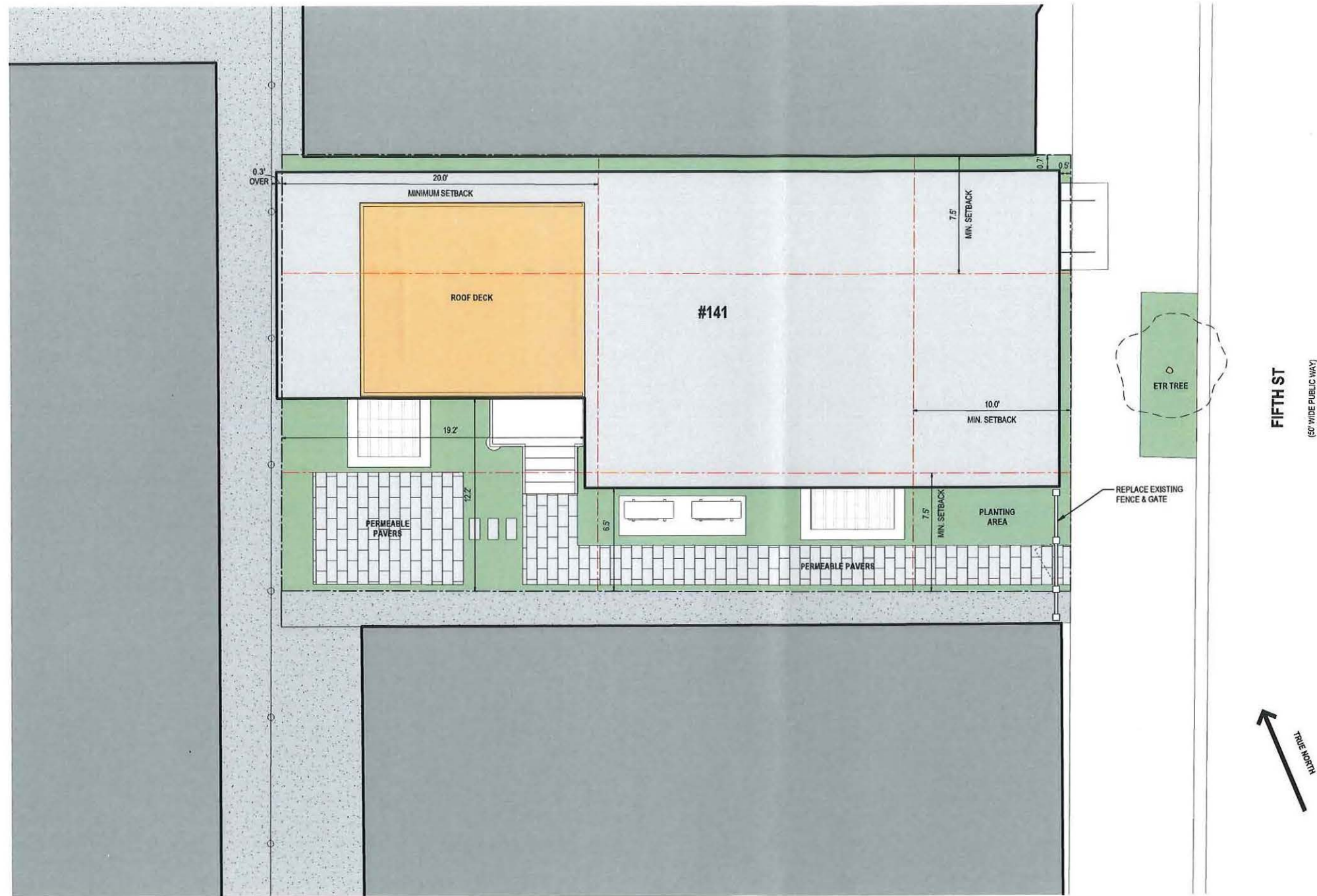
DATE:  
FEB. 28, 2022  
SCALE:

PROJECT NO.:  
2014

SHEET TITLE:  
**EXISTING  
CONDITIONS PHOTOS**

SHEET NO.:  
**Z1.2**





**141 FIFTH STREET  
RENOVATION**

141 FIFTH STREET  
CAMBRIDGE, MA 02141

**THE ZHUCHEN LLC**

251 LITTLE FALLS DRIVE  
WILMINGTON, DE 19808

**CHAN MOCK ARCHITECTS**

165 AMORY STREET  
CAMBRIDGE, MA 02139  
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**CONSTRUCTION MANAGER:**  
CORAL CONTRACTORS CORP.  
4 EASTLEIGH LN  
NATICK, MA 01760

**STRUCTURAL ENGINEER:**  
AGILE ENGINEERING  
188 SOUTH ST  
QUINCY, MA 02169

**CIVIL ENGINEER:**  
HARDY + MAN DESIGN GROUP, PC  
1285 WASHINGTON ST  
WEYMOUTH, MA 02189



REV #	DATE	DESCRIPTION

**DATE:**  
FEB. 28, 2022  
**SCALE:**  
1/4" = 1'-0"  
**PROJECT NO.:**  
2125



**SHEET TITLE:**  
**ARCHITECTURAL SITE  
PLAN**

**SHEET NO.:**  
**Z1.3**

**141 FIFTH STREET  
RENOVATION**

141 FIFTH STREET  
CAMBRIDGE, MA 02141

**THE ZHUCHEN LLC**

251 LITTLE FALLS DRIVE  
WILMINGTON, DE 19808

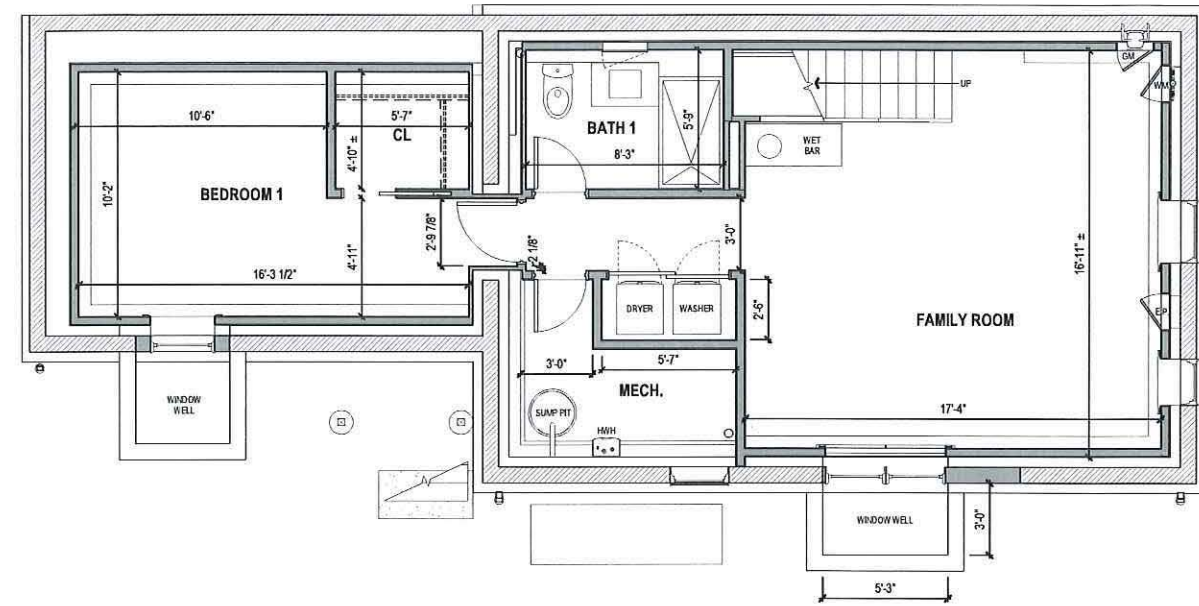
**CHAN MOCK ARCHITECTS**

165 AMORY STREET  
CAMBRIDGE, MA 02139  
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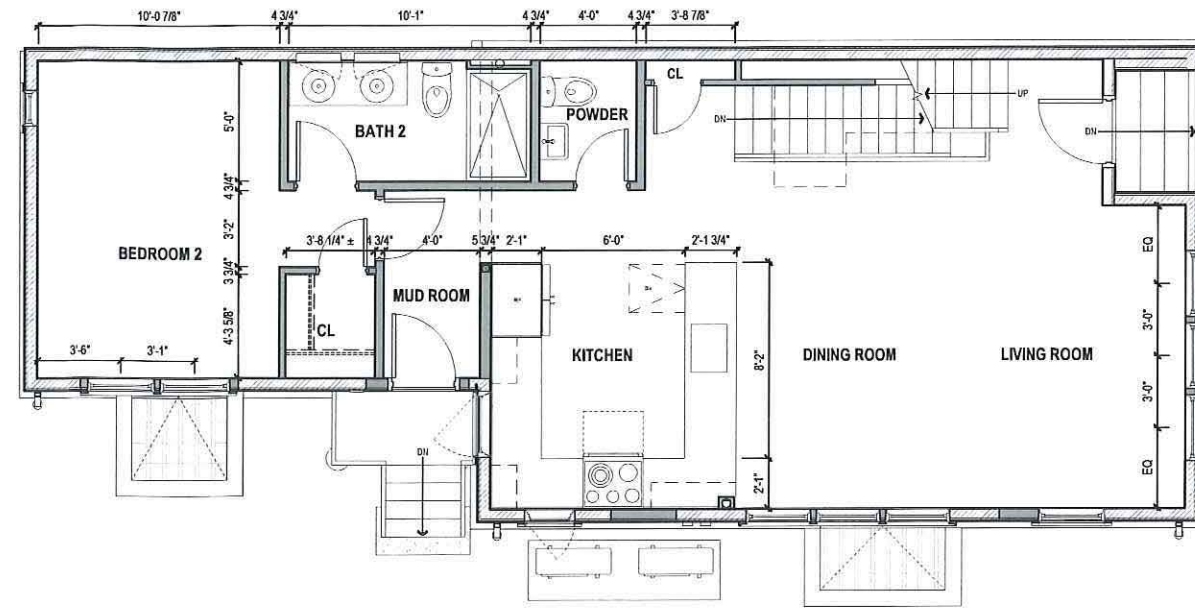
**CONSTRUCTION MANAGER:**  
CORAL CONTRACTORS CORP.  
4 EASTLEIGH LN  
NATICK, MA 01760

**STRUCTURAL ENGINEER:**  
AGILE ENGINEERING  
188 SOUTH ST  
QUINCY, MA 02169

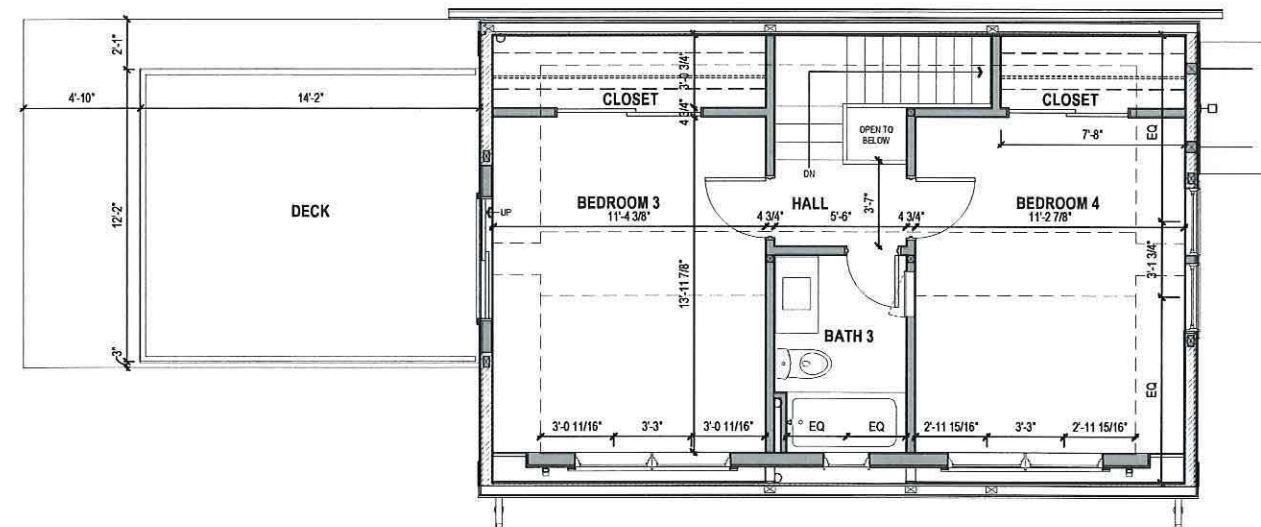
**CIVIL ENGINEER:**  
HARDY + MAN DESIGN GROUP, PC  
1285 WASHINGTON ST  
WEYMOUTH, MA 02189



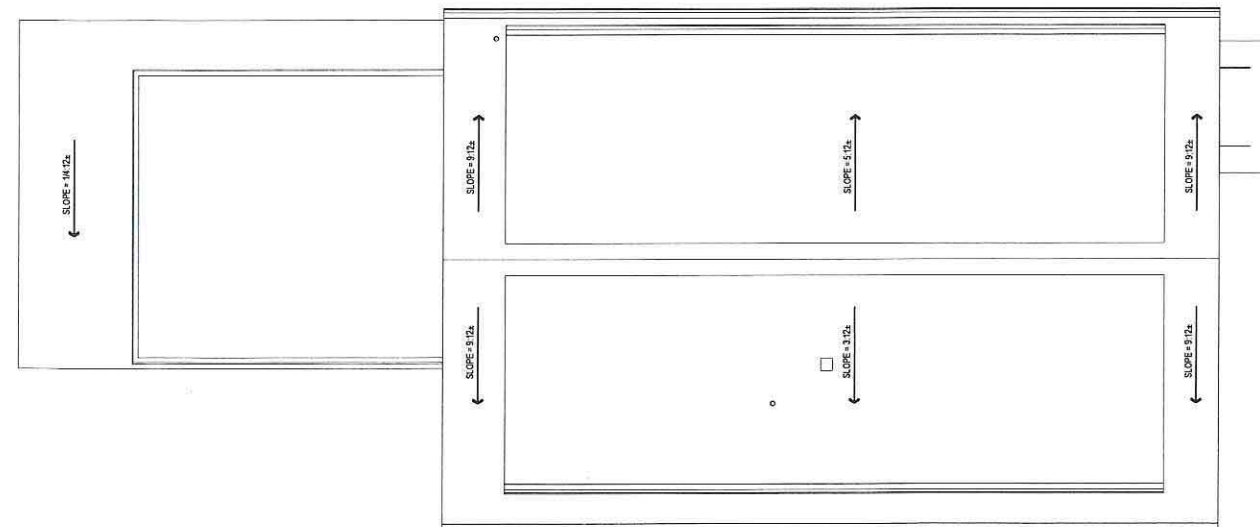
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SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR PLAN  
1/4" = 1'-0"

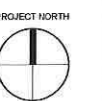


4 ROOF PLAN  
SCALE: 1/4" = 1'-0"



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DATE:  
FEB. 28, 2022  
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2125



**SHEET TITLE:  
FLOOR PLANS**

SHEET NO.:

**Z1.4**



**141 FIFTH STREET  
RENOVATION**

141 FIFTH STREET  
CAMBRIDGE, MA 02141

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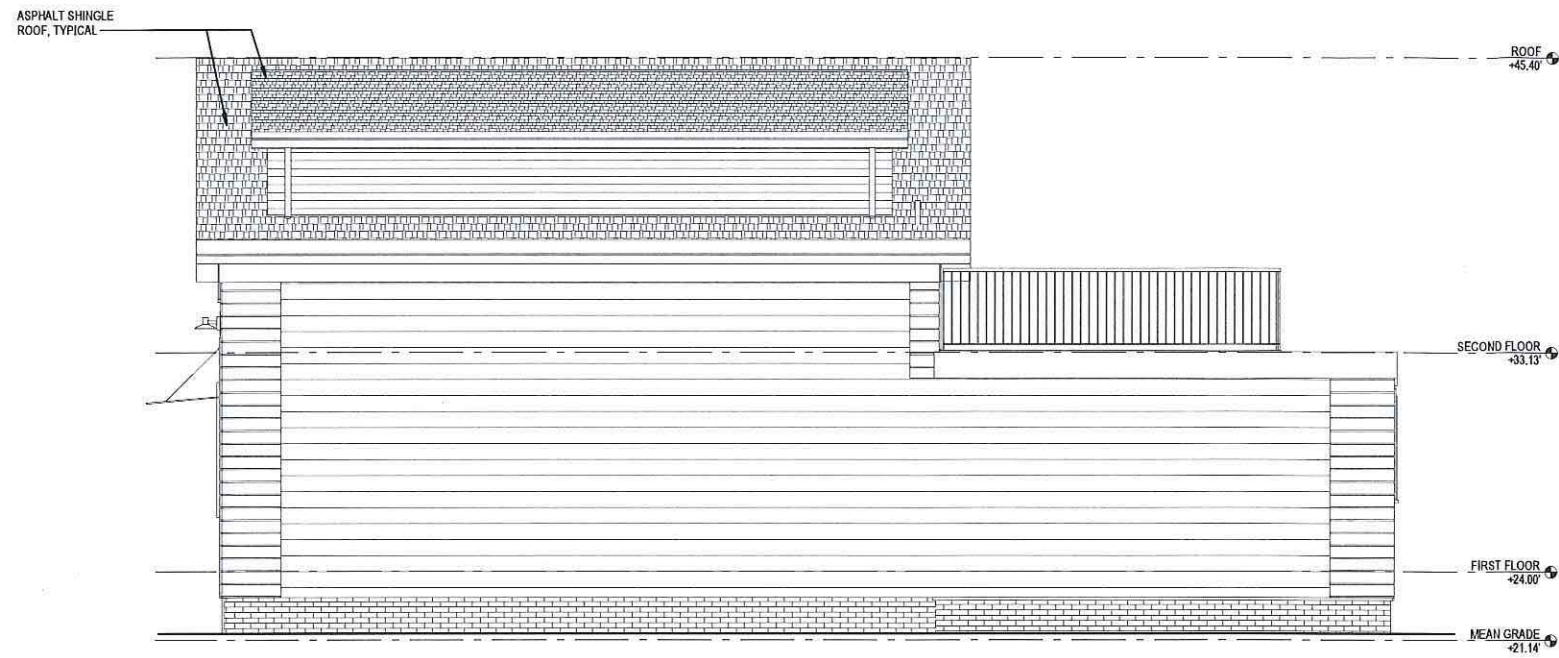
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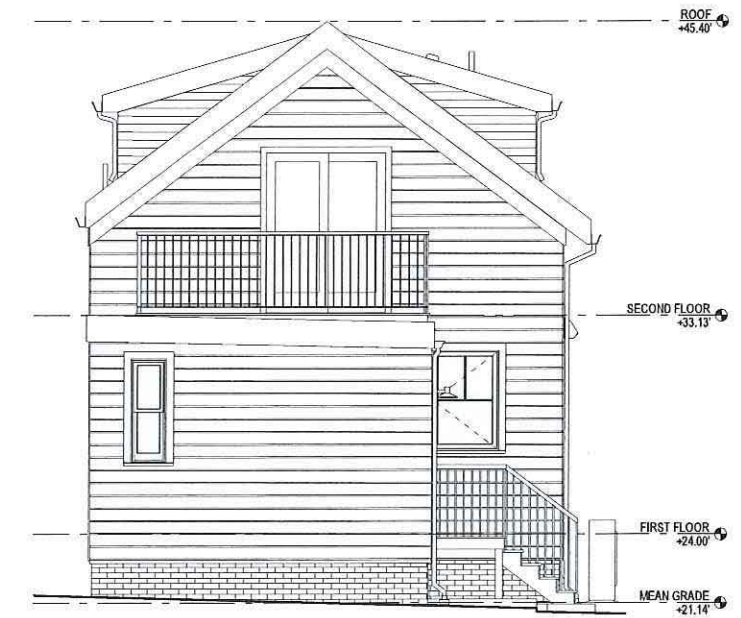
① NORTH ELEVATION  
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② EAST ELEVATION  
SCALE: 1/4" = 1'-0"



③ SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



④ WEST ELEVATION  
SCALE: 1/4" = 1'-0"



REV #	DATE	DESCRIPTION

DATE:  
FEB. 28, 2022  
SCALE:  
1/4" = 1'-0"  
PROJECT NO.:  
2125

SHEET TITLE:  
**BUILDING  
ELEVATIONS**

SHEET NO.:  
**Z1.5**



**141 FIFTH STREET  
RENOVATION**

141 FIFTH STREET  
CAMBRIDGE, MA 02141

**THE ZHUCHEN LLC**

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WILMINGTON, DE 19808

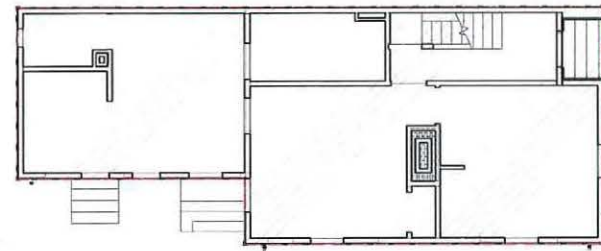
**CHAN MOCK ARCHITECTS**

165 AMORY STREET  
CAMBRIDGE, MA 02139  
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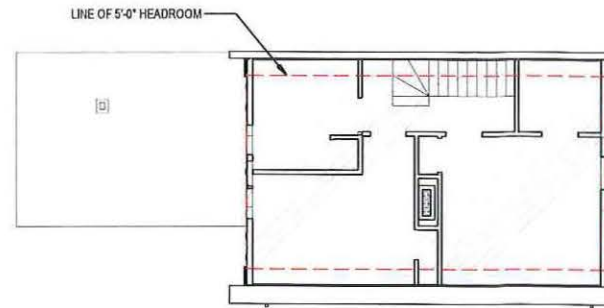
**CONSTRUCTION MANAGER:**  
CORAL CONTRACTORS CORP.  
4 EASTLEIGH LN  
NATICK, MA 01760

**STRUCTURAL ENGINEER:**  
AGILE ENGINEERING  
188 SOUTH ST  
QUINCY, MA 02169

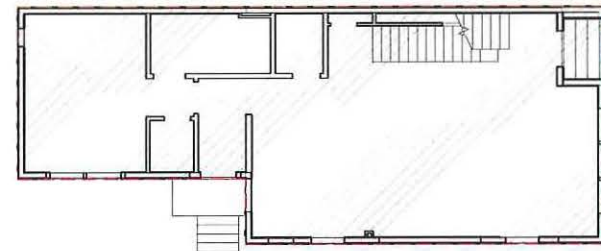
**CIVIL ENGINEER:**  
HARDY + MAN DESIGN GROUP, PC  
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WEYMOUTH, MA 02189



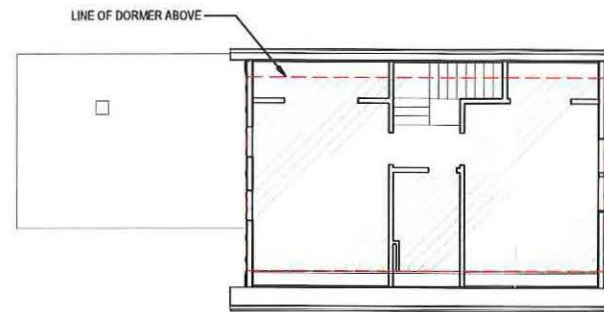
① FIRST FLOOR - EXISTING GSF (ZONING)  
SCALE: 1/8" = 1'-0"



② SECOND FLOOR - EXISTING GSF (ZONING)  
SCALE: 1/8" = 1'-0"



③ FIRST FLOOR - PROPOSED GSF (ZONING)  
SCALE: 1/8" = 1'-0"



④ SECOND FLOOR - PROPOSED GSF (ZONING)  
SCALE: 1/8" = 1'-0"



**BZA SET**

REV #	DATE	DESCRIPTION

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1/8" = 1'-0"  
PROJECT NO.:  
2125



SHEET TITLE:  
**GSF PLANS**

SHEET NO.:  
**Z1.6**

**141 FIFTH STREET  
RENOVATION**

141 FIFTH STREET  
CAMBRIDGE, MA 02141

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WILMINGTON, DE 19808

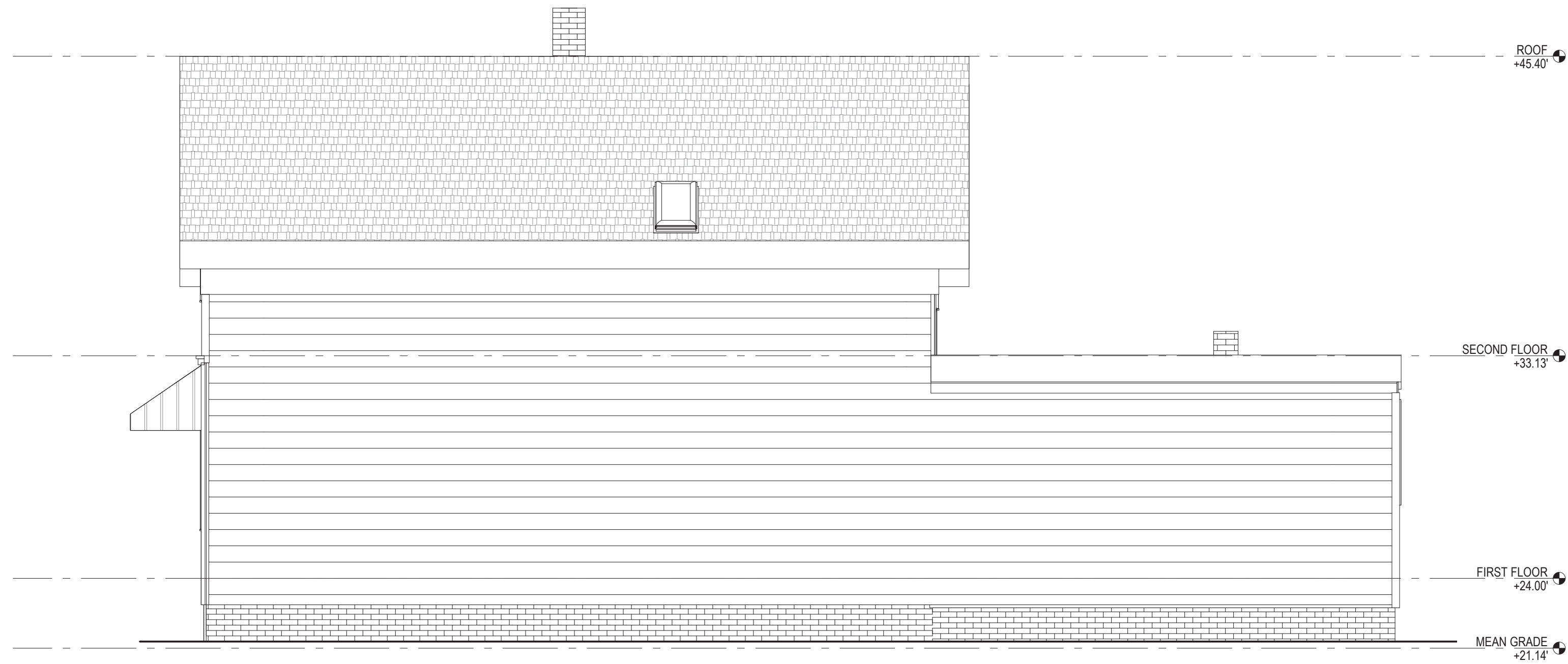
**CHAN MOCK ARCHITECTS**

165 AMORY STREET  
CAMBRIDGE, MA 02139  
T. 617-576-2508 F. 617-547-8699

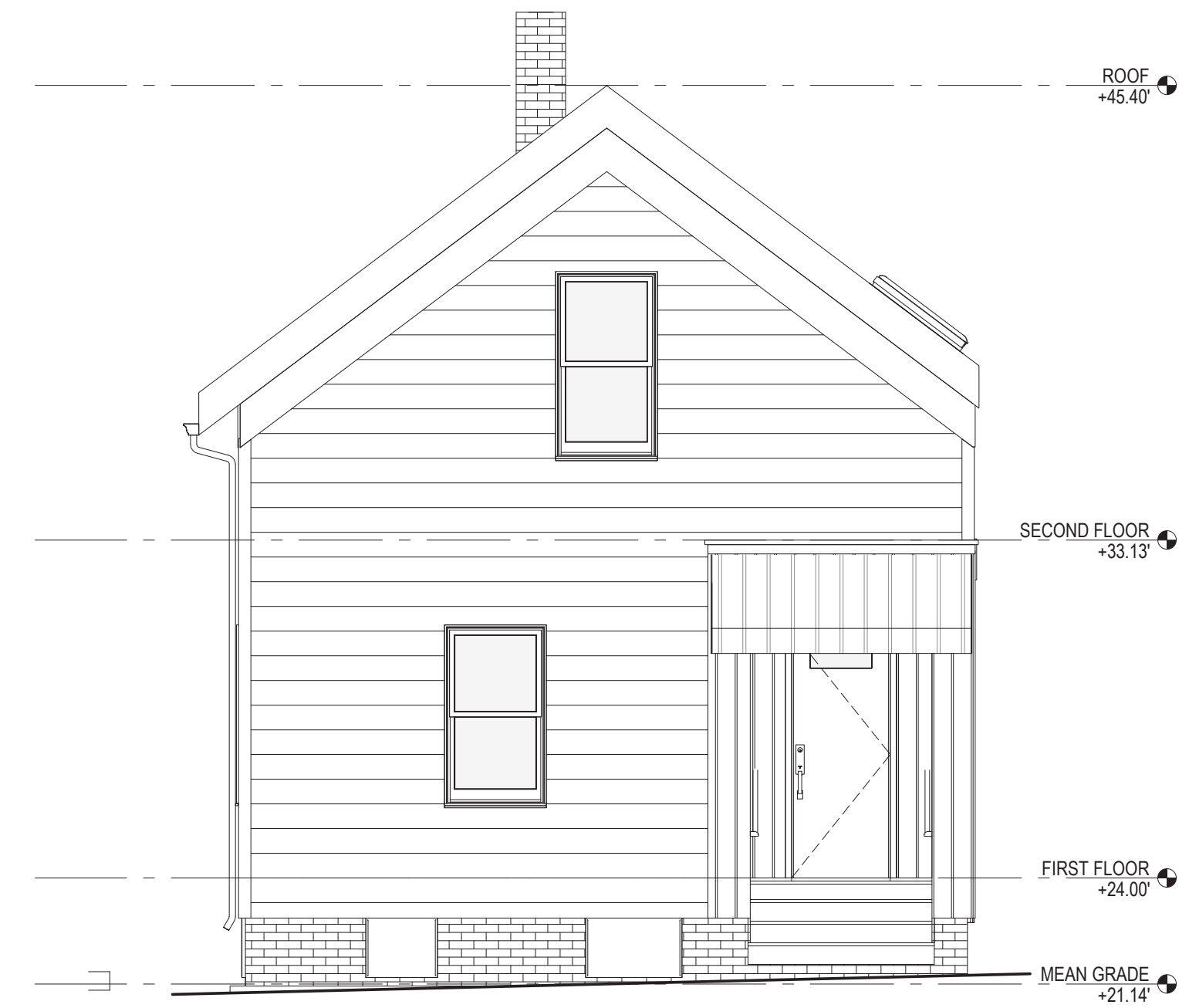
**CONSTRUCTION MANAGER:**  
CORAL CONTRACTORS CORP.  
4 EASTLEIGH LN  
NATICK, MA01760

**STRUCTURAL ENGINEER:**  
AGILE ENGINEERING  
188 SOUTH ST  
QUINCY, MA 02169

**CIVIL ENGINEER:**  
HARDY + MAN DESIGN GROUP, PC  
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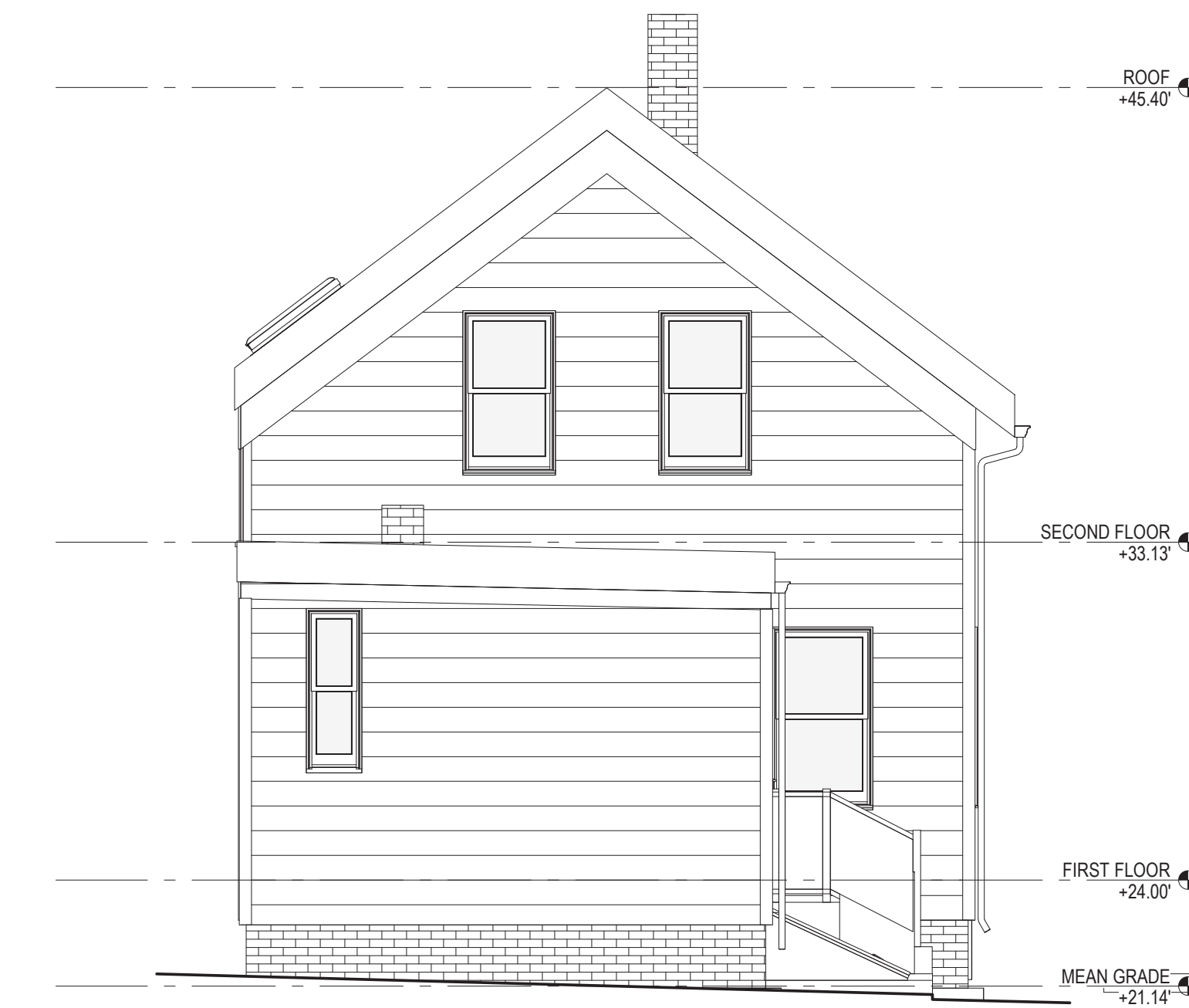
① NORTH ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



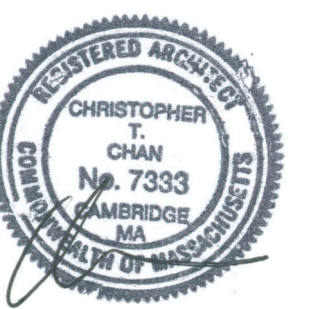
② EAST ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



③ SOUTH ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



④ WEST ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



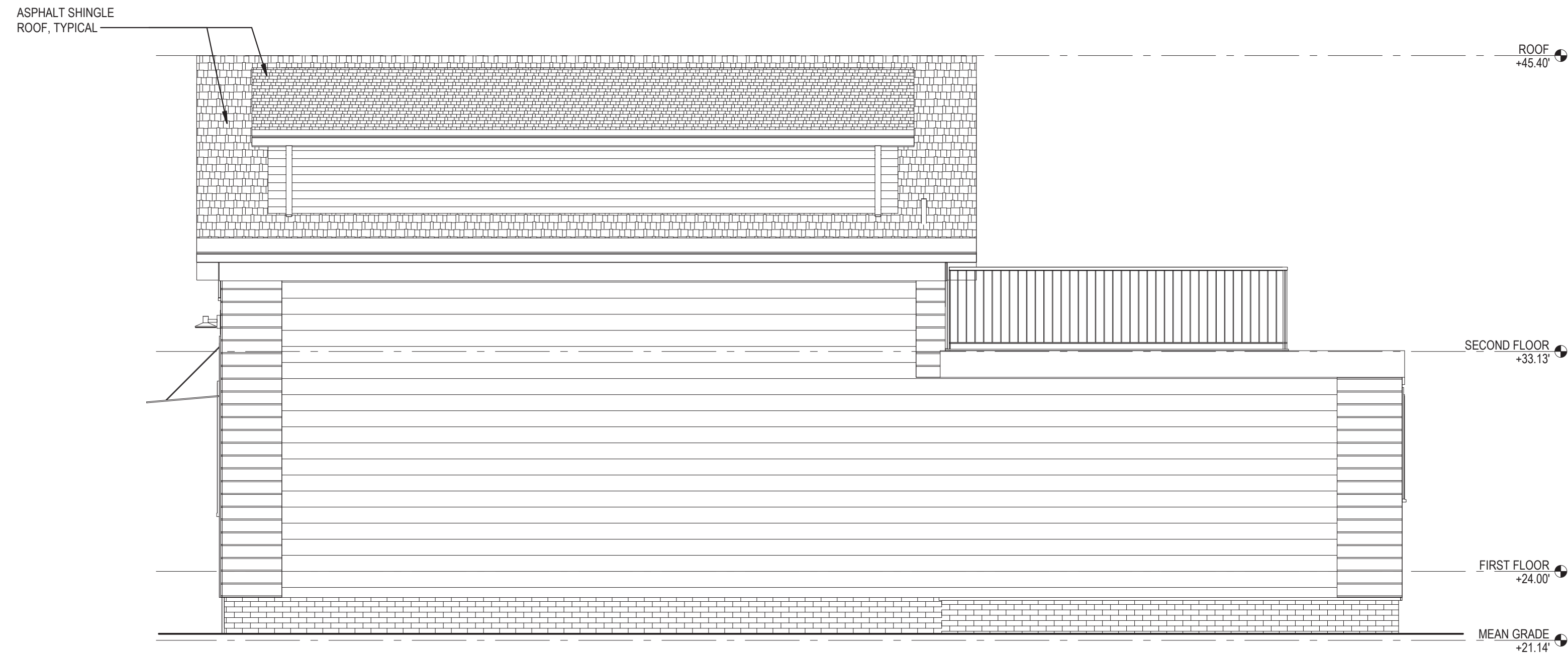
**BZA SET**

REV #	DATE	DESCRIPTION

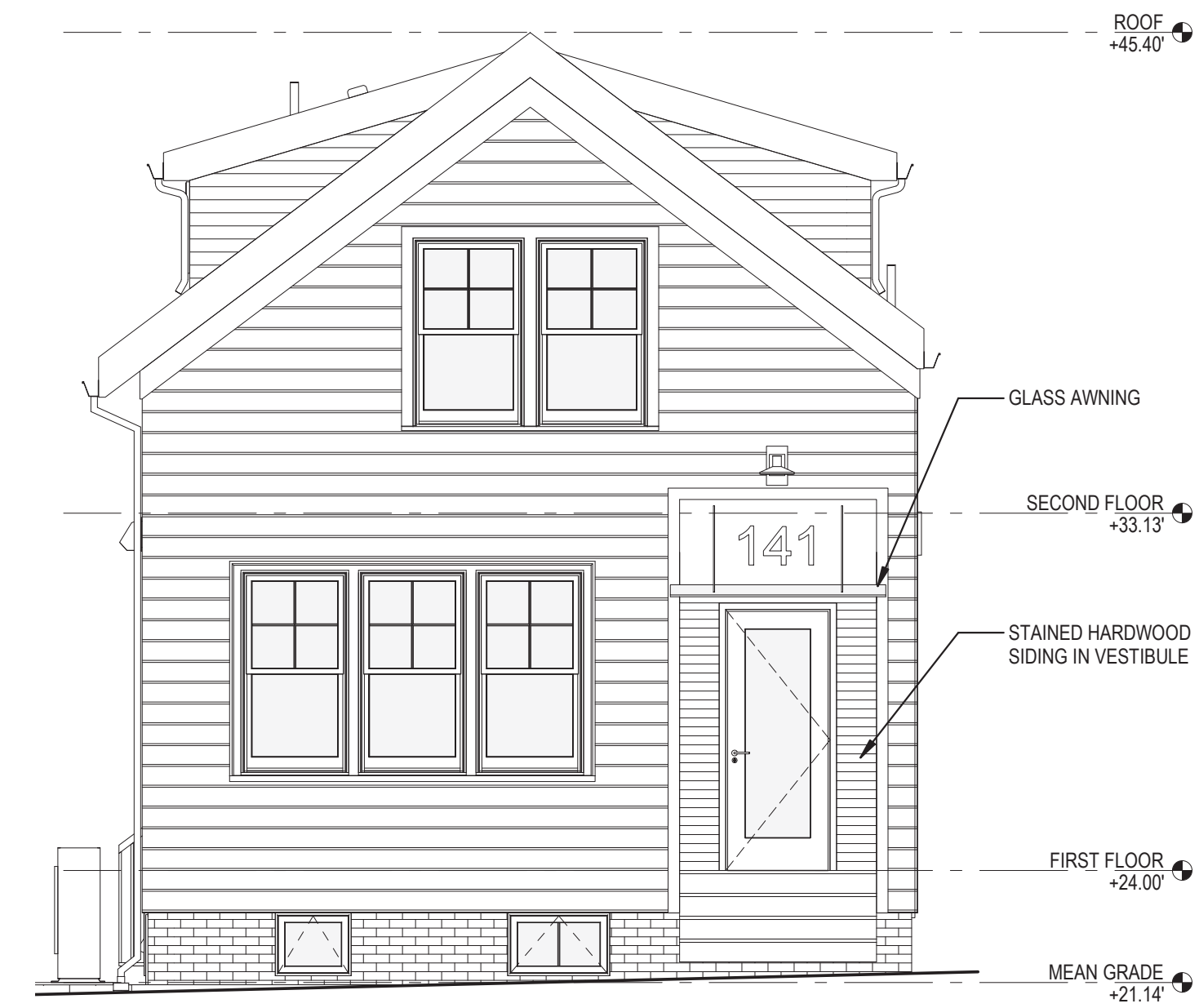
**DATE:**  
FEB. 28, 2022  
**SCALE:**  
1/4" = 1'-0"  
**PROJECT NO.:**  
2014

**SHEET TITLE:**  
**EXISTING  
ELEVATIONS**

**SHEET NO.:**  
**Z1.1**



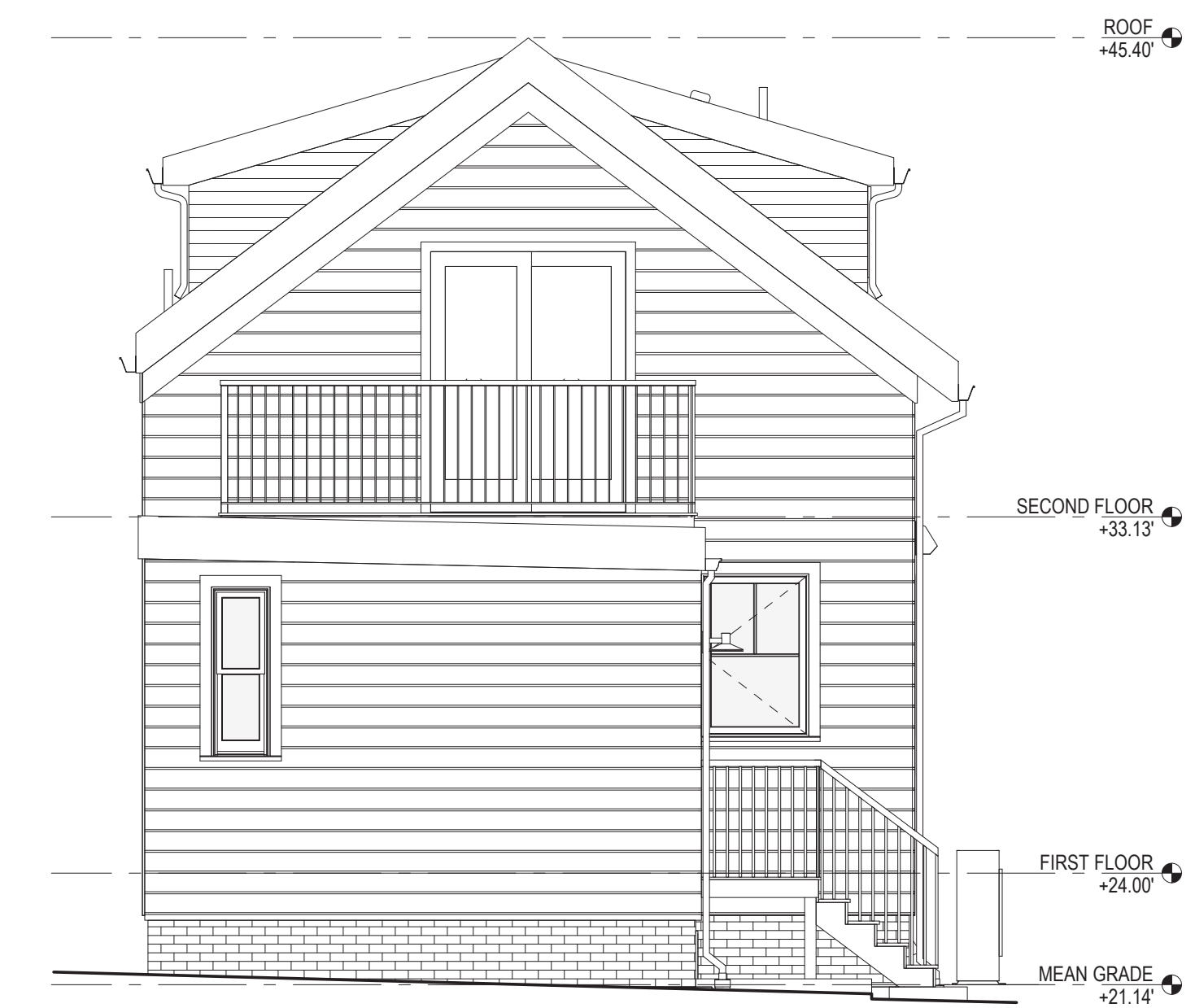
1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

**141 FIFTH STREET  
RENOVATION**

141 FIFTH STREET  
CAMBRIDGE, MA 02141

**THE ZHUCHEN LLC**

251 LITTLE FALLS DRIVE  
WILMINGTON, DE 19808

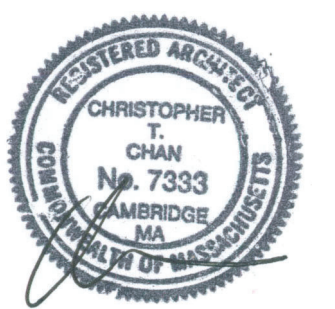
**CHAN MOCK ARCHITECTS**

165 AMORY STREET  
CAMBRIDGE, MA 02139  
T. 617-576-2508 F. 617-547-8699

**CONSTRUCTION MANAGER:**  
CORAL CONTRACTORS CORP.  
4 EASTLEIGH LN  
NATICK, MA 01760

**STRUCTURAL ENGINEER:**  
AGILE ENGINEERING  
188 SOUTH ST  
QUINCY, MA 02169

**CIVIL ENGINEER:**  
HARDY + MAN DESIGN GROUP, PC  
1285 WASHINGTON ST  
WEYMOUTH, MA 02189



REV #	DATE	DESCRIPTION

**DATE:**  
FEB. 28, 2022  
**SCALE:**  
1/4" = 1'-0"  
**PROJECT NO.:**  
2125

**SHEET TITLE:**  
**BUILDING  
ELEVATIONS**

**SHEET NO.:**  
**Z1.5**



**141 FIFTH STREET  
RENOVATION**

141 FIFTH STREET  
CAMBRIDGE, MA 02141

**THE ZHUCHEN LLC**

251 LITTLE FALLS DRIVE  
WILMINGTON, DE 19808

**CHAN MOCK ARCHITECTS**

165 AMORY STREET  
CAMBRIDGE, MA 02139  
T. 617-576-2508 F. 617-547-8699

**CONSTRUCTION MANAGER:**  
CORAL CONTRACTORS CORP.  
4 EASTLEIGH LN  
NATICK, MA01760

**STRUCTURAL ENGINEER:**  
AGILE ENGINEERING  
188 SOUTH ST  
QUINCY, MA 02169

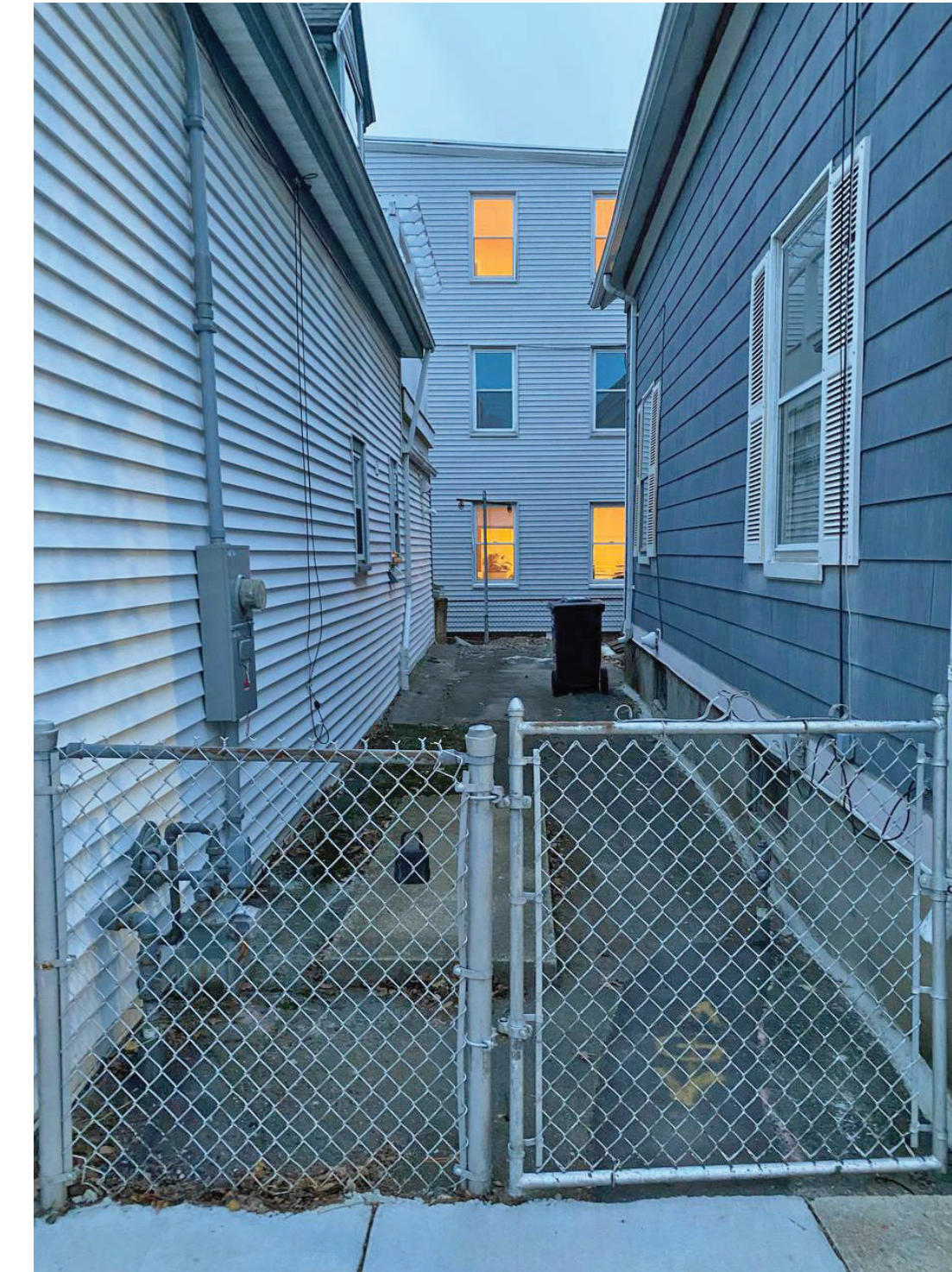
**CIVIL ENGINEER:**  
HARDY + MAN DESIGN GROUP, PC  
1285 WASHINGTON ST  
WEYMOUTH, MA 02189



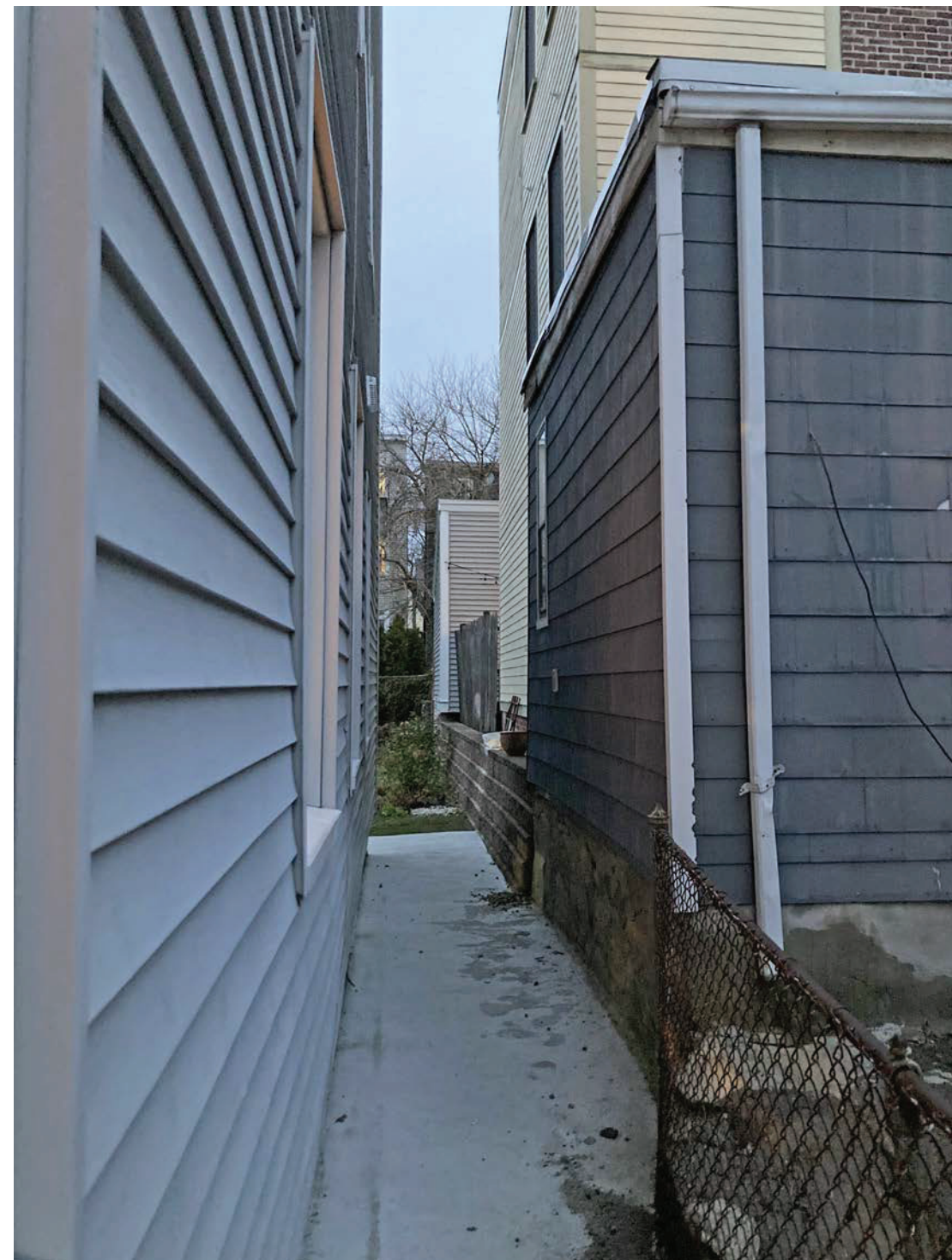
EAST ELEVATION (FIFTH ST)



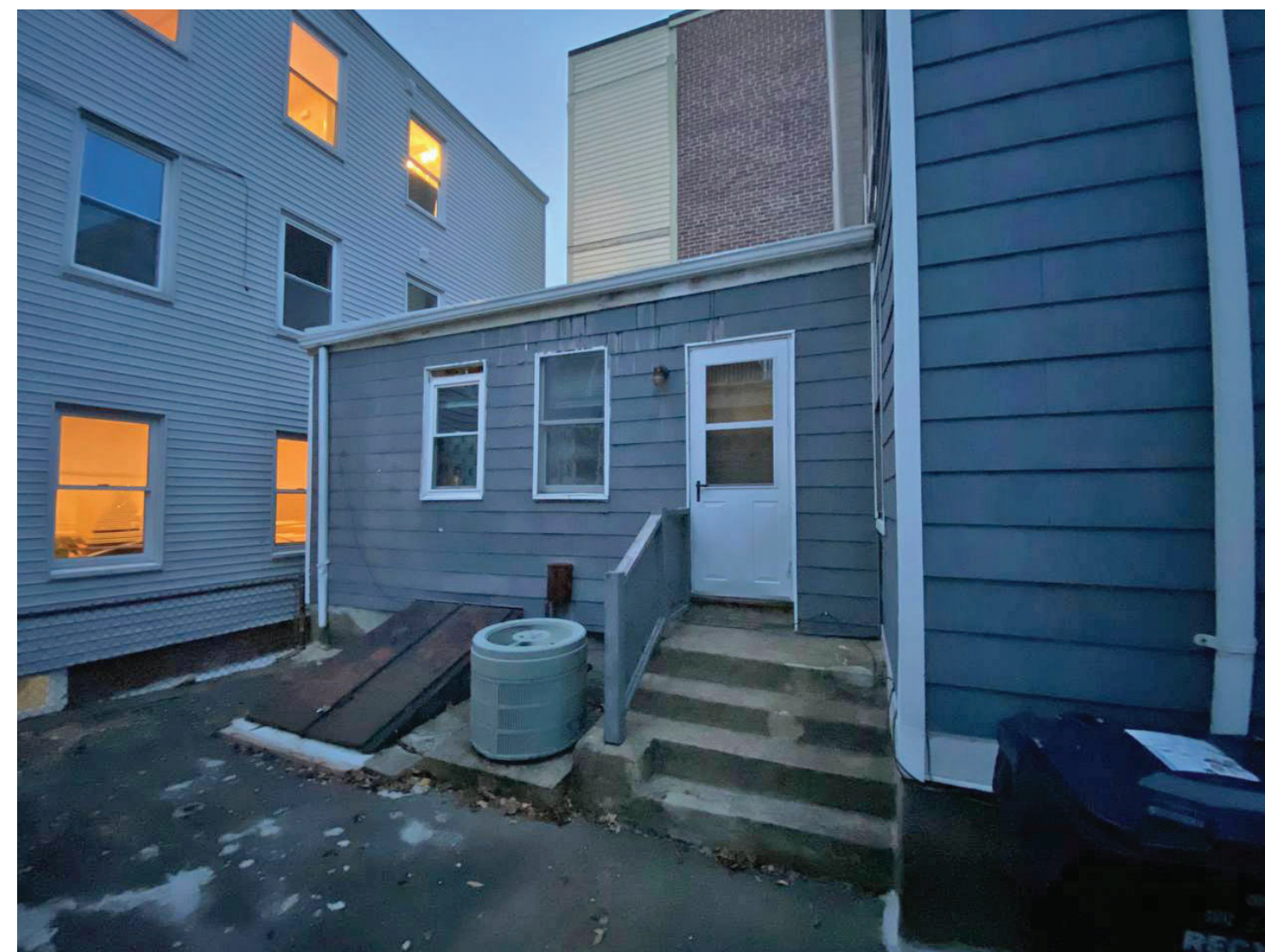
SOUTH ELEVATION (LEFT FRONT)



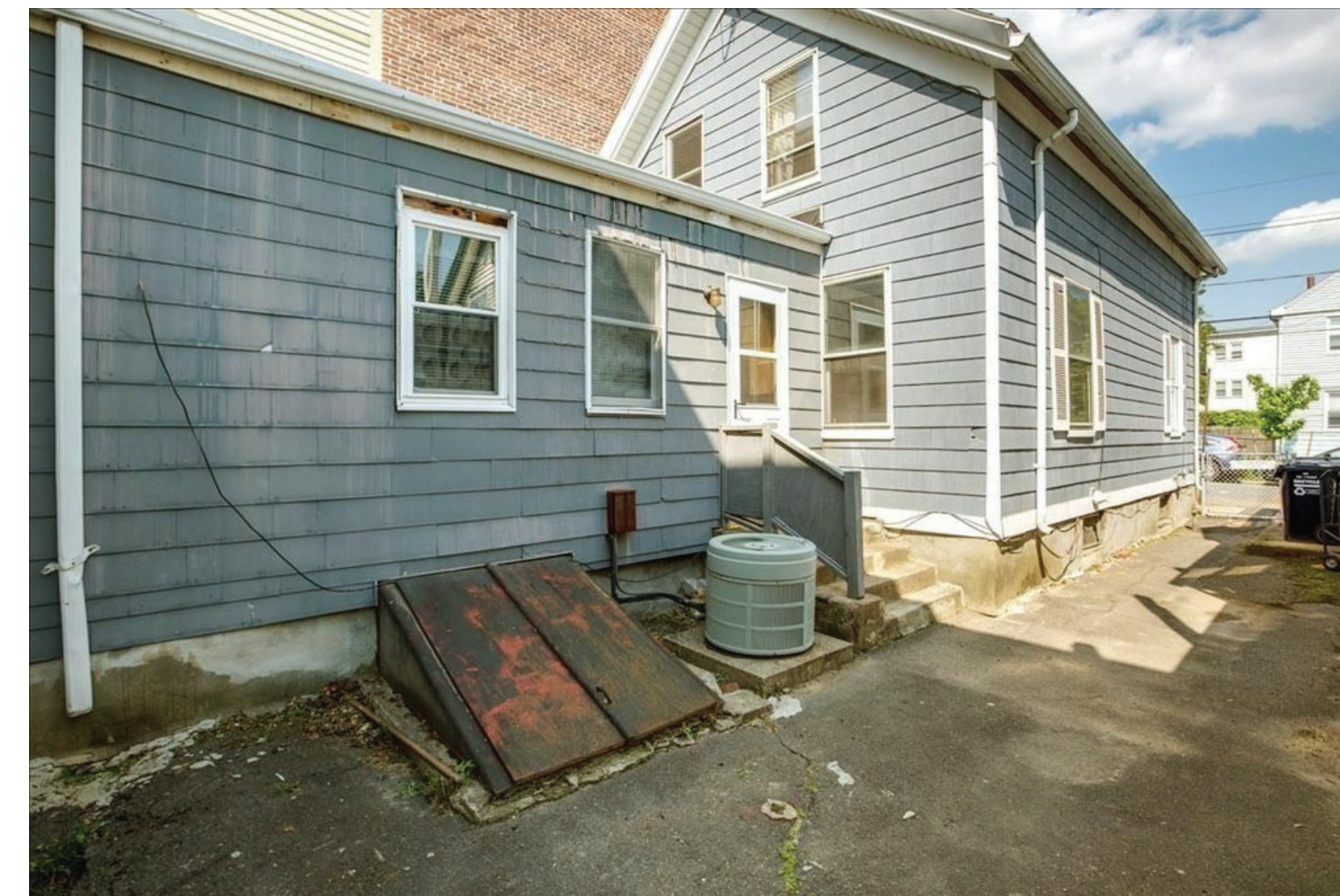
SOUTH YARD



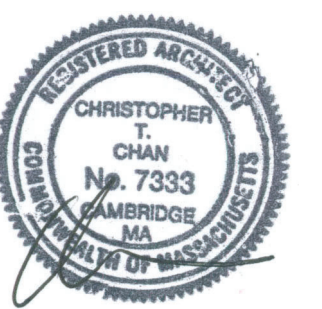
WEST ELEVATION (REAR)



EAST ELEVATION (LEFT REAR)



SOUTH REAR YARD



**BZA SET**

REV #	DATE	DESCRIPTION

**DATE:**  
FEB. 28, 2022  
**SCALE:**

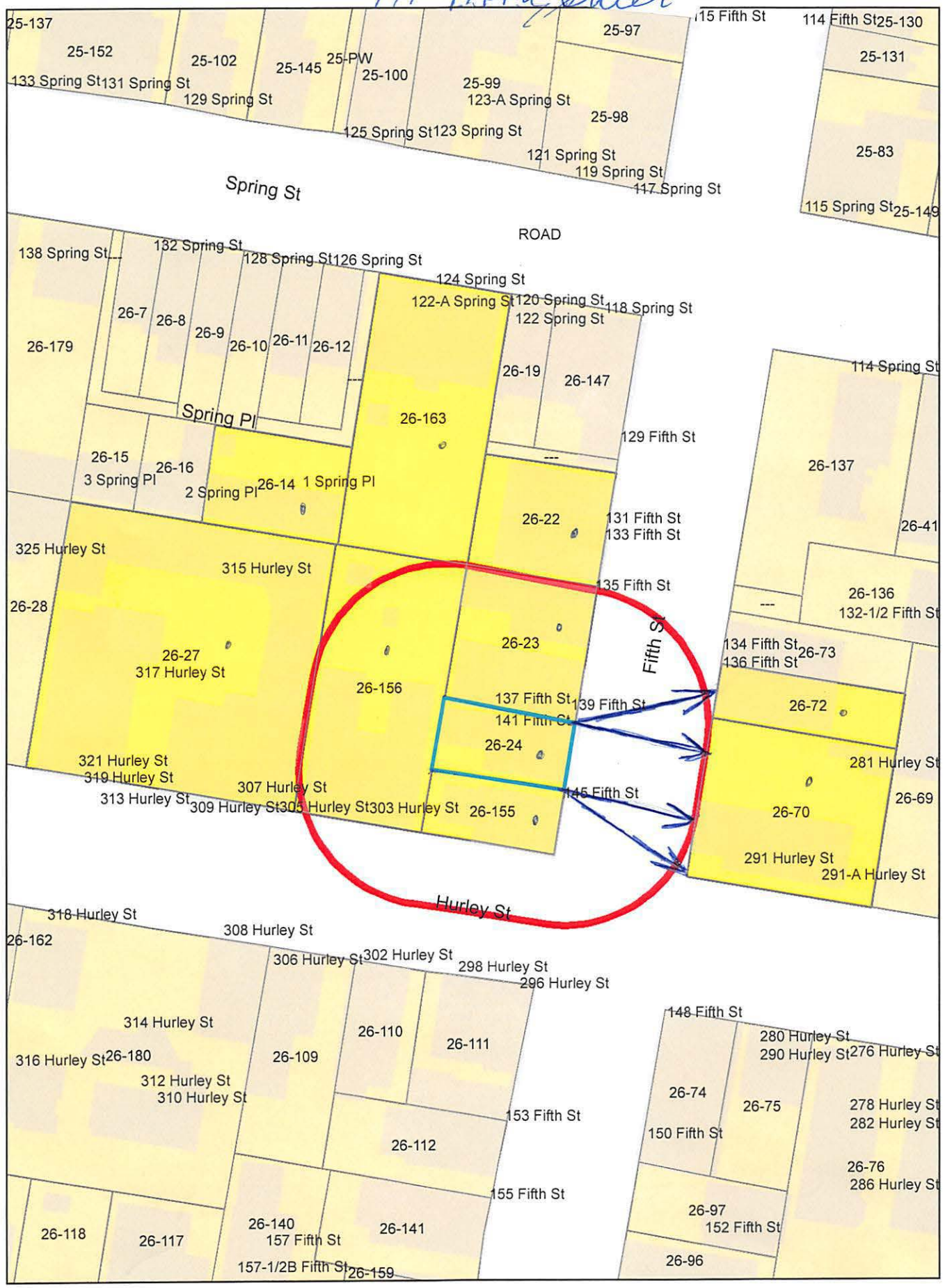
**PROJECT NO.:**  
2014

**SHEET TITLE:**  
**EXISTING  
CONDITIONS PHOTOS**

**SHEET NO.:**  
**Z1.2**



141 Fifth Street



141 Fifth St.

*Retention*

26-14  
CHOLFIN, BRYAN & THERESA M. CHOLFIN  
1 SPRING PL  
CAMBRIDGE, MA 02141

26-70  
BIASELLA, MICHELE & MARIA A. BIASELLA  
A LIFE ESTATE  
291 HURLEY ST  
CAMBRIDGE, FL 02141

CHAN MOCK ARCHITECTS  
C/O CHRISTOPHER CHAN  
165 AMORY STREET  
CAMBRIDGE, MA 02139

26-163  
DAROSA, JOSE F. AND MARIA C. DAROSA  
829 HIGHLAND AVE  
MEDFORD, MA 02155

26-23  
PIERCE, KENNETH R.  
137-139 FIFTH ST, #137  
CAMBRIDGE, MA 02141

26-24  
ZHUCHEN LLC  
251 LITTLE FALLS DR  
WILMINGTON, DE 19808

26-23  
BRENNAN, KIMBERLY B.  
137-139 FIFTH ST., #139A  
CAMBRIDGE, MA 02141

26-23  
DAUM, MATTHEW  
135-139 FIFTH ST 135  
CAMBRIDGE, MA 02139

26-156  
SEEGER, JEREMY  
148 OAKLEY RD.  
BELMONT, MA 02478

26-27  
LIPLIL II, LLC HURLEY VENTURES, LLC  
5 CLAREMON ST STE 1  
SOMERVILLE, MA 02144

26-72  
SUESS, DANIEL LM MICHAEL N. PELCH  
136 FIFTH ST  
CAMBRIDGE, MA 02141

26-23  
CHEN, LIZI  
137-139 FIFTH ST., #139B  
CAMBRIDGE, MA 02141

26-22  
TREETOP INVESTMENTS LLC  
100 TOWER OFFICE PARK - STE I  
WOBURN, MA 01801

26-155  
SMITH, CHRISTOPHER M. & HEATHER E. DWYER  
145 FIFTH ST  
CAMBRIDGE, MA 02141



# 141 FIFTH STREET RENOVATION

141 FIFTH STREET  
CAMBRIDGE, MA 02141

CHAN  
MOCK  
ARCHITECTS



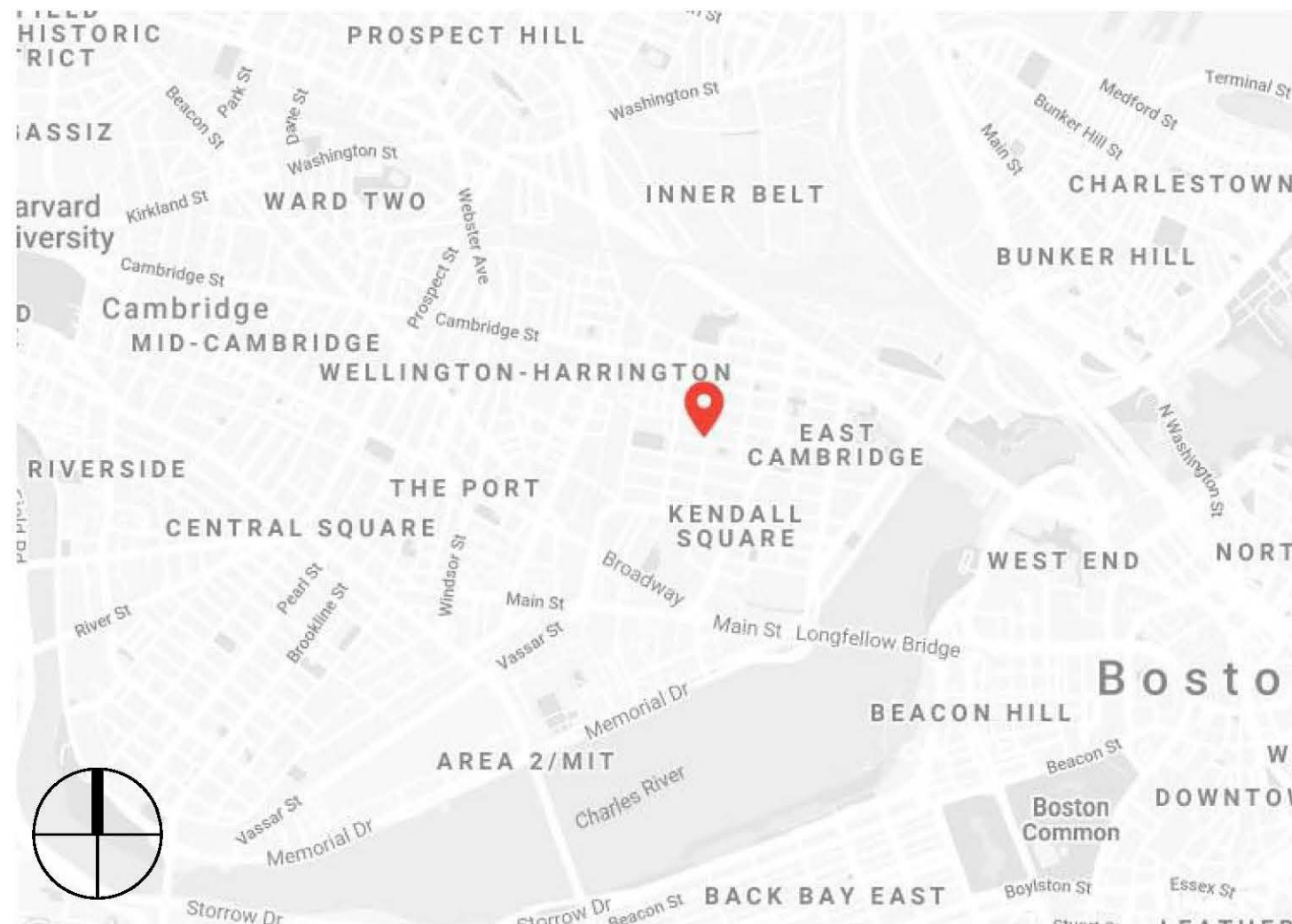
**OWNER:**

THE ZHUCHEN LLC  
251 LITTLE FALLS DR  
WILMINGTON, DE 19808

**ARCHITECT:**

CHAN MOCK ARCHITECTS  
165 AMORY STREET  
CAMBRIDGE, MA 02139  
T: 617-576-2508 F: 617-547-8699

**LOCUS MAP**



**BZA SET**

APRIL 25, 2022

**141 FIFTH STREET  
RENOVATION**

141 FIFTH STREET  
CAMBRIDGE, MA 02141

**THE ZHUCHEN LLC**

251 LITTLE FALLS DRIVE  
WILMINGTON, DE 19808

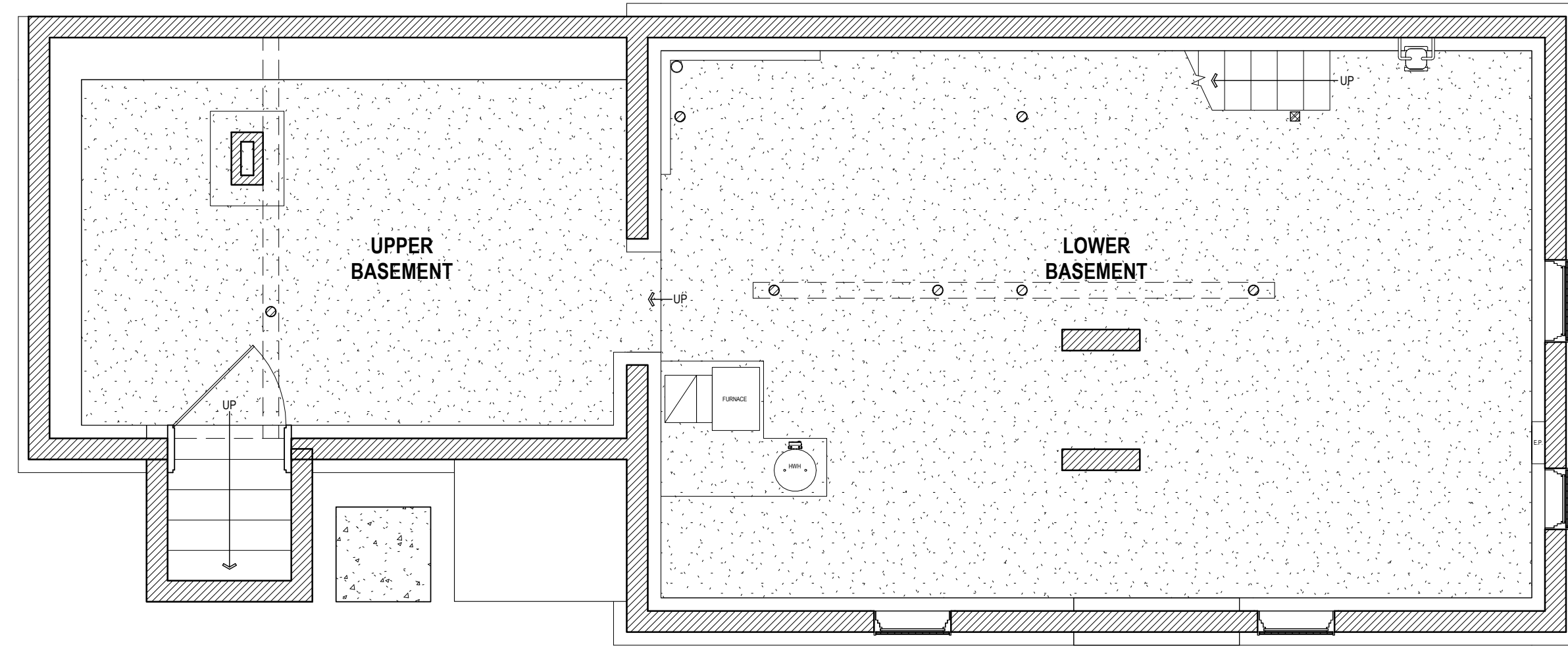
**CHAN MOCK ARCHITECTS**

165 AMORY STREET  
CAMBRIDGE, MA 02139  
T. 617-576-2508 F. 617-547-8699

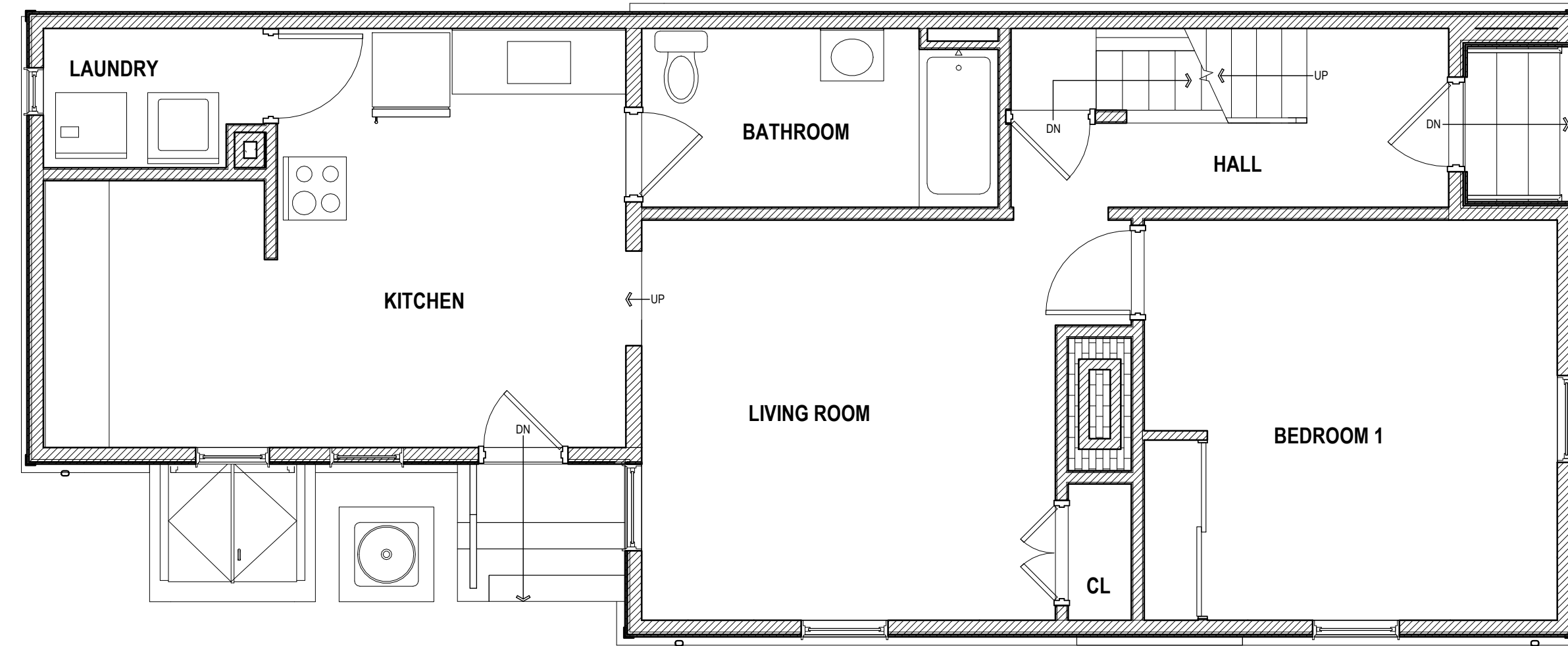
**CONSTRUCTION MANAGER:**  
CORAL CONTRACTORS CORP.  
4 EASTLEIGH LN  
NATICK, MA01760

**STRUCTURAL ENGINEER:**  
AGILE ENGINEERING  
188 SOUTH ST  
QUINCY, MA 02169

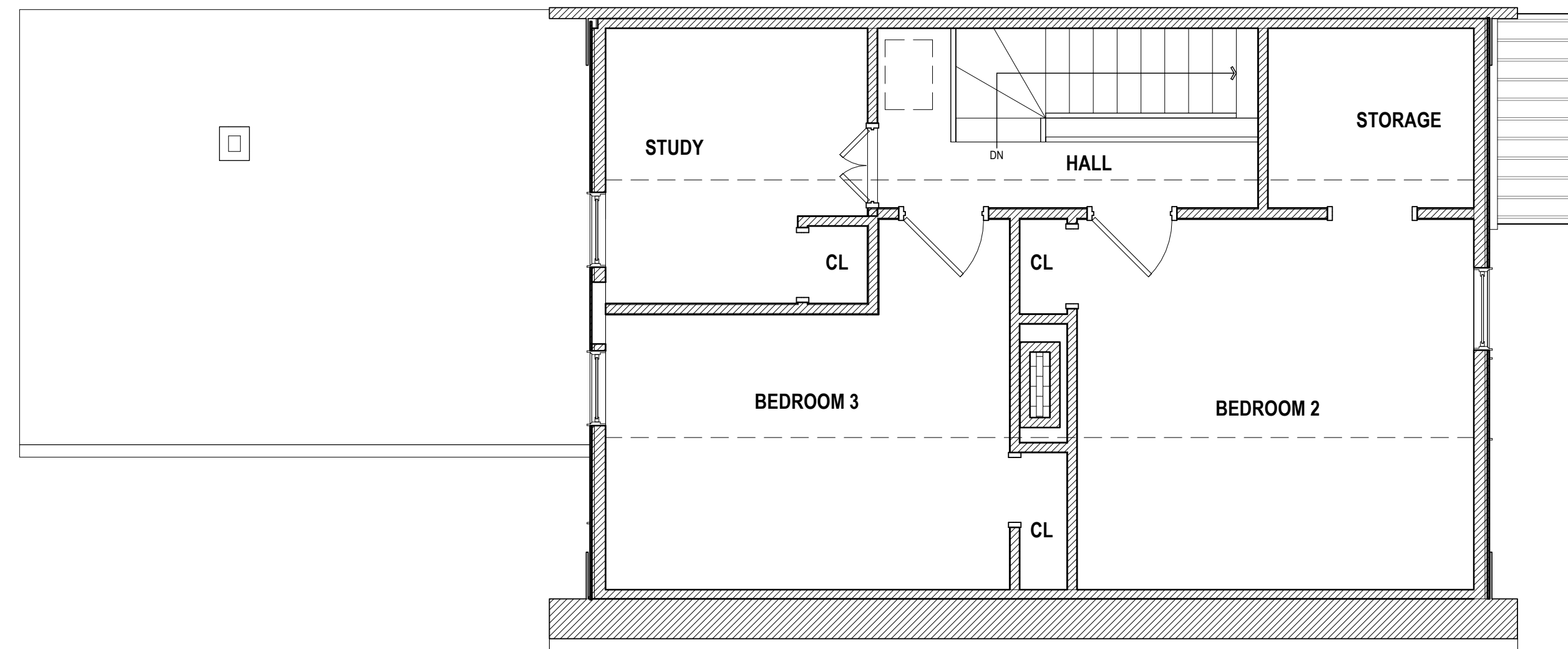
**CIVIL ENGINEER:**  
HARDY + MAN DESIGN GROUP, PC  
1285 WASHINGTON ST  
WEYMOUTH, MA 02189



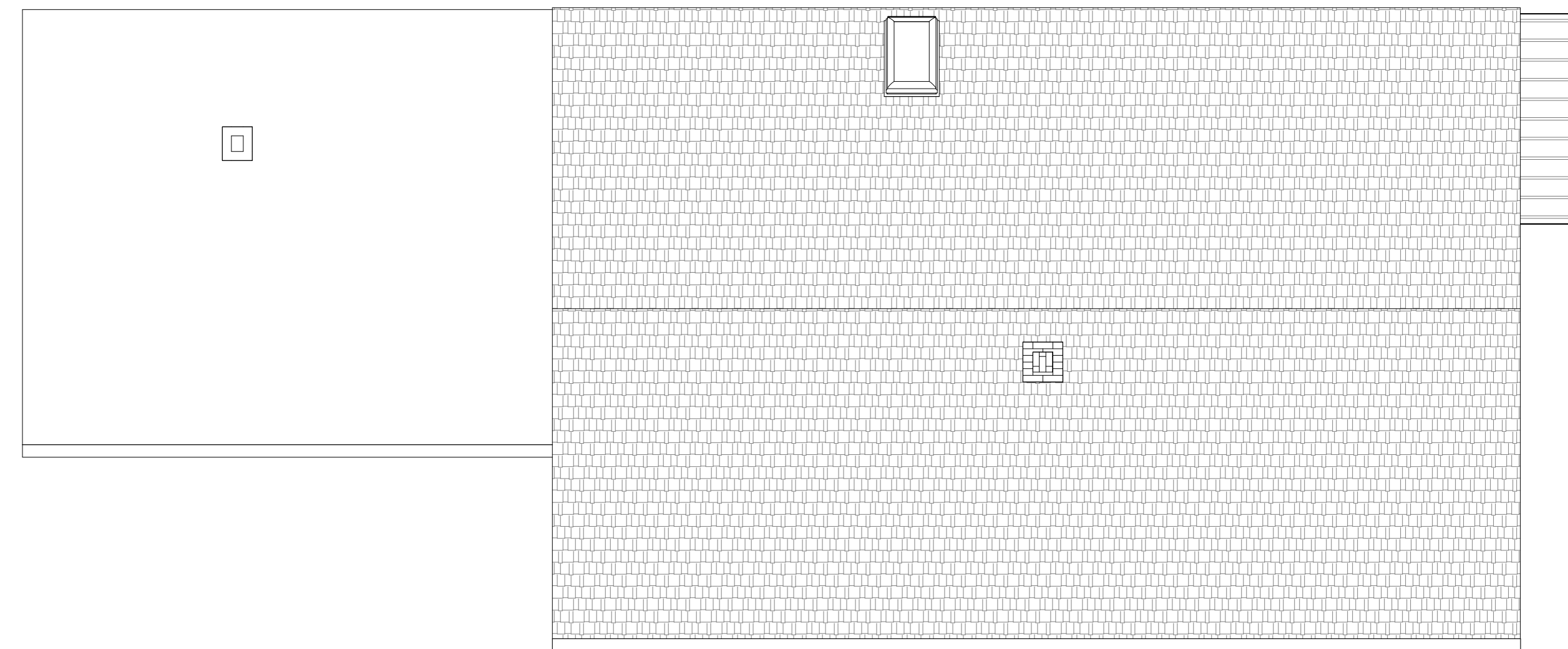
① BASEMENT PLAN - EXISTING  
SCALE: 1/4" = 1'-0"



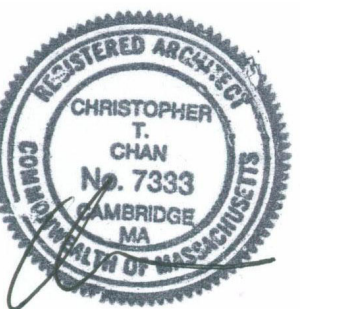
② FIRST FLOOR PLAN - EXISTING  
1/4" = 1'-0"



③ SECOND FLOOR - EXG  
SCALE: 1/4" = 1'-0"



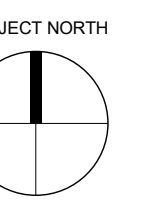
④ ROOF  
SCALE: 1/4" = 1'-0"



**BZA SET**

REV #	DATE	DESCRIPTION

**DATE:**  
APRIL 25, 2022  
**SCALE:**  
1/4" = 1'-0"  
**PROJECT NO.:**  
2014



**SHEET TITLE:**  
**EXISTING FLOOR  
PLANS**

**SHEET NO.:**

**Z1.0**



**141 FIFTH STREET  
RENOVATION**

141 FIFTH STREET  
CAMBRIDGE, MA 02141

**THE ZHUCHEN LLC**

251 LITTLE FALLS DRIVE  
WILMINGTON, DE 19808

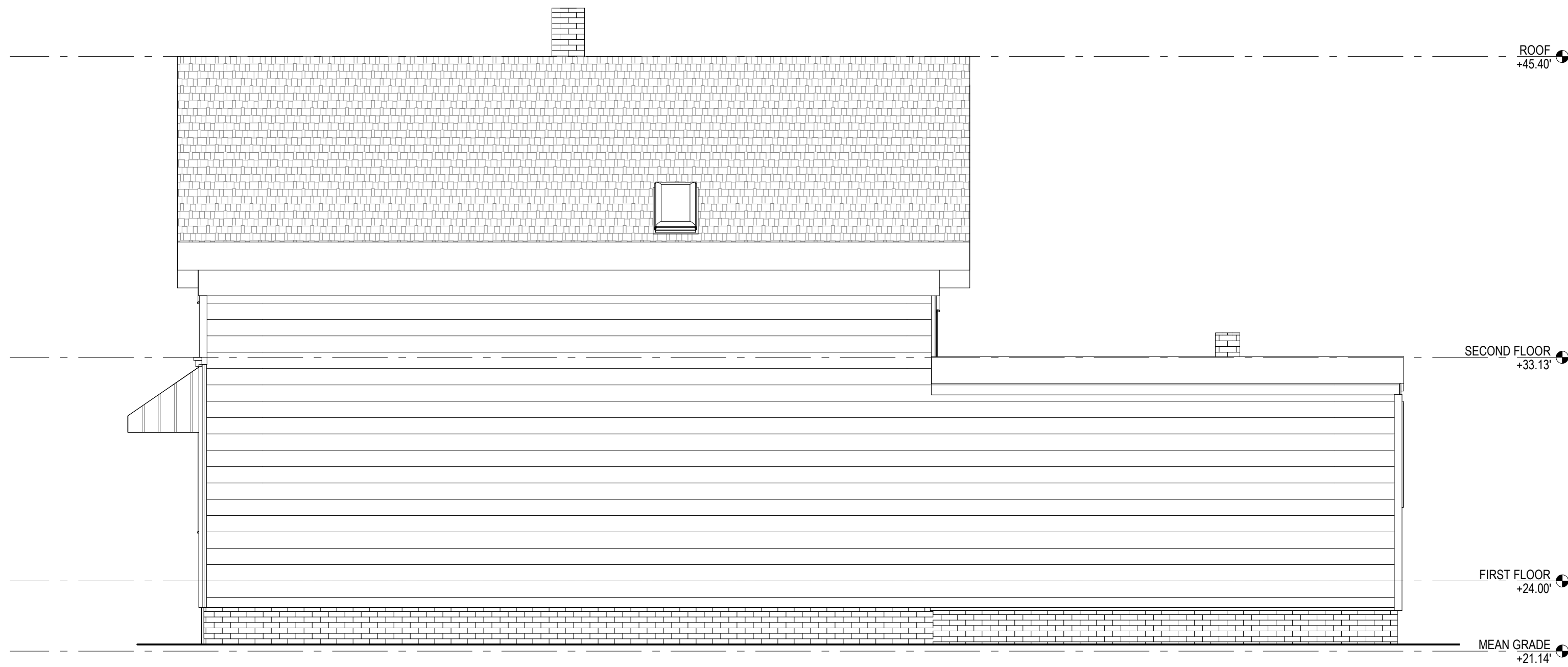
**CHAN MOCK ARCHITECTS**

165 AMORY STREET  
CAMBRIDGE, MA 02139  
T. 617-576-2508 F. 617-547-8699

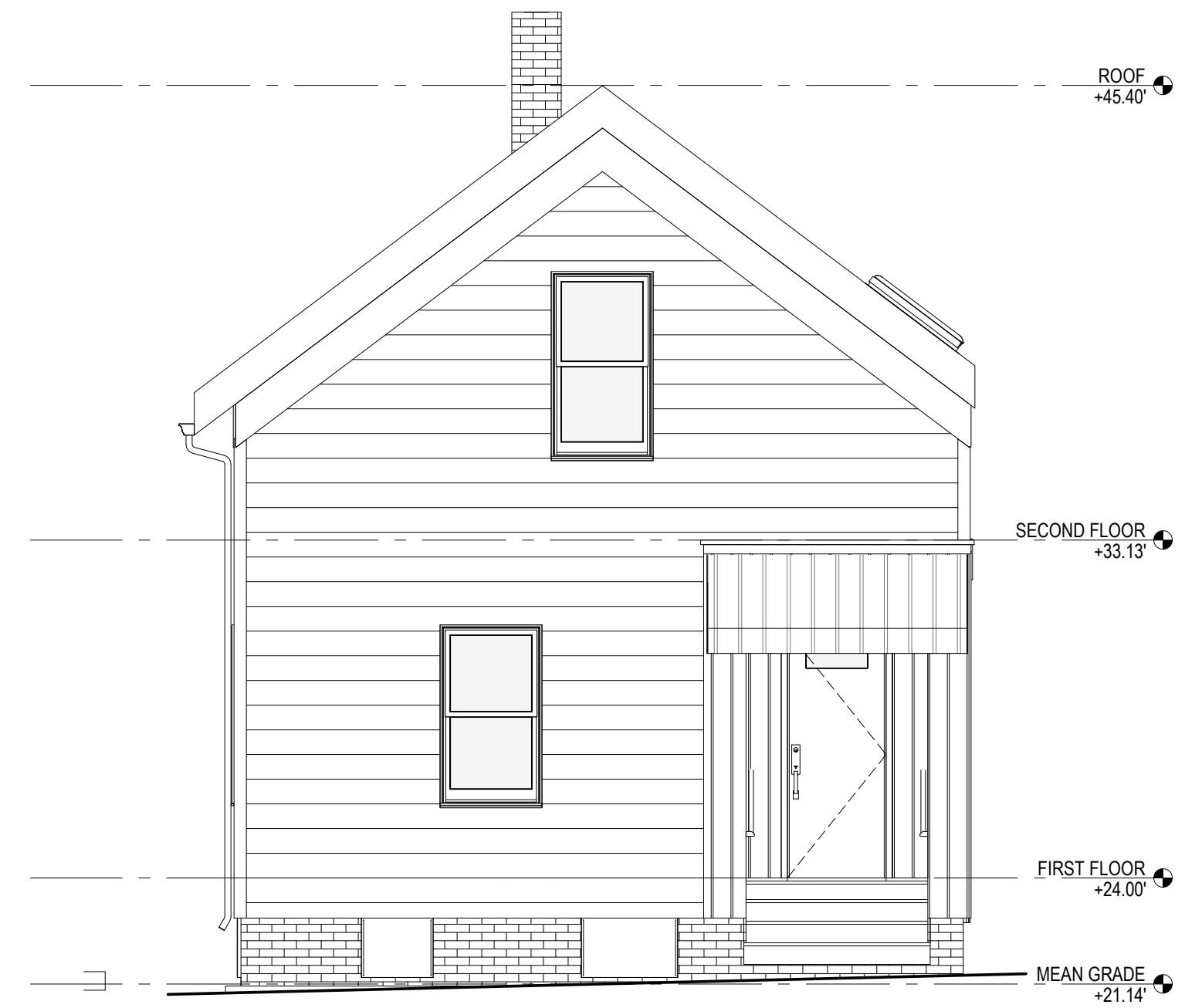
**CONSTRUCTION MANAGER:**  
CORAL CONTRACTORS CORP.  
4 EASTLEIGH LN  
NATICK, MA01760

**STRUCTURAL ENGINEER:**  
AGILE ENGINEERING  
188 SOUTH ST  
QUINCY, MA 02169

**CIVIL ENGINEER:**  
HARDY + MAN DESIGN GROUP, PC  
1285 WASHINGTON ST  
WEYMOUTH, MA 02189



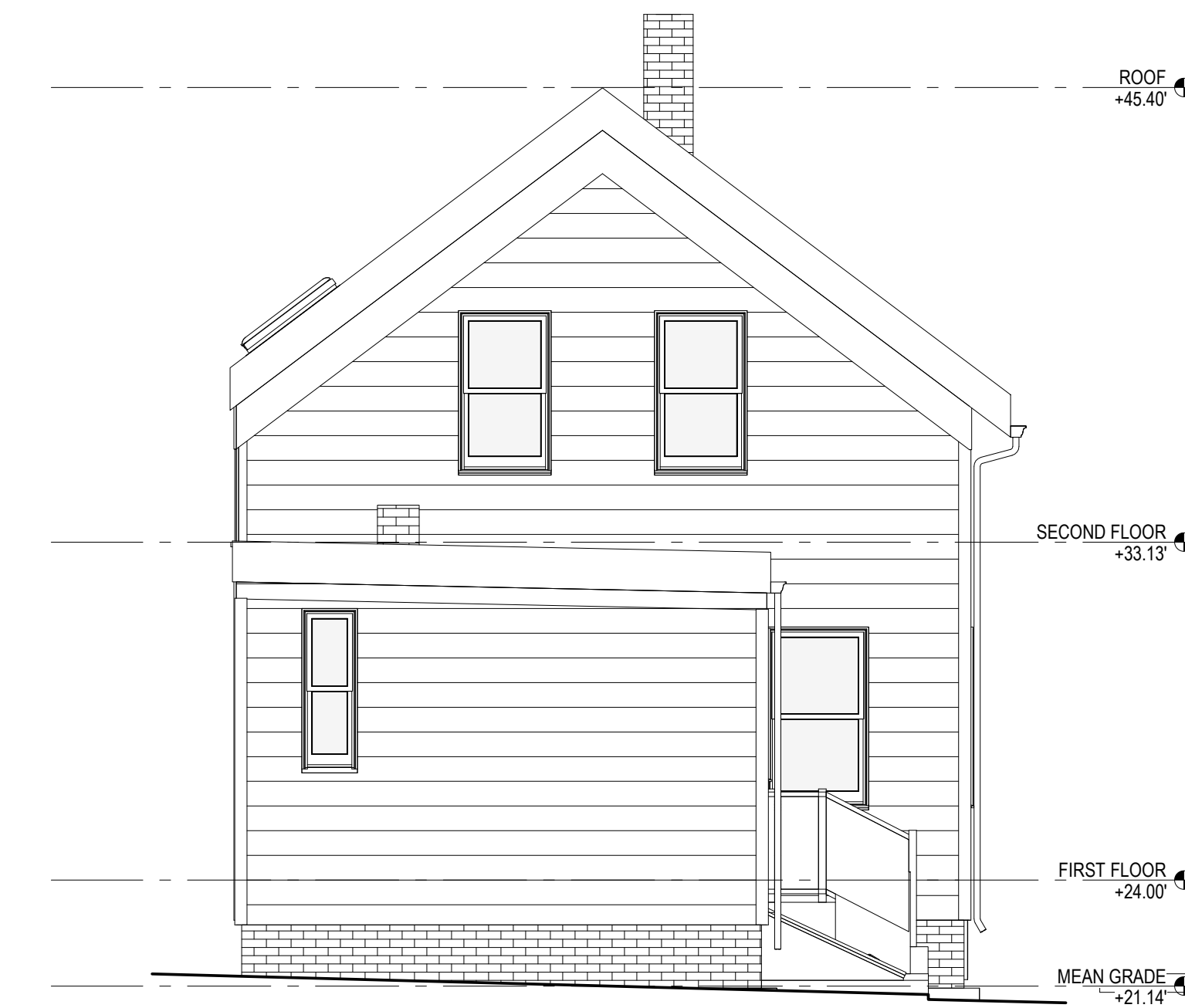
① NORTH ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



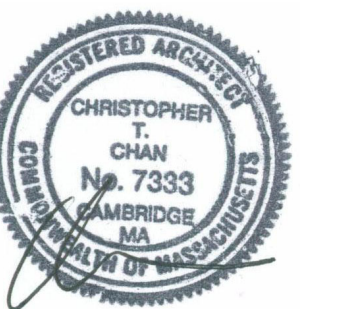
② EAST ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



③ SOUTH ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



④ WEST ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



**BZA SET**

REV #	DATE	DESCRIPTION

**DATE:**  
APRIL 25, 2022  
**SCALE:**  
1/4" = 1'-0"  
**PROJECT NO.:**  
2014

**SHEET TITLE:**  
**EXISTING  
ELEVATIONS**

**SHEET NO.:**  
**Z1.1**



**141 FIFTH STREET  
RENOVATION**

141 FIFTH STREET  
CAMBRIDGE, MA 02141

**THE ZHUCHEN LLC**

251 LITTLE FALLS DRIVE  
WILMINGTON, DE 19808

**CHAN MOCK ARCHITECTS**

165 AMORY STREET  
CAMBRIDGE, MA 02139  
T. 617-576-2508 F. 617-547-8699

**CONSTRUCTION MANAGER:**  
CORAL CONTRACTORS CORP.  
4 EASTLEIGH LN  
NATICK, MA01760

**STRUCTURAL ENGINEER:**  
AGILE ENGINEERING  
188 SOUTH ST  
QUINCY, MA 02169

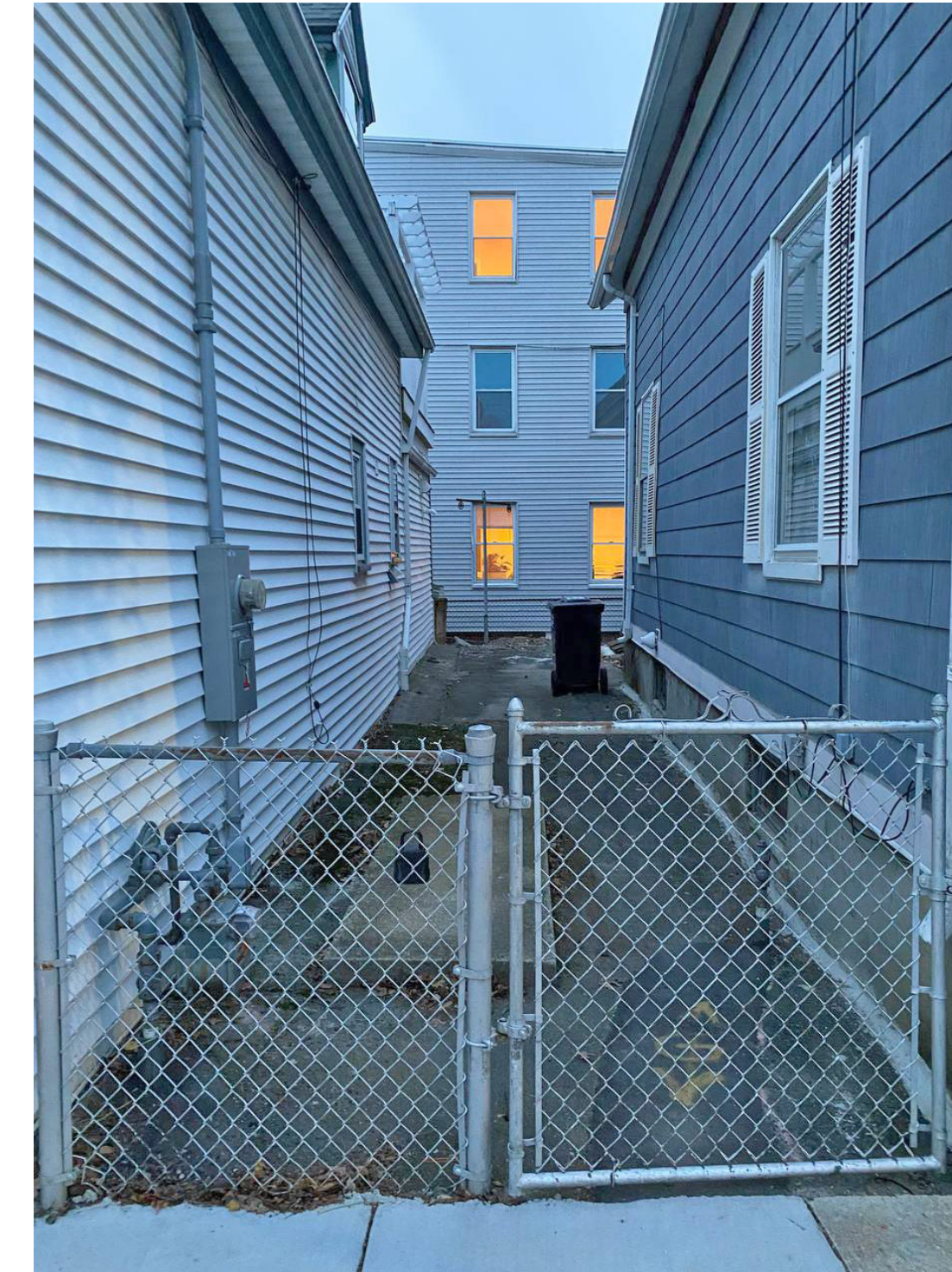
**CIVIL ENGINEER:**  
HARDY + MAN DESIGN GROUP, PC  
1285 WASHINGTON ST  
WEYMOUTH, MA 02189



EAST ELEVATION (FIFTH ST)



SOUTH ELEVATION (LEFT FRONT)



SOUTH YARD



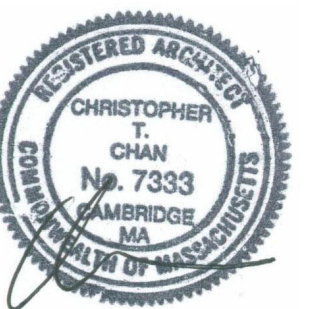
WEST ELEVATION (REAR)



EAST ELEVATION (LEFT REAR)



SOUTH REAR YARD



**BZA SET**

REV #	DATE	DESCRIPTION

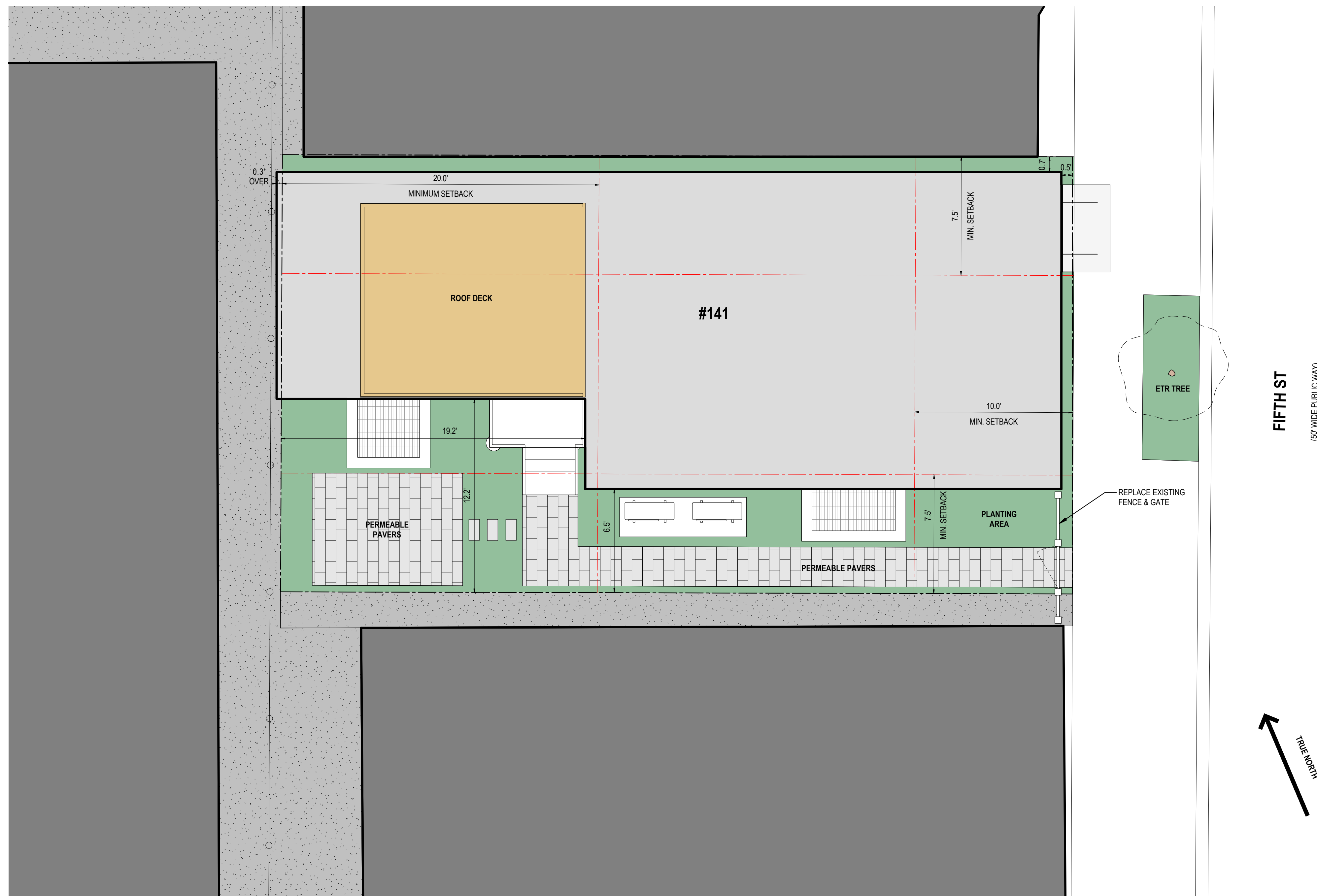
**DATE:**  
APRIL 25, 2022  
**SCALE:**

**PROJECT NO.:**  
2014

**SHEET TITLE:**  
**EXISTING  
CONDITIONS PHOTOS**

**SHEET NO.:**  
**Z1.2**





**141 FIFTH STREET  
RENOVATION**

141 FIFTH STREET  
CAMBRIDGE, MA 02141

**THE ZHUCHEN LLC**

251 LITTLE FALLS DRIVE  
WILMINGTON, DE 19808

**CHAN MOCK ARCHITECTS**

165 AMORY STREET  
CAMBRIDGE, MA 02139  
T. 617-576-2508 F. 617-547-8699

**CONSTRUCTION MANAGER:**

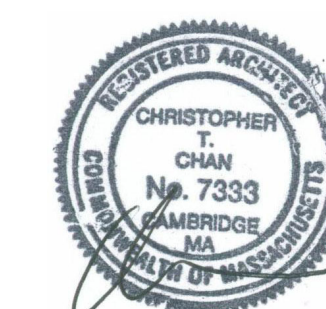
CORAL CONTRACTORS CORP.  
4 EASTLEIGH LN  
NATICK, MA01760

**STRUCTURAL ENGINEER:**

AGILE ENGINEERING  
188 SOUTH ST  
QUINCY, MA 02169

**CIVIL ENGINEER:**

HARDY + MAN DESIGN GROUP, PC  
1285 WASHINGTON ST  
WEYMOUTH, MA 02189



**BZA SET**

REV #	DATE	DESCRIPTION

<b>DATE:</b> APRIL 25, 2022	PROJECT NORTH 
<b>SCALE:</b> 1/4" = 1'-0"	
<b>PROJECT NO.:</b> 2125	

**SHEET TITLE:  
ARCHITECTURAL SITE  
PLAN**

**SHEET NO.:**  
**Z1.3**

**141 FIFTH STREET  
RENOVATION**

141 FIFTH STREET  
CAMBRIDGE, MA 02141

**THE ZHUCHEN LLC**

251 LITTLE FALLS DRIVE  
WILMINGTON, DE 19808

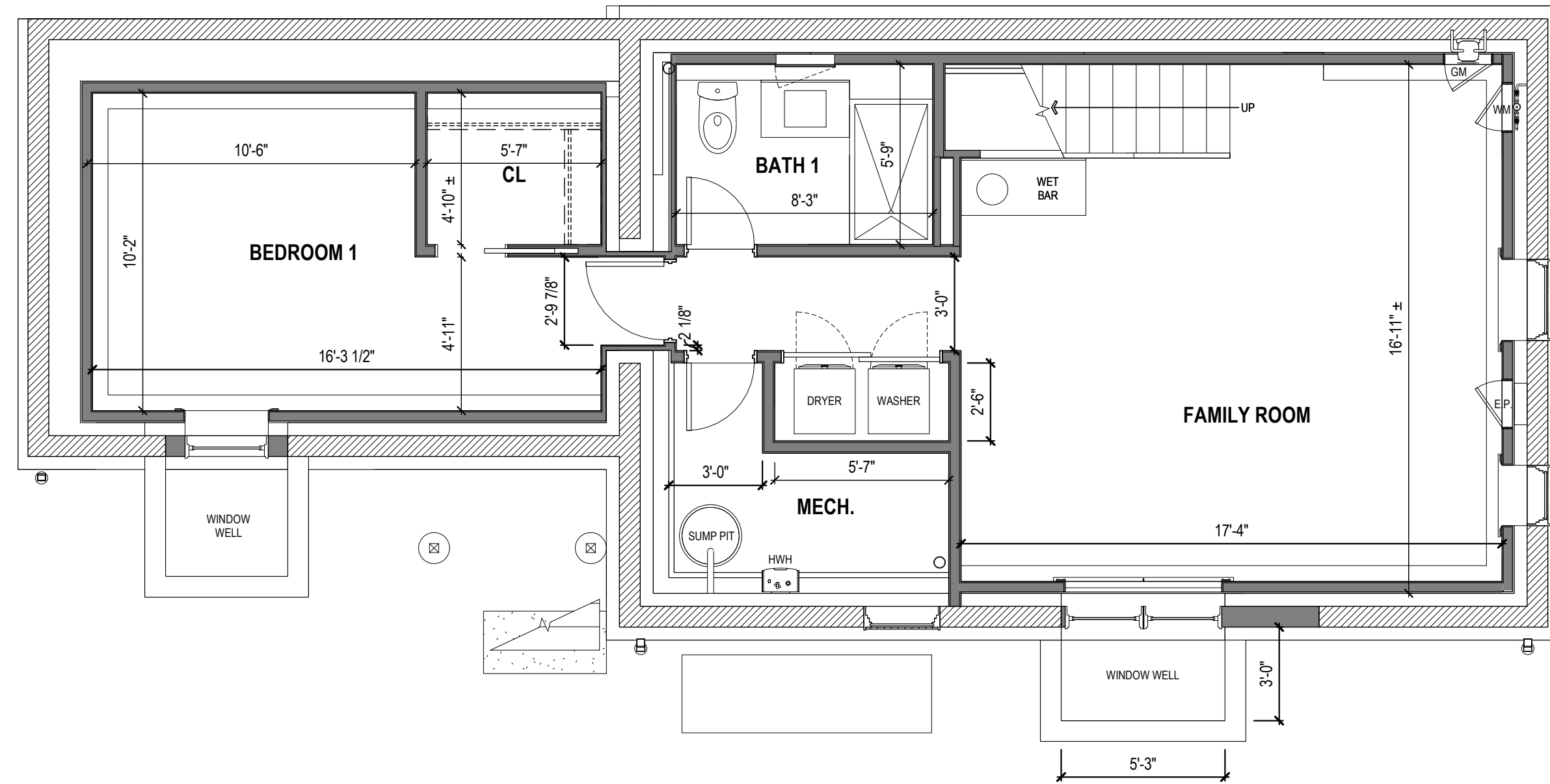
**CHAN MOCK ARCHITECTS**

165 AMORY STREET  
CAMBRIDGE, MA 02139  
T. 617-576-2508 F. 617-547-8699

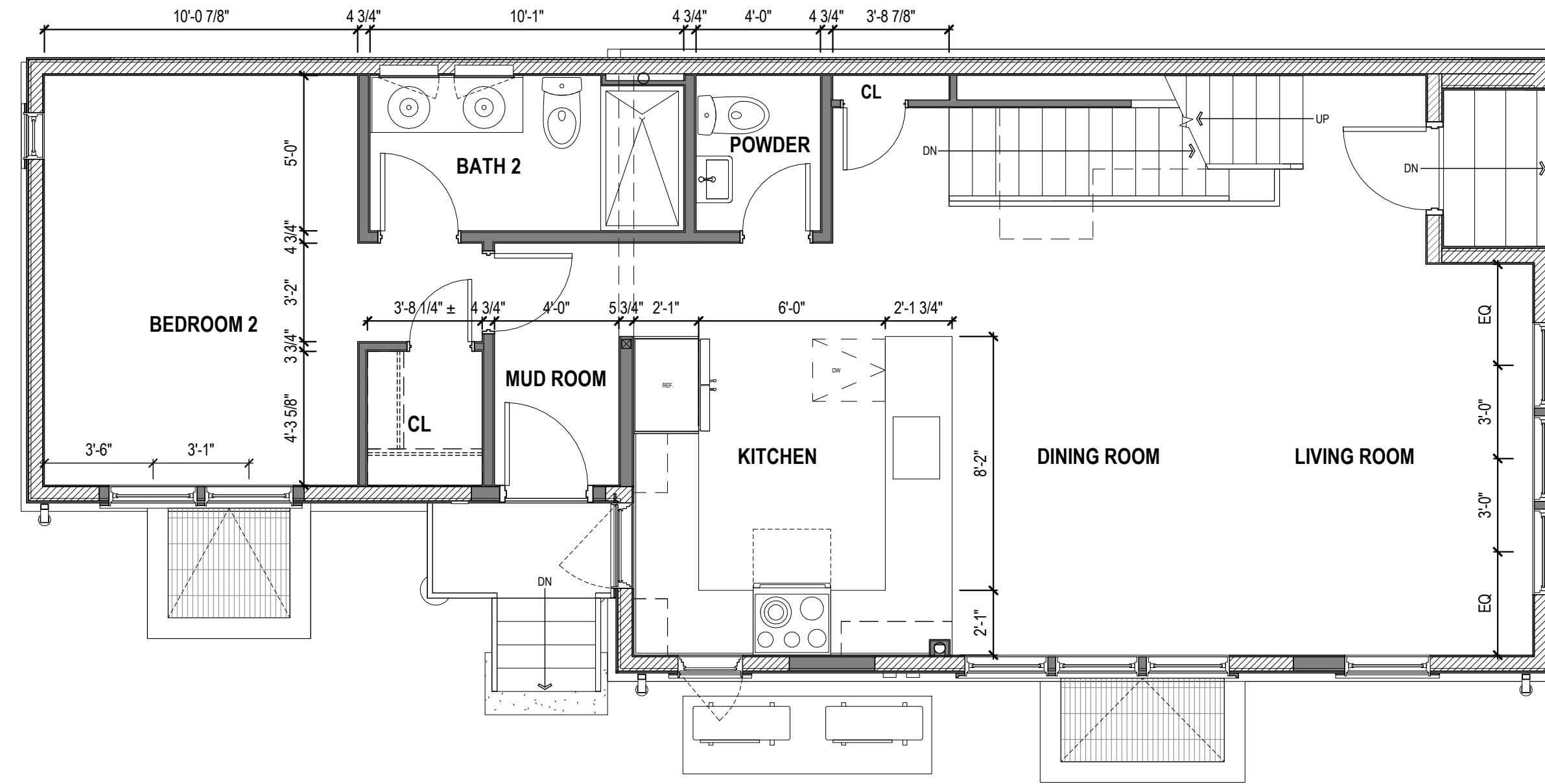
**CONSTRUCTION MANAGER:**  
CORAL CONTRACTORS CORP.  
4 EASTLEIGH LN  
NATICK, MA 01760

**STRUCTURAL ENGINEER:**  
AGILE ENGINEERING  
188 SOUTH ST  
QUINCY, MA 02169

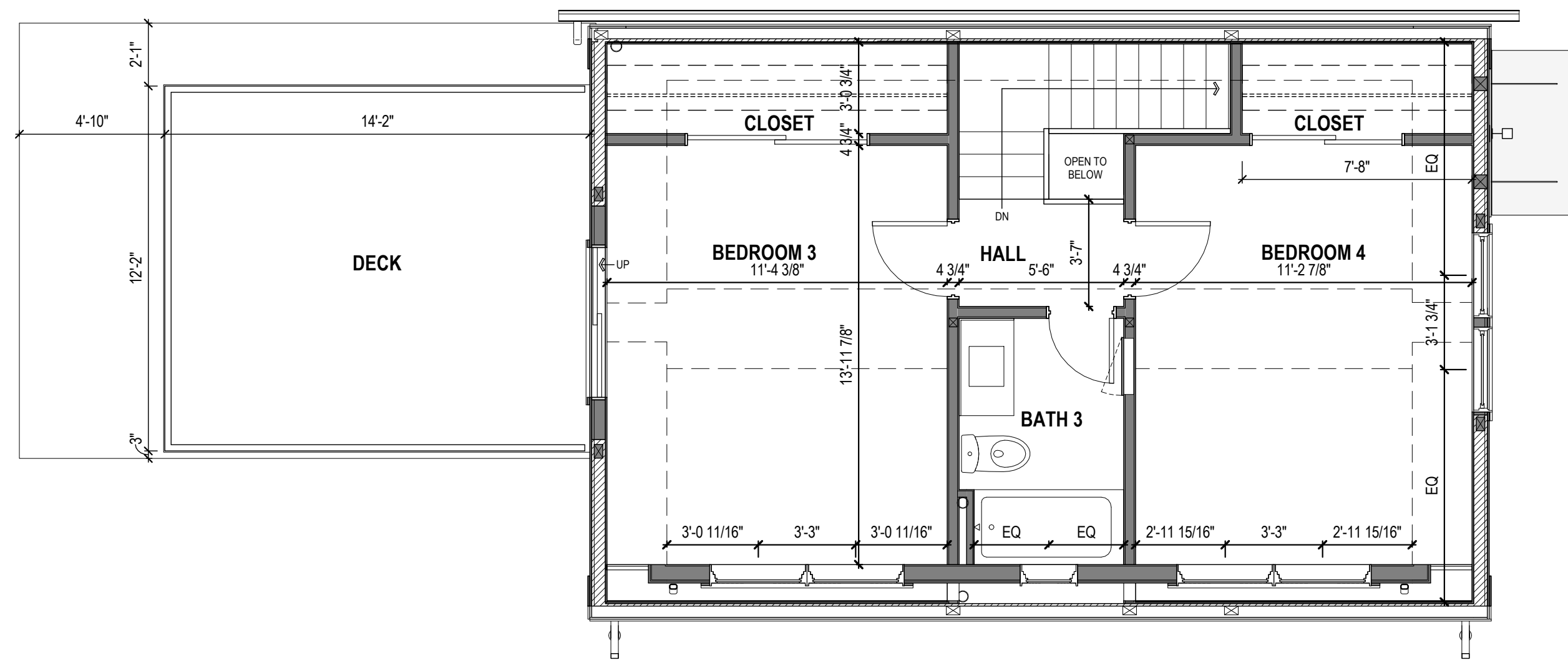
**CIVIL ENGINEER:**  
HARDY + MAN DESIGN GROUP, PC  
1285 WASHINGTON ST  
WEYMOUTH, MA 02189



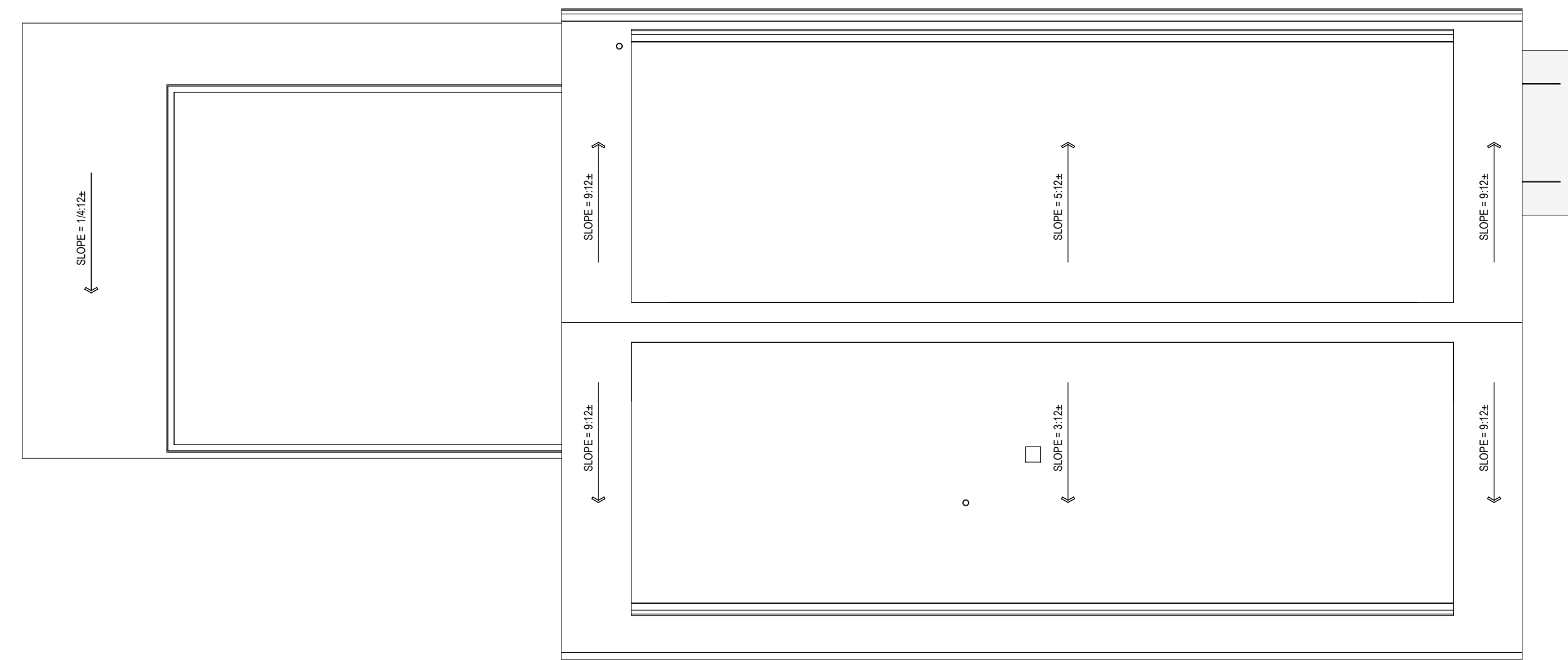
1 BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



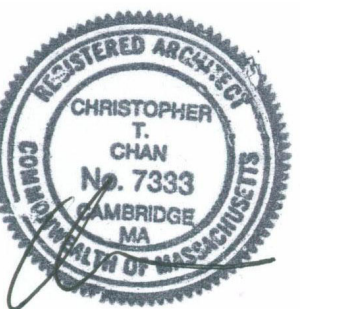
2 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR PLAN  
1/4" = 1'-0"



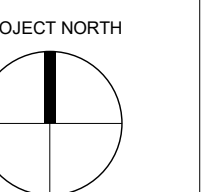
4 ROOF PLAN  
SCALE: 1/4" = 1'-0"



**BZA SET**

REV #	DATE	DESCRIPTION

**DATE:**  
APRIL 25, 2022  
**SCALE:**  
1/4" = 1'-0"  
**PROJECT NO.:**  
2125



**SHEET TITLE:**  
**FLOOR PLANS**

**SHEET NO.:**

**Z1.4**

**141 FIFTH STREET  
RENOVATION**

141 FIFTH STREET  
CAMBRIDGE, MA 02141

**THE ZHUCHEN LLC**

251 LITTLE FALLS DRIVE  
WILMINGTON, DE 19808

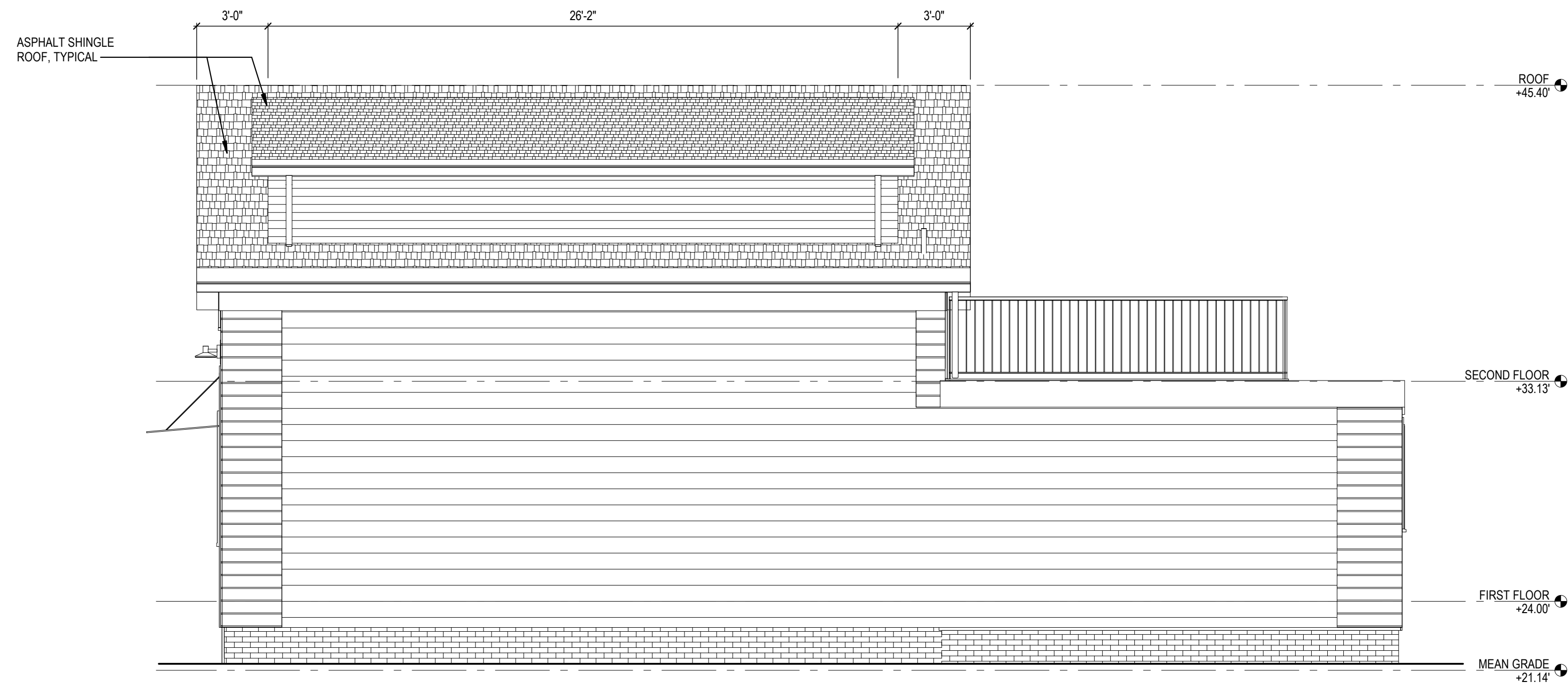
**CHAN MOCK ARCHITECTS**

165 AMORY STREET  
CAMBRIDGE, MA 02139  
T. 617-576-2508 F. 617-547-8699

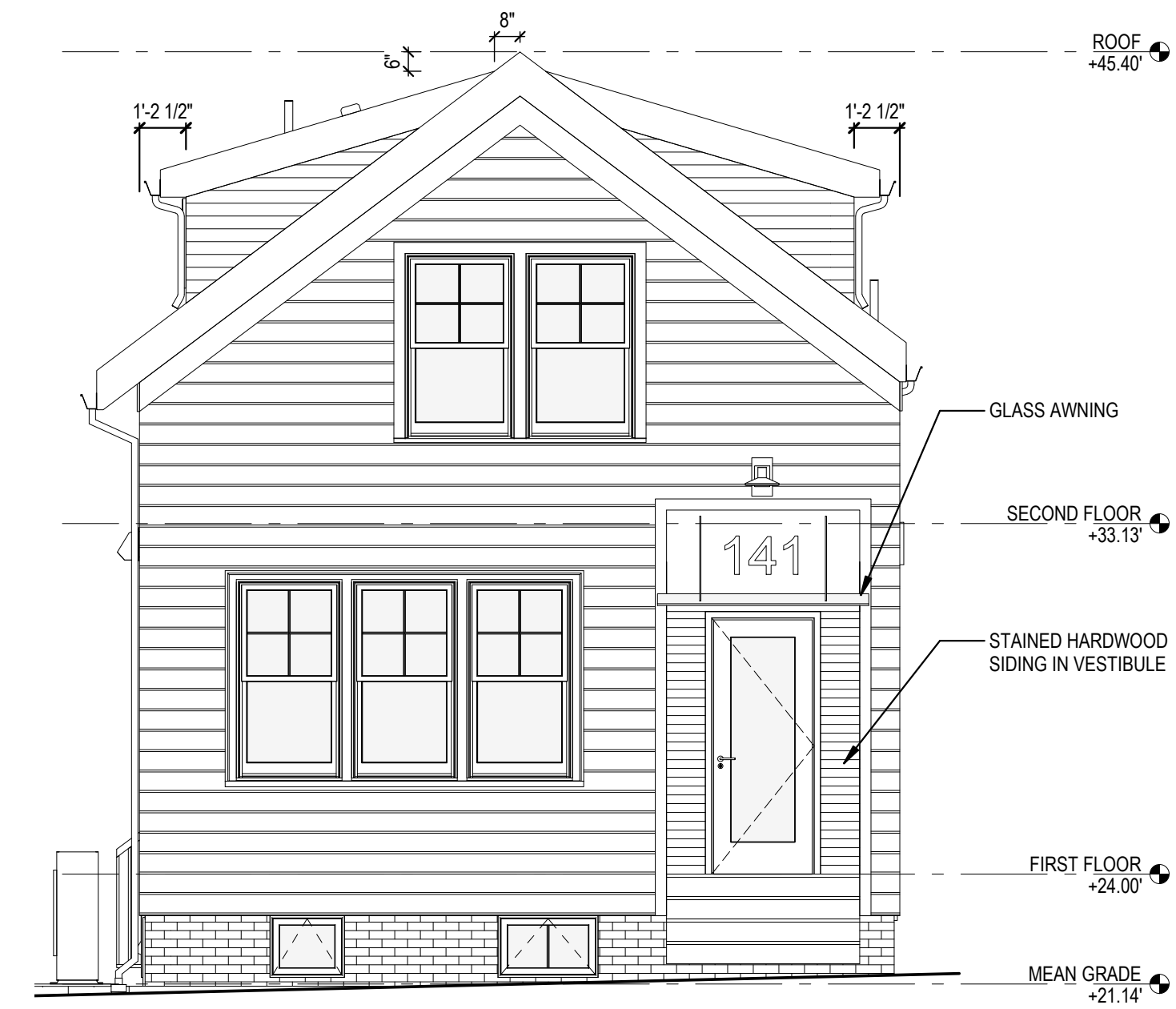
**CONSTRUCTION MANAGER:**  
CORAL CONTRACTORS CORP.  
4 EASTLEIGH LN  
NATICK, MA01760

**STRUCTURAL ENGINEER:**  
AGILE ENGINEERING  
188 SOUTH ST  
QUINCY, MA 02169

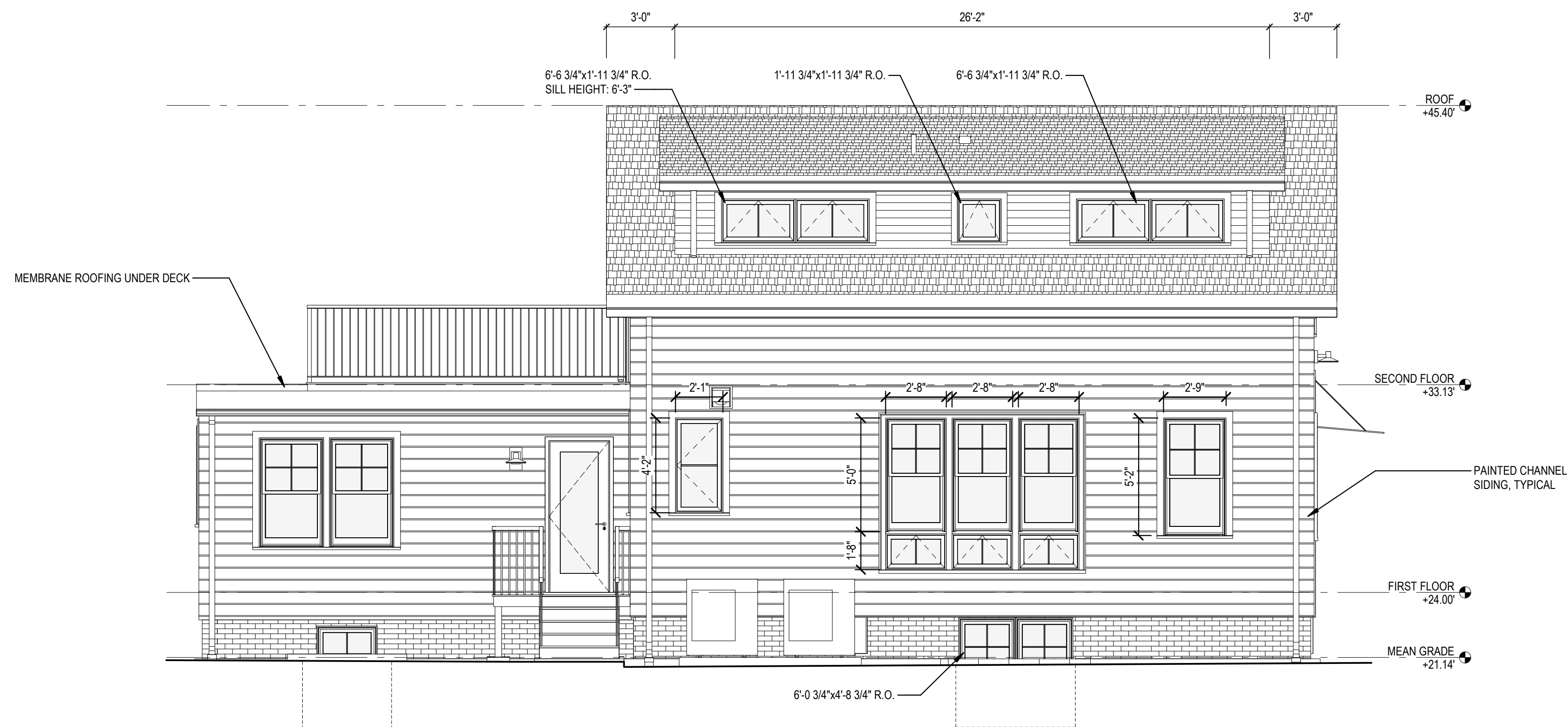
**CIVIL ENGINEER:**  
HARDY + MAN DESIGN GROUP, PC  
1285 WASHINGTON ST  
WEYMOUTH, MA 02189



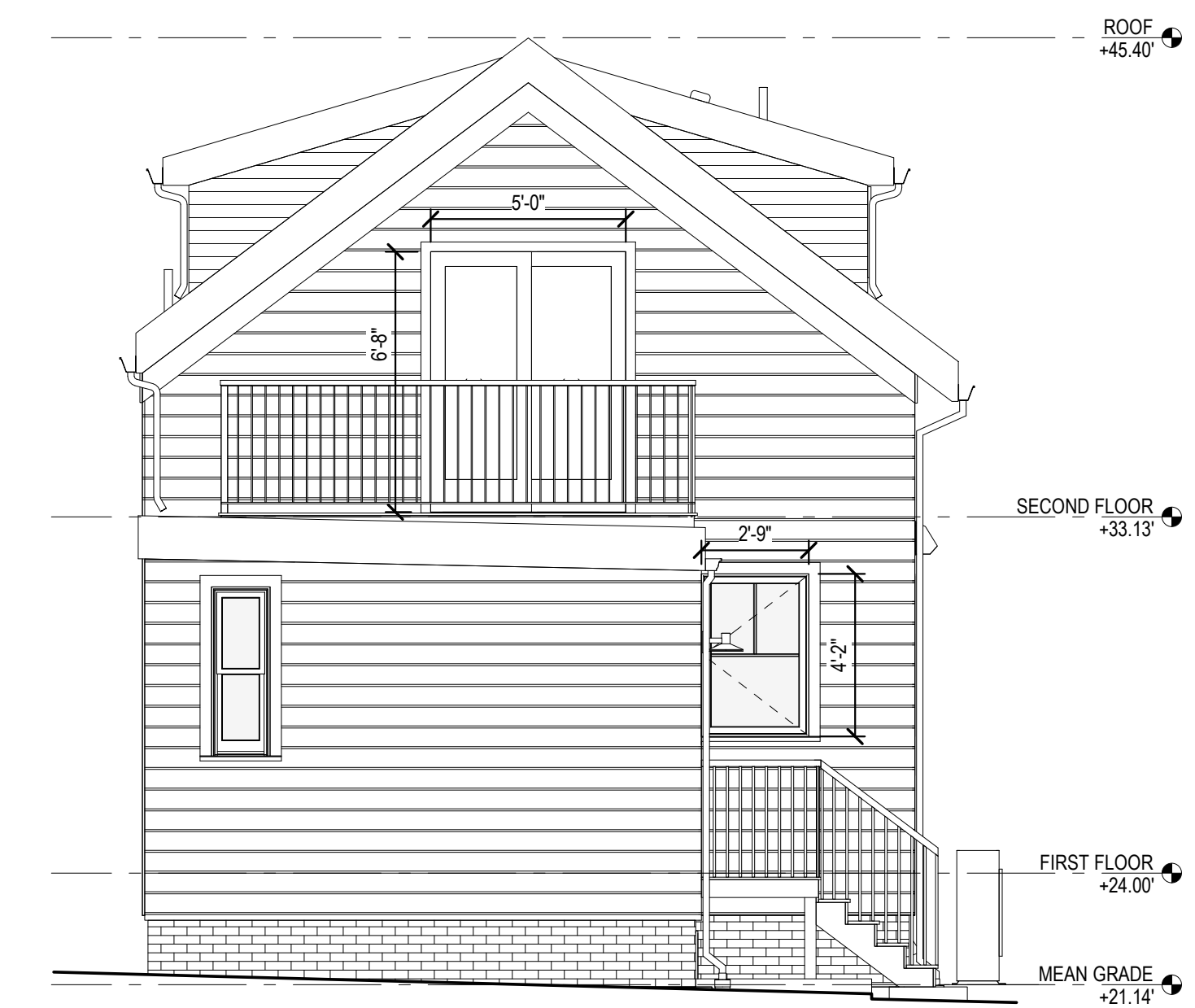
① NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



② EAST ELEVATION  
SCALE: 1/4" = 1'-0"



③ SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



④ WEST ELEVATION  
SCALE: 1/4" = 1'-0"

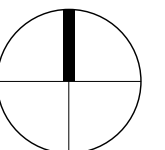


**BZA SET**

REV #	DATE	DESCRIPTION

DATE:  
APRIL 25, 2022  
SCALE:  
1/4" = 1'-0"  
PROJECT NO.:  
2125

PROJECT NORTH



SHEET TITLE:  
**BUILDING  
ELEVATIONS**

SHEET NO.:

**Z1.5**



**141 FIFTH STREET  
RENOVATION**

141 FIFTH STREET  
CAMBRIDGE, MA 02141

**THE ZHUCHEN LLC**

251 LITTLE FALLS DRIVE  
WILMINGTON, DE 19808

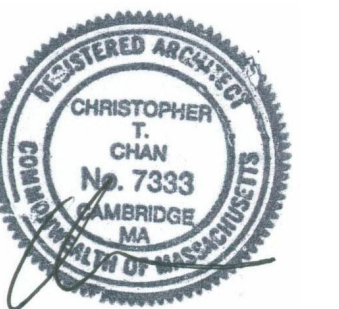
**CHAN MOCK ARCHITECTS**

165 AMORY STREET  
CAMBRIDGE, MA 02139  
T. 617-576-2508 F. 617-547-8699

**CONSTRUCTION MANAGER:**  
CORAL CONTRACTORS CORP.  
4 EASTLEIGH LN  
NATICK, MA01760

**STRUCTURAL ENGINEER:**  
AGILE ENGINEERING  
188 SOUTH ST  
QUINCY, MA 02169

**CIVIL ENGINEER:**  
HARDY + MAN DESIGN GROUP, PC  
1285 WASHINGTON ST  
WEYMOUTH, MA 02189



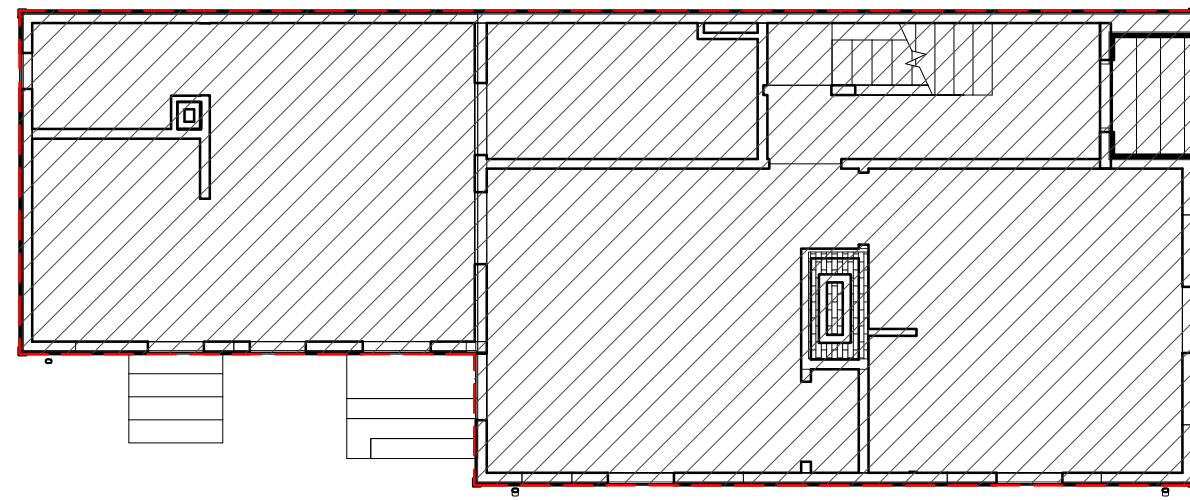
**BZA SET**

REV #	DATE	DESCRIPTION

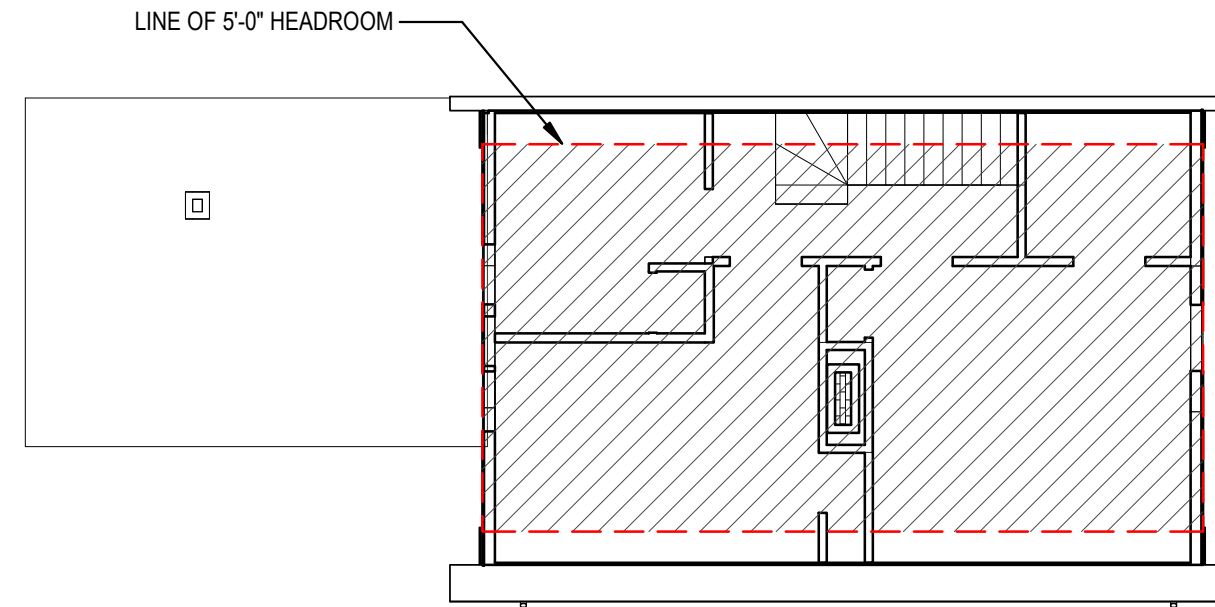
<b>DATE:</b> APRIL 25, 2022	PROJECT NORTH 
<b>SCALE:</b> 1/8" = 1'-0"	
<b>PROJECT NO.:</b> 2125	

**SHEET TITLE:**  
**GSF PLANS**

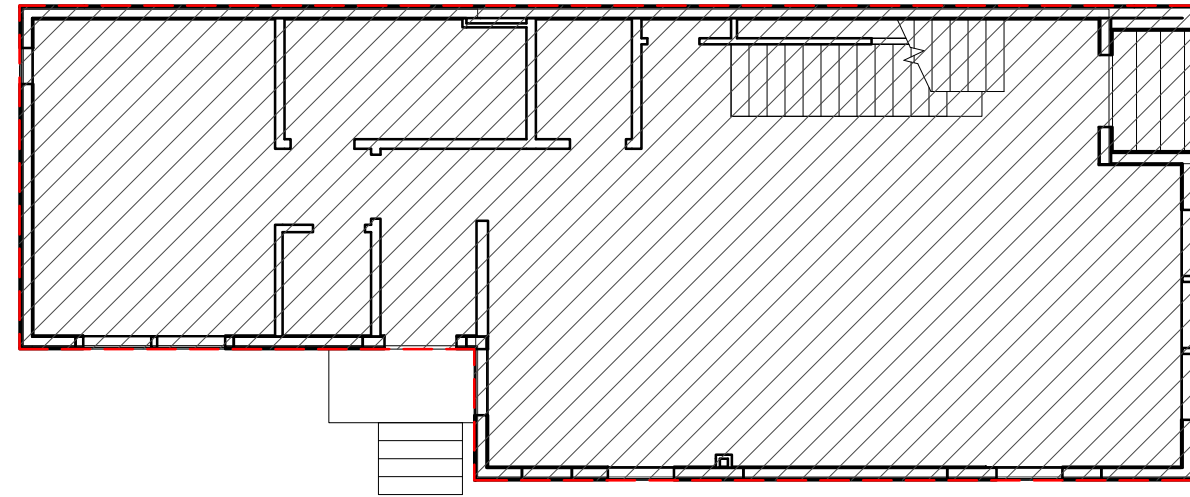
**SHEET NO.:**  
**Z1.6**



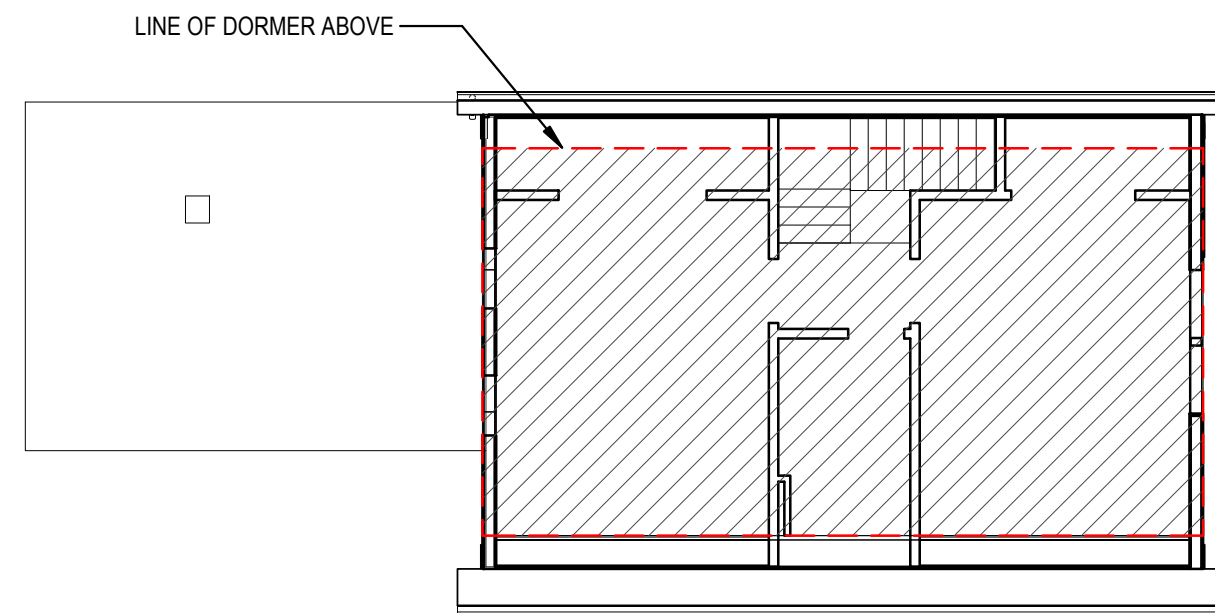
① **FIRST FLOOR - EXISTING GSF (ZONING)**  
SCALE: 1/8" = 1'-0"



② **SECOND FLOOR - EXISTING GSF (ZONING)**  
SCALE: 1/8" = 1'-0"



③ **FIRST FLOOR - PROPOSED GSF (ZONING)**  
SCALE: 1/8" = 1'-0"



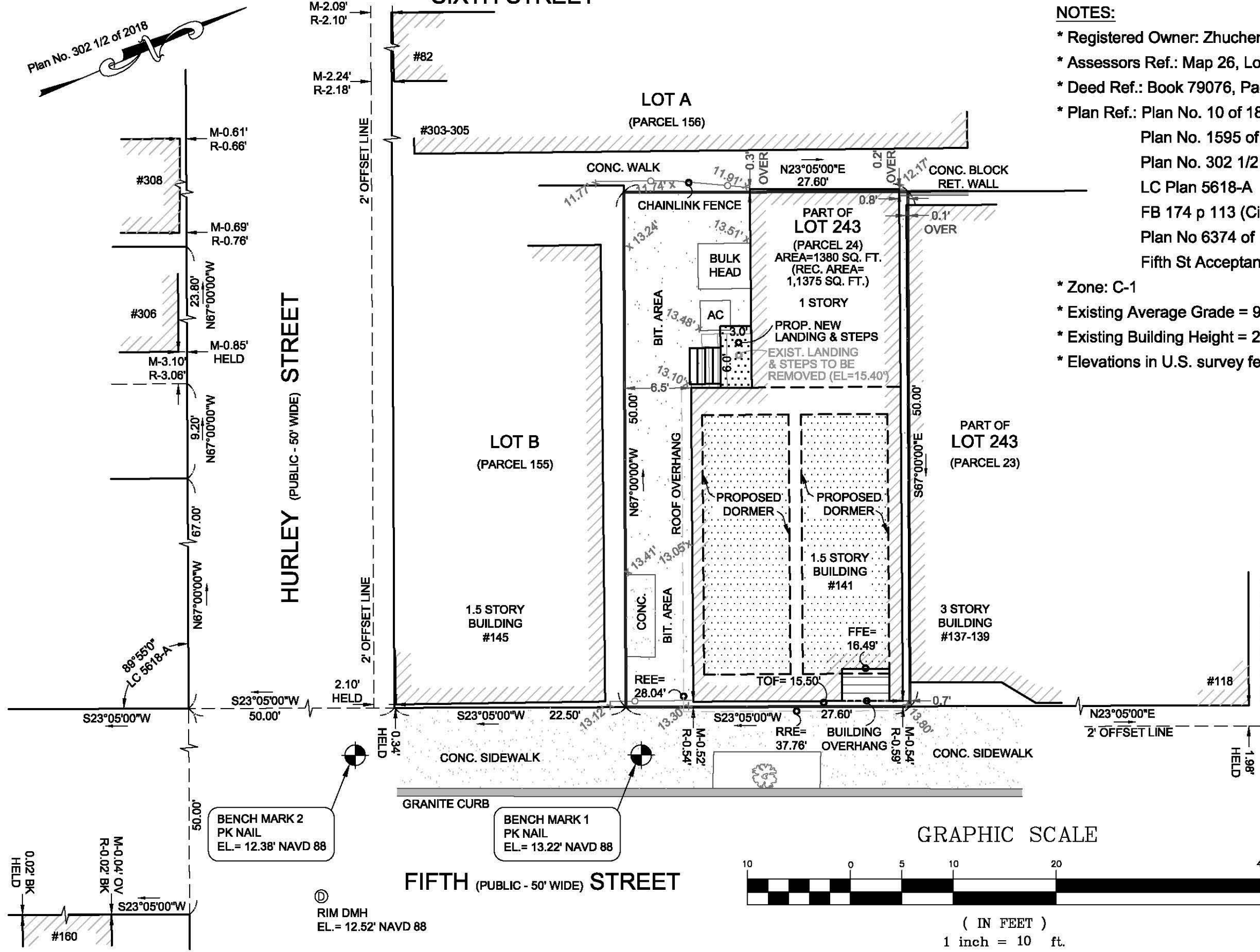
④ **SECOND FLOOR - PROPOSED GSF (ZONING)**  
SCALE: 1/8" = 1'-0"

Plan No. 302 1/2 of 2018

SIXTH STREET

NOTES:

- \* Registered Owner: Zhuchen, LLC
- \* Assessors Ref.: Map 26, Lot 24
- \* Deed Ref.: Book 79076, Page 101
- \* Plan Ref.: Plan No. 10 of 1822  
Plan No. 1595 of 1953  
Plan No. 302 1/2 of 2018  
LC Plan 5618-A  
FB 174 p 113 (City Records)  
Plan No 6374 of 1920 (City Records)  
Fifth St Acceptance Plan STR-05-34 (City Records)
- \* Zone: C-1
- \* Existing Average Grade = 96.37'
- \* Existing Building Height = 24.90'
- \* Elevations in U.S. survey feet are shown in reference to NAVD88 datum.

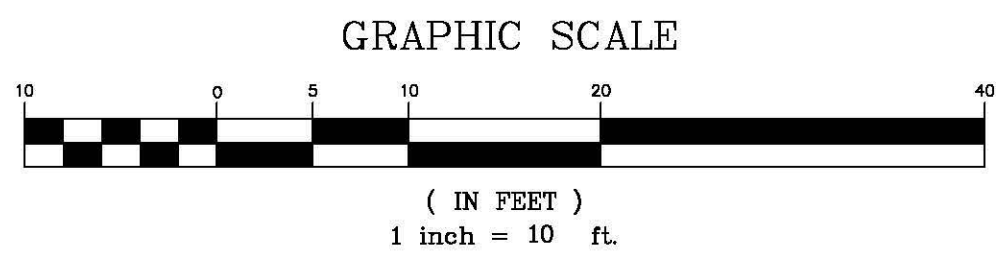


Neil J. Murphy Lic.#17460  
Professional Land Surveyor

Proposed Plot Plan  
141 Fifth Street  
Cambridge, MA 02141

**LAND MAPPING INC**  
10 Andrew Square, Suite 201B  
South Boston, MA 02127  
Tel. 857-544-3061  
www.land-mapping.com

Date: April 06, 2022



BENCH MARK 2  
PK NAIL  
EL. = 12.38' NAVD 88

BENCH MARK 1  
PK NAIL  
EL. = 13.22' NAVD 88

© RIM DMH  
EL. = 12.52' NAVD 88



# 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: Francis Sun Date: 04/07/2022  
(Print)

Address: 141 Fifth St.

Case No. BZA-164245

Hearing Date: 4/28/22

Thank you,  
Bza Members