



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2026 MAY 28 PM 12: 00

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 1213144**

### General Information

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

Special Permit: \_\_\_\_\_ Variance:   X   Appeal: \_\_\_\_\_

**PETITIONER:** Nexus Legacy Development LLC C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

**PETITIONER'S ADDRESS:** 12 Marshall Street, Boston, MA 02108

**LOCATION OF PROPERTY:** 3 Phillips Pl., Cambridge, MA

**TYPE OF OCCUPANCY:** University Offices -- Sec. 4.33.b.1 (Educ. purposes).      **ZONING DISTRICT:** Residence C-2 Zone

**REASON FOR PETITION:**

/Change in Use/Occupancy/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Proposed change of use from historical use as university offices to a non-institutional office use (under Sec. 4.34.a, .b, .c, or .d). No alterations to be performed. Variance required due to office use not being allowed in the district and pre-existing structure being non-conforming as to setbacks and private open space.

**SECTIONS OF ZONING ORDINANCE CITED:**

- Article: 4.000      Section: 4.12 (Use not permitted as of right).
- Article: 4.000      Section: 4.34.a,b,c, and d (Office Uses).
- Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000      Section: 8.22.3 (Non-Conforming Structure).
- Article: 10.000    Section: 10.30 (Variance).

Original  
Signature(s):

(Petitioner (s) / Owner)

Date: 5/26/26

Sarah Like Rhatigan, Esq., on behalf of Petitioner

(Print Name)

Address: Trilogy Law LLC, 12 Marshall St., Boston, MA 02108  
 Tel. No. 617-543-7009  
 E-Mail Address: sarah@trilogylaw.com

**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.*


Nexus Legacy Development LLC

*(OWNER)*

Address: 23 Coolidge Hill Road, Cambridge, Massachusetts, 02138

state that I/We own the property located at 3 Phillips Place, Cambridge,  
Massachusetts, 02138, which is the subject of this zoning application.

The record title of this property is in the name of: Nexus Legacy Development  
LLC, pursuant to a deed dated May 16, 2024 and duly recorded in Middlesex South  
District Registry of Deeds at Book 82789, Page 516.

By:   
Name: Qiong Jiang  
Its: Authorized representative  
Duly Authorized

**NOTARY PUBLIC**

Commonwealth of Massachusetts, County of Middlesex

The above-named Qiong Jiang, Authorized representative of Nexus Legacy  
Development LLC personally appeared before me, this 18 of April, 2026, and  
made oath that the above statement is true.



Notary

My commission expires 01/25/2030 (Notary Seal).



## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.**

**A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The Petitioner recently purchased this Property, located in a C-2 district within the Episcopal Divinity School Overlay, which had previously been university-owned and used as educational offices for more than fifty years. The building is also pre-existing nonconforming as to setbacks and private open space. Per Historical Commission records, the original structure was constructed in 1836, expanded in 1903, and expanded again to reach its current form in 1910, well before the City's implementation of dimensional zoning regulations.

The Petitioner initially pursued plans to convert to residential condominiums, which required exterior changes and a substantial gutting and reconstruction of the interior. This proposal was "as of right" with respect to zoning but required Cambridge Historical Commission approval due to the Property being located in the Old Cambridge Historic District. After objections from its abutter on Mason Street, the Petitioner abandoned the project, concluding it was no longer feasible.

The Petitioner determined, due to constraints, including the shape, size and interior layout, the nonconforming site conditions, that the only viable option to preserve the historic building and site would be to do minor interior updates and continue its previous use as offices. The Petitioner was not initially aware that this would trigger the need for a variance. City staff flagged the use issue after receiving a request for a sign approval.

Under Cambridge's Ordinance, office use by an educational institution falls under the general category of educational use (Sec. 4.33.b.1), which is allowed in a C-2 district. Office use by a private, non-institutional owner falls under the category of Sec. 4.34 office uses that are not allowed in a C-2 district. Despite the longstanding use as offices by prior educational institutions, the Petitioner's continuation of this same activity requires a use variance.

A literal enforcement of the Section 4.34 use prohibition in this instance would pose a substantial hardship, requiring the Petitioner to make substantial, costly and impactful changes to the historic building in order to convert it to usable residential homes. The interior layout of the relatively large over 10,000 sf building would need to be entirely reconfigured, requiring substantial structural modifications and modernization. The multi-family conversion project previously necessitated exterior modifications, including decks (to provide required private open space) and underground parking (to address market needs for off street parking in this location), changes that were objected to by the neighbor. Other by right use options, such as a lodging house or a tourist house, would likely require similar substantial building and site modifications potentially impacting neighbors.

Additionally, while no alterations to the pre-existing nonconforming aspects of the building are proposed, a change of use triggers Section 8.11 of the Ordinance that, if enforced, would require the Petitioner to remove all dimensional nonconformities. Therefore, a literal enforcement of Section 8.11 would require removing large portions of the building that are located within the required front and side setbacks and to provide for the minimum private open space required under the Ordinance. This

would entail demolishing nearly the entire front facade of the building along Phillips Place. Such a substantial demolition would destroy the value and utility of the Property and would no doubt be strenuously opposed by abutters and the Cambridge Historical Commission during its Old Cambridge Historic District review.

**B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardships described above are owing to a combination of the following factors:

- 1) the shape of the structure which is relatively large in relation to the lot, multi-planar, and lies within front and side-setbacks
- 2) the interior layout of the building, that has been used as offices for many years
- 3) the historic nature of the structure

Together, these circumstances uniquely affect the Property and constrain the Petitioner's ability to convert the building to a viable use without a variance.

**C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

**1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The zoning relief requested will not cause detriment to the public good because it will allow for the preservation of an existing historic building and a continuation of the nearly identical educational use that has been ongoing in this location for more than fifty years, in harmony with similar uses in the neighborhood.

**2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The variance requested will not nullify or derogate from the intent or purposes of the Ordinance because it will promote the following:

- 1) to conserve the value of land and buildings (Zoning Ordinance: Sec. 1.30)
- 2) to encourage the most rational use of land throughout the City, including the encouragement of appropriate economic development (Zoning Ordinance: Sec. 1.30)
- 3) to allow for preserving and protecting significant buildings within the City (Historical Demolition By-Law: Chapter. 2.78.070)

**\*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

### DIMENSIONAL INFORMATION

**Applicant:** Nexus Legacy Development LLC

**Location:** 3 Phillips Pl, Cambridge, MA

**Phone:** 617-543-7009

**Present Use/Occupancy:** University Offices -- Sec. 4.33.b.1 (Educ. purposes)

**Zone:** Residence C-2 Zone

**Requested Use/Occupancy:** Office Uses -- Sec. 4.34.a, .b, .c, or .d

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		10,470 sf	10,470 sf	12,628 sf (max)	(max.)
<u>LOT AREA:</u>		7,216 sf	7,216 sf	no min.	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		1.45	1.45	1.75 (non-residential max)	
<u>LOT AREA OF EACH DWELLING UNIT</u>		n/a	n/a	n/a	
<u>SIZE OF LOT:</u>	WIDTH	84.14 ft	84.14 ft	20 ft	
	DEPTH	71.16 ft	71.16 ft	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	1.4 ft (Phillips)/13.6 ft (Mason)	1.4 ft (Phillips)/13.6 ft (Mason)	(H+L)/4 to centerline, 10 ft (min) to lot line	
	REAR	n/a	n/a	n/a	
	LEFT SIDE	2.8 ft	2.8 ft	(H+L)/5 = 24 ft (approx)	
	RIGHT SIDE	1.5 ft	1.5 ft	(H+L)/5 = 15 ft (approx)	
<u>SIZE OF BUILDING:</u>	HEIGHT	41.4 ft	41.4 ft	85 ft	
	WIDTH	33 ft (approx)	33 ft (approx)	n/a	
	LENGTH	80 ft (approx.)	80 ft (approx.)	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		15% (but non-compliant w/Sec. 5.22.1)	15% (but non-compliant w/Sec. 5.22.1)	15%	
<u>NO. OF DWELLING UNITS:</u>		0	0	n/a	
<u>NO. OF PARKING SPACES:</u>		5	5	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<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 framed structure. No construction to be performed.

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'.



POINTKNOWN

418 MASSACHUSETTS AVENUE  
ARLINGTON, MA  
02474  
617 575 2222  
POINTKNOWN.COM

Owner

client logo here



WEST  
3 Phillips Pl

EXISTING CONDITIONS

3 Phillips Pl  
Cambridge, MA

Stamp

NOT FOR  
CONSTRUCTION

Key Plan

Drawing Title  
WEST ELEVATION

Job Number GCD02  
Drawn by Author  
Checked Checker  
Date 06-28-2024  
Scale 1/2" = 1'-0"  
Drawing No.

XC2.0



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NORTH

3 Phillips Pl

EXISTING CONDITIONS

**3 Phillips Pl**  
Cambridge, MA

Stamp

**NOT FOR  
CONSTRUCTION**

Key Plan

Drawing Title

NORTH ELEVATION

Job Number	GCD02
Drawn by	Author
Checked	Checker
Date	06-28-2024
Scale	1/2" = 1'-0"
Drawing No.	

**XC2.1**



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EAST

3 Phillips Pl

EXISTING CONDITIONS

**3 Phillips Pl**  
Cambridge, MA

Stamp

**NOT FOR  
CONSTRUCTION**

Key Plan

Drawing Title

EAST ELEVATION

Job Number	GCD02
Drawn by	Author
Checked	Checker
Date	06-28-2024
Scale	1/2" = 1'-0"
Drawing No.	

**XC2.2**



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SOUTH

3 Phillips Pl

EXISTING CONDITIONS

3 Phillips Pl  
Cambridge, MA

Stamp

NOT FOR  
CONSTRUCTION

Key Plan

Drawing Title

SOUTH ELEVATION

Job Number GCD02  
Drawn by Author  
Checked Checker  
Date 06-28-2024  
Scale 1/2" = 1'-0"  
Drawing No.

XC2.3

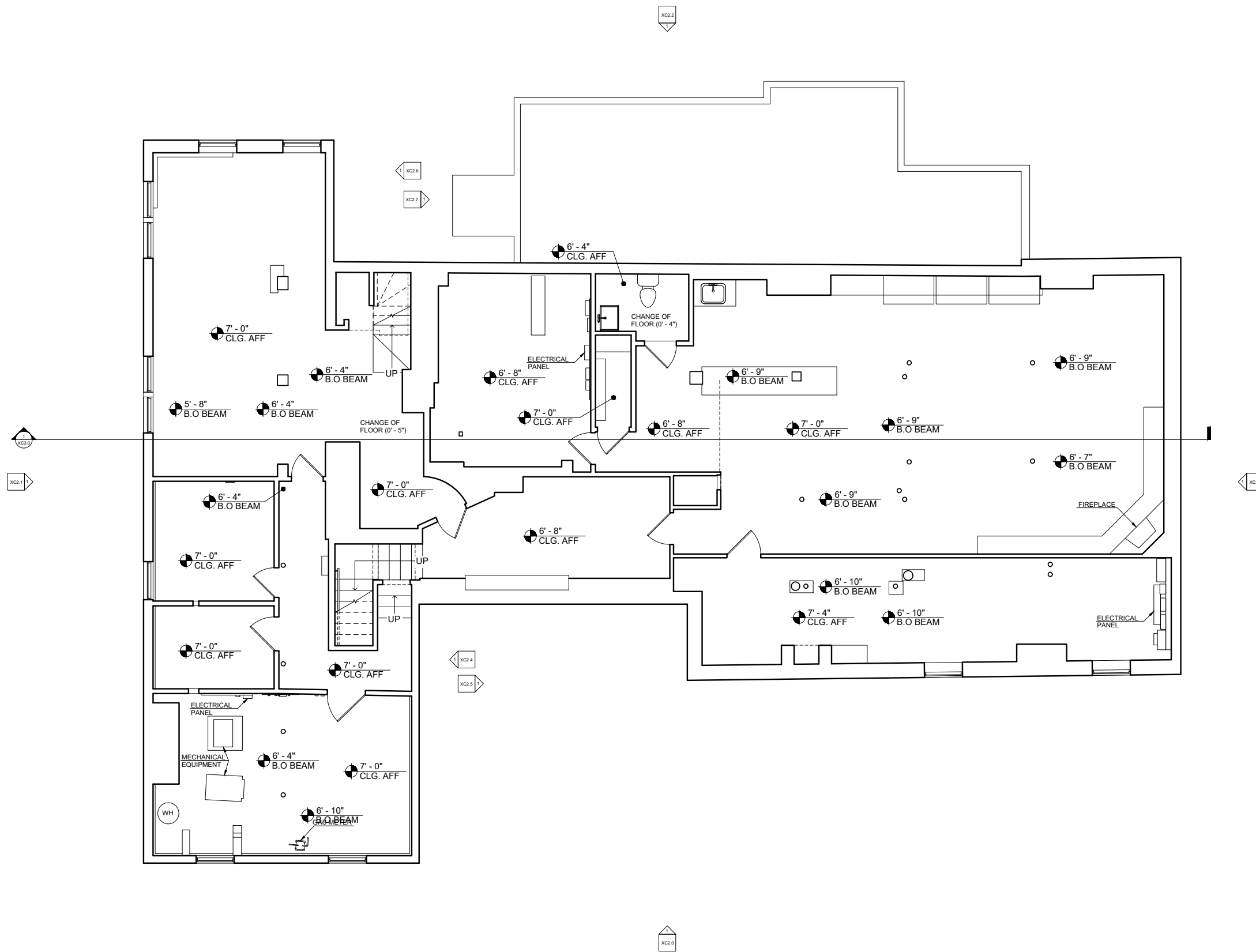


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BASEMENT

3 Phillips Pl

EXISTING CONDITIONS

**3 Phillips Pl**  
Cambridge, MA

Stamp

**NOT FOR  
CONSTRUCTION**

Key Plan

Drawing Title  
**BASEMENT**

Job Number	GCD02
Drawn by	Author
Checked	Checker
Date	06-28-2024
Scale	2" = 1'-0"
Drawing No.	

**XC1.0**

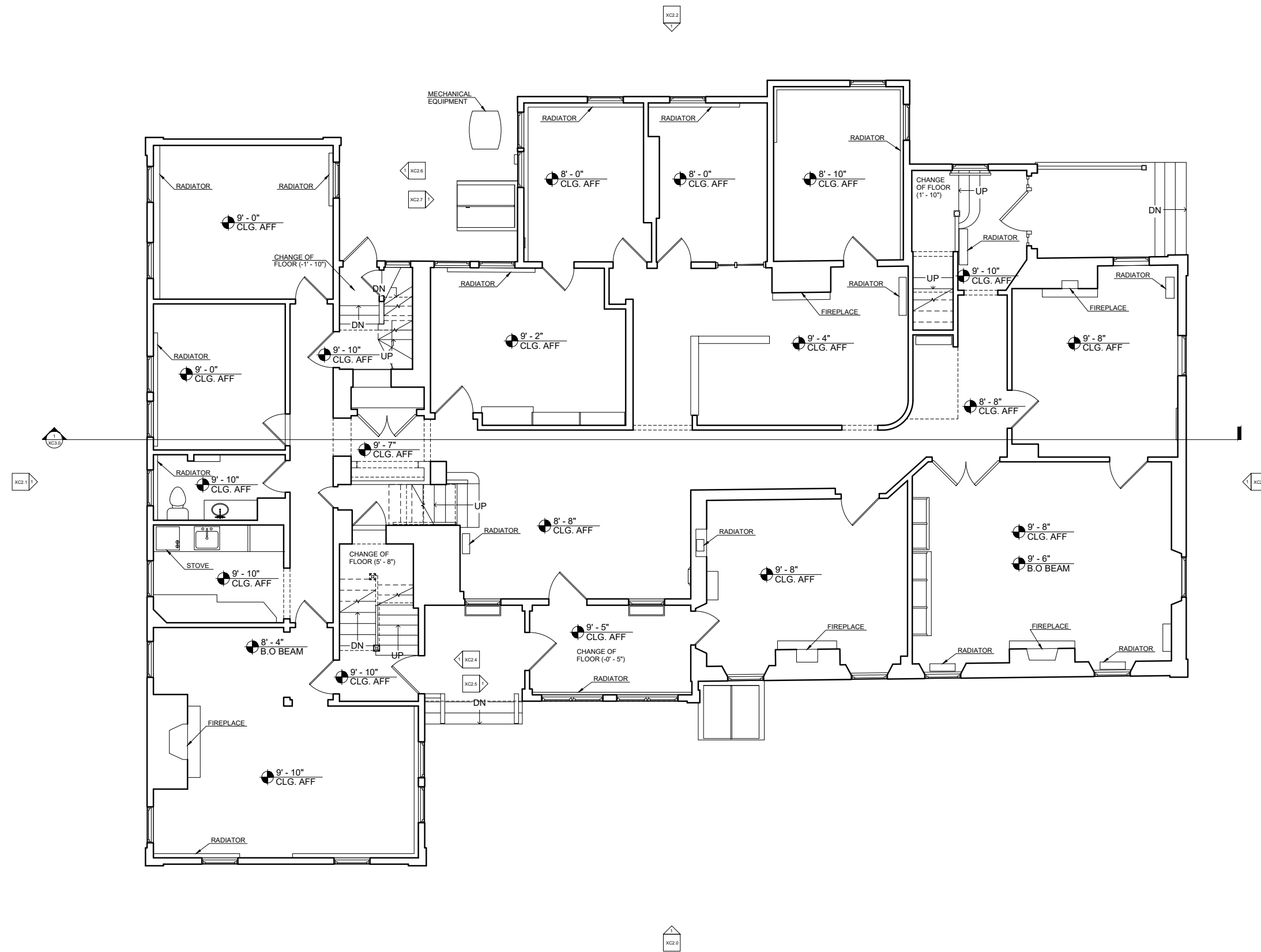


POINTKNOWN

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Owner

client logo here



FIRST FLOOR

3 Phillips Pl

EXISTING CONDITIONS

**3 Phillips Pl**  
Cambridge, MA

Stamp

**NOT FOR  
CONSTRUCTION**

Key Plan

Drawing Title

FIRST FLOOR

Job Number	GCD02
Drawn by	Author
Checked	Checker
Date	06-28-2024
Scale	2" = 1'-0"
Drawing No.	

XC1.1



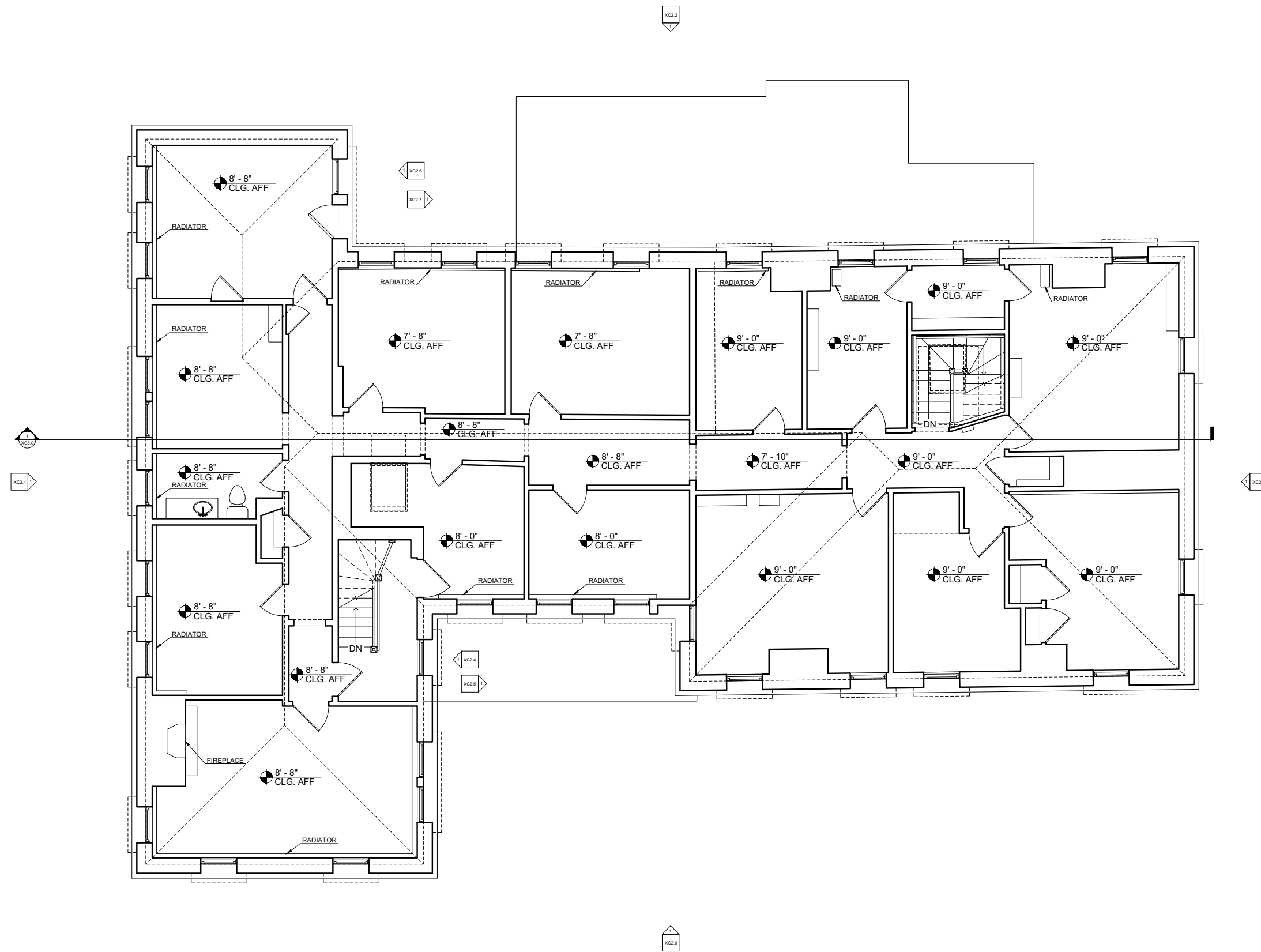


POINTKNOWN

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Owner

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# THIRD FLOOR

3 Phillips Pl

## EXISTING CONDITIONS

### 3 Phillips Pl Cambridge, MA

Stamp

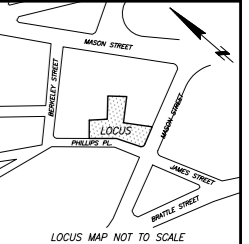
**NOT FOR  
CONSTRUCTION**

Key Plan

Drawing Title  
THIRD FLOOR

Job Number	GCD02
Drawn by	Author
Checked	Checker
Date	06-28-2024
Scale	2" = 1'-0"
Drawing No.	

# XC1.3



LOCUS MAP NOT TO SCALE

BOUNDARY DESCRIPTION PER COMMITMENT NO. BOS-20230318-MA ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF FEBRUARY 23, 2023 (#3 PHILLIPS PLACE)

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON, NOW KNOWN AND NUMBERED AS 3 PHILLIPS PLACE, SITUATED ON THE NORTHERLY SIDE OF MASON STREET IN CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, BEING BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING ON THE NORTHERLY SIDE OF SAID MASON STREET, AS WIDENED AT THE SOUTHEASTELY CORNER OF THE GRANTED PREMISES, BY LAND NOW OR FORMERLY OR SAMUEL BATCHELDER, AND THEN RUNNING
NORTHERLY ON SAID LAND NOW OR FORMERLY OF SAID BATCHELDER, ONE HUNDRED AND FOUR AND 72/100 (104.72) FEET TO LAND NOW OR LATE OF HOPKINSON; THENCE
WESTERLY ON SAID LAND NOW OR LATE OF HOPKINSON, SIXTY-ONE AND 10/100 (61.10) FEET TO PHILLIPS PLACE, 30-CALLED; THENCE
SOUTHERLY BY SAID PHILLIPS PLACE, EIGHTY-NINE AND 47/100 (89.47) FEET TO SAID MASON STREET AND THENCE;
EASTERLY ON SAID MASON STREET EIGHTY-FIVE (85) FEET, MORE OR LESS TO THE POINT OF BEGINNING.
EXCEPTING FROM THE ABOVE DESCRIBED PREMISES, HOWEVER, SO MUCH THEREOF AS WAS TAKEN BY THE CITY OF CAMBRIDGE FOR THE WIDENING OF SAID PHILLIPS PLACE.
[ ] \*CORRECTED TYPOGRAPHICAL OR SCRIBENER'S ERROR

BOUNDARY DESCRIPTION PER COMMITMENT NO. BOS-20230319-MA ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF FEBRUARY 23, 2023 (#5 PHILLIPS PLACE)

THE LAND WITH BUILDINGS THEREON NOW KNOWN AND NUMBERED 5 PHILLIPS PLACE IN CAMBRIDGE, MIDDLESEX COUNTY, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:
SOUTHWESTERLY BY SAID PHILLIPS PLACE, 96.17 FEET;
NORTHWESTERLY BY LOT B AS SHOWN ON THE PLAN HEREINAFTER MENTIONED, 81.50 FEET;
NORTHEASTERLY BY SAID LOT B, 61.75 FEET;
NORTHWESTERLY AGAIN, BY SAID LOT B, 89.09 FEET;
NORTHEASTERLY AGAIN, BY LAND NOW OR FORMERLY OF BATCHELDER AND LAND NOW OR FORMERLY OF THE SHEPARD CONGREGATIONAL SOCIETY, 70.03 FEET; AND
SOUTHWESTERLY BY LAND NOW FORMERLY OF THE SHEPARD CONGREGATIONAL SOCIETY AND LAND NOW OR FORMERLY OF HASTINGS BY TWO COURSES, MEASURING 94.42 AND 61.83 FEET RESPECTIVELY.
SAID PREMISES ARE SHOWN AS "LOT A" ON A PLAN ENTITLED, "SUBDIVISION OF LAND IN CAMBRIDGE (SCALE 1" = 30)", DATED MAY 2, 1960 BY EDWARD SMITH, ENGINEER, RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 9269, PAGE 33.

EXCEPTIONS FROM COVERAGE (SURVEY RELATED ONLY) SCHEDULE B, PART II, LISTED IN TITLE COMMITMENT NO. BOS-20230318-MA ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF FEBRUARY 23, 2023 (#3 PHILLIPS PLACE)

6 EASEMENT FOR ELECTRIC SERVICE IN FAVOR OF NSTAR ELECTRIC COMPANY D/B/A EVERSOURCE ELECTRIC DATED NOVEMBER 22, 2016 AND RECORDED IN BOOK 68570, PAGE 429. - (NOT LOCUS)

EXCEPTIONS FROM COVERAGE (SURVEY RELATED ONLY) SCHEDULE B, PART II, LISTED IN TITLE COMMITMENT NO. BOS-20230319-MA ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF FEBRUARY 23, 2023 (#5 PHILLIPS PLACE)

6 EASEMENT FOR ELECTRIC SERVICE IN FAVOR OF NSTAR ELECTRIC COMPANY D/B/A EVERSOURCE ELECTRIC DATED NOVEMBER 22, 2016 AND RECORDED IN BOOK 68570, PAGE 429. - (NOT LOCUS)

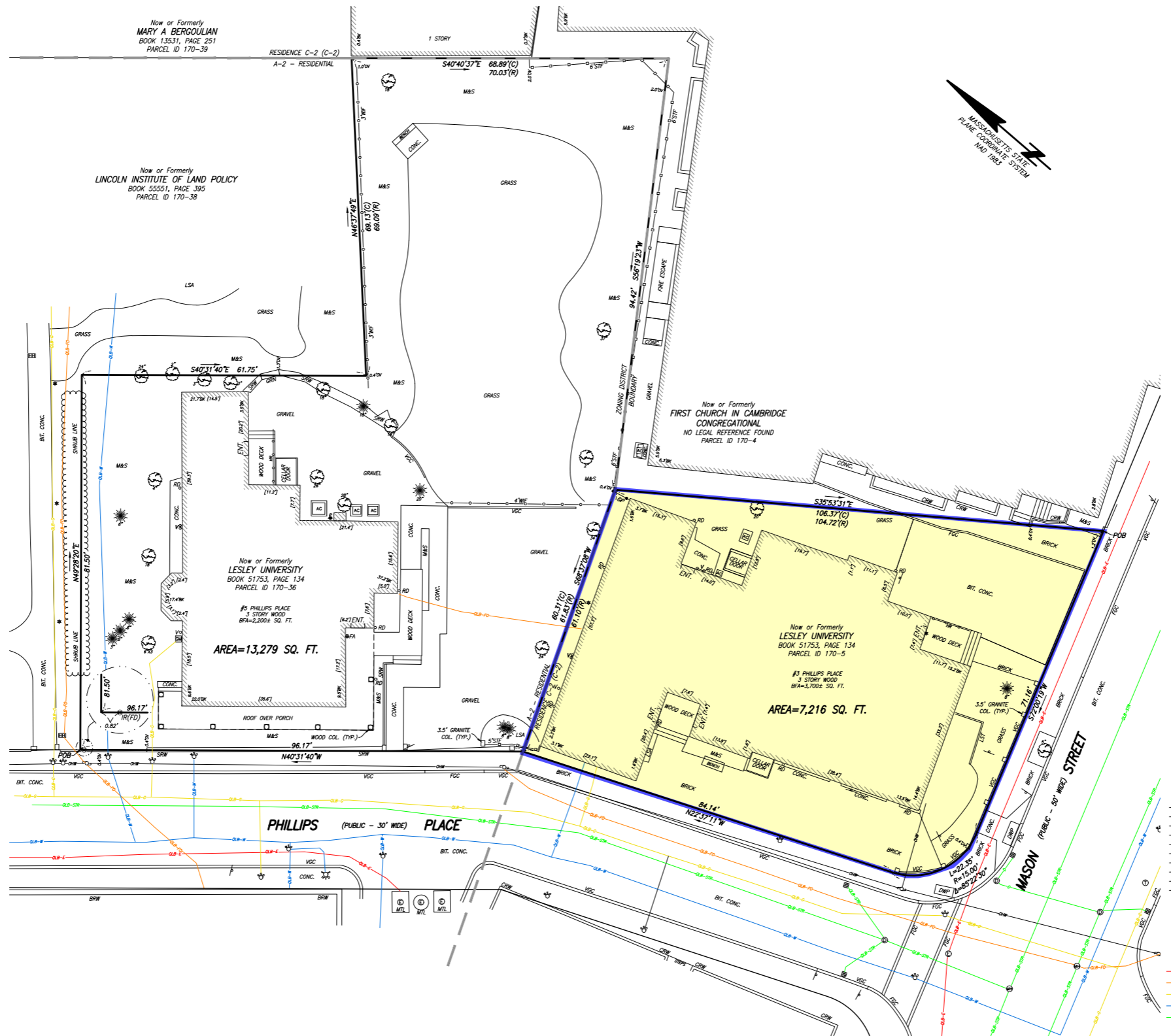
7 DECISION OF THE CITY OF CAMBRIDGE BOARD OF ZONING APPEAL GRANTING A VARIANCE RECORDED ON OCTOBER 13, 1998 IN BOOK 29315, PAGE 2. - (NOT PLOTTABLE)

NOTES:

- 1. THE PROPERTY SHOWN HEREON AS #3 PHILLIPS PLACE IS THE SAME PROPERTY DESCRIBED IN TITLE COMMITMENT NUMBER BOS-20230318-MA ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF FEBRUARY 23, 2023. THE PROPERTY SHOWN HEREON AS #5 PHILLIPS PLACE IS THE SAME PROPERTY DESCRIBED IN TITLE COMMITMENT NUMBER BOS-20230319-MA ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF FEBRUARY 23, 2023.
2. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO PHILLIPS PLACE, A PUBLIC WAY.
3. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED). AN AREA OUTSIDE OF THE "X" HAS BEEN SHOWN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 2501700438E, CITY OF CAMBRIDGE COMMUNITY NUMBER 250186, PANEL NUMBER 0438E, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.
4. ZONING INFORMATION AS SHOWN HEREON WAS NOT PROVIDED BY THE TITLE INSURER AS REQUIRED BY ITEM 6 (A OR B) OF TABLE "X" IN THE 2021 ALTA SURVEY REQUIREMENTS.
5. NO STRIPED SURFACE PARKING SPACES WERE OBSERVED AT THE TIME OF SURVEY.
6. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF SURVEY.
8. UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE APPROPRIATED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL TOLL FREE THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.
9. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

BOUNDARY DESCRIPTION OF #5 PHILLIPS PLACE (PER SURVEY)

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY SIDE OF PHILLIPS PLACE;
THENCE RUNNING N 49°28'20" E, BY LAND NOW OR FORMERLY OF LINCOLN INSTITUTE OF LAND POLICY, A DISTANCE OF 81.50 FEET TO A POINT;
THENCE TURNING AND RUNNING S 40°31'40" E, BY LAND NOW OR FORMERLY OF LINCOLN INSTITUTE OF LAND POLICY, A DISTANCE OF 61.75 FEET TO A POINT;
THENCE TURNING AND RUNNING N 46°37'49" E, BY LAND NOW OR FORMERLY OF LINCOLN INSTITUTE OF LAND POLICY, A DISTANCE OF 69.13 FEET TO A POINT;
THENCE TURNING AND RUNNING S 40°40'37" E, IN PART BY LAND NOW OR FORMERLY OF MARY A BERCOULIAN, AND IN PART BY LAND NOW OR FORMERLY OF FIRST CHURCH IN CAMBRIDGE CONGREGATIONAL, A DISTANCE OF 68.89 FEET TO A POINT;
THENCE TURNING AND RUNNING S 56°19'23" W, BY LAND NOW OR FORMERLY OF FIRST CHURCH IN CAMBRIDGE CONGREGATIONAL, A DISTANCE OF 94.42 FEET TO A POINT;
THENCE TURNING AND RUNNING S 68°37'08" W, BY LAND NOW OR FORMERLY OF LESLEY UNIVERSITY, A DISTANCE OF 60.31 FEET TO A POINT ON SAID PHILLIPS PLACE;
THENCE TURNING AND RUNNING N 40°31'40" W, BY SAID PHILLIPS PLACE, A DISTANCE OF 96.17 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 13,279 SQUARE FEET.



- LEGEND
(1) DRAIN MANHOLE
(2) ELECTRIC MANHOLE
(3) WATER MANHOLE
(4) TELEPHONE MANHOLE
(5) MANHOLE
(6) HYDRANT
(7) WATER SHUT OFF/WATER GATE
(8) GAS SHUT OFF/GAS GATE
(9) UTILITY POLE
(10) LIGHT POLE
(11) WALK LIGHT
(12) ELECTRIC HANDHOLE
(13) BOLLARD
(14) POST
(15) SIGN
(16) FA FIRE ALARM
(17) RD ROOF DRAIN
(18) VENT
(19) IRON ROD
(20) GAS METER
(21) DEODOROUS TREE
(22) CONIFEROUS TREE
(23) EXCEPTION NUMBER LISTED IN TITLE COMMITMENT
(24) ENCROACHMENT NUMBER
(25) GP GATE POST
(26) AC AIR CONDITIONING UNIT
(27) [X,Y] BUILDING DIMENSION
(28) BFA BUILDING FOOTPRINT AREA
(29) BH BUILDING HEIGHT
(30) BIT BITUMINOUS
(31) COL COLUMN
(32) CONC CONCRETE
(33) CRW CONCRETE RETAINING WALL
(34) DWP DETECTIBLE WARNING PANEL
(35) ENT ENTRANCE
(36) FD FOUND
(37) FGC FLUSH GRANITE CURB
(38) GRN GRANITE
(39) HR HAND RAIL
(40) IRON ROD
(41) L ARC LENGTH
(42) LSA LANDSCAPED AREA
(43) LST LANDSCAPE TIMBER
(44) M&S MULCH & SHRUBS
(45) MTL METAL
(46) POB POINT OF BEGINNING
(47) OV OVER
(48) R RADIUS
(49) SQ. FT. SQUARE FEET
(50) SRW STONE RETAINING WALL
(51) STF STOCKADE FENCE
(52) TYP TYPICAL
(53) VGC VERTICAL GRANITE CURB
(54) WF WROUGHT IRON FENCE
(55) WOOD FENCE
(56) CS COMBINED SEWER
(57) D DRAIN
(58) E ELECTRIC
(59) G GAS
(60) OHW OVERHEAD WIRES
(61) T TELEPHONE
(62) W WATER
(63) FO FIBER OPTIC
(64) WROUGHT IRON FENCE
(65) WOOD FENCE
SUBSURFACE UTILITIES LEGEND
QUALITY LEVEL "B" (QLB)
- QLB-E MAIN ELECTRIC LINES
- QLB-FD FIBER OPTIC COMMUNICATION LINES
- QLB-G GAS
- QLB-W MAIN WATER
- QLB-STR STORM DRAIN

LIST OF POTENTIAL ENCROACHMENTS #5 PHILLIPS PLACE

- NOW OR FORMERLY FIRST CHURCH IN CAMBRIDGE CONGREGATIONAL
STOCKADE FENCE OV 2.0' (CROSSES 2.0' INTO BOTH LOTS)
NOW OR FORMERLY LINCOLN INSTITUTE OF LAND POLICY
STONE RETAINING WALL OV 1.3'
PHILLIPS PLACE
STONE RETAINING WALL OV 0.4'
MULCH AND SHRUB AREA OV 0.4'
LIST OF POTENTIAL ENCROACHMENTS #3 PHILLIPS PLACE
MASON STREET
GRANITE COLUMN OV 0.4'
NOW OR FORMERLY FIRST CHURCH IN CAMBRIDGE CONGREGATIONAL
FGC CROSSES PROPERTY LINE
CONCRETE STEPS OV 0.4'
MULCH AND SHRUB AREA OV 1.2'

ZONING CLASSIFICATION (#5 PHILLIPS PLACE)

ZONING DISTRICT: A-2 - RESIDENTIAL
DIMENSIONAL TABLE PER A-2 - RESIDENTIAL ZONE
MAXIMUM FLOOR AREA RATIO 0.5
MINIMUM LOT SIZE 6,000 SQ. FT.
MINIMUM LOT AREA/DWELLING 4,500 SQ. FT.
MINIMUM LOT WIDTH 65 FEET
MINIMUM FRONT YARD 20
MINIMUM SIDE YARD 10 (SUM OF 25)
MINIMUM REAR YARD 25
MAXIMUM HEIGHT 35 FEET
MINIMUM OPEN SPACE SIDE

ZONING CLASSIFICATION (#3 PHILLIPS PLACE)

ZONING DISTRICT: RESIDENCE C-2 DISTRICT
DIMENSIONAL TABLE PER "C-2" ZONING DISTRICT
MAXIMUM FLOOR AREA RATIO 1.75
MINIMUM LOT SIZE 5,000 SQ. FT.
MINIMUM LOT AREA/DWELLING 600 SQ. FT.
MINIMUM LOT WIDTH 50 FEET
MINIMUM FRONT YARD H+L/4
MINIMUM SIDE YARD H+L/5
MINIMUM REAR YARD H+L/4
MAXIMUM HEIGHT 85 FEET
MINIMUM OPEN SPACE 15%

REFERENCES

- MIDDLESEX COUNTY REGISTRY OF DEEDS
PLAN NO. 905 OF 2012
PLAN NO. 1042 OF 1960
CITY OF CAMBRIDGE DEPT. OF PUBLIC WORKS
PLAN STR-05-03
PLAN STR-19-16

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 8, 9, 11(A), 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 7, 2023.

FELDMAN GEOSPATIAL
DRAFT 5/31/2023
JOSEPH R. ZAMBITO, PLS (MA# 52783) DATE
JZAMBITO@FELDMANGEO.COM

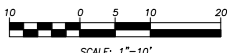
DRAWING NAME:
ALTA/NSPS
LAND TITLE SURVEY

3 & 5 PHILLIPS PLACE
CAMBRIDGE, MASS.

DATE: APRIL 7, 2023

REVISIONS table with columns for revision number, description, and date.

FILENAME: 2300137-ALTA (Phillips).dwg
RESEARCH: JMK FIELD CHIEF: AM
PROJ MGR: JRZ APPROVED: JRZ
CALC: JMK CAD: JMK
FIELD CHG: JMK CRD FILE: 2300137-PHILLIPS



SCALE: 1"=10'
SHEET NO. 1 OF 1



← 3 Phillips Pl 🔍 ✕

← Share ✕

**9 Mason St**  
Cambridge, Massachusetts  
📍  
Google Street View  
Nov 2020 See more dates



Google Maps

Image capture: Nov 2020 © 2026 Google United States Terms Privacy Report a problem

3 Phillips Pl

Share



4 Mason St  
Cambridge, Massachusetts

Google Street View

Nov 2020 See more dates



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X

Share

X

Google Maps

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3 Phillips Pl

14 Mason St  
Cambridge, Massachusetts  
Google Street View  
Nov 2020 See more dates

Share



Google Maps

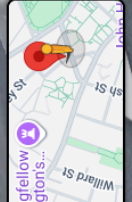


Image capture: Nov 2020 © 2020 Google United States Terms Privacy Report a problem



X

Share

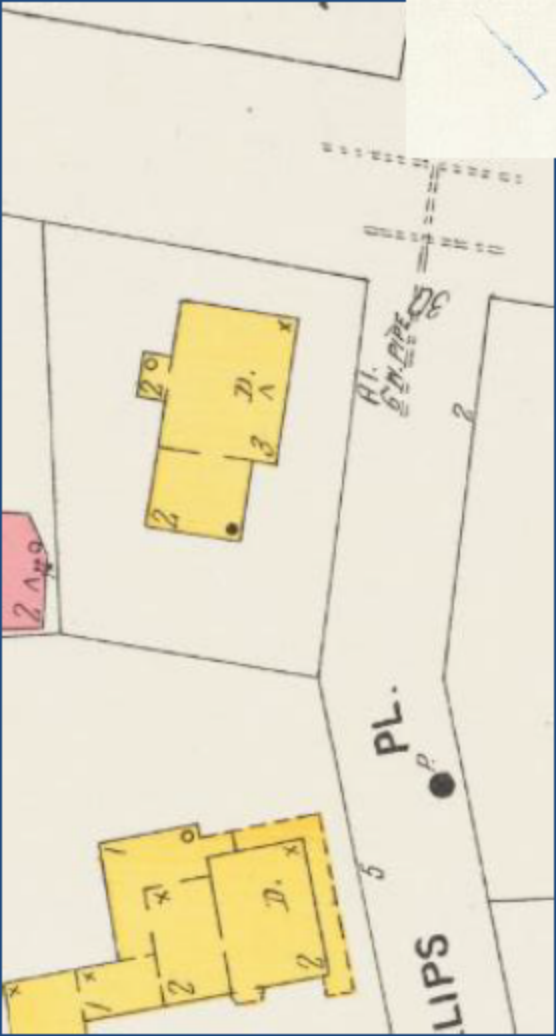
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Google Maps

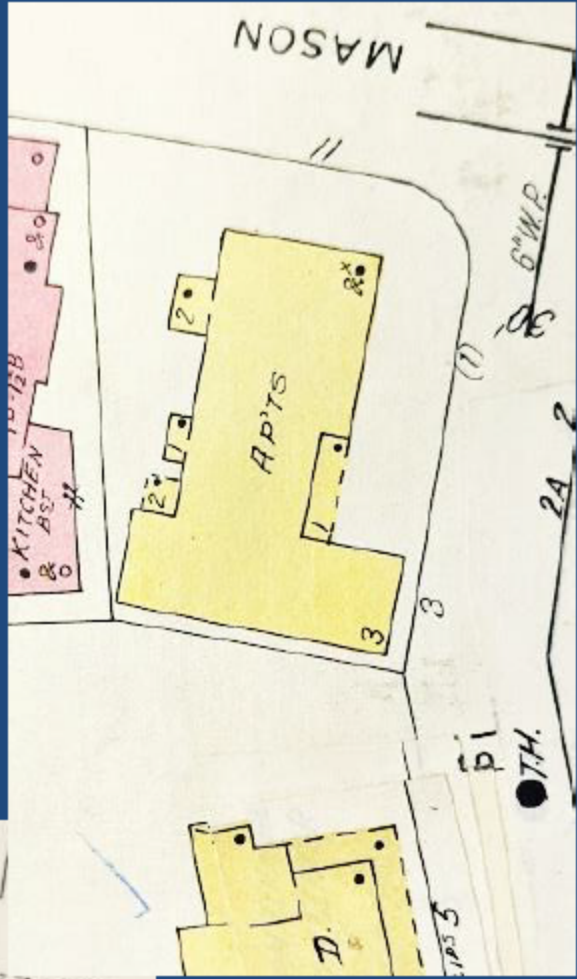
Image capture: Aug 2019 © 2026 Google United States Terms Privacy Report a problem

2023 33000000  
Hillips Pl

PRO CUT  
The Newark Building & Repair Experts  
INSULATING • CORE DRILLING • FLAT SAWN  
EXTERIOR ROOFING • WIRE SAWN  
1000 W. 10th St. Westborough, MA 01581  
508-865-1234
























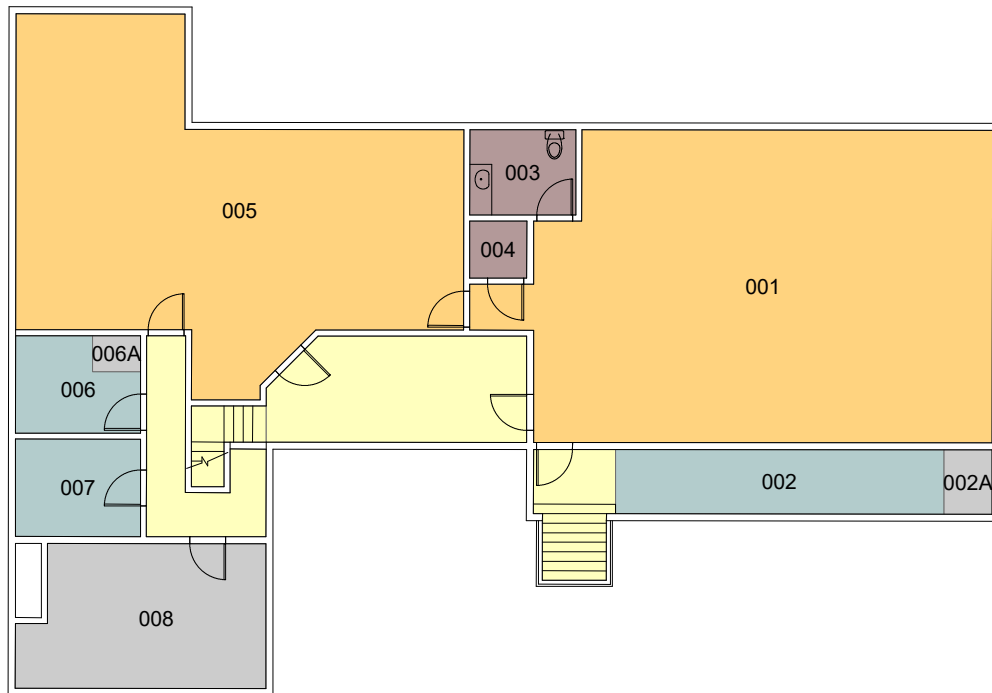
1900



1934

# Legend

	Inactive/Unfinished		Conference Room		Exhibition/Gallery		Health Services
	Classroom		Library/Study		Food Service		Student Residence
	Lab		Recreation/PE		Lounge/Stud. Center		Residential Rental
	Senior Studios		Clinical/Demonstration		Retail/Food		Circulation
	Office/Office Support		Assembly		Plant Operations		Restroom/Janitorial
							Mechanical



Room Use










Scale: 1 in = 16 ft

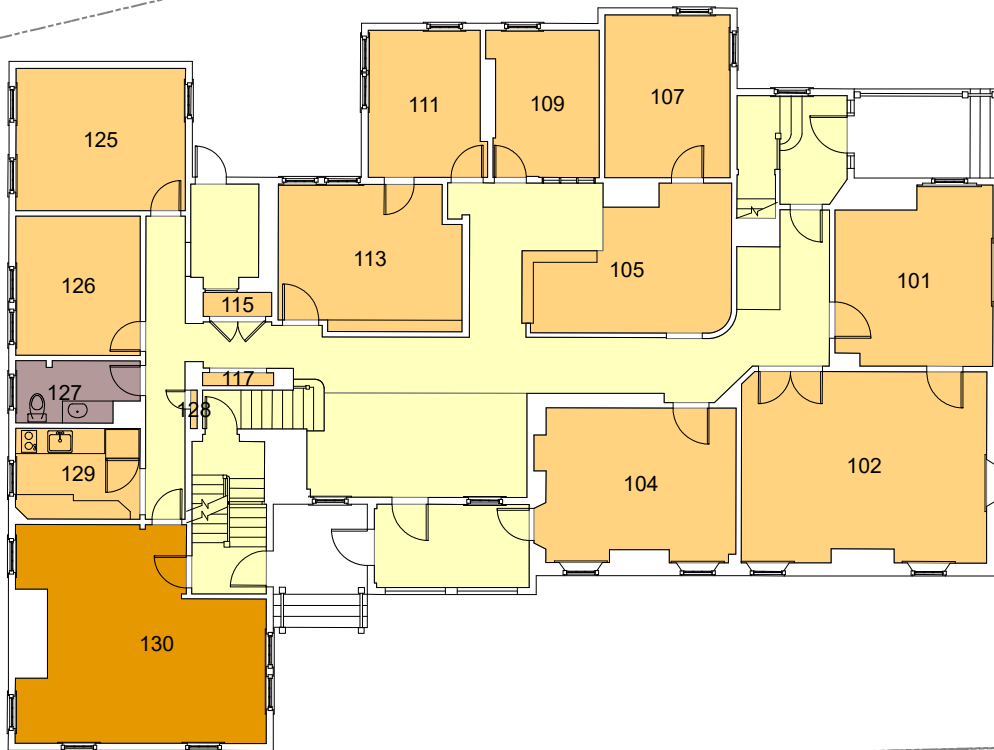




Building: 3 Phillips Place


















Floor: Lower Level

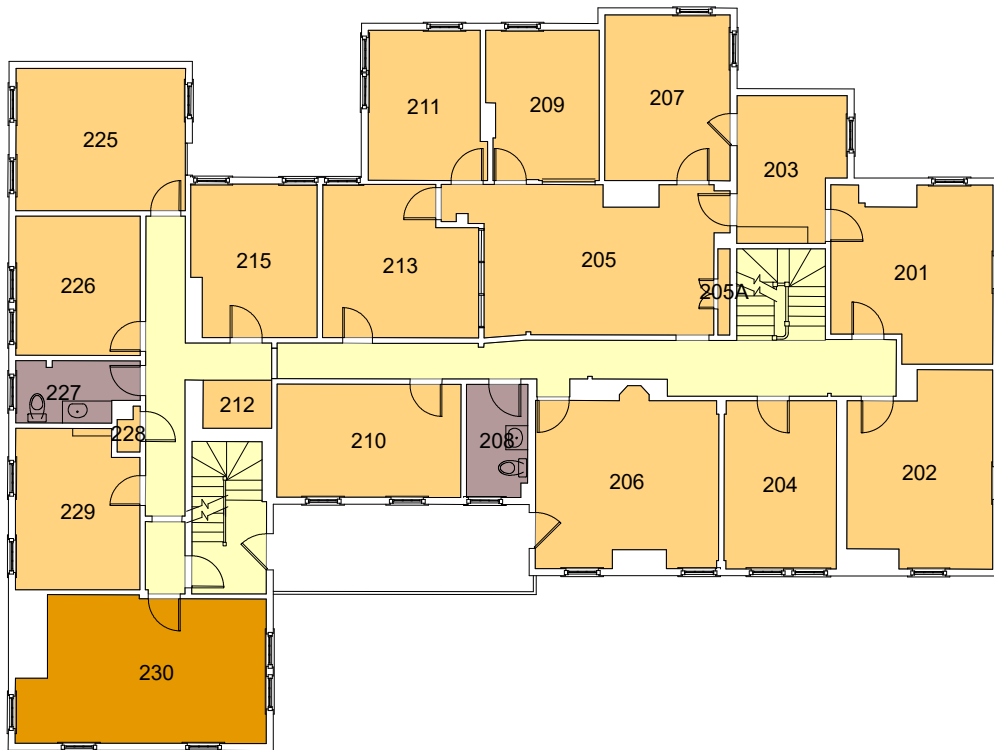
Date: 3/24/2020



- |   |  |   |   |
|---|--|---|---|
|  Inactive/Unfinished   |  Library/Study      |  Lounge/Stud. Center |  Student Residence   |
|  Classroom             |  Recreation/PE      |  Retail/Food         |  Staff House         |
|  Lab                   |  Assembly           |  Retail              |  Residential Rental  |
|  Office/Office Support |  Exhibition/Gallery |  Plant Operations    |  Circulation         |
|  Conference Room       |  Food Service       |  Health Services     |  Restroom/Janitorial |
|   |  |   |  Mechanical          |




















	<b>Room Use</b>		Scale: 1 in = 16 ft
North: 	Building: 3 Phillips Place	Floor: Ground Floor	Date: 3/24/2020

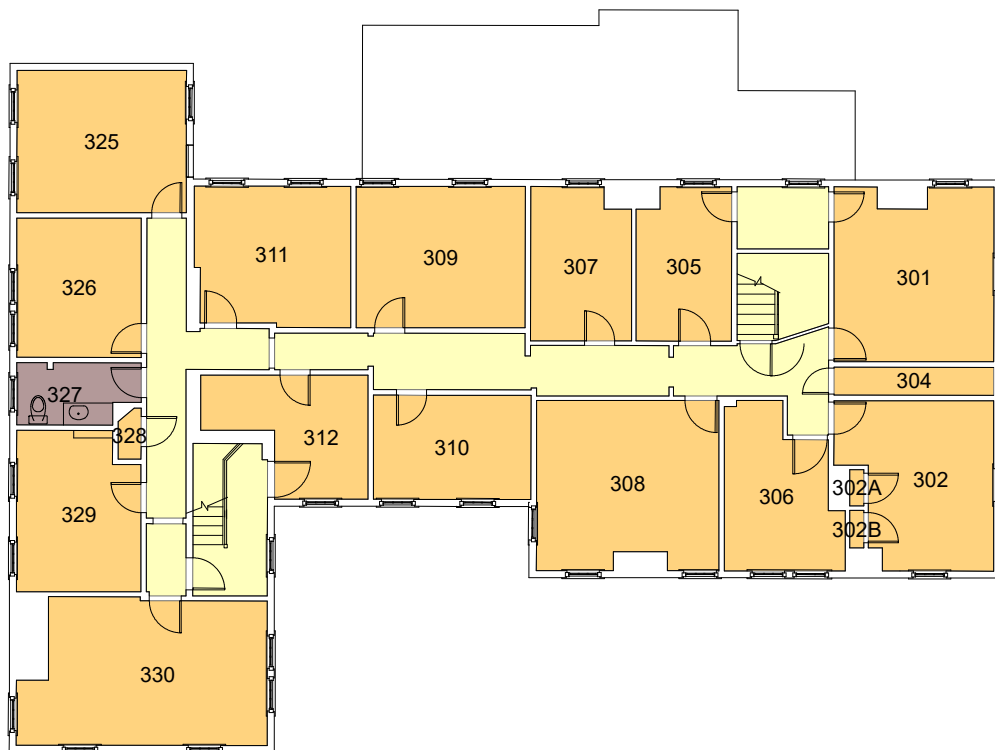
 Inactive/Unfinished	 Conference Room	 Exhibition/Gallery	 Staff House
 Classroom	 Library/Study	 Lounge/Stud. Center	 Residential Rental
 Lab	 Clinical/Demonstration	 Plant Operations	 Circulation
 Office/Office Support	 Assembly	 Student Residence	 Restroom/Janitorial
		 Mechanical	



 <b>Lesley</b> UNIVERSITY	<b>Room Use</b>		Scale: 1 in = 16 ft
North: 	Building: 3 Phillips Place	Floor: Second Floor	Date: 3/24/2020

### Legend

	Unfinished/Inactive		Conference Room		Food Service		Staff House
	Classroom		Library/Study		Lounge/Stud. Center		Residential Rental
	Lab		Clinical/Demonstration		Plant Operations		Circulation
	Office/Office Support		Assembly		Student Residence		Restroom/Janitorial
							Mechanical



Room Use

Scale: 1 in = 16 ft



Building: 3 Phillips Place

Floor: Third Floor

Date: 3/24/2020



# NEIGHBORING USES

City of Cambridge, MA

1 inch = 112 Feet



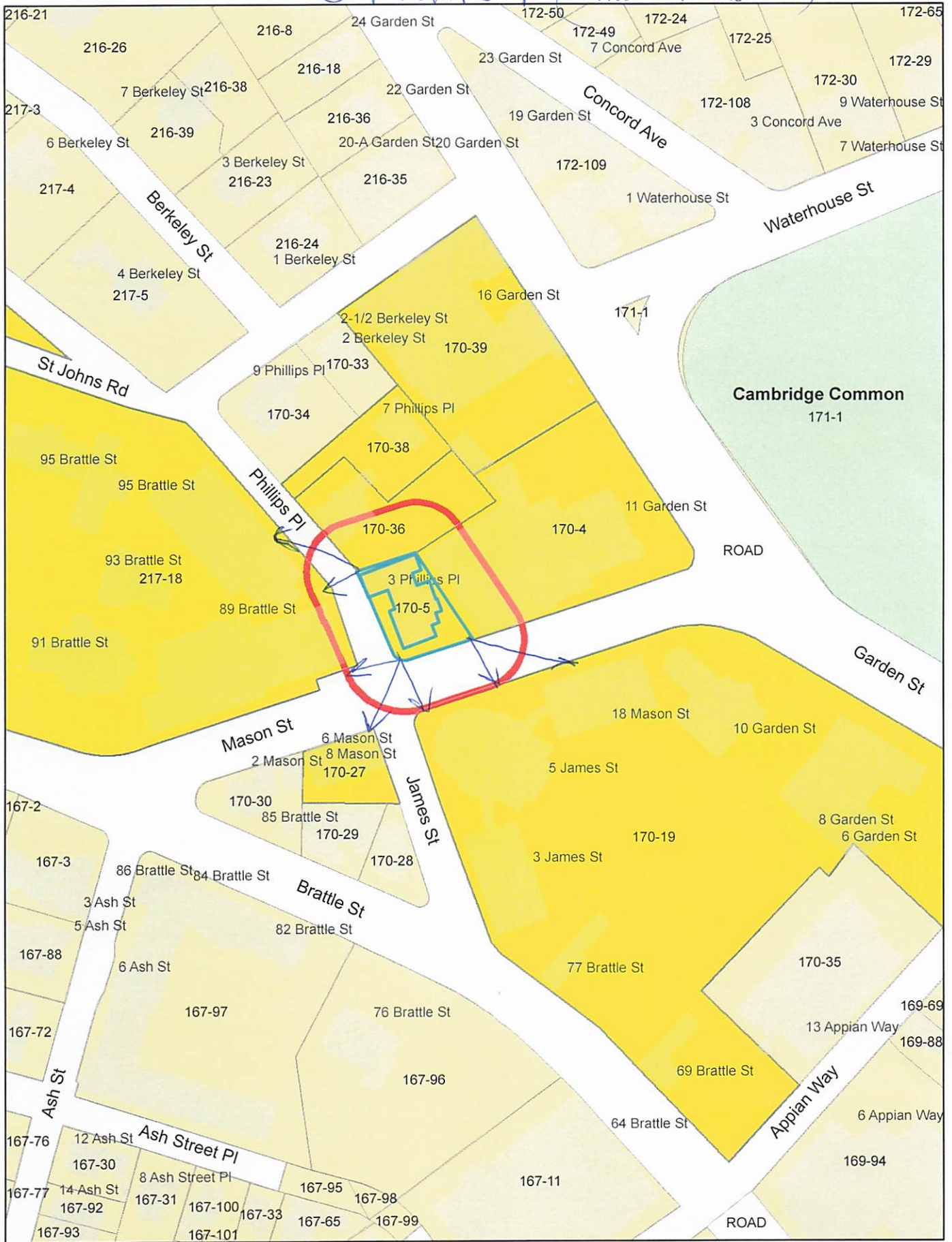
May 26, 2026

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

3 Phillips Pl (aka-11 Mason St.)



3 Phillips Pl.

*Petitioner*  
TRILOGY LAW LLC  
C/O SARAH L. RHATIGAN, ESQ.  
12 MARSHALL STREET  
BOSTON, MA 02108

170-4  
FIRST CHURCH IN CAMBRIDGE  
CONGREGATIONAL  
44 GARDEN STREET  
CAMBRIDGE, MA 02138

170-38  
LINCOLN INSTITUTE OF LAND POLICY  
113 BRATTLE STREET  
CAMBRIDGE, MA 02138

170-39  
BERGOULIAN, MARY A., EDWARD N. &  
WALTER A. GULESERIAN TRS.  
ATTN: TAD W. GULESERIAN  
16 GARDEN ST  
CAMBRIDGE, MA 02138-3604

217-18  
LESLEY UNIVERSITY  
29 EVERETT ST  
CAMBRIDGE, MA 02138

217-18  
EPISCOPAL DIVINITY SCHOOL &  
LESLEY UNIVERSITY  
29 EVERETT ST  
CAMBRIDGE, MA 02138

170-27  
6-12 MASON STREET LLC  
8 MASON ST  
CAMBRIDGE, MA 02138

170-36  
JIANG, QIONG  
23 COOLIDGE HILL RD  
CAMBRIDGE, MA 02138

170-5  
NEXUS LEGACY DEVELOPMENT LLC  
23 COOLIDGE HILL RD  
CAMBRIDGE, MA 02138

170-19  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
C/O HARVARD REAL ESTATE, INC.  
HOLYOKE CENTER, ROOM 1000  
1350 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138-3895

BK12356 PG566

CLERK'S CERTIFICATE

I, Joseph A. Devenny, Clerk of Weston College, a Massachusetts charitable corporation, hereby certify that at meetings of the members and of the Board of Directors of the said corporation, duly called and held on July 10, 1972, at each of which meetings a quorum was present and acting throughout, upon motion at each meeting duly made and seconded, it was unanimously

VOTED: That this Corporation convey and transfer to Weston College Corporation, subject to related liabilities and subject to the terms of the Agreement authorized by the preceding vote, title to a one family house located at 60 Maxwell Street, in Dorchester, an office building at 3 Phillips Place and Mason Street in Cambridge, and this Corporation's 7% interest in a certain parcel of land in Westwood, all as more particularly described in the deeds presented to this meeting and that the President be and he hereby is authorized to execute and deliver said deeds in substantially the form presented to this meeting with such minor changes, insertions and omissions as the President may approve, such approval being conclusively evidenced by his execution thereof.

I further certify that the above vote is still in full force and effect and has not been amended, modified or altered in any way.

July 10, 1972



Joseph A. Devenny  
Clerk