



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: ²</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	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

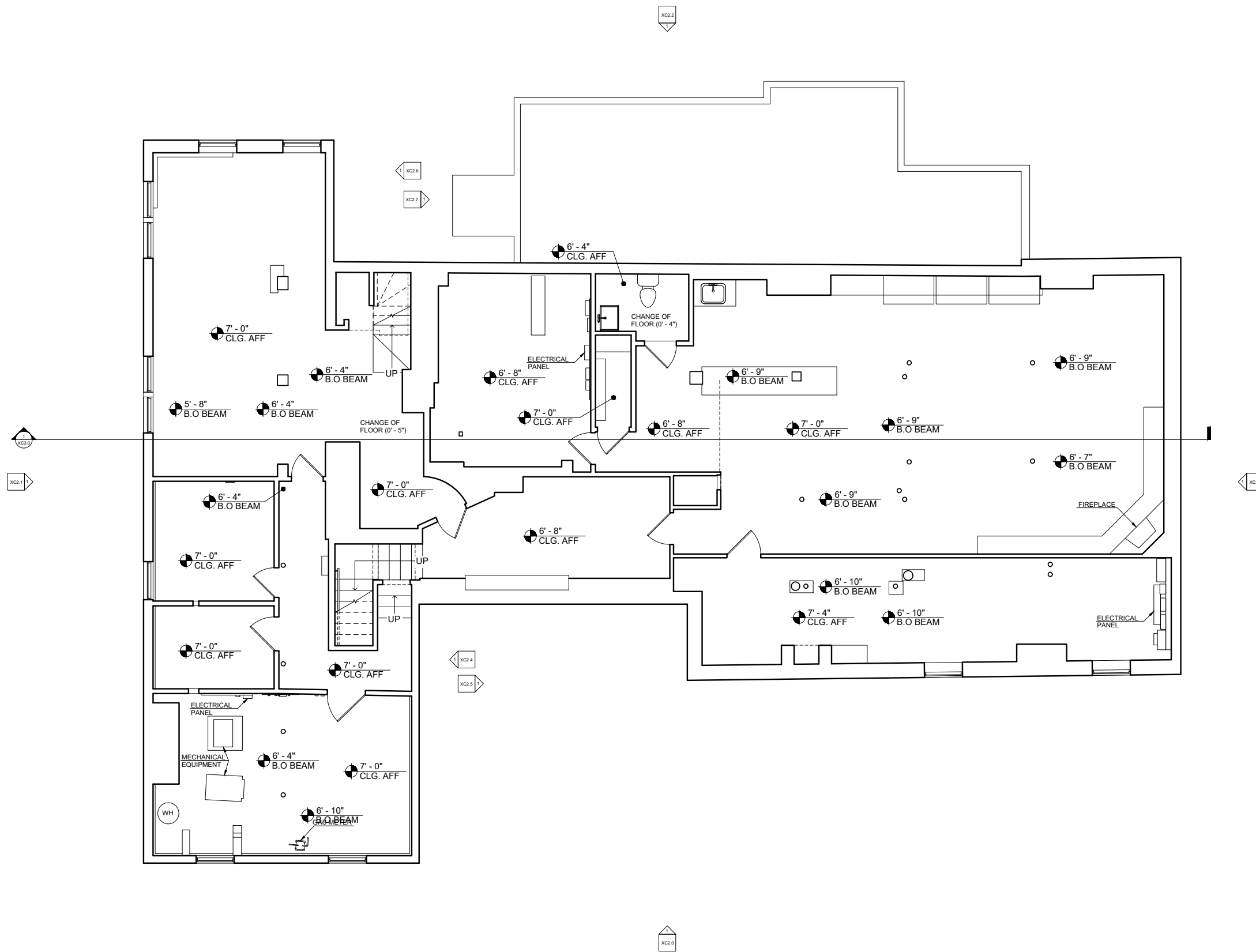


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02474
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Owner

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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

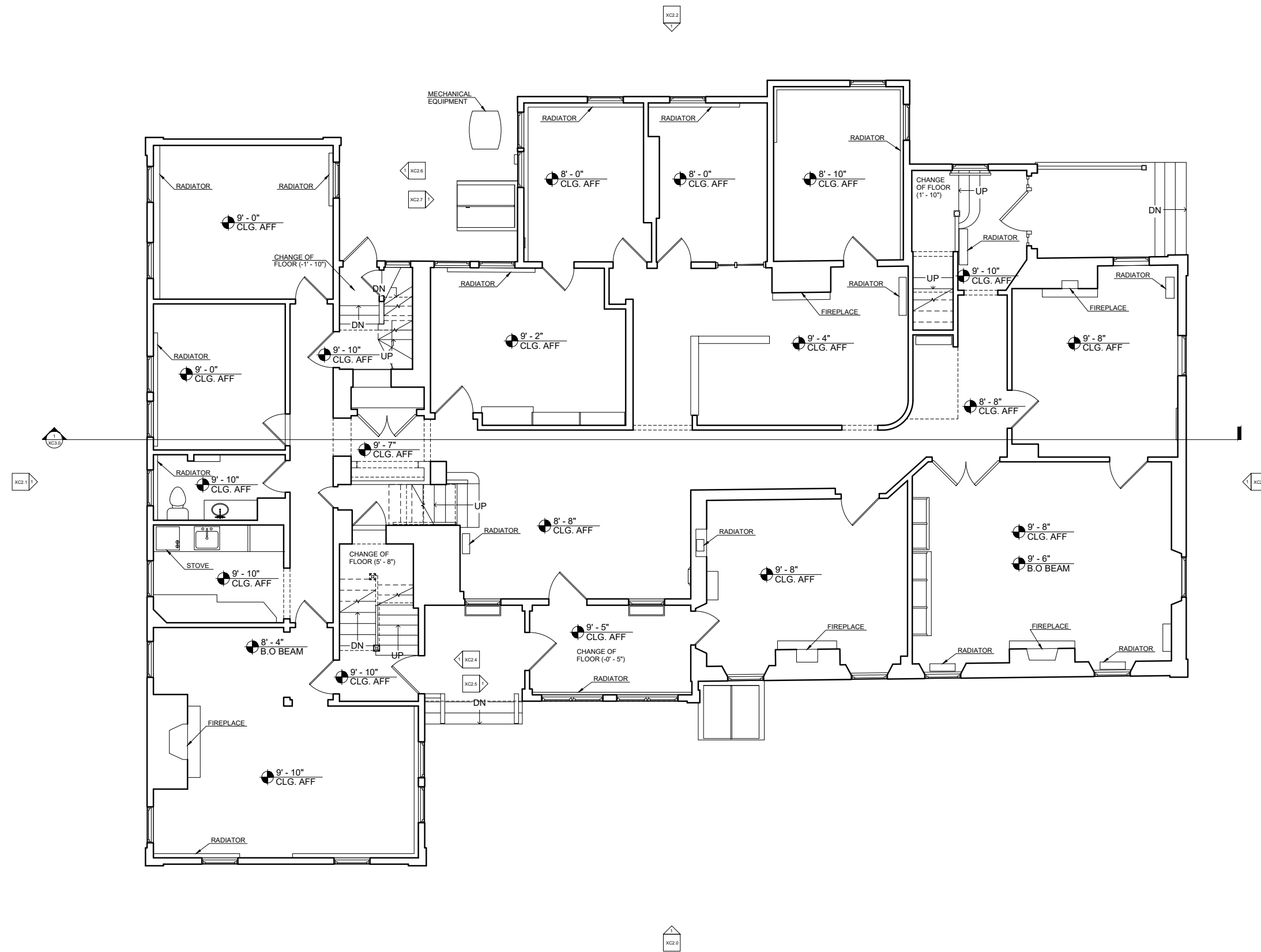


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02474
617 575 2222
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Owner

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

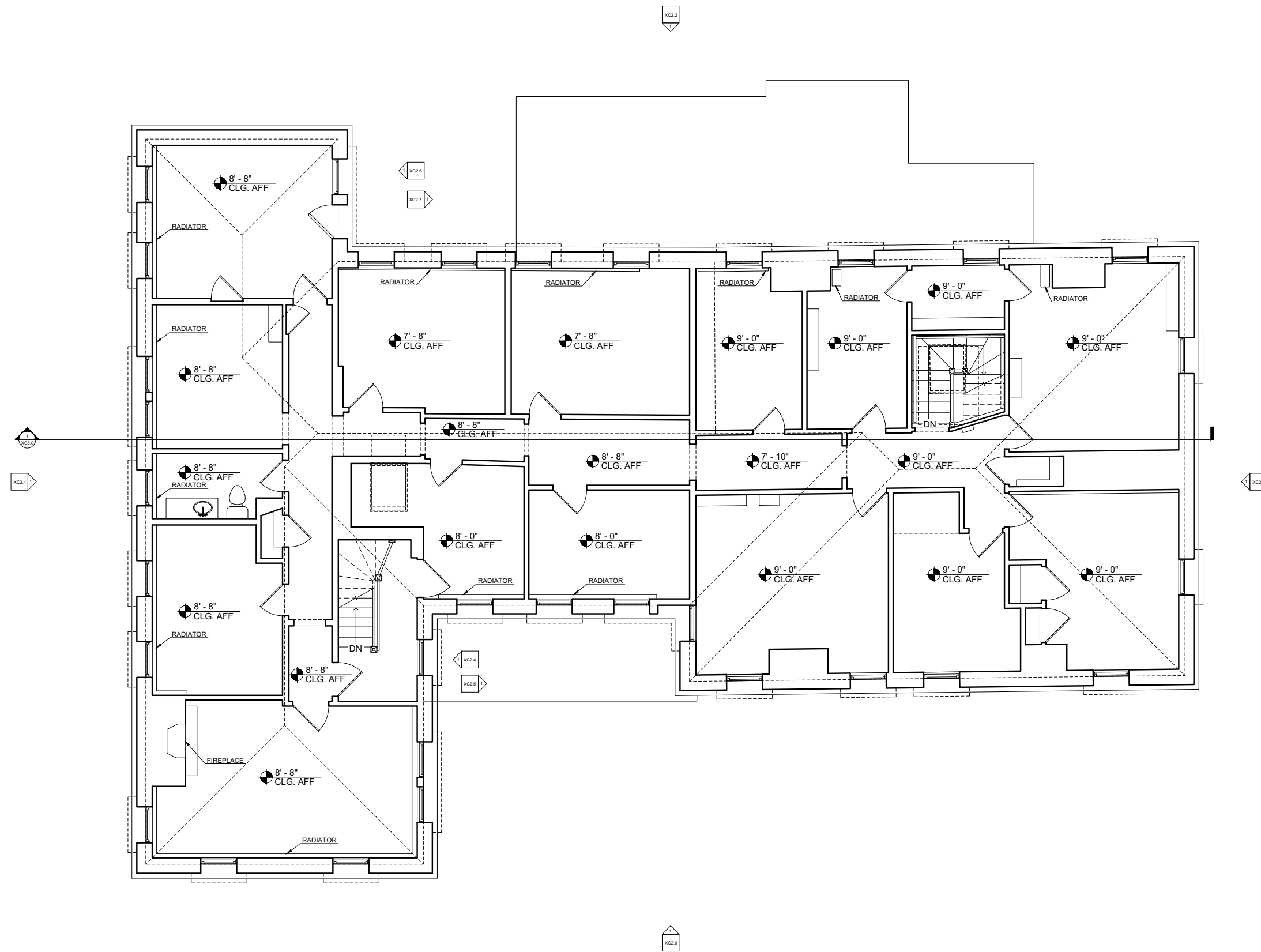


POINTKNOWN

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THIRD FLOOR

3 Phillips Pl

EXISTING CONDITIONS

3 Phillips Pl
Cambridge, MA

Stamp

**NOT FOR
CONSTRUCTION**

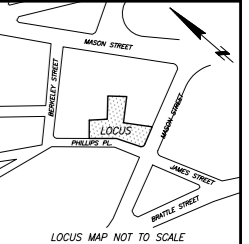
Key Plan

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)

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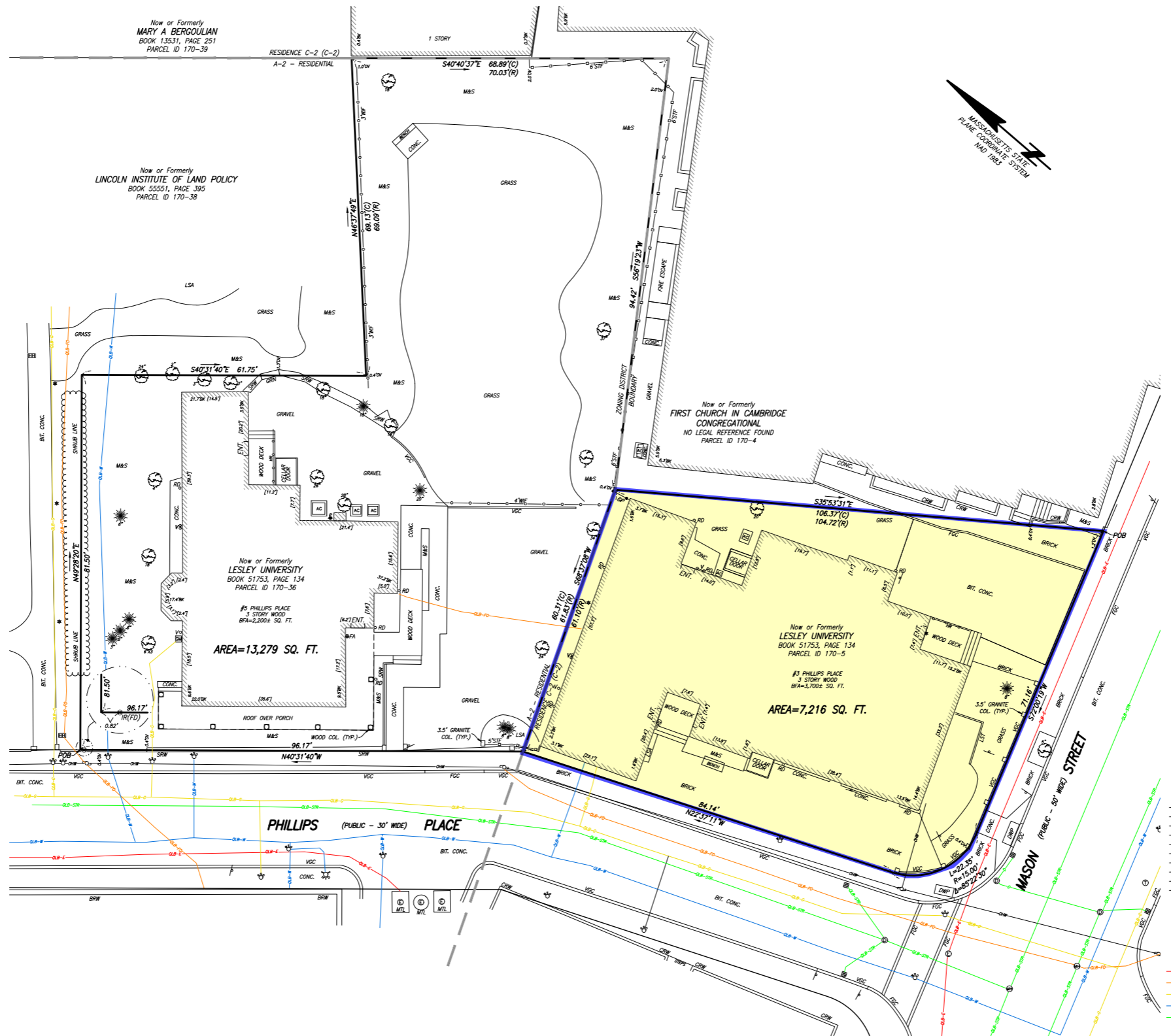
7 DECISION OF THE CITY OF CAMBRIDGE BOARD OF ZONING APPEAL GRANTING A VARIANCE RECORDED ON OCTOBER 13, 1998 IN BOOK 29315, PAGE 2. - (NOT PLOTTABLE)

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 UNSHADE AREA INDICATES CHANCE FLOOD, 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 25017C0438E, 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 "A" 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 APPROPRIATELY RECORDED 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
DRAIN MANHOLE
ELECTRIC MANHOLE
WATER MANHOLE
TELEPHONE MANHOLE
HYDRANT
WATER SHUT OFF/WATER GATE
GAS SHUT OFF/GAS GATE
UTILITY POLE
LIGHT POLE
WALK LIGHT
ELECTRIC HANDHOLE
BOLLARD
POST
SIGN
FIRE ALARM
ROOF DRAIN
VENT
IRON ROD
GAS METER
DECIDUOUS TREE
CONIFEROUS TREE
ENCROACHMENT NUMBER
GATE POST
AIR CONDITIONING UNIT
BUILDING DIMENSION
BUILDING FOOTPRINT AREA
BUILDING HEIGHT
BITUMINOUS
COLUMNS
CONCRETE
CONCRETE RETAINING WALL
DETECTIBLE WARNING PANEL
ENTRANCE
FOUND
FLUSH GRANITE CURB
GRANITE
HAND RAIL
IRON ROD
ARC LENGTH
LANDSCAPED AREA
LANDSCAPE TIMBER
MULCH & SHRUBS
METAL
POINT OF BEGINNING
OVER
RADIUS
SQUARE FEET
STONE RETAINING WALL
STOCKADE FENCE
TYPICAL
VERTICAL GRANITE CURB
WROUGHT IRON FENCE
WOOD FENCE
COMBINED SEWER
DRAIN
ELECTRIC
GAS
OVERHEAD WIRES
TELEPHONE
WATER
FIBER OPTIC
WROUGHT IRON FENCE
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)

Table with 2 columns: ZONING DISTRICT (RESIDENCE C-2 - RESIDENTIAL) and DIMENSIONAL TABLE PER A-2 - RESIDENTIAL ZONE. Rows include 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), Minimum Rear Yard (20), Maximum Height (35 feet), and Minimum Open Space (5%).

ZONING CLASSIFICATION (#3 PHILLIPS PLACE)

Table with 2 columns: ZONING DISTRICT (RESIDENCE C-2 DISTRICT) and DIMENSIONAL TABLE PER "C-2" ZONING DISTRICT. Rows include 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 (4'-4"), Minimum Side Yard (H+L/5), Minimum Rear Yard (H+L/4), Maximum Height (85 feet), and 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.

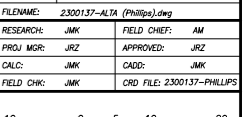
FELDMAN GEOSPATIAL
DRAFT 5/31/2023
JOSEPH R. ZAMBITO, PLS (MA# 52783) DATE
JZAMBITO@FELDMANGE.COM

ALTA/NSPS LAND TITLE SURVEY

3 & 5 PHILLIPS PLACE
CAMBRIDGE, MASS.

DATE: APRIL 7, 2023

Table with columns: REVISIONS, FILENAME (2300137-ALTA (Phillips).dwg), RESEARCH (JMK), FIELD CHECK (AM), PROJ MGR (JRZ), APPROVED (JRZ), CALC (JMK), CADG (JMK), FIELD CHK (JMK), CRD FILE (2300137-PHILLIPS)



SCALE: 1"=10'



← 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

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Google Maps

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







3 Phillips Pl

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

Share



Google Maps

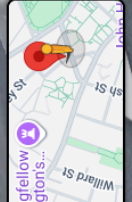


Image capture: Nov 2020 © 2020 Google United States Terms Privacy Report a problem



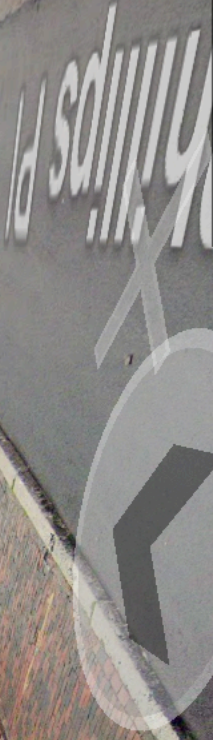
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Share

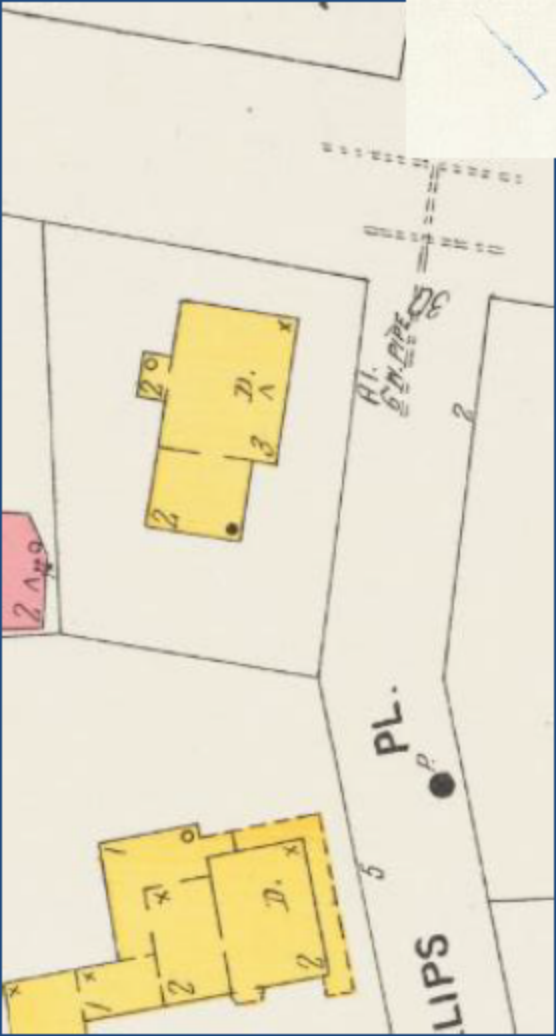
X

Google Maps

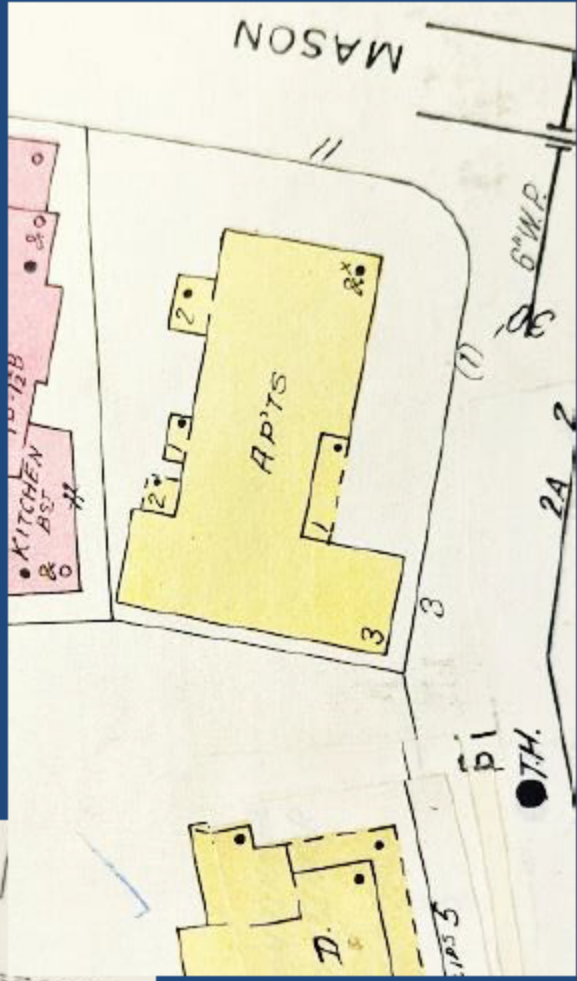
Image capture: Aug 2019 © 2026 Google United States Terms Privacy Report a problem



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The Advanced Paving & Repaving Solutions
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EXCAVATION SERVICES • WINDS SAMS
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



















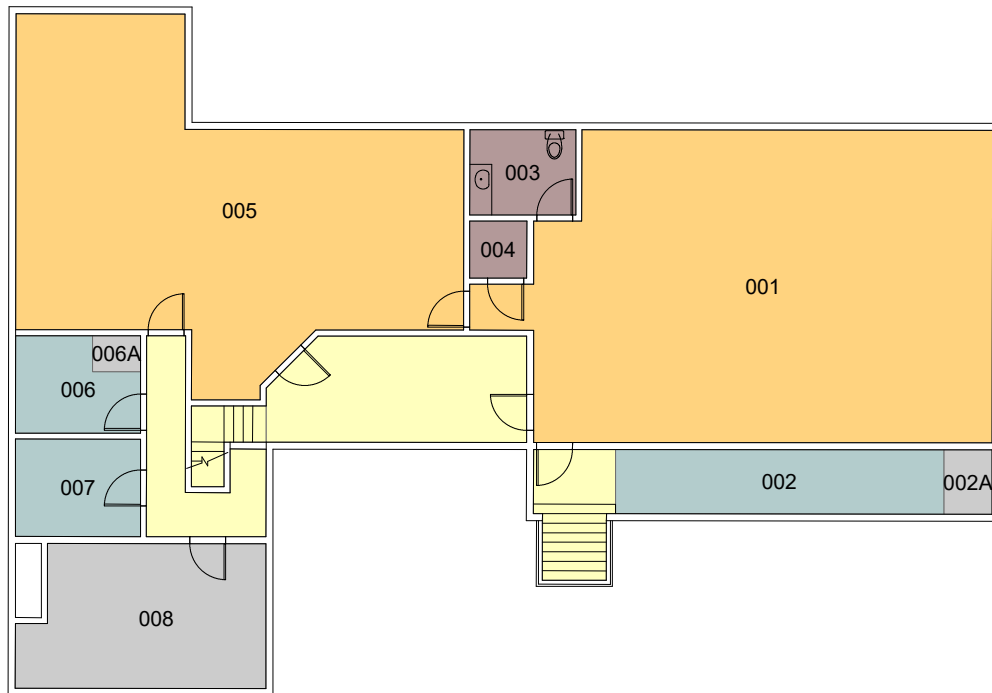
1900



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

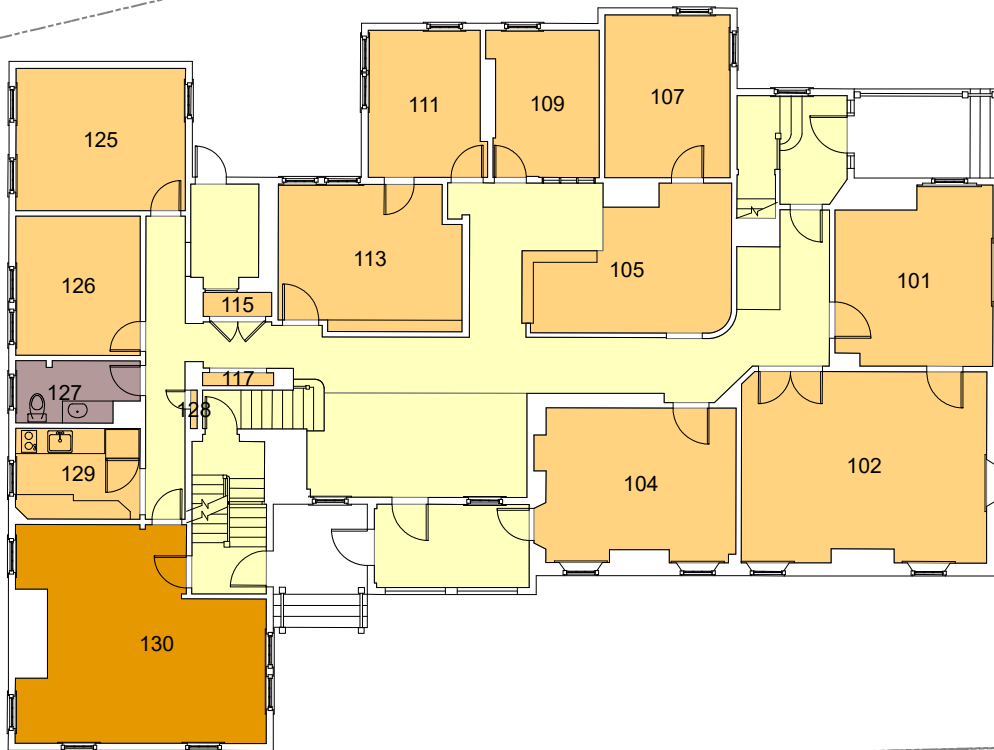


Building: 3 Phillips Place

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 |




North: 


















Room Use

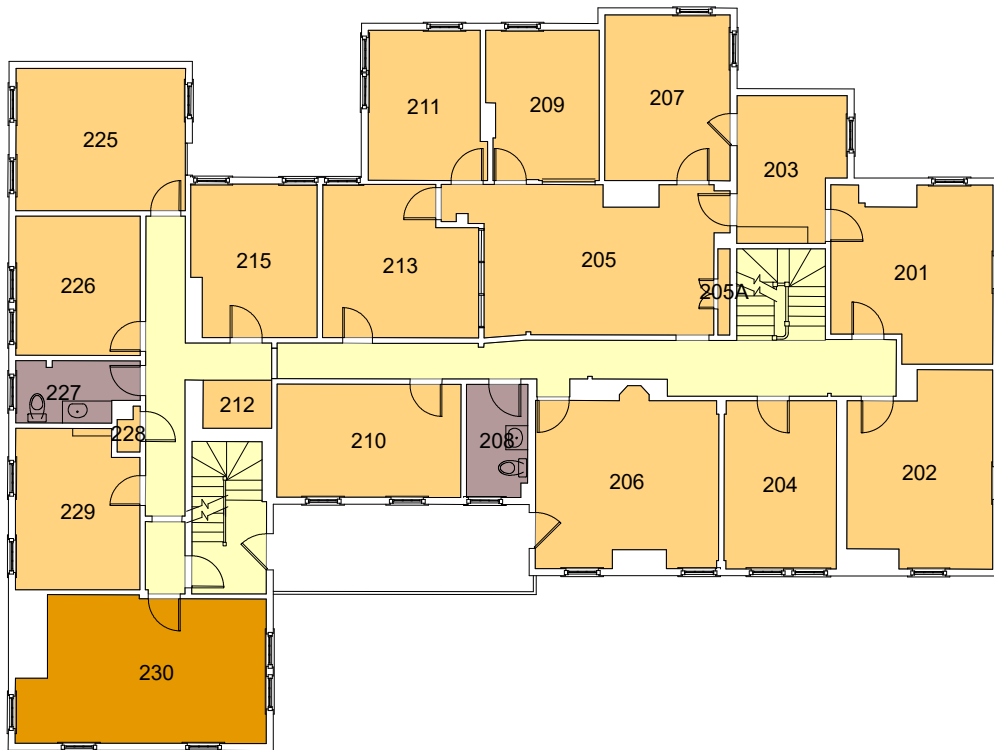
Building: 3 Phillips Place



Floor: Ground Floor

Scale: 1 in = 16 ft


















Date: 3/24/2020

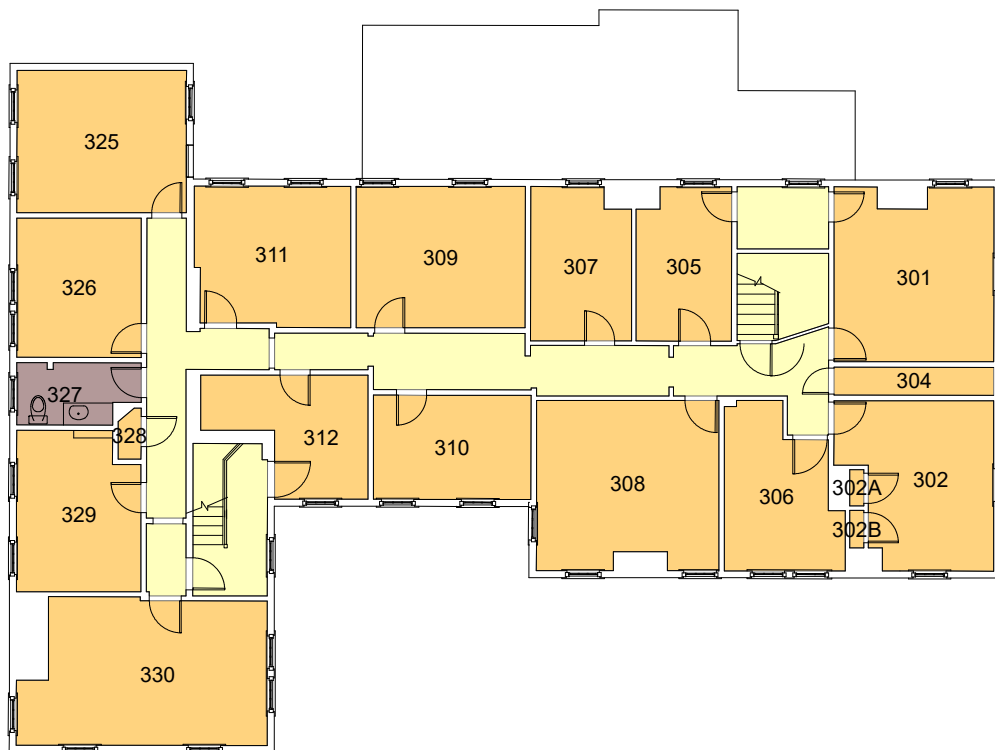
 Inactive/Unfinished	 Conference Room	 Exhibition/Gallery	 Staff House
 Classroom	 Library/Study	 Lounge/Stud. Center	 Residential Rental
 Lab	 Clinical/Demonstration	 Plant Operations	 Circulation
 Office/Office Support	 Assembly	 Student Residence	 Restroom/Janitorial
		 Mechanical	



 Lesley UNIVERSITY	Room Use		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



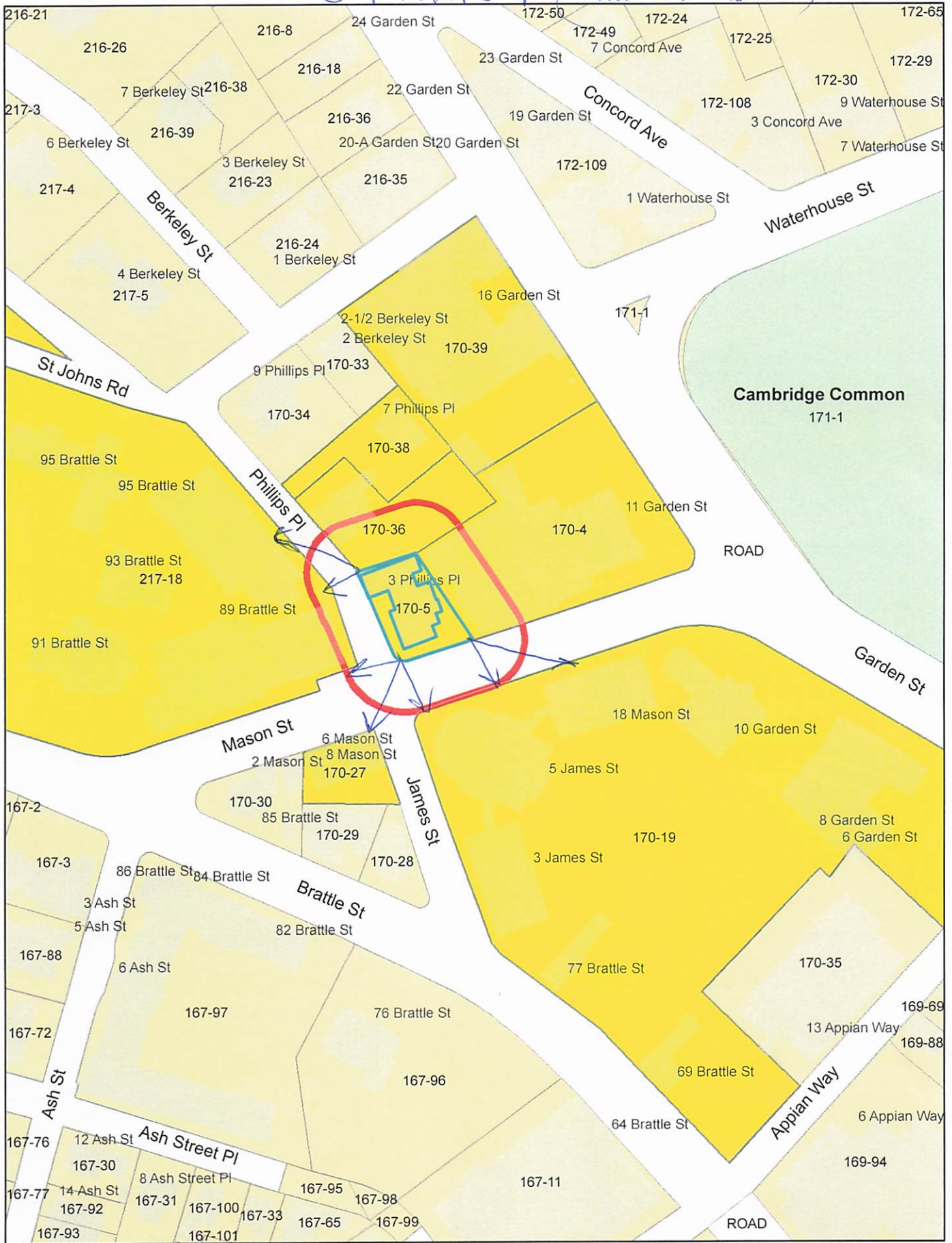
May 26, 2026

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



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: Quincy Date: 6/5/2016
(Print)

Address: 3 Phillips Place

Case No. BZA-1213144

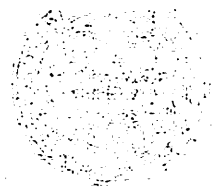
Hearing Date: 6/25/26

Thank you,
Bza Members

UNITED STATES OF AMERICA

DEPARTMENT OF JUSTICE

FEDERAL BUREAU OF INVESTIGATION



CONFIDENTIAL - FEDERAL BUREAU OF INVESTIGATION

MEMORANDUM FOR THE DIRECTOR, FBI

DATE: 10/15/50

FROM: SAC, [illegible]

SUBJECT: [illegible]

RE: [illegible]

REFERENCE: [illegible]

10/15/50

[illegible]

Pacheco, Maria

From: James Cairns <pelton.cairns@gmail.com>
Sent: Monday, June 22, 2026 3:42 PM
To: Pacheco, Maria
Cc: PETER BYERLY
Subject: Comment re Case # BZA - 1213144 - 3 Phillips Place
Attachments: 2026-06-18-FCC service area uses.PDF

Dear Members of the Board of Zoning Appeal,

The First Church in Cambridge (the “Church”) is writing to state its position on the above noted case - the proposed change of use by Nexus Legacy Development LLC (“Nexus”) for 3 Phillips Place (the “Property”), to allow use of the property as office space.

By way of background, we note that Nexus recently advanced a very different plan for the Property, which the Church opposed. The prior plan was for the development of a luxury residential condominium, including a newly configured driveway leading to underground parking and new landscaping. That plan would have interfered with the historic and continued use of the existing shared driveway for **emergency access, waste management, and deliveries** by the Church, its city and state-funded homeless shelter, and long-time building tenant the Newtowne Preschool, along with many other events held by a range of community organizations. The Church claims a non-exclusive prescriptive easement to use the existing driveway area for such purposes. Accordingly, we are pleased that Nexus has now abandoned its condominium development plan and is instead seeking approval for a new use of the Property that will not entail reconfiguring the driveway area.

Nexus’s current proposal is far more palatable to the Church, provided that the Church will still be able to use the shared driveway as it has done for decades. As we understand Nexus’s current proposal, the proposed five parking spots create the only potential for interference with the Church’s use of that shared space. However, the Church believes that it is quite possible, feasible and desirable to arrange the requested parking spaces in a manner that will accommodate the Church’s ongoing and needed use of the existing driveway.

We have prepared a diagram, a copy of which is attached, that illustrates in blue shading the locations that are routinely used by the Church and its tenants for emergency access, waste management, and deliveries. As shown by the property line depicted on this plan, a portion of this space is owned by the Church and a portion of it is owned by Nexus. It should be quite feasible for Nexus to locate parking spaces in locations that do not encroach on any portion of the blue-shaded area owned by Nexus, on which the Church claims a non-exclusive easement.

We are currently in conversation with Nexus in an effort to reach a formal resolution of the access issue. In the meantime, the Church requests that the Board make it a condition of any approval of the proposed change of use that there be no interference with the above stated existing shared uses of a portion of the Nexus Property. With that assurance, the Church will be pleased to support Nexus’s proposed change in the use of the Property.

Thank you for your consideration of this position statement.

James Cairns
Associate Treasurer
First Church in Cambridge
11 Garden Street, Cambridge MA 02138

Peter Byerly
Co-Chair, Building & Grounds Committee

Trilogy Law llc

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2026 JUN 22 PM 3: 23

June 22, 2026

Via Courier

Ms. Maria Pacheco
Zoning Administrator
City of Cambridge Inspectional Services Department
831 Massachusetts Avenue
Cambridge, MA 02139

Re: BZA Case No. 1213144-2026
BZA Application: 3 Phillips Place, Cambridge, MA

Dear Ms. Pacheco:

Enclosed please find for filing in connection with the BZA Application referenced above, a supplemental parking plan.

A hard copy of this plan will be hand delivered to your office this afternoon.

Thank you.

Sincerely,



Sarah Like Rhatigan, Esq.

Enclosure

