



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 FEB 14 PM 3:20

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 254785**

### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Qiong Jiang C/O Douglas Okun

**PETITIONER'S ADDRESS:** 334 Walden Street,, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 5 Phillips Pl , Cambridge, MA

**TYPE OF OCCUPANCY:** One Family

**ZONING DISTRICT:** Residence A-2 Zone

**REASON FOR PETITION:**

/Additions/ /New Structure/

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

Expanding the rear of the building to make it more suitable for a contemporary living and building a new 2-car garage.

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

Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000      Section: 8.22.2.d (Non-Conforming Structure).

Article: 10.000    Section: 10.40 (Special Permit).

Original  
Signature(s):

Qiong Jiang

(Petitioner (s) / Owner)

Qiong Jiang  
(Print Name)

Address:  
Tel. No.

5 phillips place, Cambridge, MA 02138  
617-312-8206

**BEA 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 Qiong Jiang (OWNER)

Address: 5 phillips place, Cambridge, MA 02138

State that I/We own the property located at 5 phillips place, which is the subject of this zoning application.

The record title of this property is in the name of Qiong Jiang

\*Pursuant to a deed of duly recorded in the date Aug 31, 2023 Middlesex South County Registry of Deeds at Book 81955, Page 416; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

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

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Qiong Jiang personally appeared before me, this 12<sup>th</sup> of January, 2024, and made oath that the above statement is true.

[Signature] Notary

My commission expires 11/25/2027 (Notary Seal).

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



## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

**Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.**

**Granting the Special Permit requested for 5 Phillips Pl , 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 new building addition sits within the rear yard setback requirement because of the irregular lot shape.

**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 new building addition is located on the rear of the existing building and does not affect traffic or pedestrian movement.

**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 new building addition does not affect any adjacent properties.

**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 use of this new building addition will not create any noise.

**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 new building addition will not be seen by the public. It will not impair the integrity or intent of this ordinance.

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

E-Mail Address: doug@doassoc.com

Date: \_\_\_\_\_

**BZA Application Form****DIMENSIONAL INFORMATION**

**Applicant:** Qiong Jiang  
**Location:** 5 Phillips Pl., Cambridge, MA  
**Phone:** 617-312-8206

**Present Use/Occupancy:** One Family  
**Zone:** Residence A-2 Zone  
**Requested Use/Occupancy:** One Family

|                                                            |            | <u>Existing Conditions</u> | <u>Requested Conditions</u> | <u>Ordinance Requirements</u> |        |
|------------------------------------------------------------|------------|----------------------------|-----------------------------|-------------------------------|--------|
| <u>TOTAL GROSS FLOOR AREA:</u>                             |            | 5160                       | 6492                        | N/A                           | (max.) |
| <u>LOT AREA:</u>                                           |            | 13279                      | 13279                       | 6000                          | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup> |            | 0.388                      | 0.488                       | 0.5                           |        |
| <u>LOT AREA OF EACH DWELLING UNIT</u>                      |            | N/A                        | N/A                         | 4500                          |        |
| <u>SIZE OF LOT:</u>                                        | WIDTH      | 56.75 (MIN)                | 56.75 (MIN)                 | 65                            |        |
|                                                            | DEPTH      | 151                        | 151                         | N/A                           |        |
| <u>SETBACKS IN FEET:</u>                                   | FRONT      | 9.5                        | 9.5                         | 20                            |        |
|                                                            | REAR       | 3.5                        | 3.4                         | 25                            |        |
|                                                            | LEFT SIDE  | 17.4                       | 17.4                        | 10                            |        |
|                                                            | RIGHT SIDE | 39.5                       | 34.75/ (5 FEET FROM GARAGE) | 10                            |        |
| <u>SIZE OF BUILDING:</u>                                   | HEIGHT     | 32.6                       | 34                          | 35                            |        |
|                                                            | WIDTH      | 68.33                      | 68.33                       | N/A                           |        |
|                                                            | LENGTH     | 47                         | 47                          | N/A                           |        |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>             |            | 62.5%                      | 53.6%                       | 50%                           |        |
| <u>NO. OF DWELLING UNITS:</u>                              |            | 1                          | 1                           | N/A                           |        |
| <u>NO. OF PARKING SPACES:</u>                              |            | 2                          | 2                           | N/A                           |        |
| <u>NO. OF LOADING AREAS:</u>                               |            | N/A                        | N/A                         | N/A                           |        |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>               |            | N/A                        | 11.6 from new garage        | 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.:

N/A

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

# A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE

5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023

## OWNER:

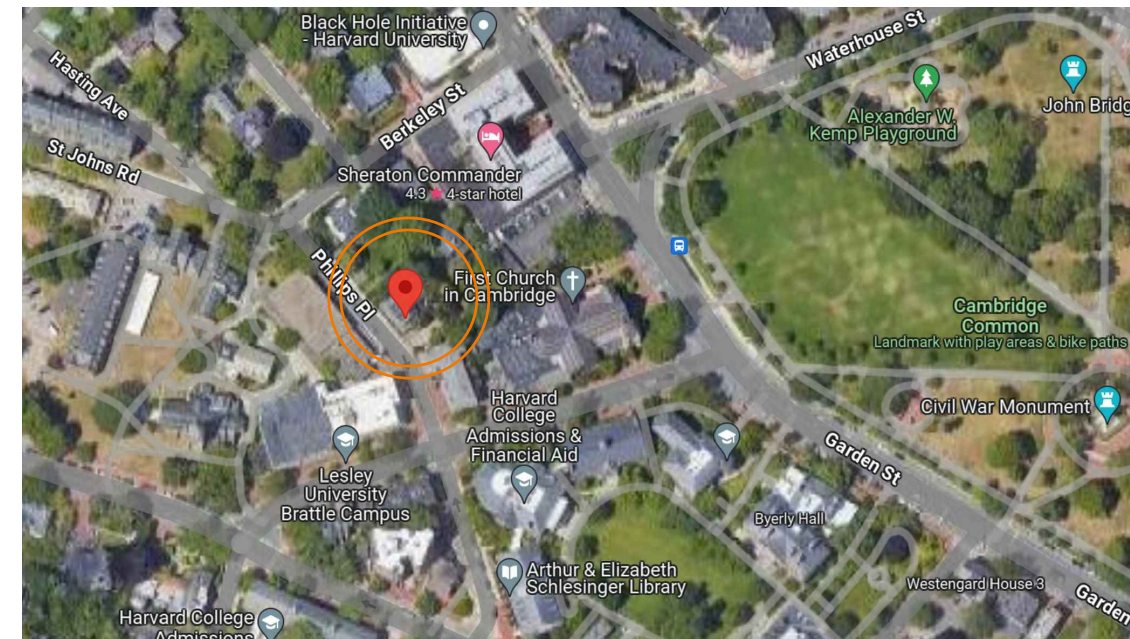
**Qiong Jiang,**  
23 Coolidge Hill Road,  
Cambridge, MA 02138  
646-866-1409  
[joanabba0910@gmail.com](mailto:joanabba0910@gmail.com)

## ARCHITECT:

**Douglas Okun, AIA**  
Douglas Okun & Associates  
156 Mount Auburn Street  
Cambridge MA 02138  
617-312-8206  
[doug@doassoc.com](mailto:doug@doassoc.com)

## DRAWING LIST

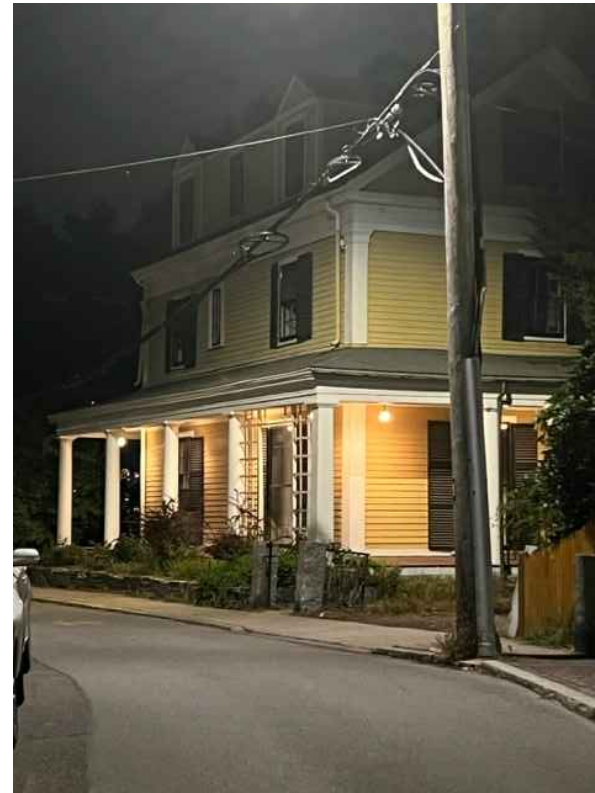
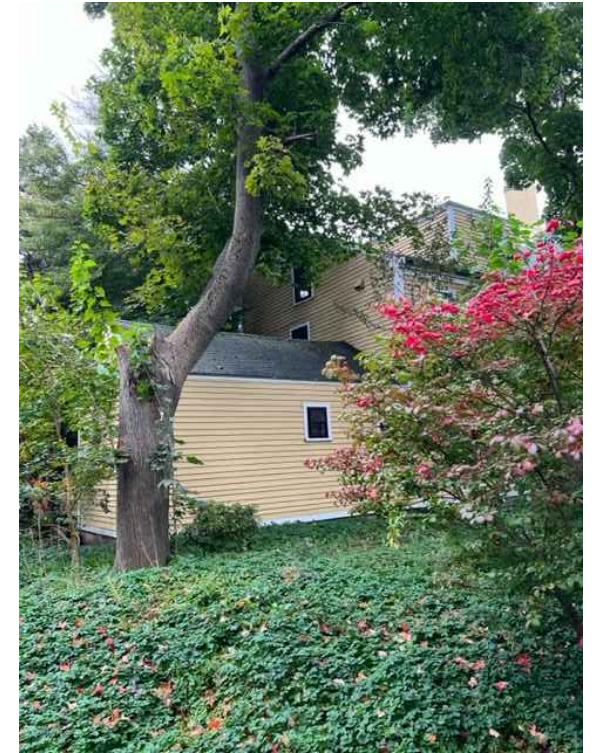
TITLE SHEET  
L1 - EXISTING SITE PLAN  
A1 - PHOTOS OF EXISTING CONDITIONS  
A2 - EXISTING BASEMENT PLAN  
A3 - EXISTING FIRST FLOOR PLAN  
A4 - EXISTING SECOND FLOOR PLAN  
A5 - EXISTING THIRD FLOOR PLAN  
A6 - EXISTING FRONT ELEVATION  
A7 - EXISTING REAR ELEVATION  
A8 - EXISTING LEFT SIDE ELEVATION  
A9 - EXISTING RIGHT SIDE ELEVATION  
L2 - PROPOSED SITE PLAN AND ZONING CALCULATIONS  
A10 - PROPOSED BASEMENT PLAN  
A11 - PROPOSED FIRST FLOOR PLAN  
A12 - PROPOSED SECOND FLOOR PLAN  
A13 - PROPOSED THIRD FLOOR PLAN  
A14 - PROPOSED FRONT ELEVATION  
A15 - PROPOSED REAR ELEVATION  
A16 - PROPOSED LEFT SIDE ELEVATION  
A17 - PROPOSED RIGHT SIDE ELEVATION



**DOUGLAS OKUN & ASSOCIATES**

156 Mount Auburn Street, Cambridge, MA 02138 / (617) 312-8206 / [doug@doassoc.com](mailto:doug@doassoc.com) / [www.dougokun.com](http://www.dougokun.com)





**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

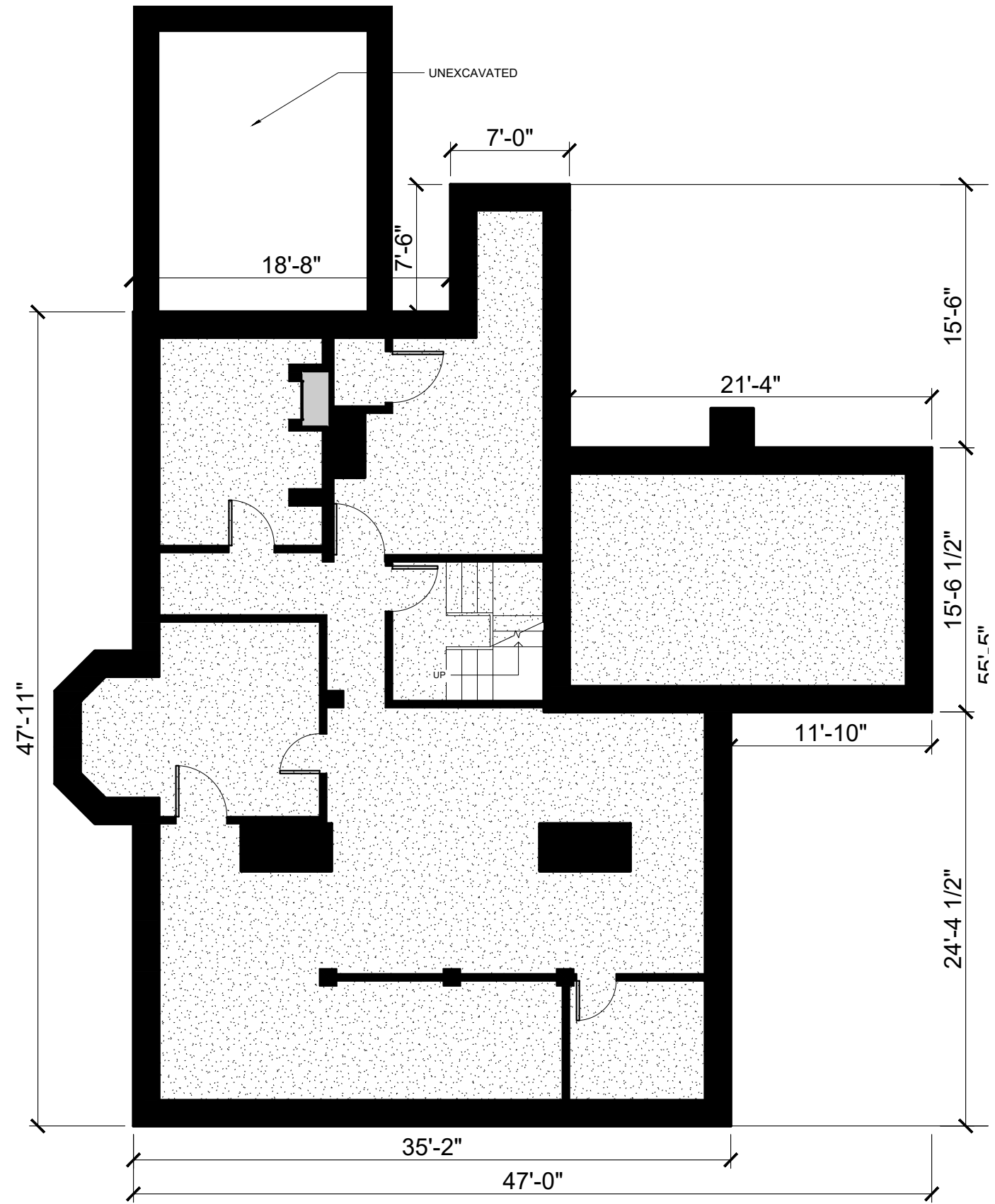
**DOUGLAS OKUN & ASSOCIATES**

DATE: 12-06-2023  
SCALE: -

**PHOTOS OF EXISTING CONDITIONS**

**A1**

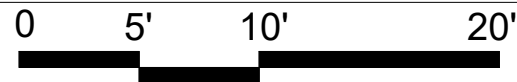
156 Mount Auburn Street, Cambridge, MA 02138 /  
(617) 312-8206 / doug@doassoc.com / www.dougokun.com



**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

**DOUGLAS OKUN & ASSOCIATES**

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

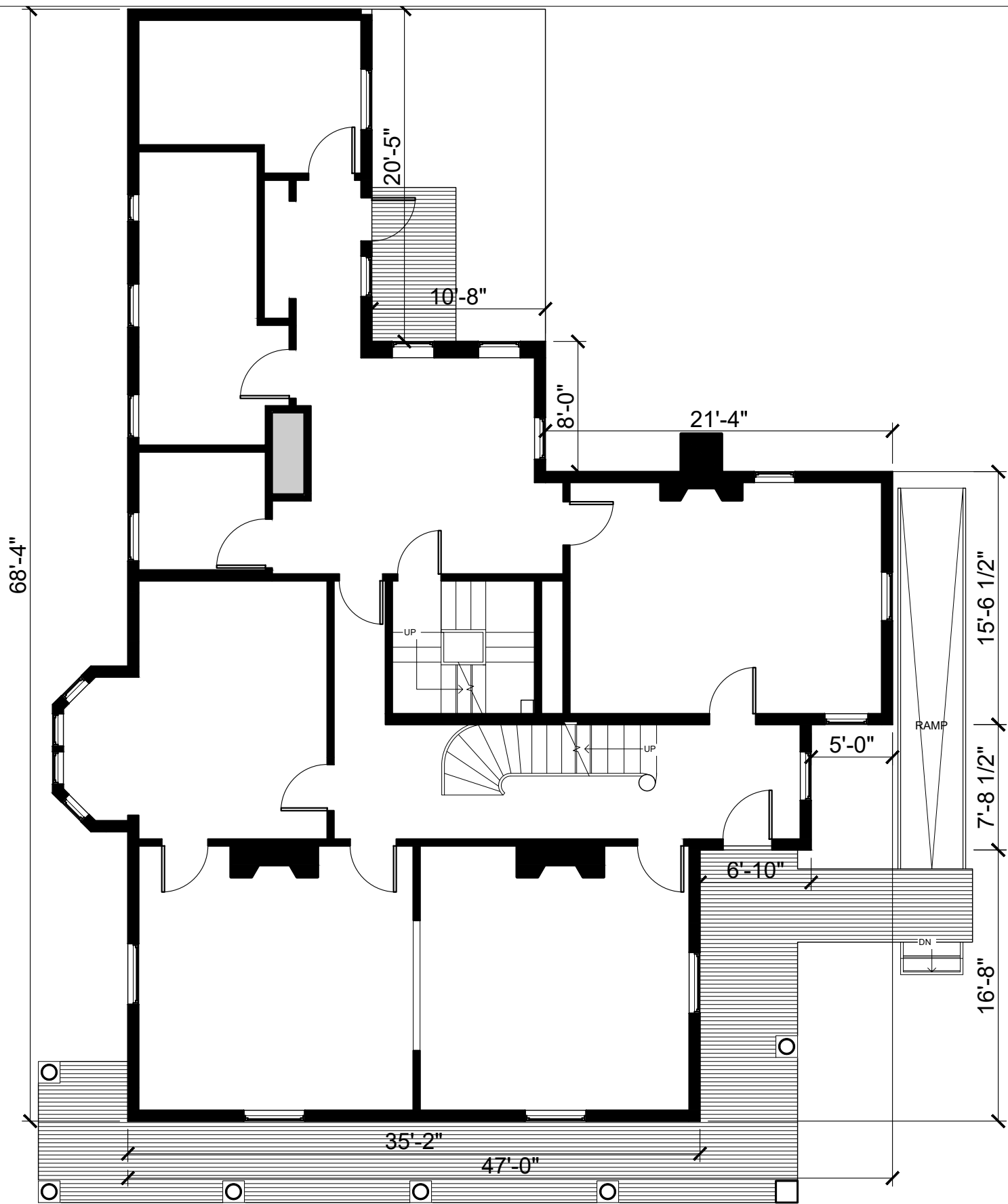


**EXISTING BASEMENT PLAN**

156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**A2**



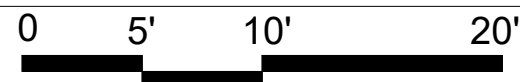


**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

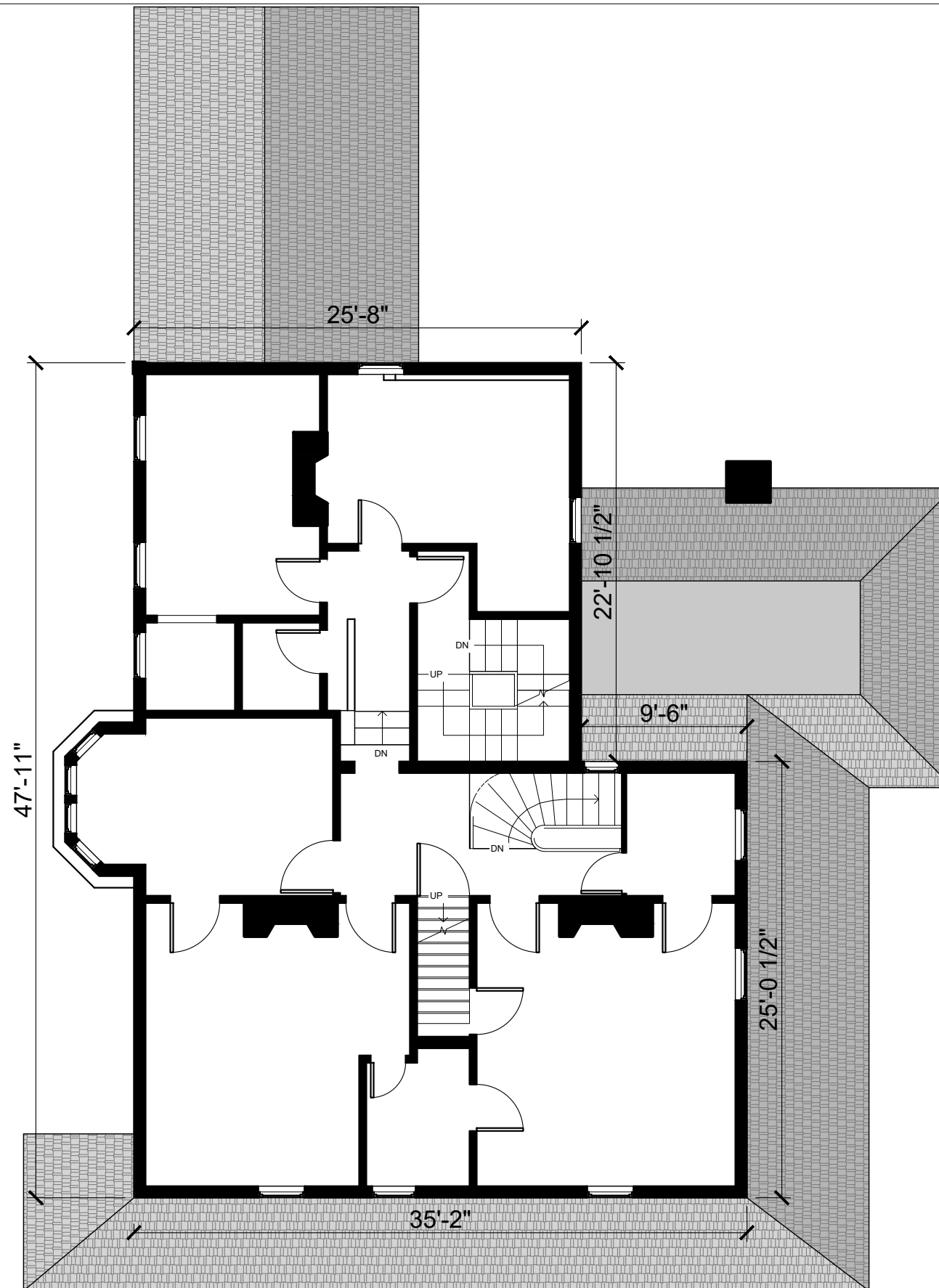
**EXISTING 1ST FLOOR PLAN**

**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**A3**

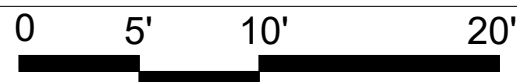


**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

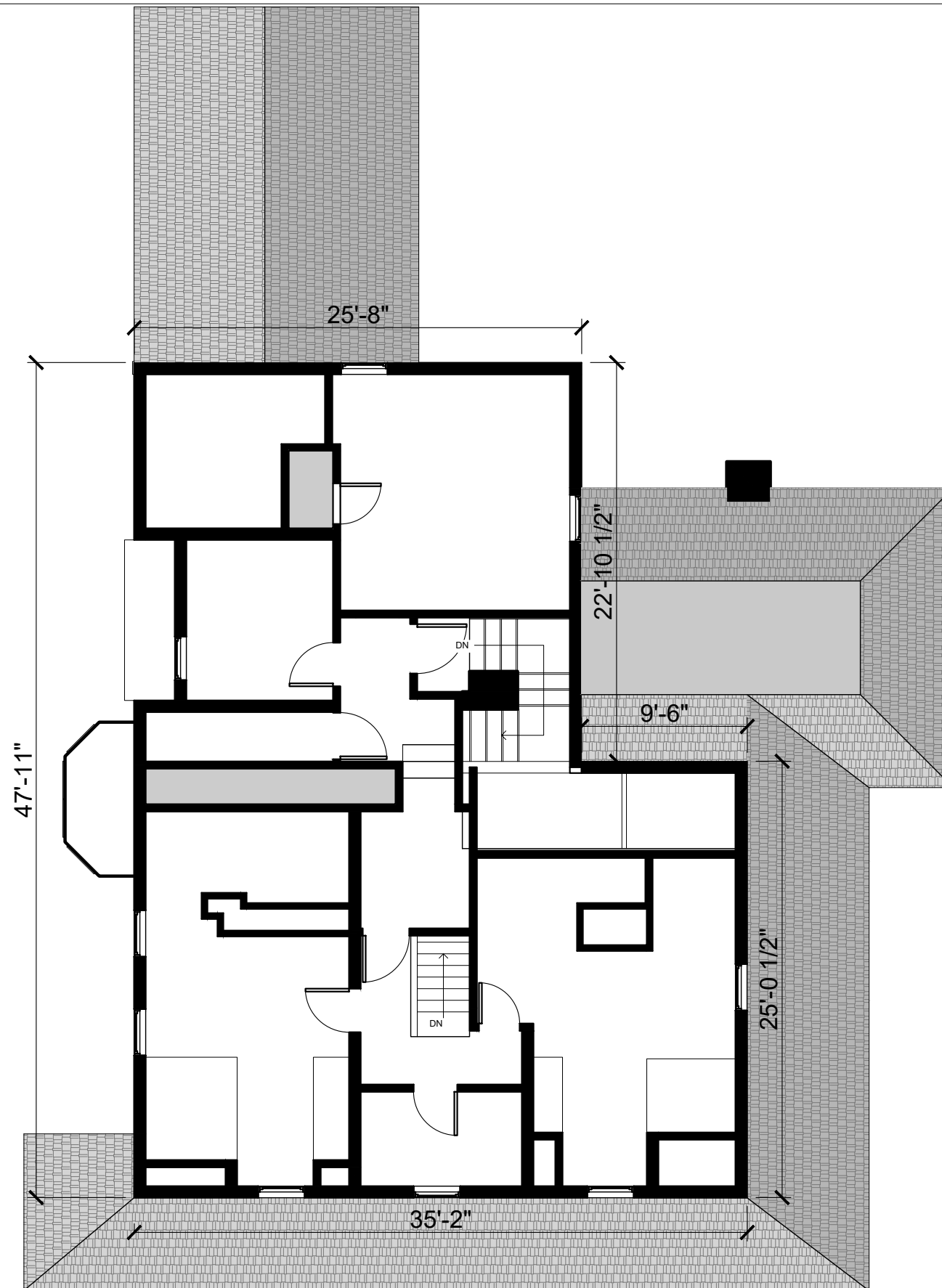
**EXISTING 2ND FLOOR PLAN**

**DOUGLAS OKUN & ASSOCIATES**



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 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**A4**

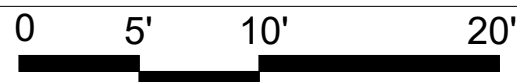


**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

**EXISTING 3RD FLOOR PLAN**

**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**A5**

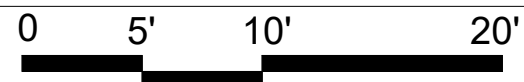


**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

**EXISTING FRONT ELEVATION**

**DOUGLAS OKUN & ASSOCIATES**



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**A6**

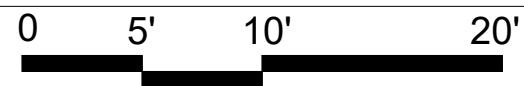


**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

**EXISTING REAR ELEVATION**

**DOUGLAS OKUN & ASSOCIATES**



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**A7**

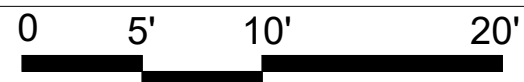


**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

**EXISTING LEFT SIDE ELEVATION**

**DOUGLAS OKUN & ASSOCIATES**



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**A8**

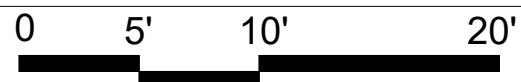


**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

**EXISTING RIGHT SIDE ELEVATION**

**DOUGLAS OKUN & ASSOCIATES**



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**A9**



| ZONING CALCULATIONS FOR 5 PHILLIPS PLACE, CAMBRIDGE/<br>ZONING DISTRICT - RESIDENCE A-2 |                |                           |                                           |
|-----------------------------------------------------------------------------------------|----------------|---------------------------|-------------------------------------------|
|                                                                                         | Requested      | Existing                  | Proposed                                  |
| Max. F.A.R.                                                                             | 0.5            | 0.388                     | 0.488                                     |
| M. Lot Size (Sq. Ft.)                                                                   | 6,000          | 13,279                    | 13,279                                    |
| Min. Lot Area/ Dwelling (Sq. Ft.)                                                       | 4,500          | N/A                       | N/A                                       |
| Min. Lot Width (Ft.)                                                                    | 65             | 56.75                     | 56.75                                     |
| Min. Setback/ Front Yard (Ft.)                                                          | 20             | 9.5                       | 9.5                                       |
| Min. Setback/ Side Yard (Ft.)                                                           | 10 (Sum of 25) | 17.4 (Left), 39.5 (Right) | 17.4 (Left), 34.75 (Right)/ 5 from garage |
| Min. Setback/ Rear Yard (Ft.)                                                           | 25             | 3.5                       | 3.4                                       |
| Max. Height (Ft.)                                                                       | 35             | 32.6                      | 34                                        |
| Min. Open Spcae (%)                                                                     | 50             | 62.5                      | 53.6                                      |

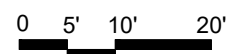


**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
SCALE: 1"=20'

**SITE PLAN & ZONING CALCULATIONS**

**DOUGLAS OKUN & ASSOCIATES**



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**L2**





SCHEME ①

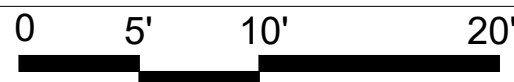


A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

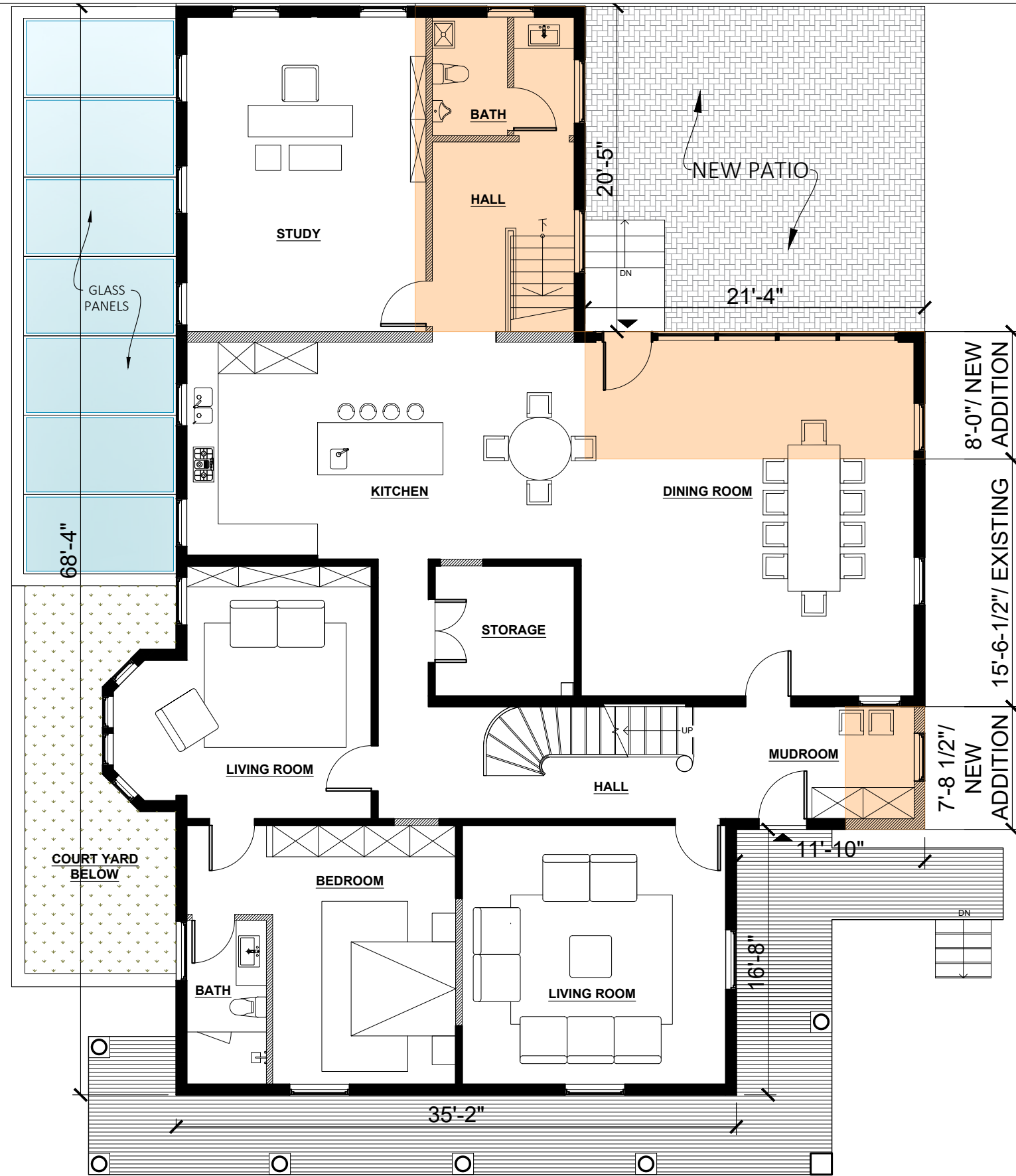
PROPOSED BASEMENT PLAN

DOUGLAS OKUN & ASSOCIATES



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**A10**

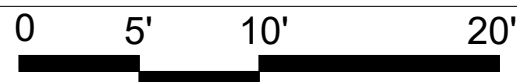


**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

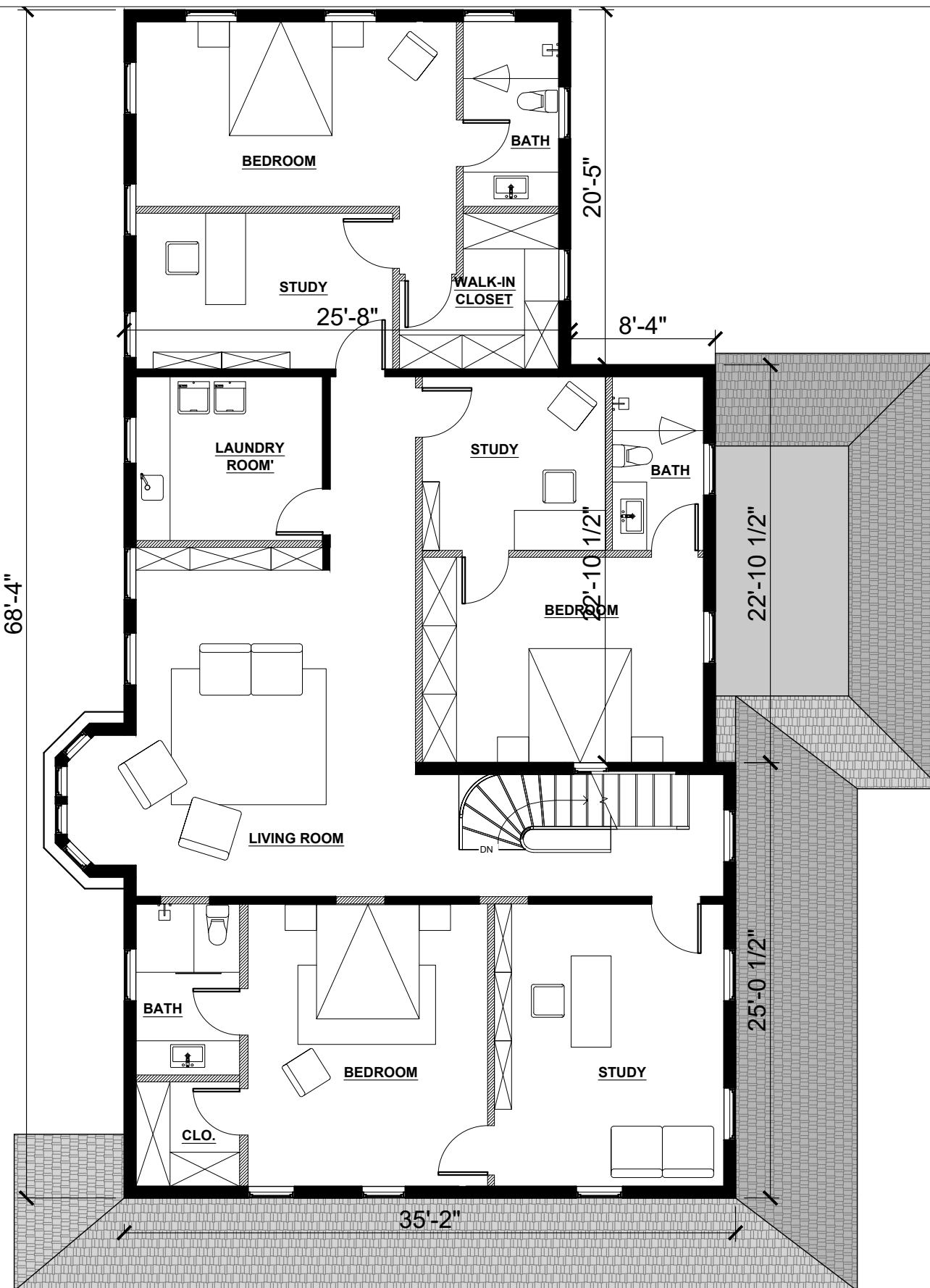
**PROPOSED 1ST FLOOR PLAN**

**DOUGLAS OKUN & ASSOCIATES**



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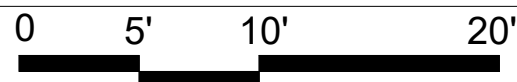
**A11**



**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

**DOUGLAS OKUN & ASSOCIATES**

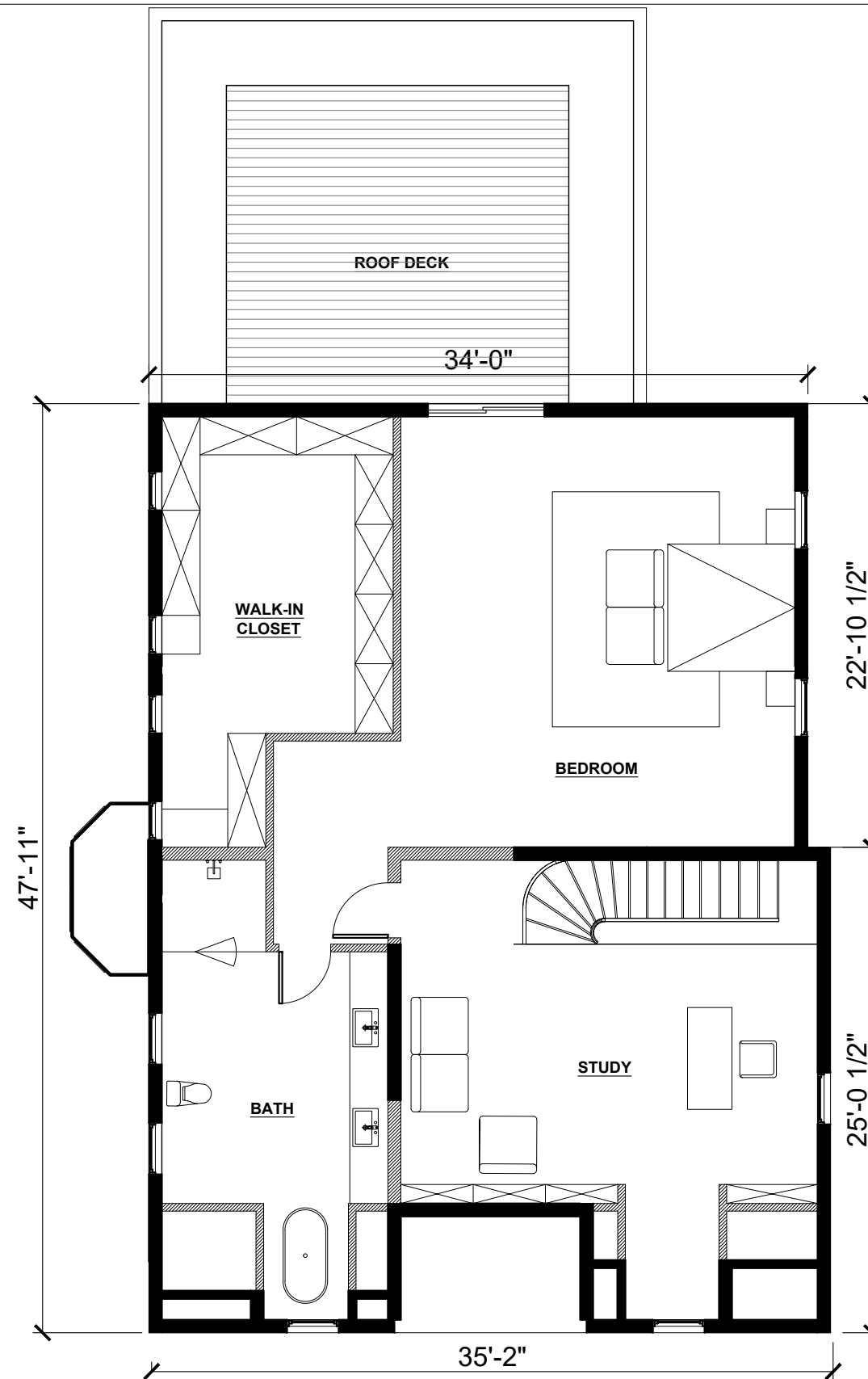
DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"



**PROPOSED 2ND FLOOR PLAN**

**A12**

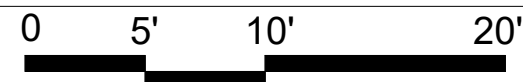
156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com



**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

**DOUGLAS OKUN & ASSOCIATES**

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"



**PROPOSED 3RD FLOOR PLAN**

**A13**

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- NOTES:**
1. RESTORE CHIMNEYS WITH RED BRICK.
  2. ADD NEW SLATE ROOF TO THE HOUSE.
  3. REMOVE CENTER DORMER FROM THE FRONT ELEVATION AND RESTORE THE TWO OTHER DORMERS. ADD SHUTTERS ON WINDOWS.
  4. RESTORE CLAPBOARDS AND ALL TRIM AROUND THE HOUSE.
  5. PAINT ENTIRE HOUSE.
  6. ADD NEW GARAGE WITH SLATE ROOF.

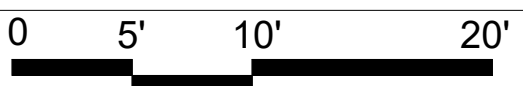


**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

**PROPOSED FRONT ELEVATION**

**DOUGLAS OKUN & ASSOCIATES**



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**A14**

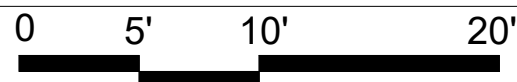


**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

**PROPOSED REAR ELEVATION**

**DOUGLAS OKUN & ASSOCIATES**



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**A15**

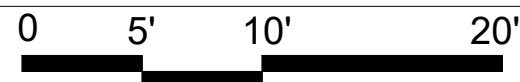


**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

**PROPOSED LEFT SIDE ELEVATION**

**DOUGLAS OKUN & ASSOCIATES**



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**A16**

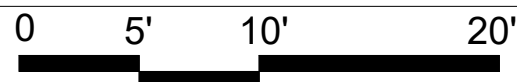


**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

**PROPOSED RIGHT SIDE ELEVATION**

**DOUGLAS OKUN & ASSOCIATES**



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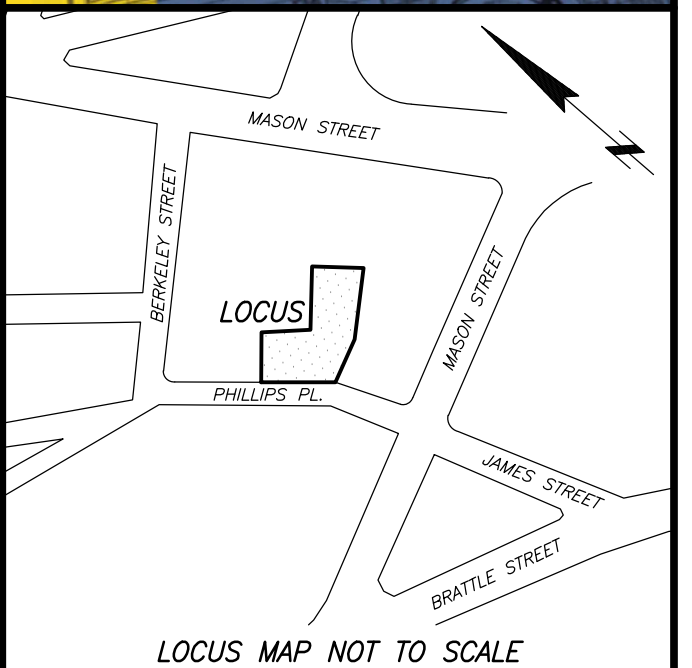
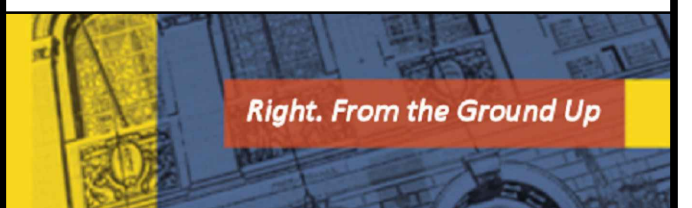
**A17**



BOSTON HEADQUARTERS  
152 HAMPDEN STREET  
BOSTON, MA 02119

WORCESTER OFFICE  
27 MECHANIC STREET  
WORCESTER, MA 01608

(617)357-9740  
www.feldmangeo.com



LOCUS MAP NOT TO SCALE

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

**DRAFT 10/23/2023**

JOSEPH R. ZAMBUTO, PLS. (MA# 52783)  
JZAMBUTO@FELDMANGEO.COM

DATE

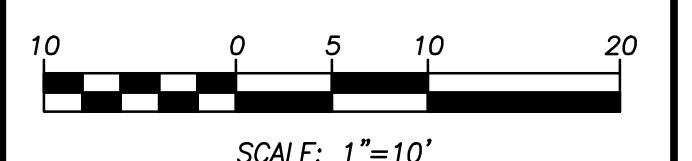
DRAWING NAME:

**EXISTING CONDITIONS PLAN**  
**5 PHILLIPS PLACE**  
**CAMBRIDGE, MASS.**

DATE: OCTOBER 18, 2023

| REVISIONS: |  |
|------------|--|
|            |  |
|            |  |
|            |  |

|              |                |
|--------------|----------------|
| FILENAME:    | 2301082-EC.dwg |
| RESEARCH:    | JMK            |
| PROJ MGR:    | JRK            |
| CALC:        | JMK            |
| FIELD CHK:   | JMK            |
| FIELD CHIEF: | AM             |
| APPROVED:    |                |
| CADD:        | JMK            |
| CRD FILE:    | 2301082        |

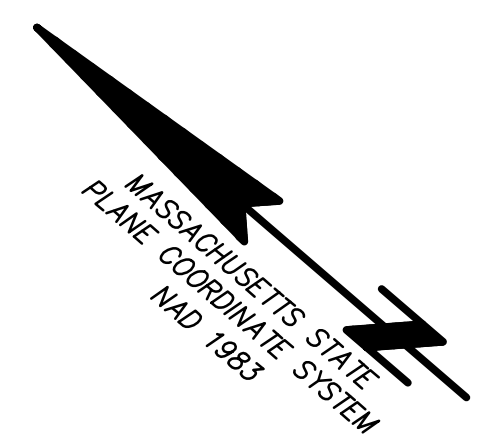


SCALE: 1"=10'  
SHEET NO. 1 OF 1

- NOTES:**
- BENCH MARK INFORMATION:  
ELEVATIONS WERE OBTAINED BY GPS OBSERVATIONS ON OCTOBER 18, 2023.  
TEMPORARY BENCH MARKS SET:  
TBM-AM1: SQUARE CUT IN THE NORTHEAST CORNER OF A CONCRETE STEP WHICH LIES ON THE WESTERN SIDE OF PHILLIPS PLACE, AS SHOWN HEREON.  
ELEVATION = 38.64  
TBM-AM2: X CUT IN THE TOP RIGHT BOLT OF THE MAIN OUTLET ON A FIRE HYDRANT, AS SHOWN HEREON.  
ELEVATION = 37.54
  - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - CONTOUR INTERVAL EQUALS ONE 1 FOOT.
  - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL 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.
  - 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 AFOREMENTIONED 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.
  - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.
  - 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.

- 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

- SUBSURFACE UTILITIES LEGEND**  
QUALITY LEVEL 'B' (QLB)
- QLB-E MAIN ELECTRIC LINES
  - QLB-FO FIBER OPTIC COMMUNICATION LINES
  - QLB-G GAS
  - QLB-W MAIN WATER
  - QLB-STR STORM DRAIN

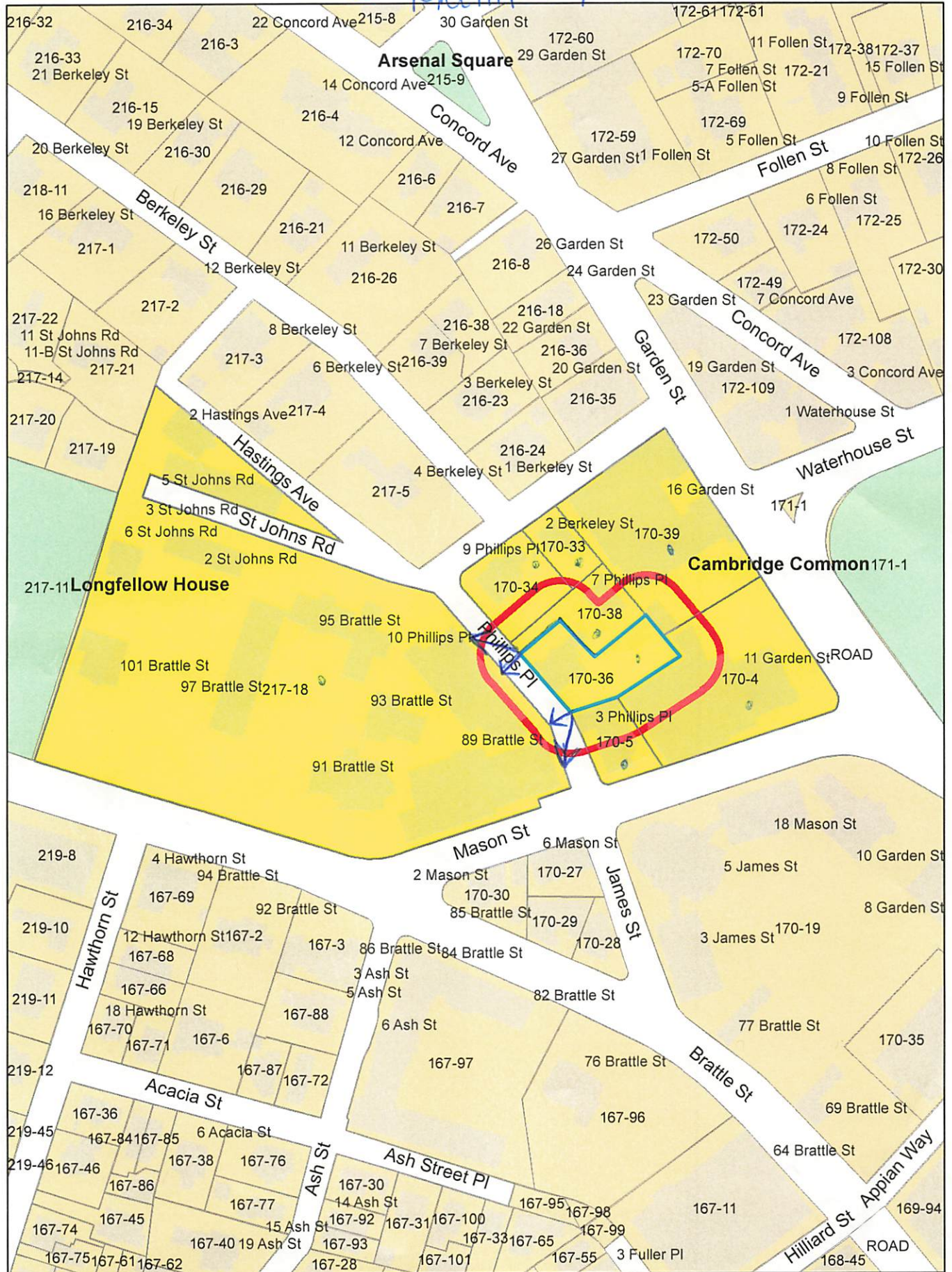


- LEGEND**
- ELECTRIC MANHOLE
  - HYDRANT
  - WATER SHUT OFF/WATER GATE
  - GAS SHUT OFF/GAS GATE
  - UTILITY POLE
  - WALK LIGHT
  - ELECTRIC HANDHOLE
  - BOLLARD
  - SIGN
  - FIRE ALARM
  - ROOF DRAIN
  - VENT
  - IRON ROD
  - GAS METER
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - CATE POST
  - AIR CONDITIONING UNIT
  - BUILDING DIMENSION
  - BUILDING FOOTPRINT AREA
  - BUILDING HEIGHT
  - BITUMINOUS
  - COLUMN
  - CONCRETE
  - CONCRETE RETAINING WALL
  - DETECTABLE WARNING PANEL
  - ENTRANCE
  - FOUND
  - FLUSH GRANITE CURB
  - GRANITE
  - HAND RAIL
  - IRON ROD
  - LANDSCAPED AREA
  - LANDSCAPE TIMBER
  - MULCH & SHRUBS
  - METAL
  - OVER
  - 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

FILENAME: S:\PROJECTS\2301082\2301082.dwg (DWG) 2301082-EC.dwg



5 Phillips Place



5 Phillips place

Petitioner

170-5 / 217-18  
LESLEY UNIVERSITY  
29 EVERETT STREET  
CAMBRIDGE, MA 02138-2790

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

DOUGLAS OKUN, ARCHITECT  
334 WALDEN STREET  
CAMBRIDGE, MA 02138

170-34-38  
LINCOLN INSTITUTE OF LAND POLICY  
113 BRATTLE STREET  
CAMBRIDGE, MA 02138

170-33  
AIELLO NANCY J B  
TRS THE LLOYD M AIELLO MA QTIP TR  
2 1/2 BERKELEY ST  
CAMBRIDGE, MA 02138

170-36  
JIANG, QIONG  
5 PHILLIPS PLACE  
CAMBRIDGE, MA 02138

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

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



# 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: Douglas Okun Date: Feb 22 2024  
(Print)

Address: 5 Phillips Place

Case No. BZA-254785

Hearing Date: 3/14/24

Thank you,  
Bza Members

# A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE

5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023

## OWNER:

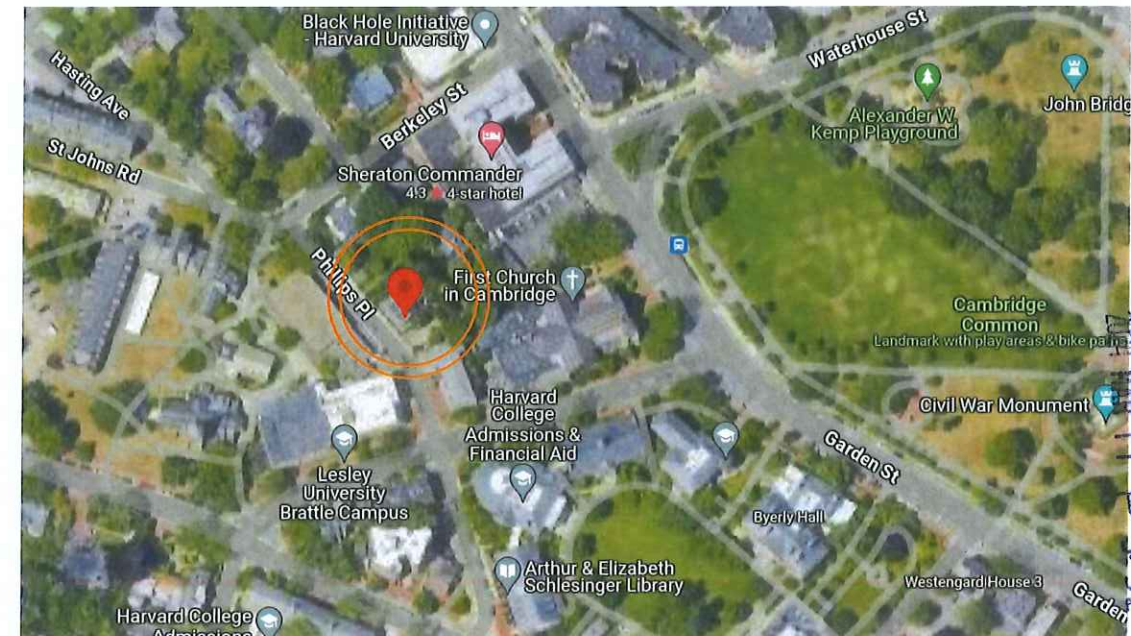
**Qiong Jiang,**  
23 Coolidge Hill Road,  
Cambridge, MA 02138  
646-866-1409  
[joanabba0910@gmail.com](mailto:joanabba0910@gmail.com)

## ARCHITECT:

**Douglas Okun, AIA**  
Douglas Okun & Associates  
156 Mount Auburn Street  
Cambridge MA 02138  
617-312-8206  
[doug@doassoc.com](mailto:doug@doassoc.com)

## DRAWING LIST

- TITLE SHEET  
L1 - EXISTING SITE PLAN  
A1 - PHOTOS OF EXISTING CONDITIONS  
A2 - EXISTING BASEMENT PLAN  
A3 - EXISTING FIRST FLOOR PLAN  
A4 - EXISTING SECOND FLOOR PLAN  
A5 - EXISTING THIRD FLOOR PLAN  
A6 - EXISTING FRONT ELEVATION  
A7 - EXISTING REAR ELEVATION  
A8 - EXISTING LEFT SIDE ELEVATION  
A9 - EXISTING RIGHT SIDE ELEVATION  
L2 - PROPOSED SITE PLAN AND ZONING CALCULATIONS  
A10 - PROPOSED BASEMENT PLAN  
A11 - PROPOSED FIRST FLOOR PLAN  
A12 - PROPOSED SECOND FLOOR PLAN  
A13 - PROPOSED THIRD FLOOR PLAN  
A14 - PROPOSED FRONT ELEVATION  
A15 - PROPOSED REAR ELEVATION  
A16 - PROPOSED LEFT SIDE ELEVATION  
A17 - PROPOSED RIGHT SIDE ELEVATION



CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

**DOUGLAS OKUN & ASSOCIATES**

156 Mount Auburn Street, Cambridge, MA 02138 / (617) 312-8206 / [doug@doassoc.com](mailto:doug@doassoc.com) / [www.dougokun.com](http://www.dougokun.com)



**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1"=20'

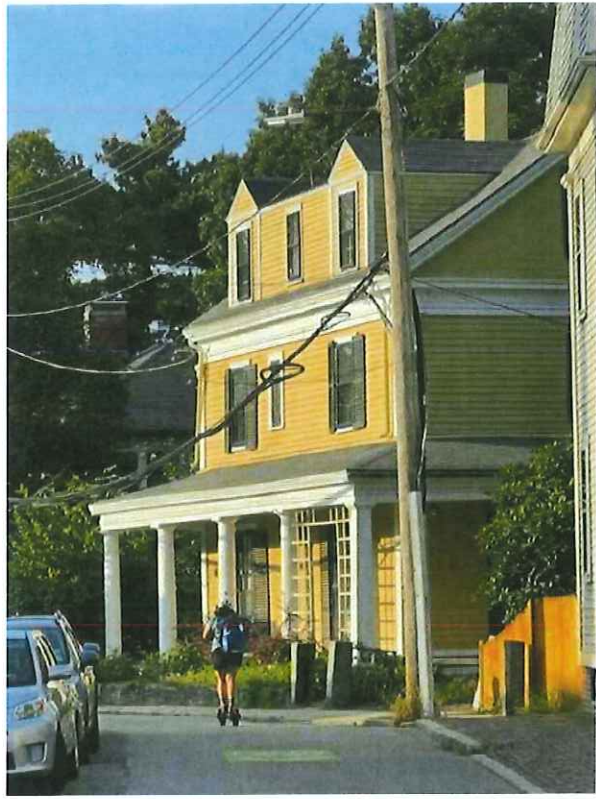
**EXISTING SITE PLAN**

**DOUGLAS OKUN & ASSOCIATES**



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 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**L1**



**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

**DOUGLASOKUN & ASSOCIATES**

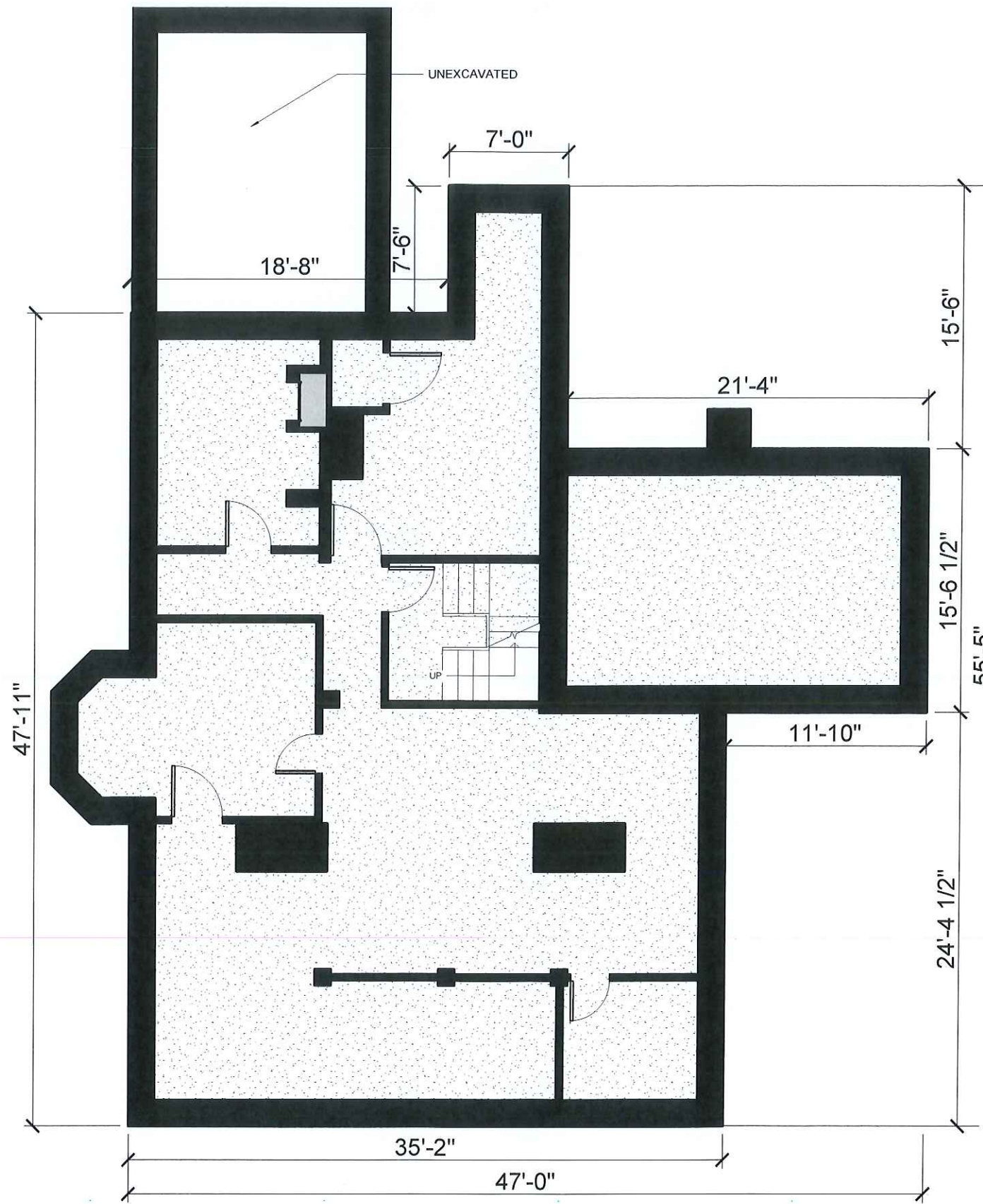
DATE: 12-06-2023  
SCALE: -

**PHOTOS OF EXISTING CONDITIONS**

**A1**

156 Mount Auburn Street, Cambridge, MA 02138 /  
(617) 312-8206 / doug@doassoc.com / www.dougokun.com

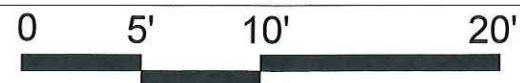




A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DOUGLAS OKUN & ASSOCIATES

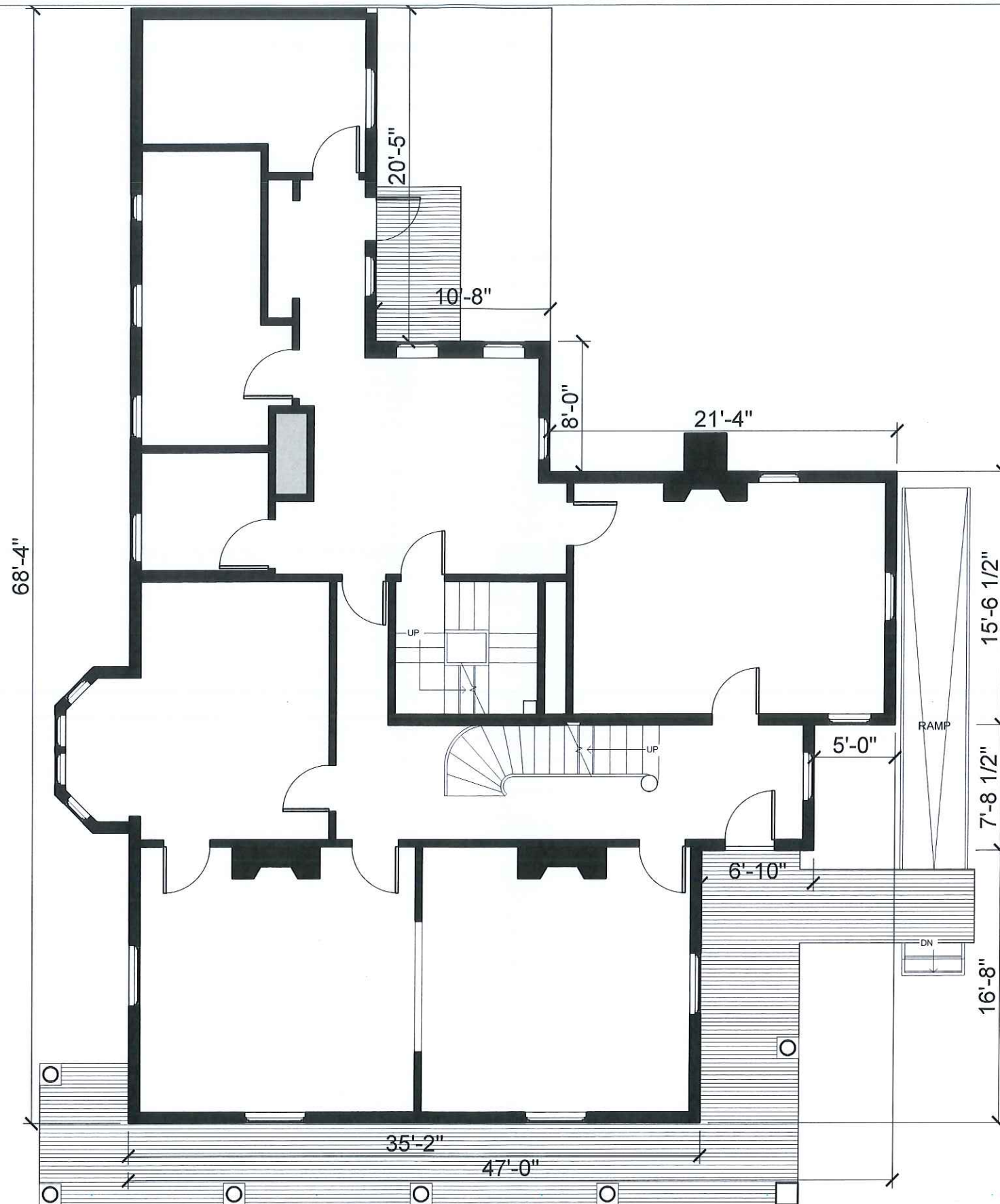
DATE: 12-06-2023  
 SCALE: 1/8" = 1'-0"



EXISTING BASEMENT PLAN

156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

A2



**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

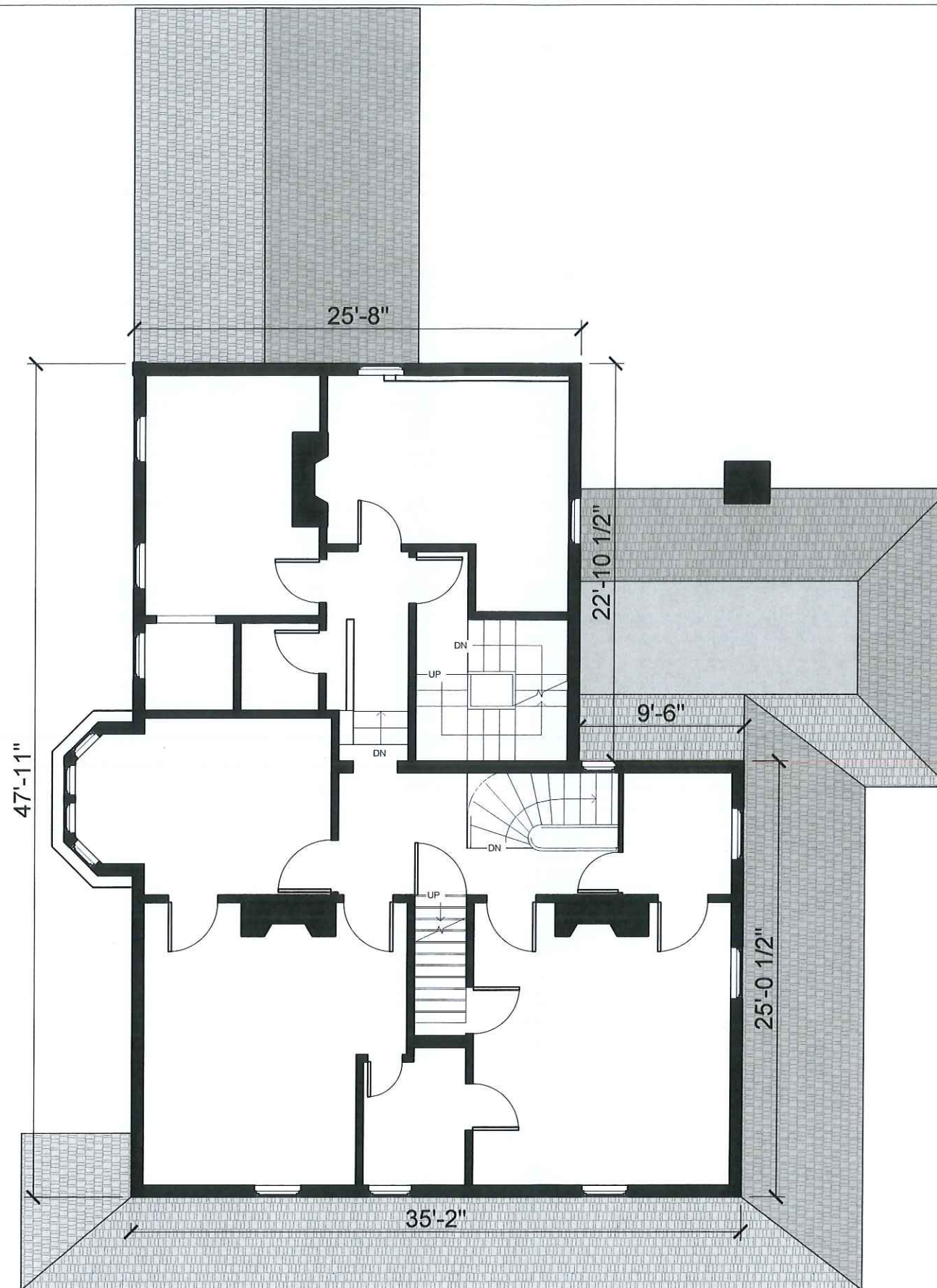
**EXISTING 1ST FLOOR PLAN**

**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

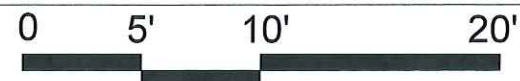
**A3**



**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

**DOUGLAS OKUN & ASSOCIATES**

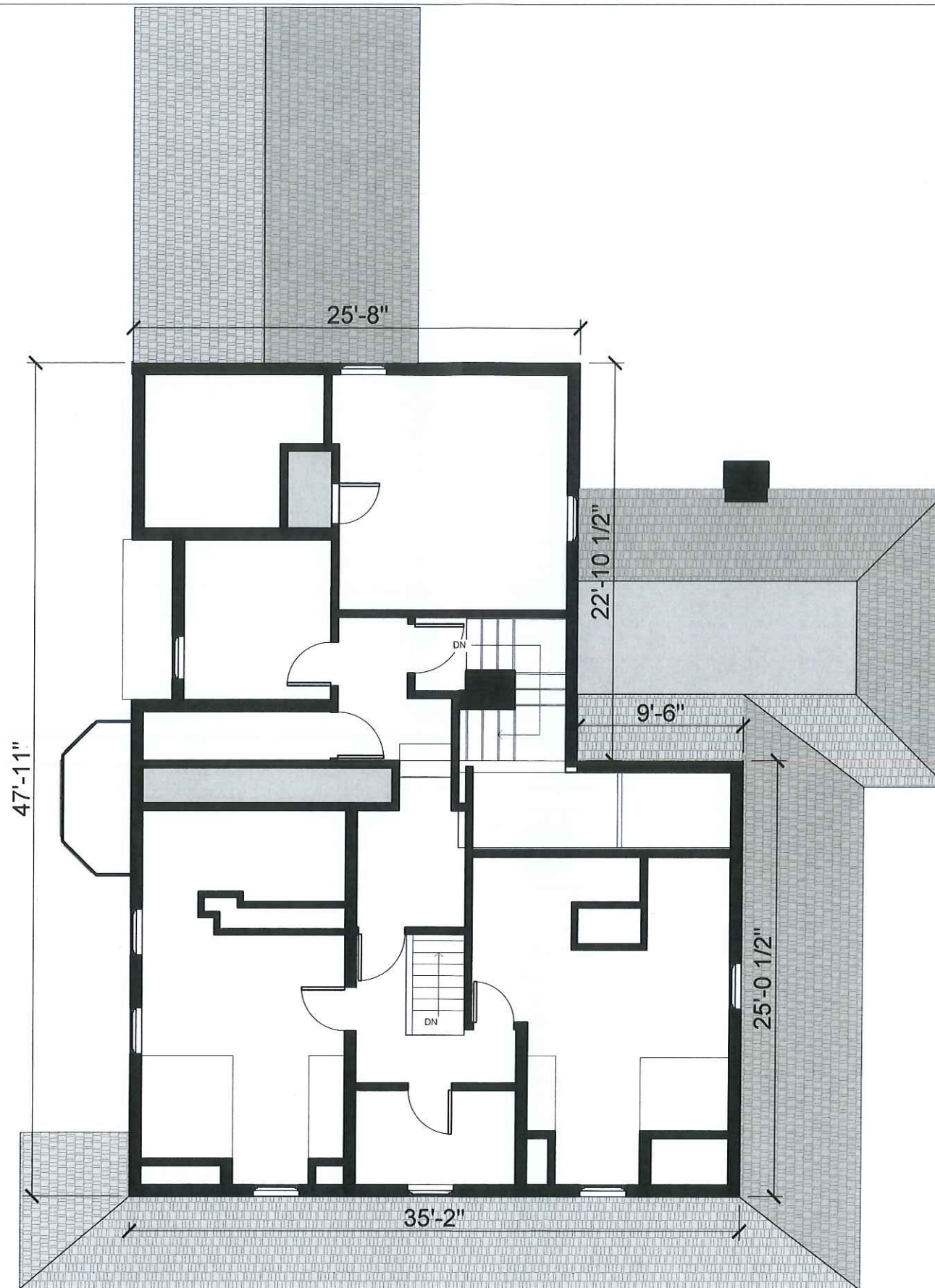
DATE: 12-06-2023  
 SCALE: 1/8" = 1'-0"



**EXISTING 2ND FLOOR PLAN**

**A4**

156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com



**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8" = 1'-0"

**EXISTING 3RD FLOOR PLAN**

**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**A5**



**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

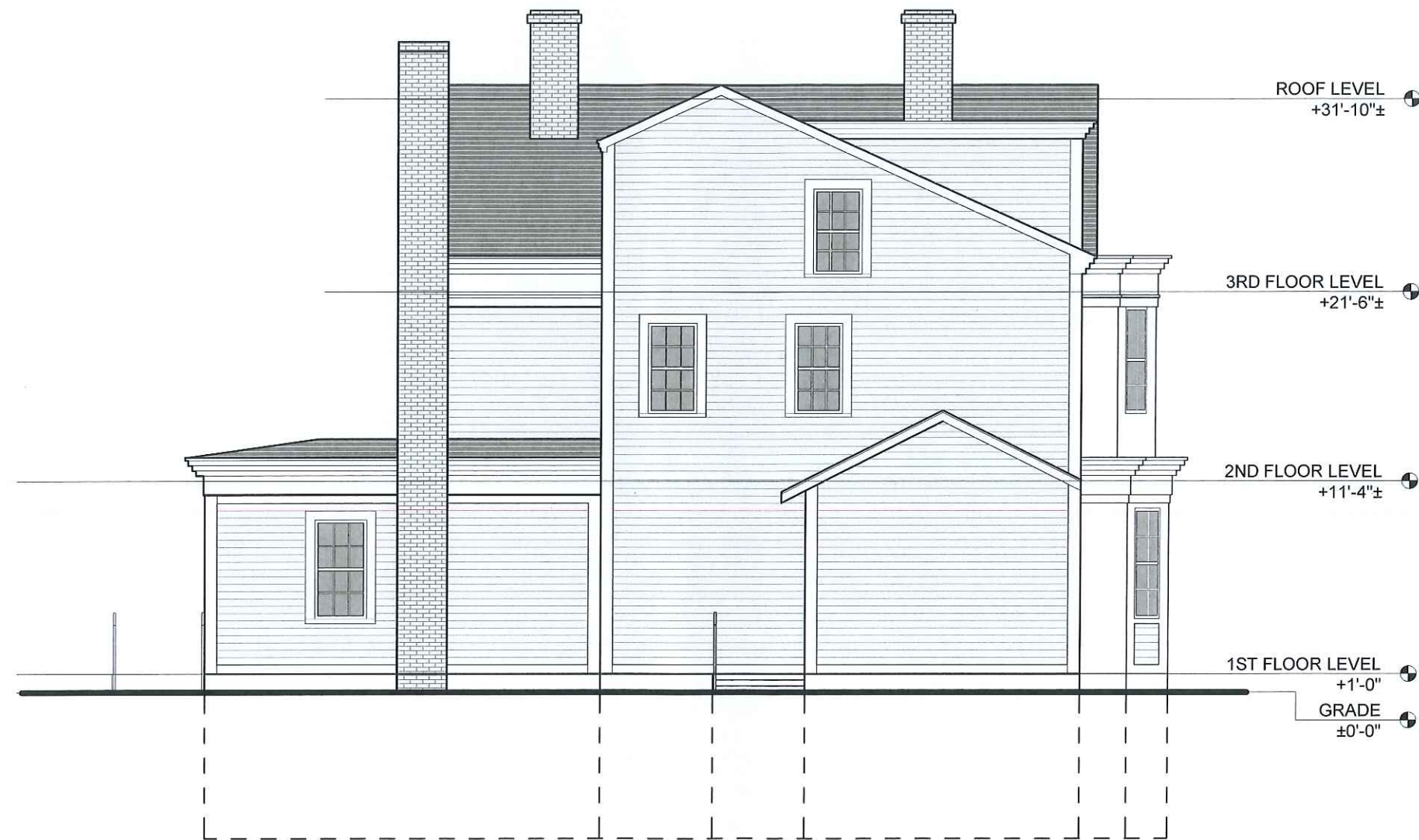
**EXISTING FRONT ELEVATION**

**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**A6**



**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8" = 1'-0"

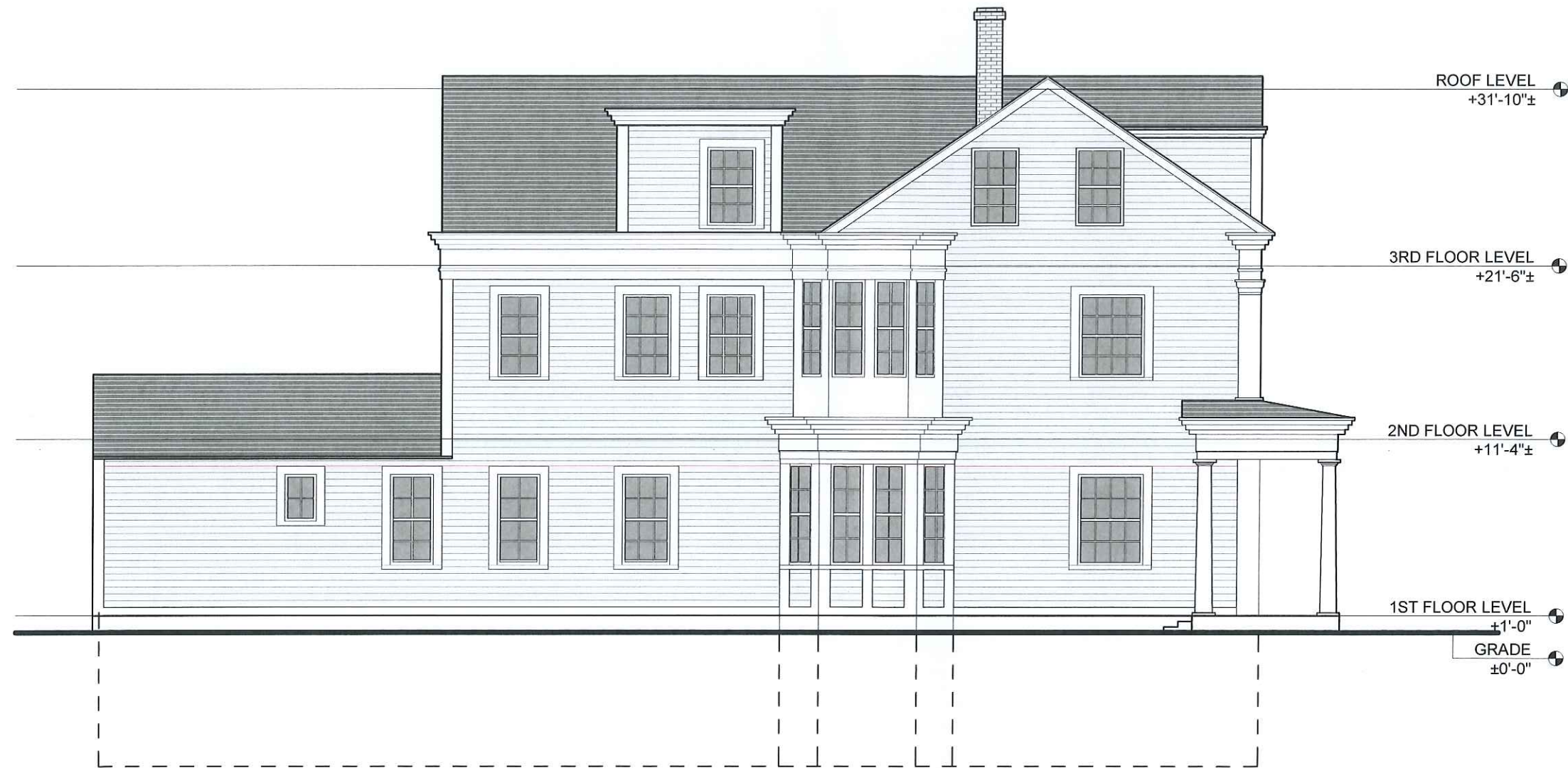
**EXISTING REAR ELEVATION**

**DOUGLAS OKUN & ASSOCIATES**



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**A7**

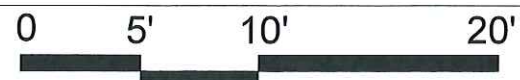


**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

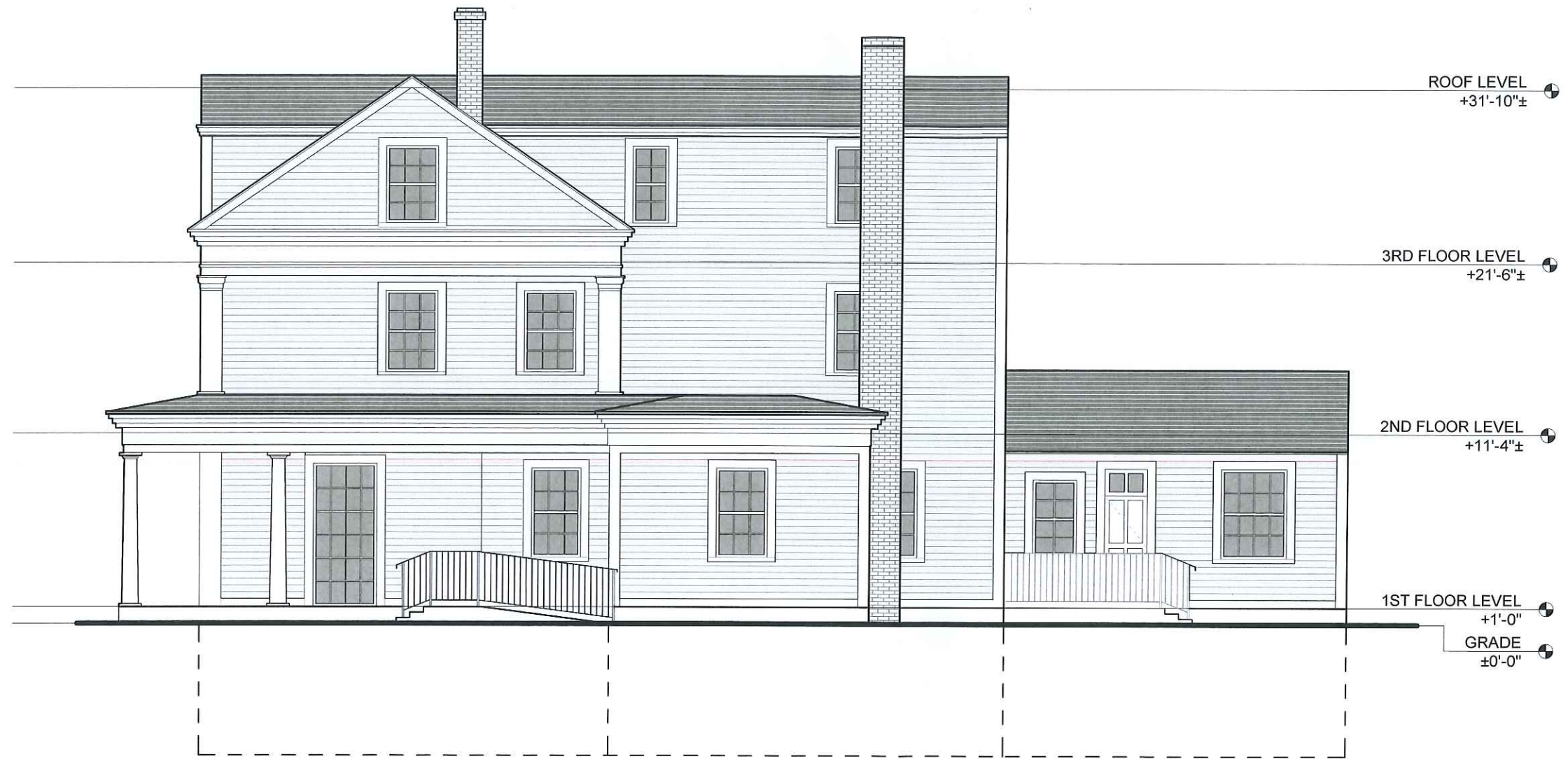
**EXISTING LEFT SIDE ELEVATION**

**DOUGLAS OKUN & ASSOCIATES**



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 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**A8**



**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

**EXISTING RIGHT SIDE ELEVATION**

**DOUGLAS OKUN & ASSOCIATES**



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 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**A9**





**ZONING CALCULATIONS FOR 5 PHILLIPS PLACE, CAMBRIDGE/  
ZONING DISTRICT - RESIDENCE A-2**

|                                   | Requested      | Existing                  | Proposed                                  |
|-----------------------------------|----------------|---------------------------|-------------------------------------------|
| Max. F.A.R.                       | 0.5            | 0.388                     | 0.488                                     |
| M. Lot Size (Sq. Ft.)             | 6,000          | 13,279                    | 13,279                                    |
| Min. Lot Area/ Dwelling (Sq. Ft.) | 4,500          | N/A                       | N/A                                       |
| Min. Lot Width (Ft.)              | 65             | 56.75                     | 56.75                                     |
| Min. Setback/ Front Yard (Ft.)    | 20             | 9.5                       | 9.5                                       |
| Min. Setback/ Side Yard (Ft.)     | 10 (Sum of 25) | 17.4 (Left), 39.5 (Right) | 17.4 (Left), 34.75 (Right)/ 5 from garage |
| Min. Setback/ Rear Yard (Ft.)     | 25             | 3.5                       | 3.4                                       |
| Max. Height (Ft.)                 | 35             | 32.6                      | 34                                        |
| Min. Open Spcae (%)               | 50             | 62.5                      | 53.6                                      |



**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
SCALE: 1"=20'

# SITE PLAN & ZONING CALCULATIONS

**DOUGLAS OKUN & ASSOCIATES**



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(617) 312-8206 / doug@doassoc.com / www.dougokun.com

**L2**



EXAMPLES OF GLASS  
PANELS COVERING  
THE POOL / ① ② ③

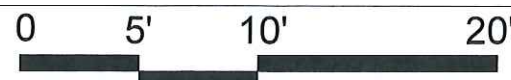
EXAMPLES OF SWIMMINGPOOLS  
/ ④ ⑤



A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE  
5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DOUGLAS OKUN & ASSOCIATES

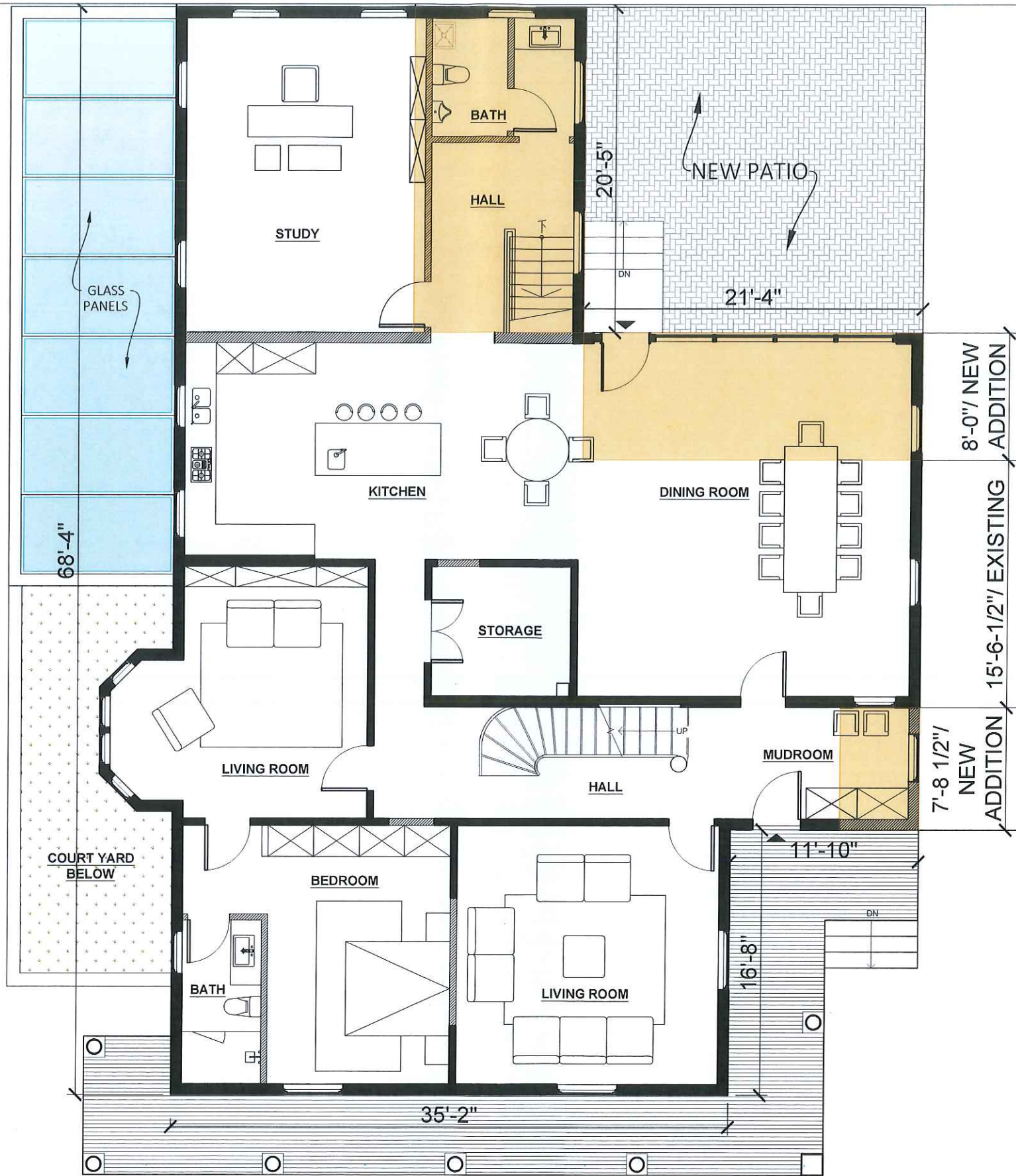
DATE: 12-06-2023  
SCALE: 1/8"=1'-0"



PROPOSED BASEMENT PLAN

A10

156 Mount Auburn Street, Cambridge, MA 02138 /  
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A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DOUGLAS OKUN & ASSOCIATES

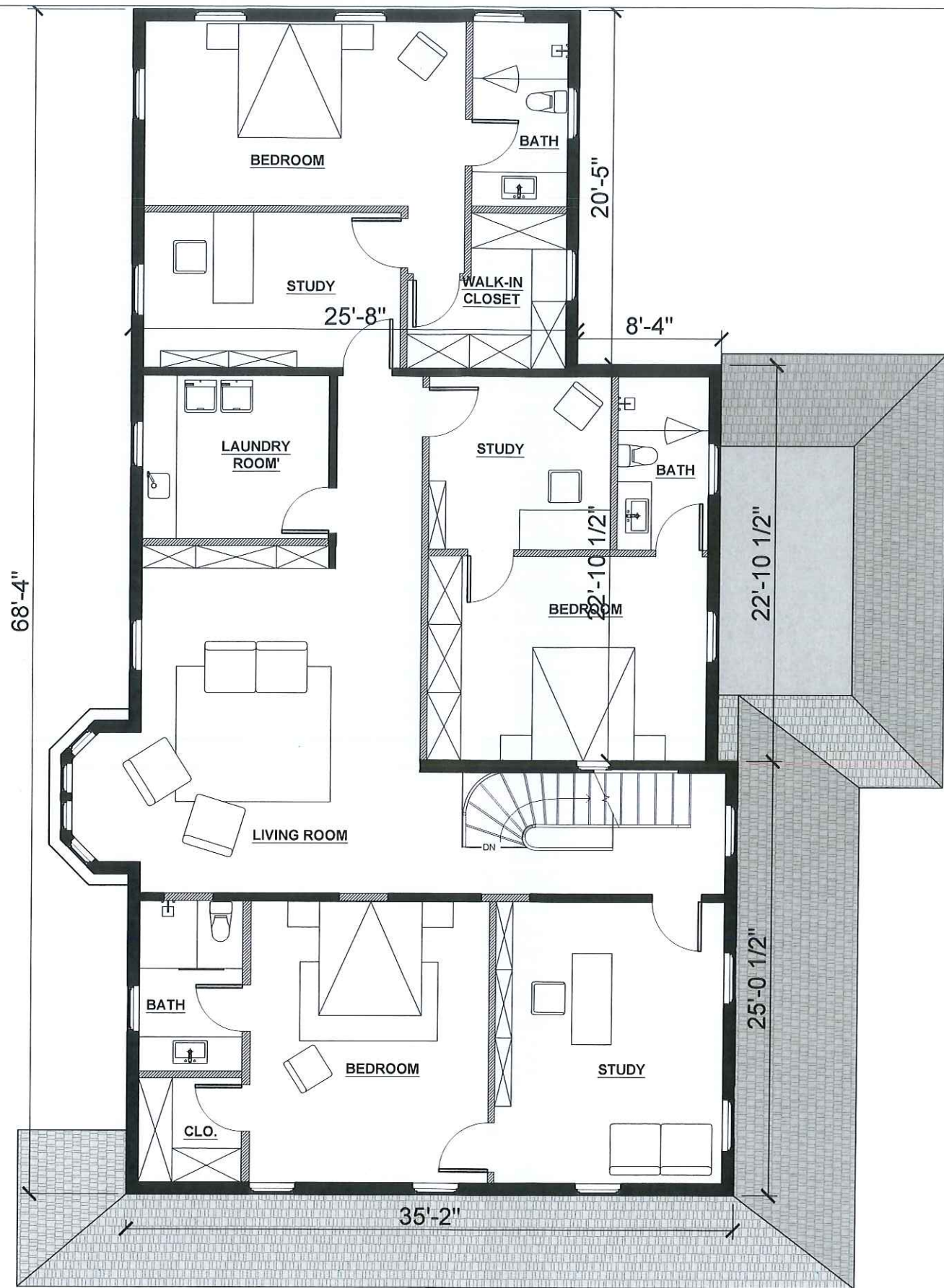
DATE: 12-06-2023  
 SCALE: 1/8" = 1'-0"



PROPOSED 1ST FLOOR PLAN

A11

156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com



**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

**DOUGLAS OKUN & ASSOCIATES**

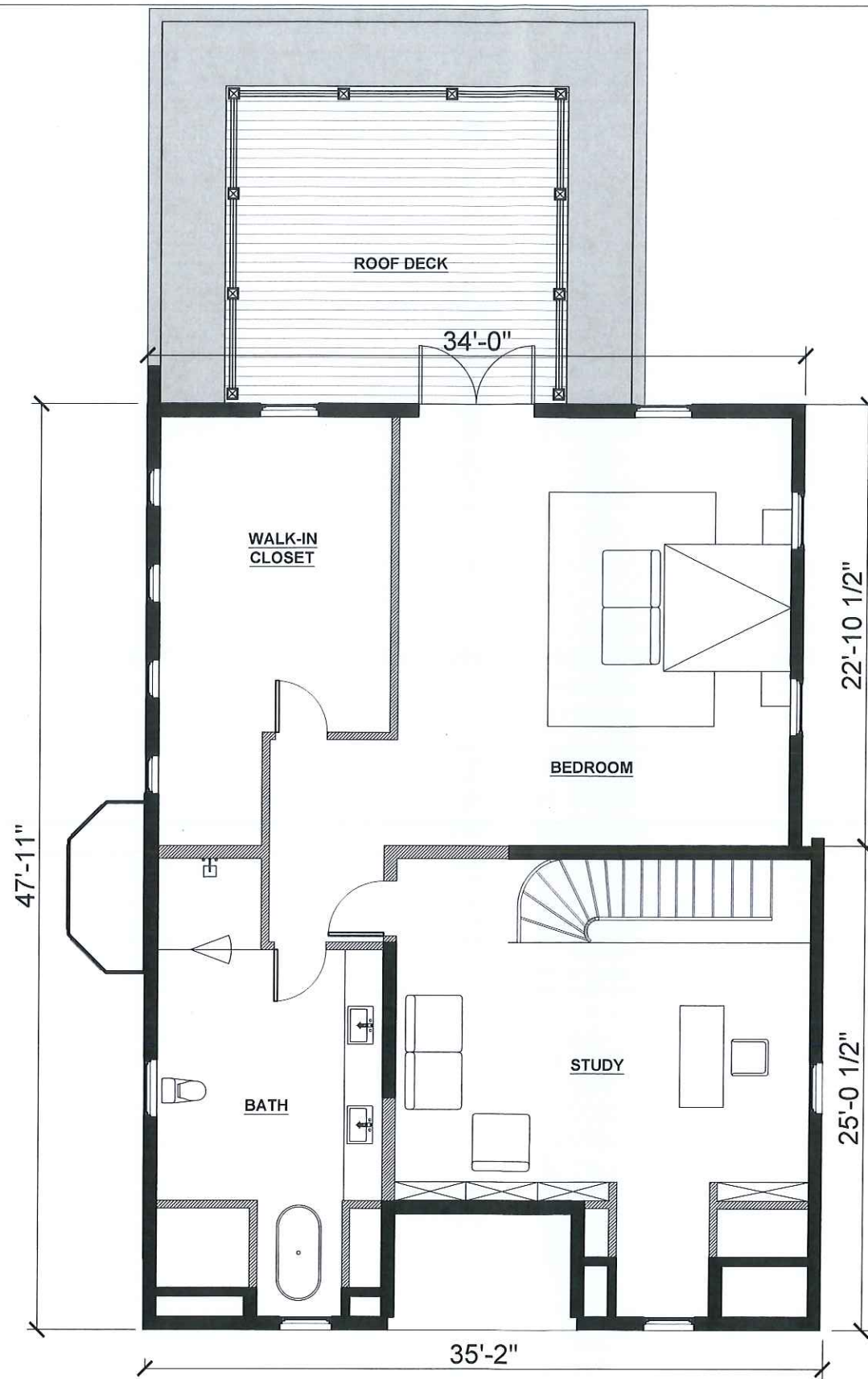
DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"



**PROPOSED 2ND FLOOR PLAN**

**A12**

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**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

**DOUGLAS OKUN & ASSOCIATES**

DATE: 12-06-2023  
 SCALE: 1/8" = 1'-0"



**PROPOSED 3RD FLOOR PLAN**

**A13**

156 Mount Auburn Street, Cambridge, MA 02138 /  
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- NOTES:**
1. RESTORE CHIMNEYS WITH RED BRICK.
  2. ADD NEW SLATE ROOF TO THE HOUSE.
  3. REMOVE CENTER DORMER FROM THE FRONT ELEVATION AND RESTORE THE TWO OTHER DORMERS. ADD SHUTTERS ON WINDOWS.
  4. RESTORE CLAPBOARDS AND ALL TRIM AROUND THE HOUSE.
  5. PAINT ENTIRE HOUSE.
  6. ADD NEW GARAGE WITH SLATE ROOF.



**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

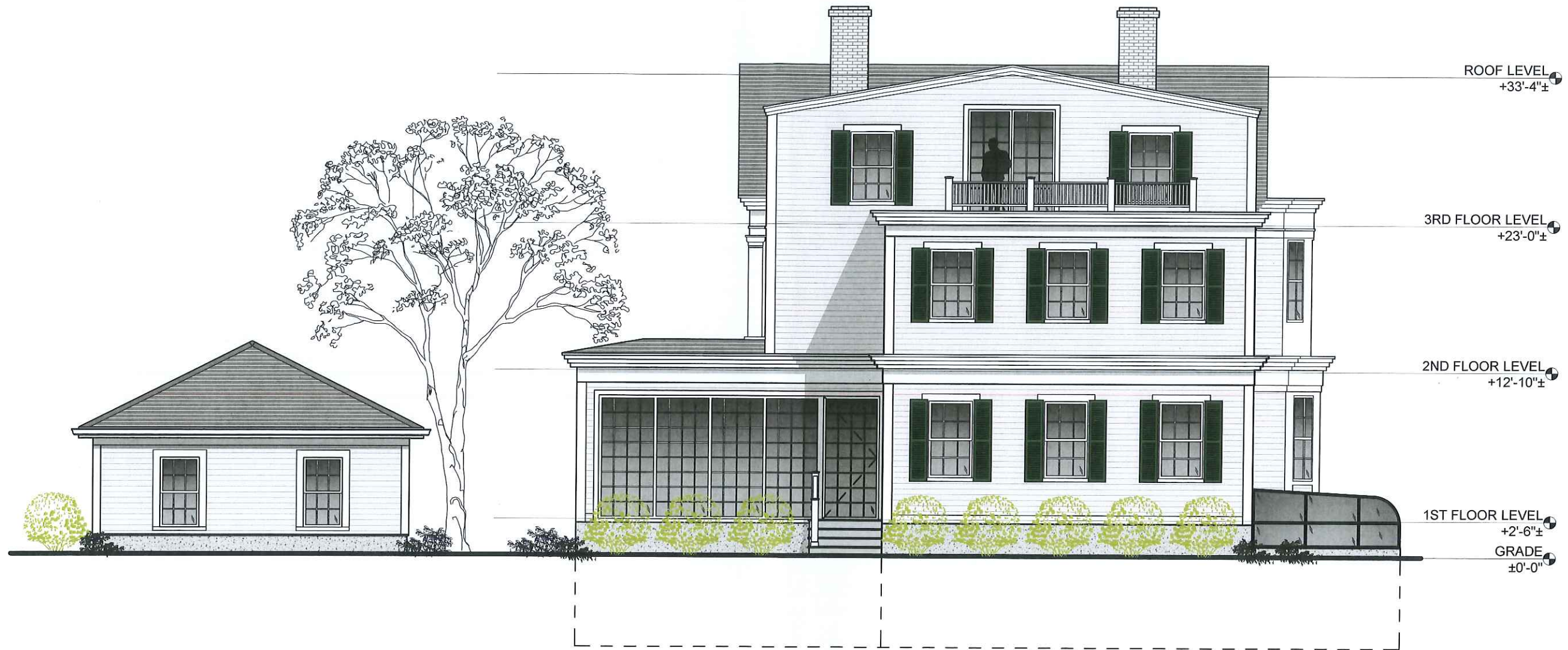
**PROPOSED FRONT ELEVATION**

**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**A14**



**A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE**  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

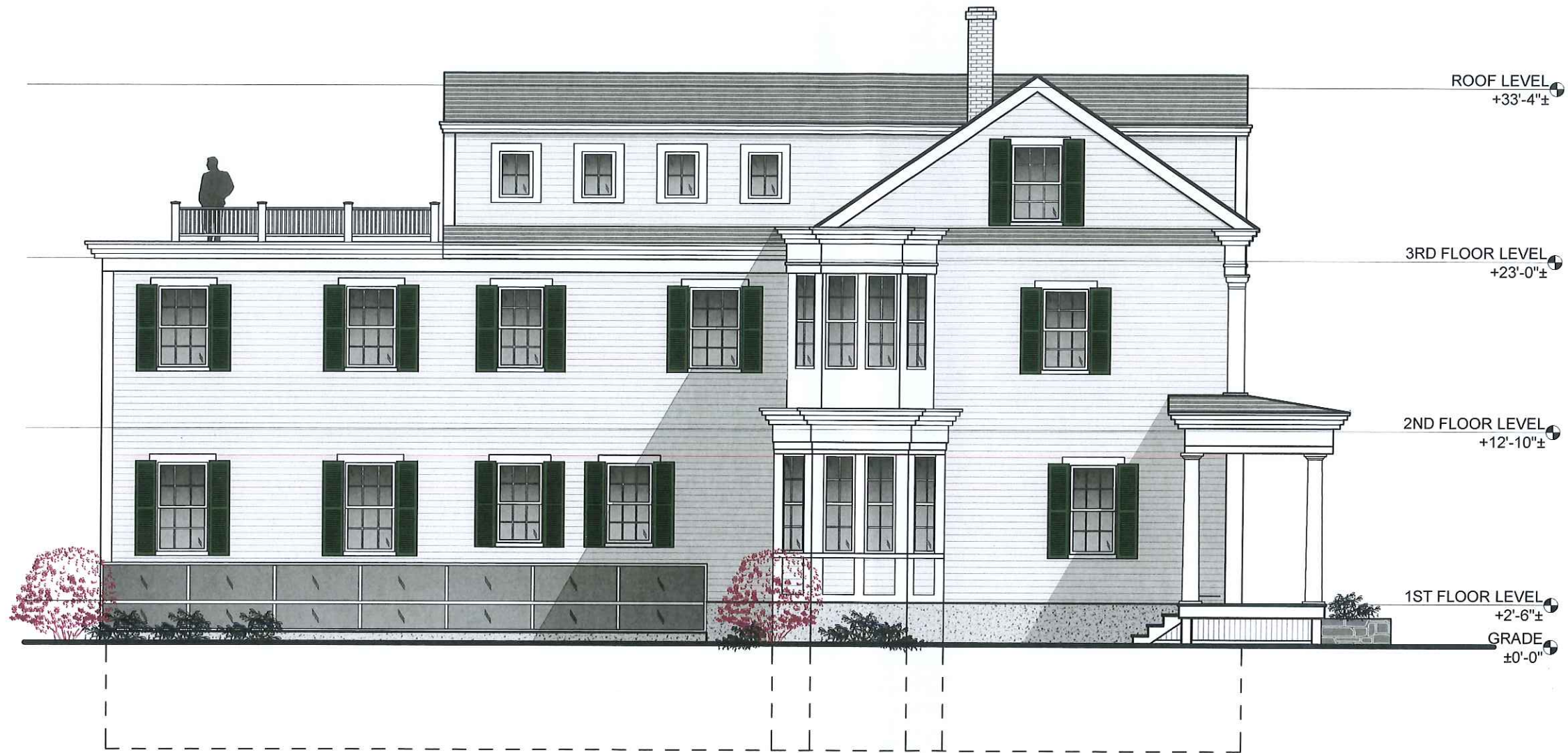
**PROPOSED REAR ELEVATION**

**DOUGLAS OKUN & ASSOCIATES**



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 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**A15**



A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

PROPOSED LEFT SIDE ELEVATION

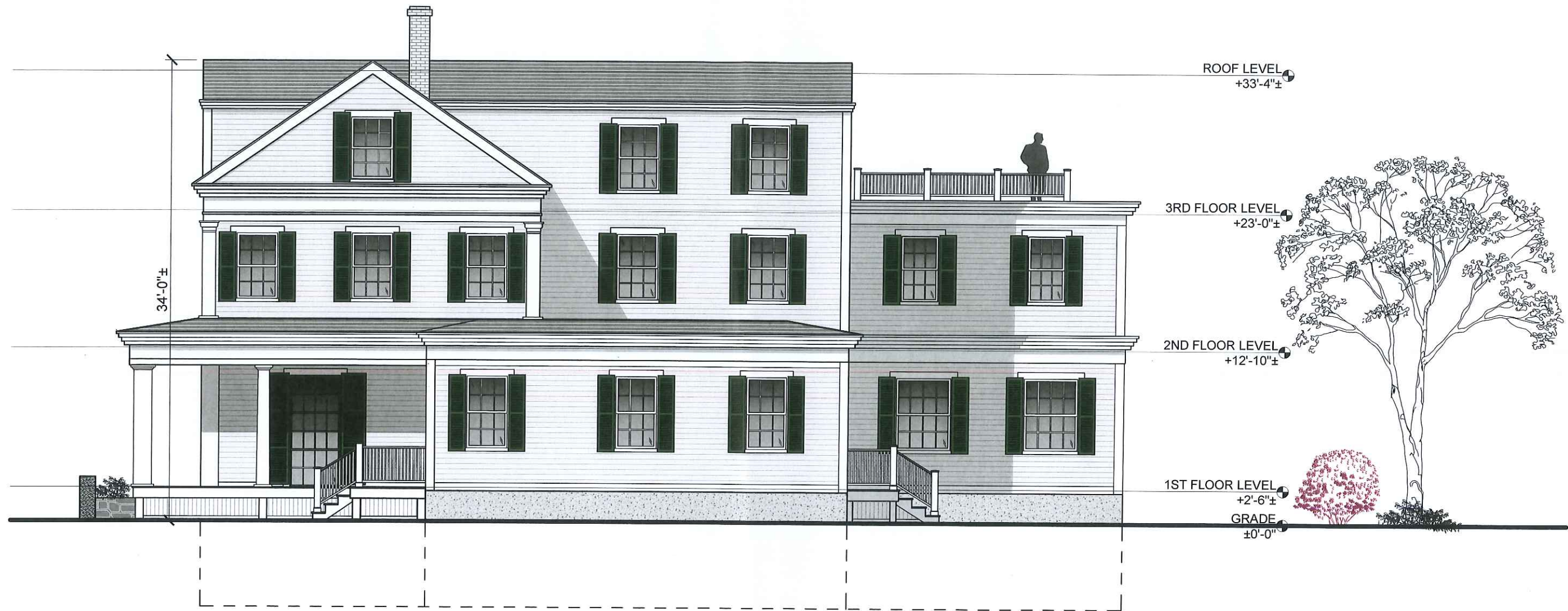
DOUGLAS OKUN & ASSOCIATES



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 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**A16**





A PROPOSAL FOR 5 PHILLIPS PLACE RESIDENCE  
 5 PHILLIPS PLACE, CAMBRIDGE, MA 02138

DATE: 12-06-2023  
 SCALE: 1/8"=1'-0"

PROPOSED RIGHT SIDE ELEVATION

DOUGLAS OKUN & ASSOCIATES



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**A17**