



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 AUG 29 PM 12:19

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 188958

General Information

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

Special Permit: X Variance: X Appeal: _____

PETITIONER: Lin Lin C/O Joseph Luna, AIA - Luna Design Group: Project Architect

PETITIONER'S ADDRESS: 100 Conifer Hill Drive , Danvers, MA 01923

LOCATION OF PROPERTY: 24 Union St , Cambridge, MA

TYPE OF OCCUPANCY: Multi-Family Townhouse **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Additions/ /Parking/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To convert the existing hip roof into a gable roof with dormers and windows on all four sides. To park within the front yard setback.

Special Permit: To create 2 curb cuts.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 6.000 Section: 6.43 (Curb Cuts).
- Article: 6.000 Section: 6.44.1.c (Front Yard Parking).
- Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).
- Article: 10.000 Section: 10.30 (Variance) & Sec. 10.40 (Special Permit).

Original Signature(s):
 (Petitioner (s) / Owner)

JOSEPH LUNA, PA for LL
 (Print Name) Lin Lin

Address: 100 CONIFER HILL DR #406
DANVERS, MA 01923
 Tel. No. 781-245-6530 ext. 11
 E-Mail Address: jluna@lunadesign.com

THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY

LABORATORY OF ORGANIC CHEMISTRY

CHICAGO, ILL.

RECEIVED

TO THE DIRECTOR

FROM

DATE

RE

RECEIVED

DATE

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DATE

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DATE

[Handwritten signature]

100 COMM. BLDG. 5TH FL. CHICAGO, ILL. 60607
TEL. 733-2400

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Lin Lin (OWNER)

Address: 24 Union street Cambridge MA 02141

State that I/We own the property located at 24 Union street Cambridge MA 02141 which is the subject of this zoning application.

The record title of this property is in the name of Lin Lin

*Pursuant to a deed of duly recorded in the date August 8, Middlesex South County Registry of Deeds at Book 80097, Page 530; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature] 8/8 2022
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Washington County of King

The above-name Lin Lin personally appeared before me, this 8 of August, 2022, and made oath that the above statement is true.

[Signature] Notary
My commission expires October 11, 2022 (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 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 appellant is trying to improve and enhance an existing dilapidated property by providing more interior offerings within the existing building footprint. To achieve this, the appellant is requesting zoning relief to build over the existing single floor building elements, and to completely rebuild the roof as necessary to gain more unit area. The existing building is nonconforming to current zoning bylaws and literal enforcement of the requested relief would preclude the appellant from making these improvements. To make the such a substantial investment into the property without the requested additional area would be a financial hardship for the appellant.

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 appellant is renovating and adding to an existing nonconforming structure, The proposed addition does not add to the building footprint. The inability to conform to current zoning bylaws is due to the hardship of the existing site shape and building footprint.

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:

There is no substantial detriment to the public because:
There is no increase in building size/density.
This is a continuation of a preexisting permitted use.
There is no increase in the building footprint.
There is no increase in the building height/stories.
There is no further encroachment into the required site setbacks than the existing building footprint.
Additional off-street parking will be provided where there is none.
The building will be fully sprinklered as part of these improvements which is a significant lifesafety improvement to the neighborhood as a whole.

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

There is no nullifying or substantially derogating from the intent from the intent or purpose of this Ordinance because:
The addition and subsequent area increase are within the existing building footprint.
There is no increase in the building size/ density
This a continuation of a preexisting permitted use.
There is no increase in building height/ stories.
There is no further encroachment into the required site setbacks than the existing building footprint.
Hardship is due to existing site and building shape.

Attachment to ZBA Application

24 Union Street, Cambridge MA
BZA Number 18858
August 25, 2022

Special Permit: To create 2 curb cuts.

Brief description of work that requires Special Permit relief?

Per the City of Cambridge Zoning Ordinances:

6.43.3.C *No more than one curb cut per lot for lots with less than one hundred (100) feet of frontage shall be allowed. A maximum of one curb cut for every one hundred (100) feet of street frontage or portion thereof shall be allowed for lots having frontage in excess of one hundred feet.*

6.43.5 *The Board of Zoning Appeal may grant a special permit modifying the provisions of this subsections 6.43 in accordance with the following conditions:*

c) *The maximum of one curb cut for every one hundred (100) feet of street frontage as required in paragraph 6.43.3 (c) may be modified if the Board determines that traffic and safety would be facilitated by exceeding this maximum.*

There is currently no off-street parking available and no room for a perpendicular driveway to the rear yard. To provide a minimum of two off street parking stalls, the applicant is proposing two tandem parking stalls parallel to the front property line and the primary structure. Two curb cuts are necessary to provide access to these stalls. Frontage is less than 100 feet requiring a Special Permit for this work.

Requirements of the Ordinance can or will be met for the following reasons:

The existing front/ street property line is 66.5 feet. Per the City of Cambridge Zoning Ordinances, The two curb cuts provides access to two off-street parking spaces currently not available. The distance between the two curbs is also adequate to provide two on-street parking spaces for a net increase of one parking space. The applicant believes that traffic and safety are not compromised as a result of the additional curb cut.

Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

See notations above.

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 additional curb cut increases the amount of available on and off-street parking then the existing site condition and does not adversely affect the use of the existing and adjacent uses.

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:

See notations above.

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:

See notations above.

Date: _____

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Lin Lin
Location: 24 Union St., Cambridge, MA
Phone: 781-245-6530 ext. 11

Present Use/Occupancy: Multi-Family Townhouse
Zone: Residence C-1 Zone
Requested Use/Occupancy: Multi-Family Townhouse

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4129	7242	4745	(max.)
<u>LOT AREA:</u>		6327	6327 No Change	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		4129	7242	4745	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2109	2109	1500	
<u>SIZE OF LOT:</u>	WIDTH	66.5	No Change	50	
	DEPTH	N/A	No Change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	10.3	10.3 No Change	2.15	
	REAR	30.6	30.6 No Change	23.15	
	LEFT SIDE	3.6	3.6 No Change	16.27	
	RIGHT SIDE	4.0	4.0 No Change	16.27	
<u>SIZE OF BUILDING:</u>	HEIGHT	33.83	33.83 No Change	35	
	WIDTH	58.8	58.8 No Change	No Change	
	LENGTH	47.9	47.9 No Change	No Change	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		2827	2973	1898	
<u>NO. OF DWELLING UNITS:</u>		3	3	3	
<u>NO. OF PARKING SPACES:</u>		0	2 tandem	3	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

N/A

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'.

Date: _____

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

BZA Application Form

2022 SEP 33 A 10:52

DIMENSIONAL INFORMATION

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		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4129	7242	4745	(max.)
<u>LOT AREA:</u>		6327	6327 No Change	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		65%	114%	75%	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2109	2109	1500	
<u>SIZE OF LOT:</u>	WIDTH	66.5	No Change	50	
	DEPTH	97.3	No Change	No Dimension Provided in Table 5-1	
<u>SETBACKS IN FEET:</u>	FRONT	10.3	10.3 No Change	2.15	
	REAR	30.6	30.6 No Change	20.0	
	LEFT SIDE	3.6	3.6 No Change	16.27	
	RIGHT SIDE	4.0	4.0 No Change	16.27	
<u>SIZE OF BUILDING:</u>	HEIGHT	33.83	33.83 No Change	35	
	WIDTH	58.8	58.8 No Change	No Change	
	LENGTH	47.9	47.9 No Change	No Change	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		47%	47%	30%	
<u>NO. OF DWELLING UNITS:</u>		3	3	3	
<u>NO. OF PARKING SPACES:</u>		0	2 tandem	3	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

N/A

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
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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: Lin Lin Date: 9/21/2022
(Print)

Address: 24 Union St.

Case No. BZA-188958

Hearing Date: 10/6/22

Thank you,
Bza Members



LUNA | Design Group

100 Conifer Hill Road, Suite 406
Danvers, MA 01923-3376
781.245.6530 fax 781.245.6508
www.lunadesign.com

Architecture Interiors Planning

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Owner:

Lin Lin
24B Union Street
Cambridge, MA 02141

Project:

**The Residences At
24 Union
Street**
Cambridge, Massachusetts 02141

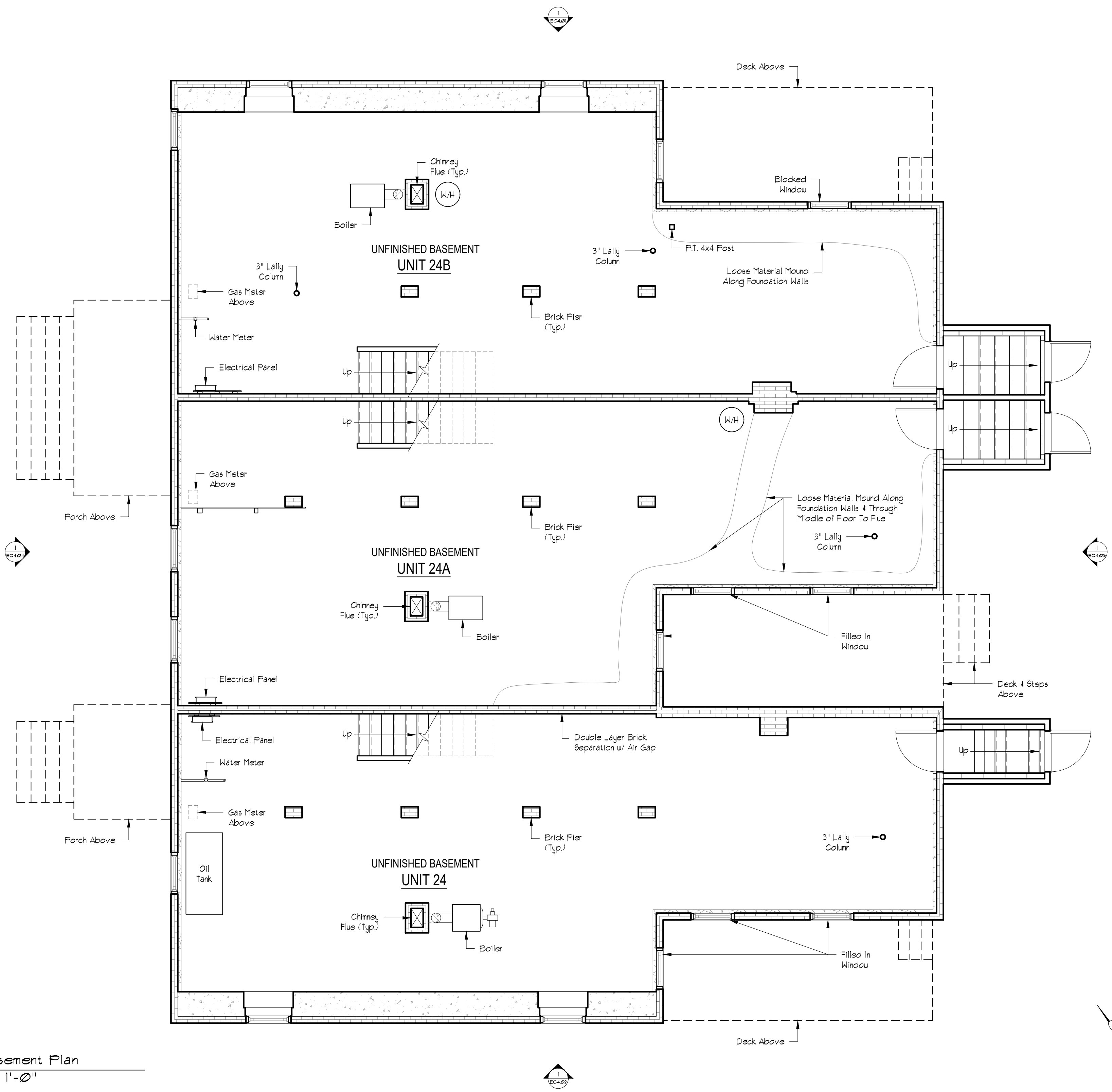
Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Existing
Basement Plan**

Sheet Number:
EC1.00



1 Existing Basement Plan
Scale: 1/4" = 1'-0"



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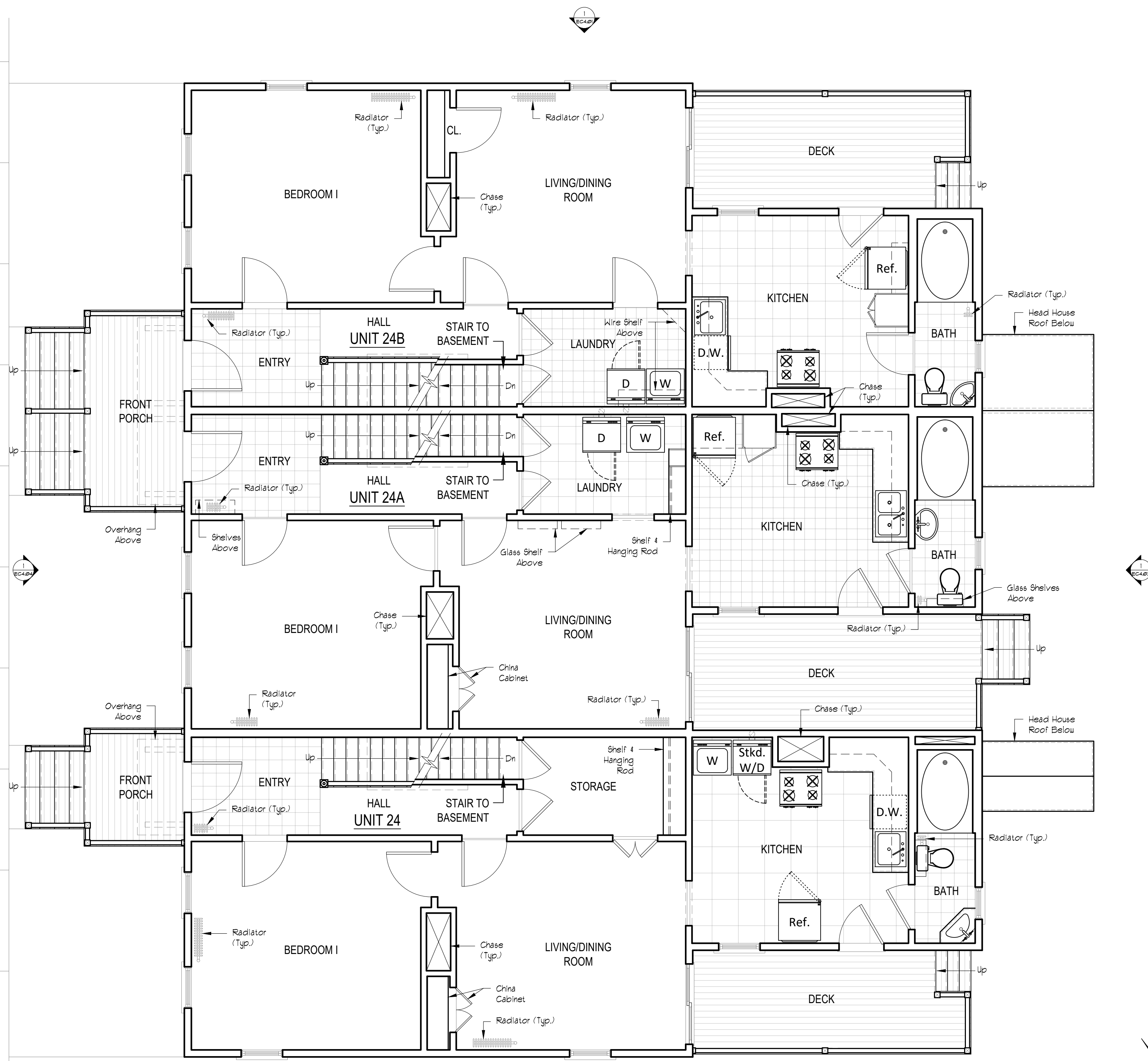
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 Job No.
 LIN210_a
 File
 PROPOSED

Sheet Title:

**Existing First
 Floor Plan**

Sheet Number:

EC1.01



1 Existing First Floor Plan
 Scale: 1/4" = 1'-0"



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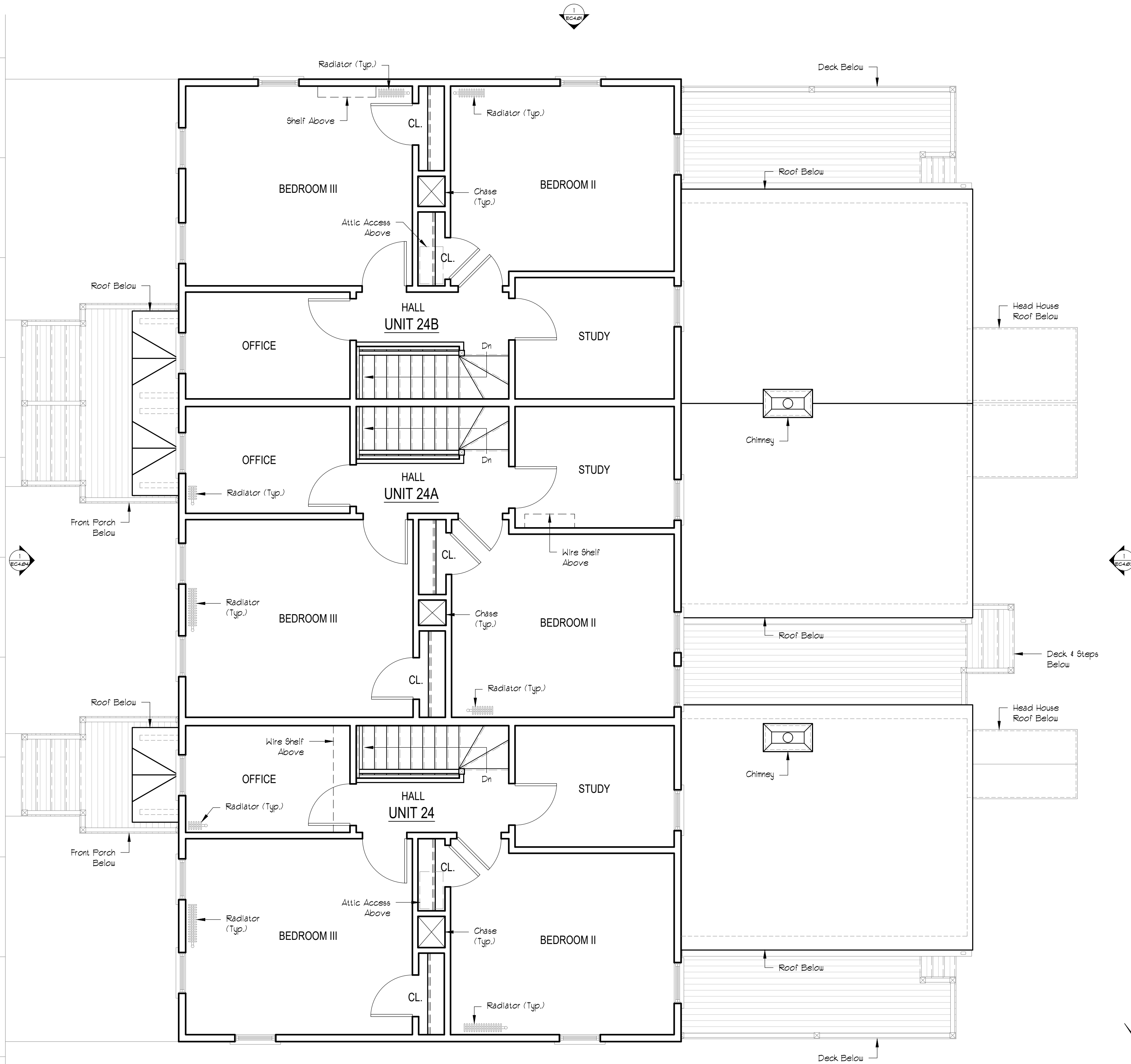
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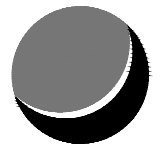
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	Scale	1/4" = 1'-0"
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:
**Existing Second
 Floor Plan**

Sheet Number:
EC1.02



① Existing Second Floor Plan
 Scale: 1/4" = 1'-0"



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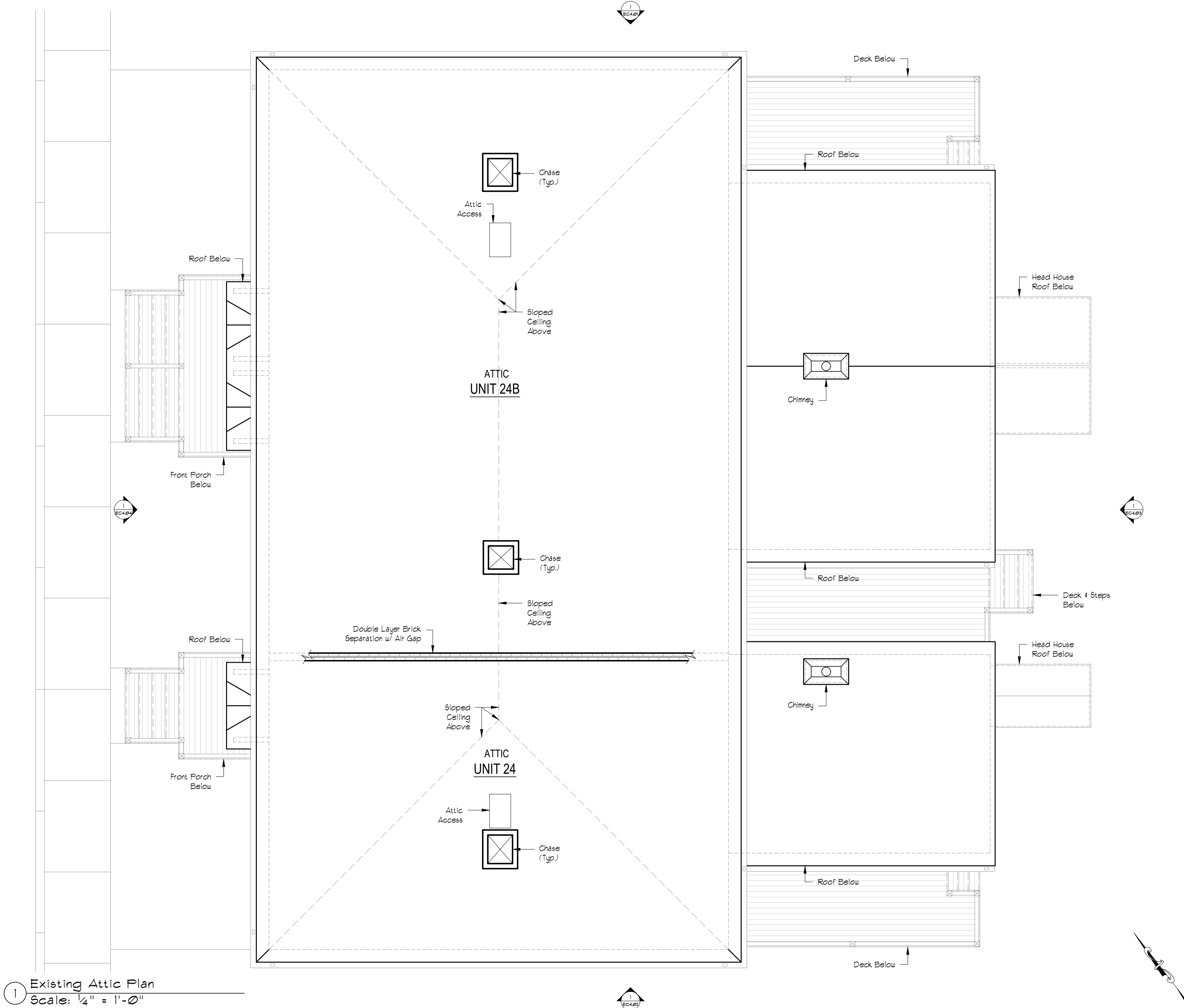
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	File PROPOSED

Sheet Title:

**Existing
 Attic Plan**

Sheet Number:

EC1.03



① Existing Attic Plan
 Scale: 1/4" = 1'-0"

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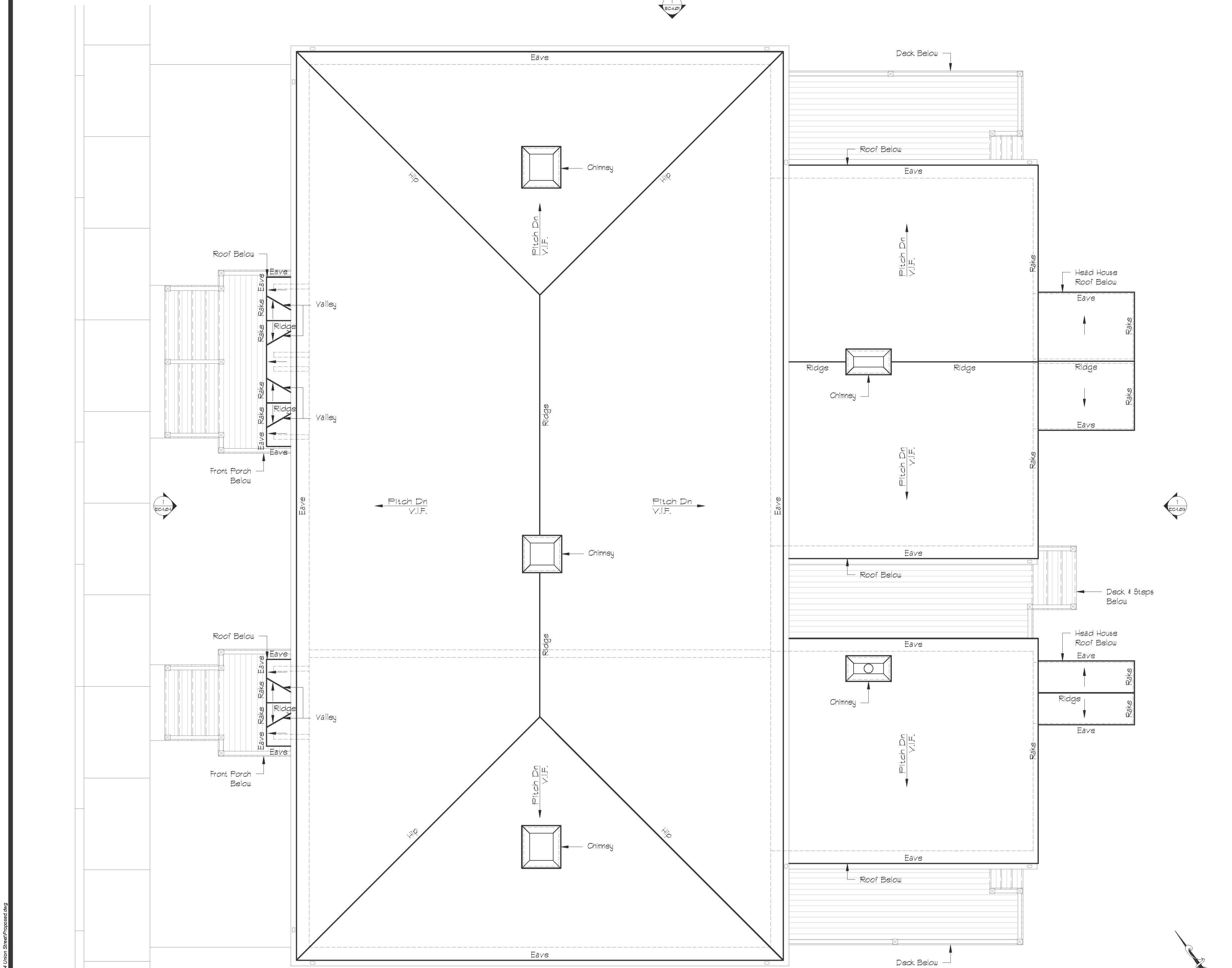
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2	7.22.22	Proposed Addition

Stamp:
 Date: JULY 22, 2022
 Scale: 1/4" = 1'-0"
 Job No.: LIN210_a
 File: PROPOSED

Sheet Title:
**Existing
 Roof Plan**

Sheet Number:
EC1.04



1 Existing Roof Plan
 Scale: 1/4" = 1'-0"

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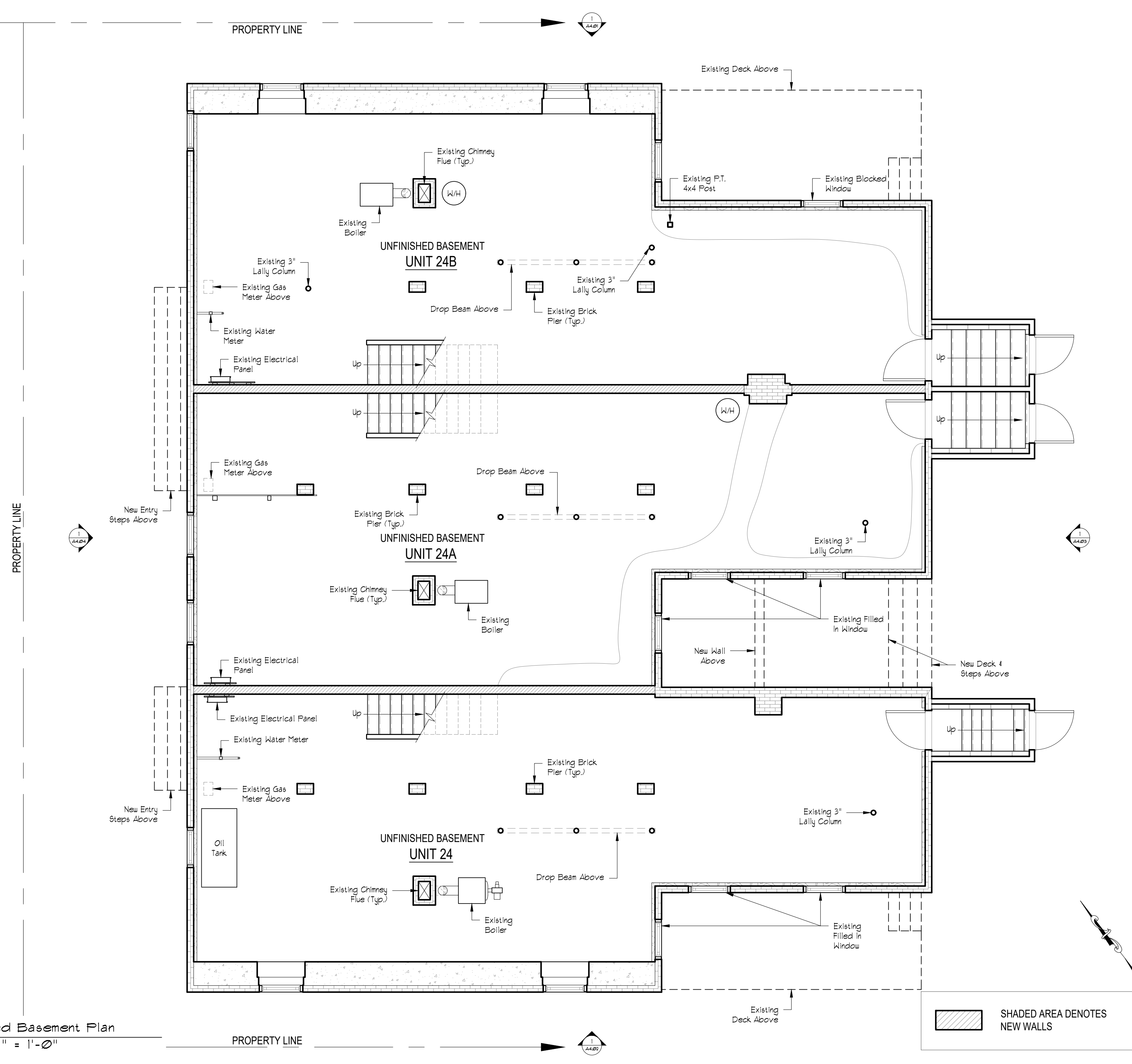
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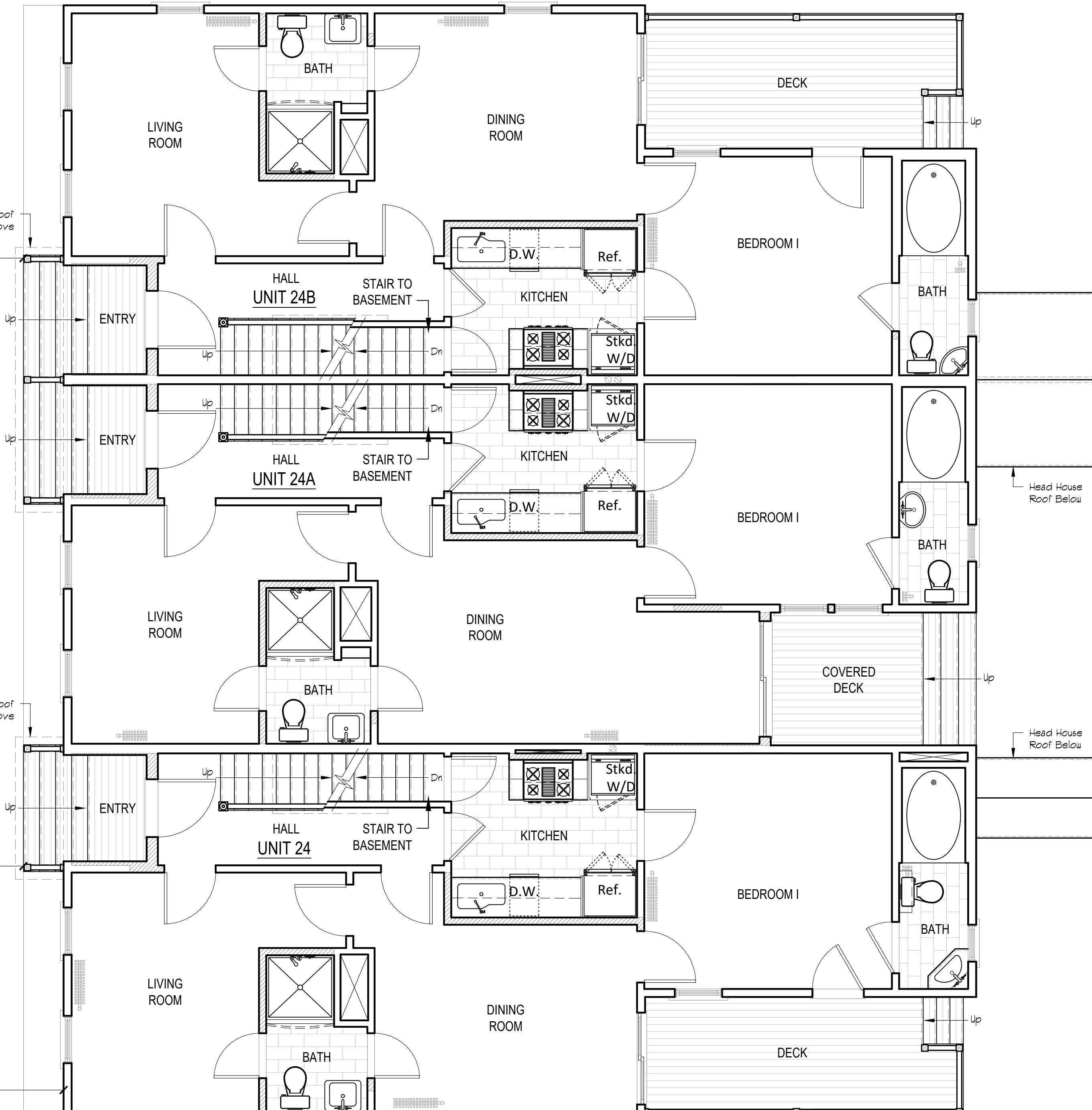
Sheet Title:
**Proposed
 Basement Plan**

Sheet Number:
A1.00



1 Proposed Basement Plan
 Scale: 1/4" = 1'-0"

PROPERTY LINE



PROPERTY LINE

PARKING DRIVEWAY



8'-4"

10'-5"

PROPERTY LINE



1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"

SHADED AREA DENOTES NEW WALLS

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2	7.22.22	Proposed Addition

Stamp: _____ Date: JULY 22, 2022
 Scale: 1/4" = 1'-0"
 Job No.: LIN210_a
 File: PROPOSED

Sheet Title:
**Proposed First
Floor Plan**

Sheet Number:
A1.01

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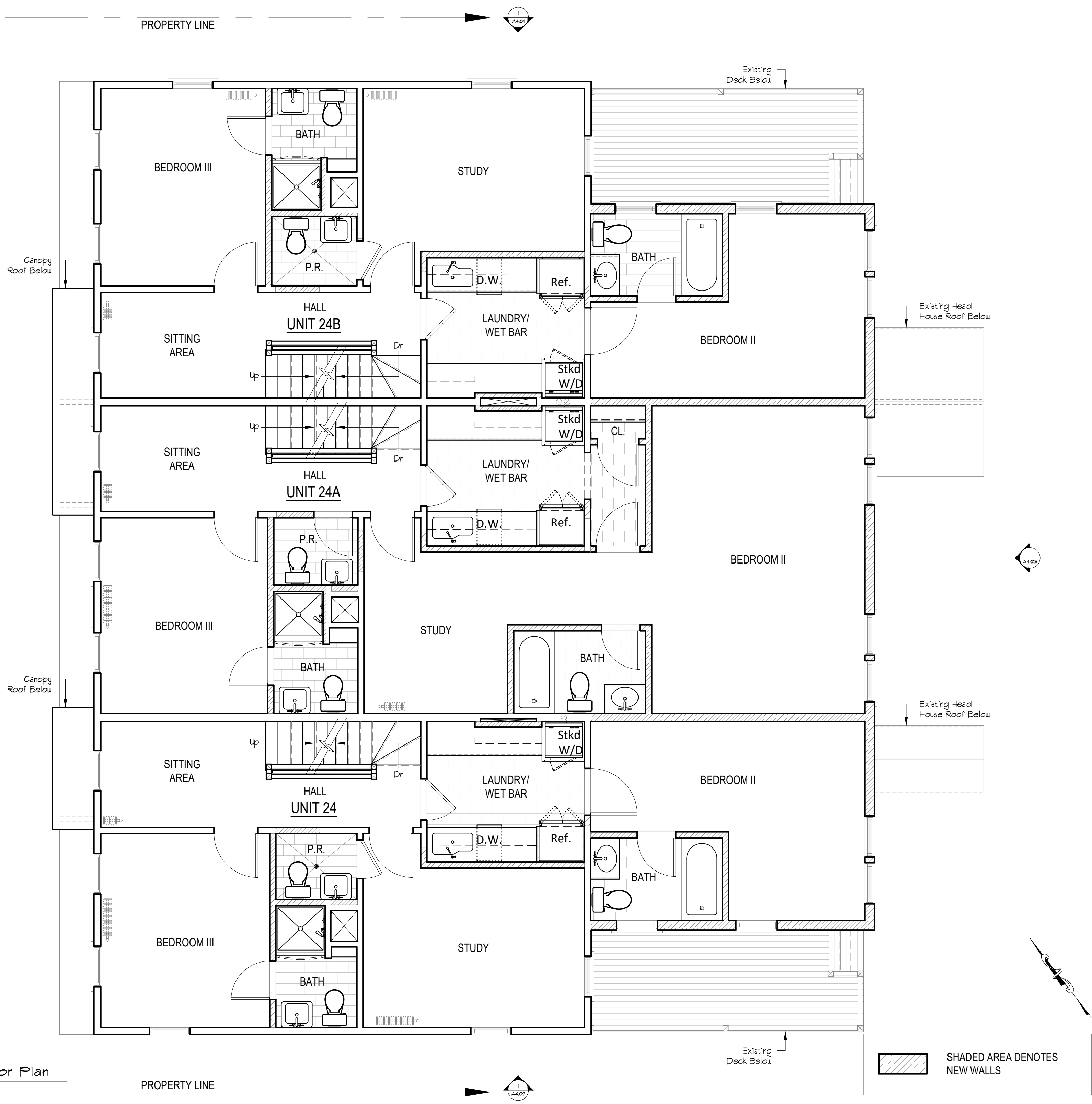
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Stamp:
 Date: JULY 22, 2022
 Scale: 1/4" = 1'-0"
 Job No.: LIN210_a
 File: PROPOSED

Sheet Title:
**Proposed Second
 Floor Plan**

Sheet Number:
A1.02



1 Proposed Second Floor Plan
 Scale: 1/4" = 1'-0"

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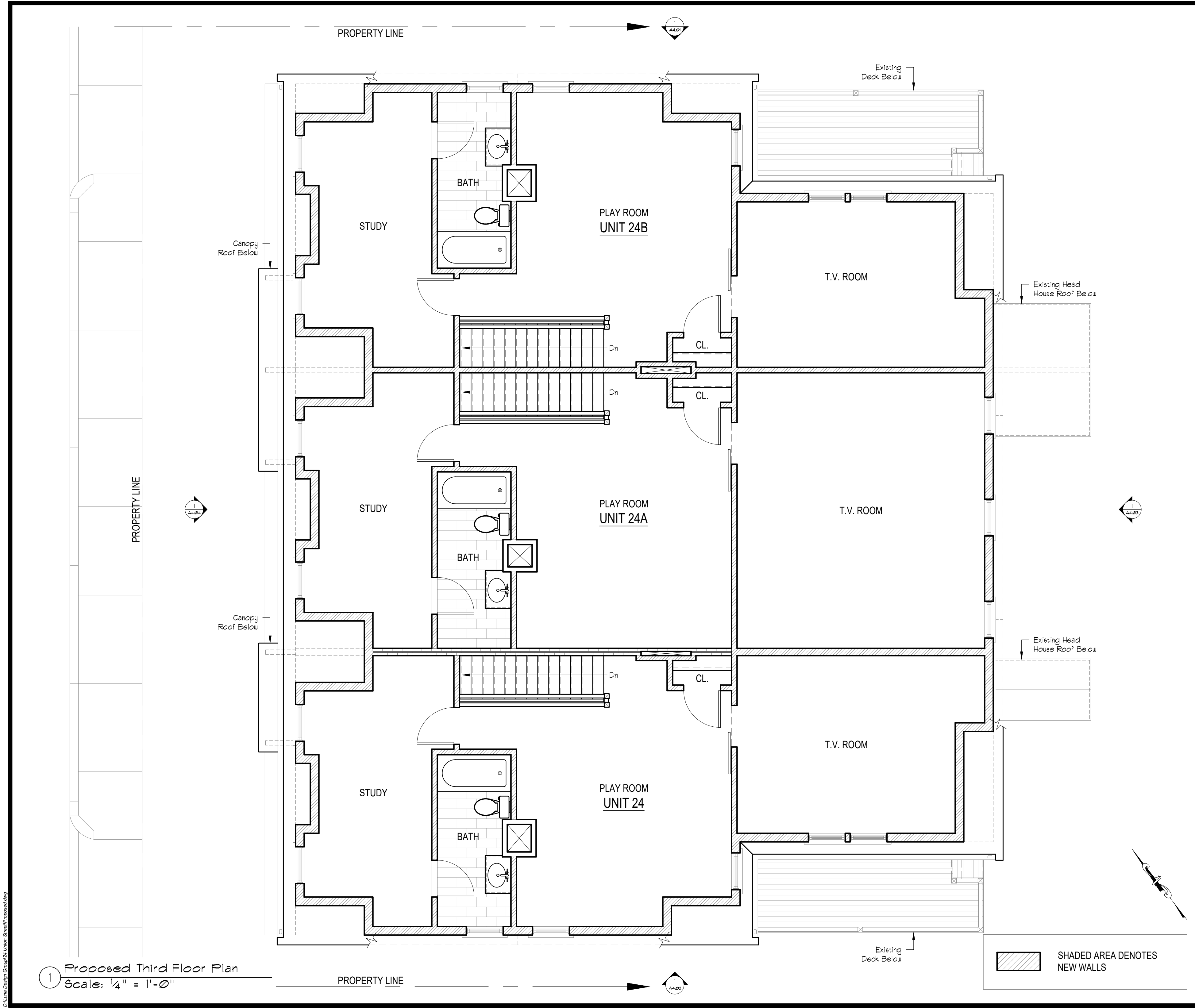
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No.	Date	Revision/Issue
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2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Proposed Third
 Floor Plan**

Sheet Number:
A1.03



1 Proposed Third Floor Plan
 Scale: 1/4" = 1'-0"

SHADED AREA DENOTES
 NEW WALLS



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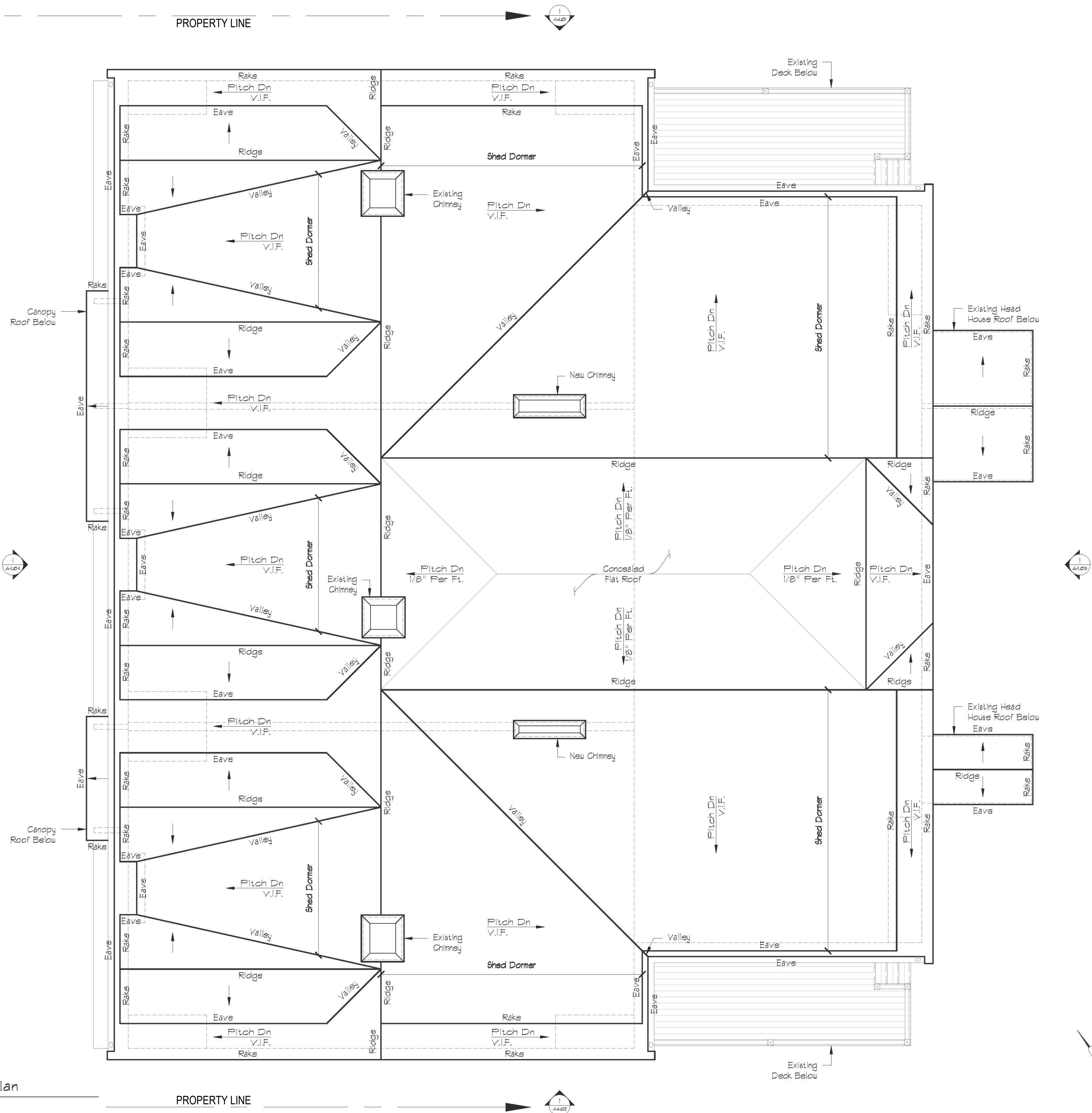
Date
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 Job No.
 LIN210_a
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 PROPOSED

Sheet Title:

**Proposed
 Roof Plan**

Sheet Number:

A1.04



1 Proposed Roof Plan
 Scale: 1/4" = 1'-0"



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These CAD documents are recorded on, or can be transmitted as, electronic media. They are therefore subject to undetectable alteration or erasure, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, Luna Design Group, Inc. shall not be held liable for any claims, losses, damages, or costs arising out of any such alteration or unauthorized re-use or modification of these CAD documents.

Owner:

Lin Lin
24B Union Street
Cambridge, MA 02141

Project:

**The Residences At
24 Union
Street**
Cambridge, Massachusetts 02141

Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	12.23.21	Proposed
3	12.28.21	Bathroom & Laundry/Wet Bar Revisions
4	1.21.22	Kitchen & Chase Revisions

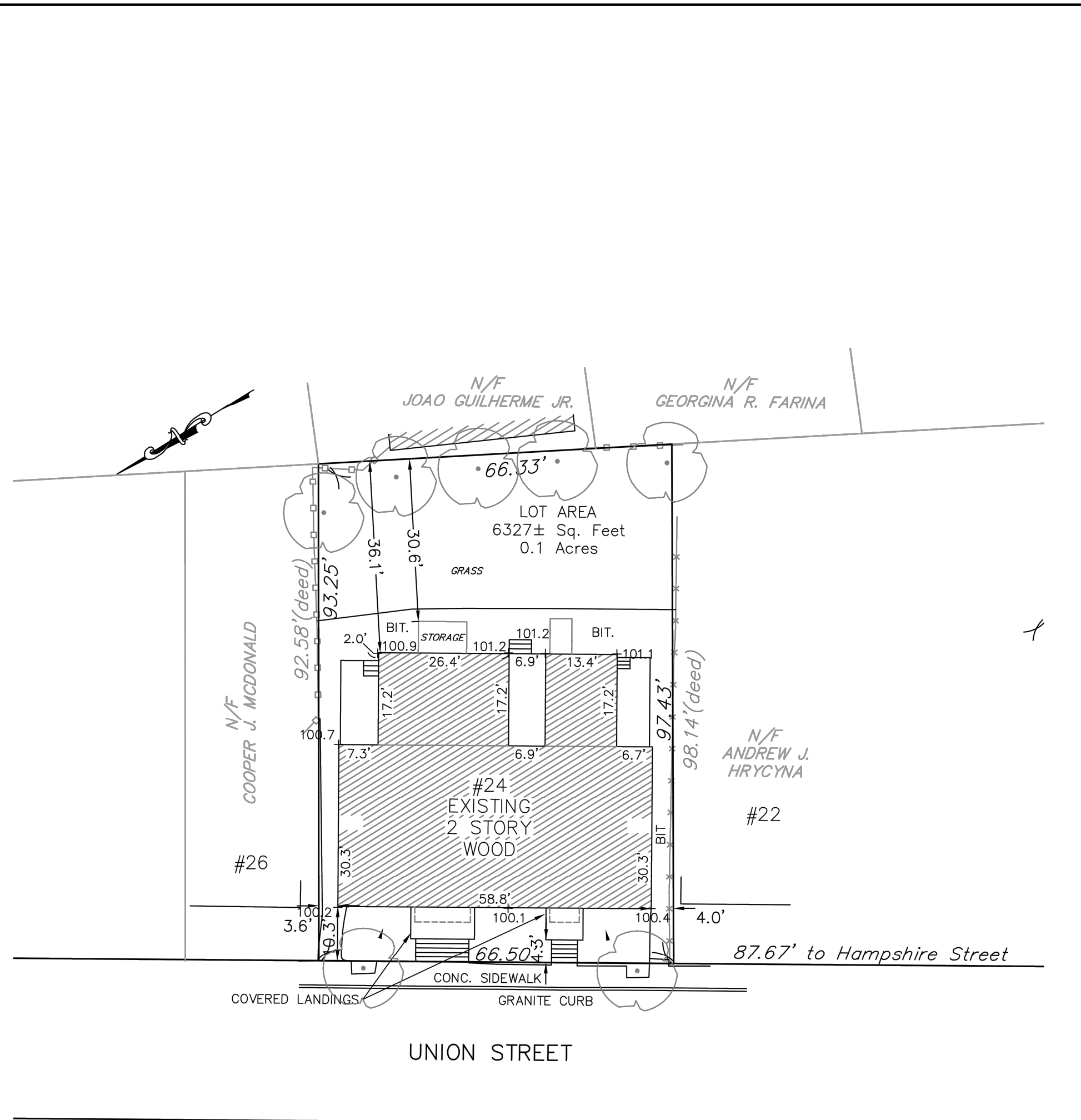
	Date	JANUARY 21, 2022
	Scale	1" = 20'-0"
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:

Existing Plot Plan

Sheet Number:

SP1.01



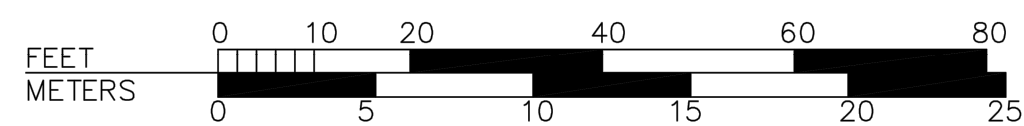
PREPARED FOR:
LIN LIN
24 UNION STREET
CAMBRIDGE, MA. 02141

PLOT PLAN
FOR
24 UNION STREET
IN
CAMBRIDGE, MA.

SCALE: 1"=20' OCTOBER 5, 2021

C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1-877-302-8440

- NOTES:
- ZONING CLASSIFICATION - C-1
 - LOCUS DEED:
MIDDLESEX REGISTRY OF DEEDS BOOK 68506 PAGE 127
 - PLAN REFERENCES:
MIDDLESEX REGISTRY OF DEEDS LAND COURT PLAN 6816A
 - ASSESSORS PARCEL ID: 79-59
- DATE OF SURVEY NOVEMBER 2019





LUNA | Design Group

100 Conifer Hill Road, Suite 406
Danvers, MA 01923-3376
781.245.6530 fax 781.245.6508
www.lunadesign.com

Architecture Interiors Planning

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Owner:

Lin Lin
24B Union Street
Cambridge, MA 02141

Project:

**The Residences At
24 Union
Street**
Cambridge, Massachusetts 02141

Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date	JULY 22, 2022
	Scale	1/4" = 1'-0"
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:
**Existing North
Elevation**

Sheet Number:
EC4.01



Top of Roof
± 30' - 4 1/2"

Attic
± 19' - 11 1/2"

Second Floor
± 9' - 11 3/4"

First Floor
0' - 0"

1 Existing North Elevation
Scale: 1/4" = 1'-0"



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Owner:

Lin Lin
24B Union Street
Cambridge, MA 02141

Project:

**The Residences At
24 Union
Street**
Cambridge, Massachusetts 02141

Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Existing South
Elevation**

Sheet Number:
EC4.02



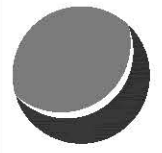
Top of Roof
± 30' - 4 1/2"

Attic
± 19' - 11 1/2"

Second Floor
± 9' - 11 3/4"

First Floor
0' - 0"

① Existing South Elevation
Scale: 1/4" = 1'-0"



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Owner:

Lin Lin
24B Union Street
Cambridge, MA 02141

Project:

**The Residences At
24 Union
Street**
Cambridge, Massachusetts 02141

Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date	JULY 22, 2022
	Scale	1/4" = 1'-0"
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:

**Existing East
Elevation**

Sheet Number:

EC4.03



① Existing East Elevation
Scale: 1/4" = 1'-0"



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Owner:

Lin Lin
24B Union Street
Cambridge, MA 02141

Project:

**The Residences At
24 Union
Street**
Cambridge, Massachusetts 02141

Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Existing West
Elevation**

Sheet Number:
EC4.04



① Existing West Elevation
Scale: 1/4" = 1'-0"



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Owner:

Lin Lin
24B Union Street
Cambridge, MA 02141

Project:

**The Residences At
24 Union
Street**
Cambridge, Massachusetts 02141

Locust:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:

Date
JULY 22, 2022
Scale
1/4" = 1'-0"
Job No.
LIN210_a
File
PROPOSED

Sheet Title:

**Proposed North
Elevation**

Sheet Number:

A4.01

Top of Roof
± 30' - 4 1/2"

Third Floor
± 19' - 11 1/2"

Second Floor
± 9' - 11 3/4"

First Floor
0' - 0"



1 Proposed North Elevation
Scale: 1/4" = 1'-0"



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Owner:
Lin Lin
24B Union Street
Cambridge, MA 02141

Project:
**The Residences At
24 Union
Street**
Cambridge, Massachusetts 02141


Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Proposed South
Elevation**

Sheet Number:
A4.02

 Proposed South Elevation
 Scale: 1/4" = 1'-0"



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Owner:

Lin Lin
24B Union Street
Cambridge, MA 02141

Project:

**The Residences At
24 Union
Street**
Cambridge, Massachusetts 02141

Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date	JULY 22, 2022
	Scale	1/4" = 1'-0"
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:

**Proposed East
Elevation**

Sheet Number:

A4.03

Top of Roof
± 30' - 4 1/2"

Third Floor
± 19' - 11 1/2"

Second Floor
± 9' - 11 3/4"

First Floor
0' - 0"



1 Proposed East Elevation
Scale: 1/4" = 1'-0"

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Lin Lin
 24B Union Street
 Cambridge, MA 02141

Project:
**The Residences At
 24 Union
 Street**
 Cambridge, Massachusetts 02141

Locus:

No.	Date	Revision/Issue
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2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Proposed West
 Elevation**

Sheet Number:
A4.04



1 Proposed West Elevation
 Scale: 1/4" = 1'-0"

24 Union St.

















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Owner:

Lin Lin
 24B Union Street
 Cambridge, MA 02141

Project:

**The Residences At
 24 Union
 Street**
 Cambridge, Massachusetts 02141

Locus:

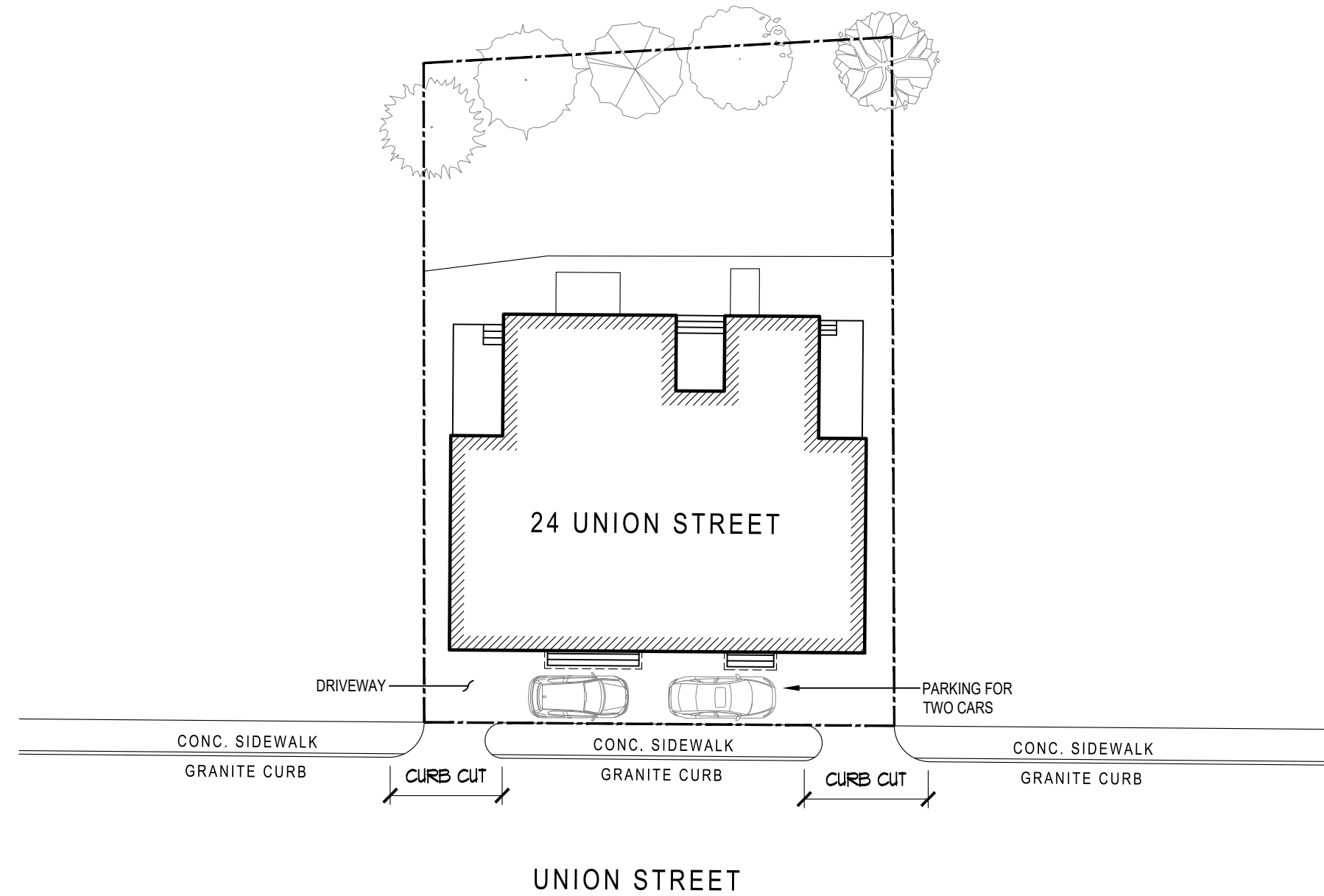
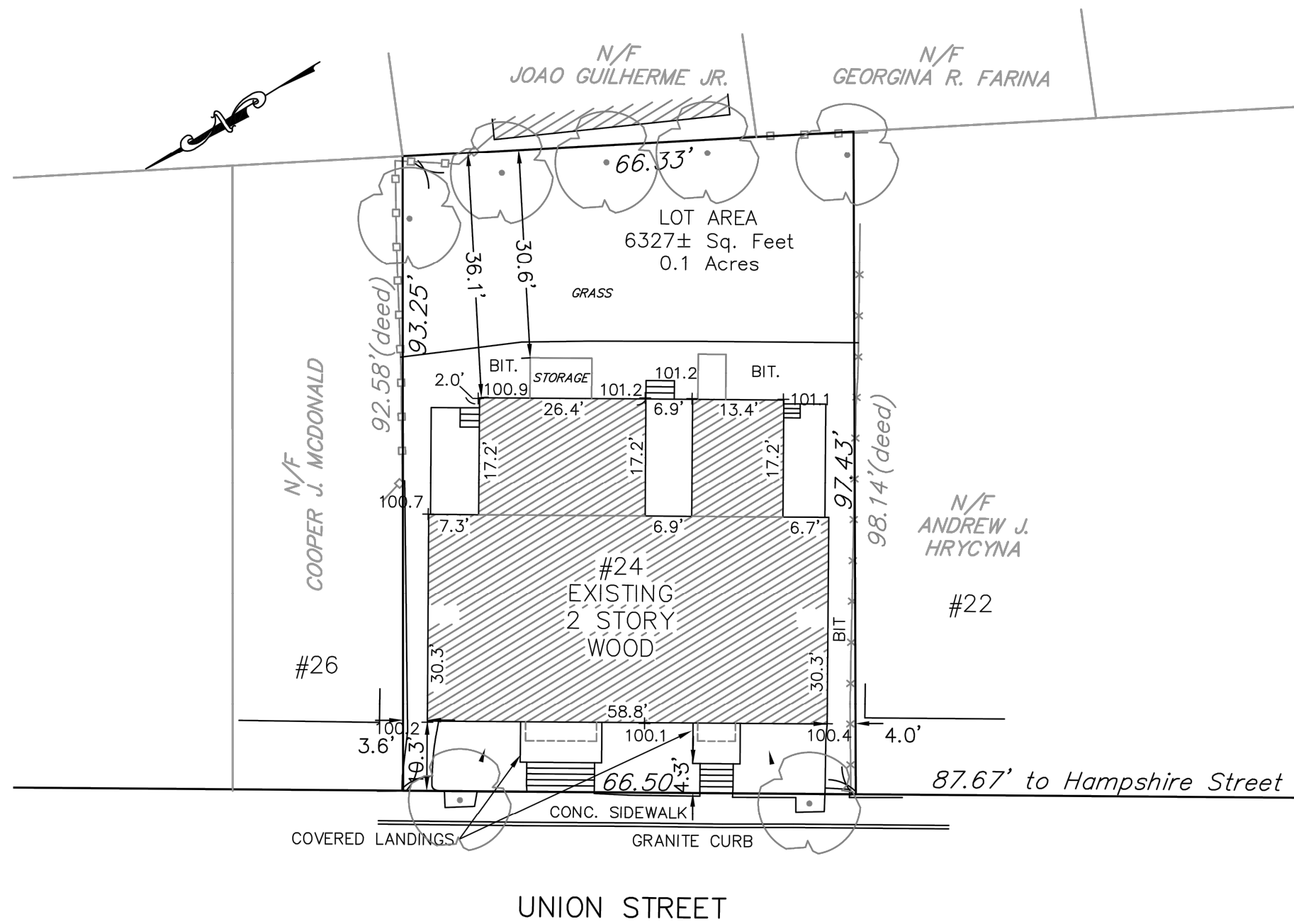
No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1" = 20'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Existing &
 Proposed
 Site Plan**

Sheet Number:

SP1.01



① Existing Site Plan
 Scale: 1" = 20'-0"

② Proposed Site Plan
 Scale: 1" = 20'-0"

8/23/2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Alonso Guzman residing at,
107 HAMPSHIRE ST Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
in our neighborhood. I/We believe that proposed design will have no adverse effect on our
property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

Alonso Guzman
Signature:

8/23/2022
Date: 617-669-3566

10/23/88

Alonso Orosco

101 AMSTERDAM ST

Faded typed text, likely a letter or document header.

10/23/88

Alonso Orosco

015-PPD-32PP

8/12/ 2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are JOHN MANSON residing at,
359 WINDSOR ST. #2 Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
in our neighborhood. I/We believe that proposed design will have no adverse effect on our
property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,



Signature:

978-401-7766

8/12/2022

Date:

Signature:

Date:

8/12/ 2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Rachael Filer residing at,
30 Union St. Apt. 1 Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
in our neighborhood. I/We believe that proposed design will have no adverse effect on our
property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,


Signature: _____ Date: 8/12/2022

Signature: _____ Date: _____

8/12/ 2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Anne Odira residing at,
37 UNION Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
in our neighborhood. I/We believe that proposed design will have no adverse effect on our
property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,


Signature:

Aug 12, 2022
Date:

Signature:

Date:

8/17/ 2022

To: The City of Cambridge Zoning Board of Appeals


Dear Committee:

My/Our name(s) are Andrea Sherbakov residing at,
389 Windsor St. Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
in our neighborhood. I/We believe that proposed design will have no adverse effect on our
property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,



Signature:

8/17/22

Date:

8/17 2022

To: The City of Cambridge Zoning Board of Appeals


Dear Committee:

My/Our name(s) are MARTIN RIVERA residing at,
109 Hampshire St. Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
in our neighborhood. I/We believe that proposed design will have no adverse effect on our
property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

 8/17
Signature: Date:

Signature: Date:

8/17/ 2022

To: The City of Cambridge Zoning Board of Appeals

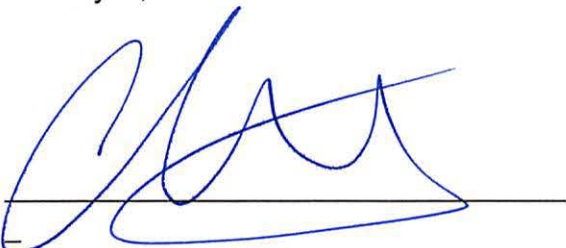
Dear Committee:

My/Our name(s) are ALEX FERRERO residing at,
18 UNION ST #1 Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
in our neighborhood. I/We believe that proposed design will have no adverse effect on our
property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,



Signature:

8/17/22

Date:

8/17/ 2022

To: The City of Cambridge Zoning Board of Appeals


Dear Committee:

My/Our name(s) are ANITA SINGH residing at, 359 Windsor St. #1 Cambridge Massachusetts. I/We are sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts. I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes in our neighborhood. I/We believe that proposed design will have no adverse effect on our property or the neighborhood as a whole. Therefore, I/we offer our support of this project for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

 _____

Signature:

8/17/2022 _____

Date:

Anita Singh _____

N/A _____

617-299-0134

11/18

NAME ATINA

121 12000000 PEE

SSOR/FI/8

[Handwritten signature]

A/N

NAME ATINA

PEE-PPF-FI

8/22 2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Carol Mattes residing at,
330 WINDSOR ST, Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
in our neighborhood. I/We believe that proposed design will have no adverse effect on our
property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

Carol Mattes

Signature:

8/22

Date:

8/22/2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Utebor residing at,
371 Windsor. Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
in our neighborhood. I/We believe that proposed design will have no adverse effect on our
property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

Signature:

Date:

8/22/ 2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Kate Gregor residing at, 18 Union St Apt 1 Cambridge Massachusetts. I/We are sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts. I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes in our neighborhood. I/We believe that proposed design will have no adverse effect on our property or the neighborhood as a whole. Therefore, I/we offer our support of this project for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

Kate Gregor
Signature:

8/22/22
Date:

08/23/ 2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Jonathan Graham residing at, Unit 378 Windsor St Cambridge Massachusetts. I/We are sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts. I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes in our neighborhood. I/We believe that proposed design will have no adverse effect on our property or the neighborhood as a whole. Therefore, I/we offer our support of this project for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

Signature: 

Date: 08/23/22

-

8/23

2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Mathias Harbom Sen residing at,
371 Windsor St Apt 1 Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
in our neighborhood. I/We believe that proposed design will have no adverse effect on our
property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

Mathias Harbom Sen

Signature:

8/23/22

Date:

Signature:

Date:

8/27/ 2022

To: The City of Cambridge Zoning Board of Appeals


Dear Committee:

My/Our name(s) are Gregory Hefan residing at,
55 Union Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
in our neighborhood. I/We believe that proposed design will have no adverse effect on our
property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,


Signature:

8-25-2022
Date:

-

8/23/ 2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Adam Bern residing at, 362 Windsor St Cambridge Massachusetts. I/We are sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts. I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes in our neighborhood. I/We believe that proposed design will have no adverse effect on our property or the neighborhood as a whole. Therefore, I/we offer our support of this project for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

Adam Bern
Signature:

8/23/22
Date:

Signature:

Date:

617 982 8510
Adam Bern
Adam@Guardian.ag

8-23-2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Henriqueta B. Resendes residing at,
371 Windsor St apt 2 Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
in our neighborhood. I/We believe that proposed design will have no adverse effect on our
property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

Henriqueta B. Resendes 8-23-2022
Signature: Date:

Signature: Date:

✓
8-23-8

Transcript to: President
8/21/80

Transcript to: President
8-23-80

8/12 2022

To: The City of Cambridge Zoning Board of Appeals

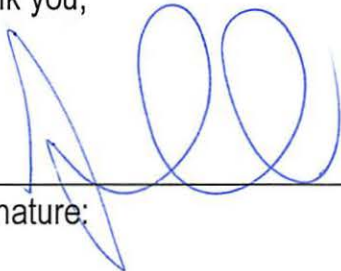
Dear Committee:

My/Our name(s) are Joshua & Maren Ladieu residing at,
315 Windsor St. Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
in our neighborhood. I/We believe that proposed design will have no adverse effect on our
property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,



Signature:

8/12/2022

Date:

Signature:

Date:

The Residences At

24 Union Street

Cambridge, Massachusetts 02141

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**The Residences At
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Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date	JULY 22, 2022
	Scale	N.T.S.
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:
Title Sheet

Sheet Number:
T1.00

TYPICAL ABBREVIATIONS:

A.C.T. Acoustic Ceiling Tile	I.D. Inside Diameter
A.F.F. Above Finished Floor	IN. Inch
A.F.S. Above Finish Slab	INCAN. Incandescent
ACOUS. Acoustic	INSUL. Insulation
ADJ. Adjustable	INT. Interior
ALUM. Aluminum	INV. Invert
ANCH. Anchor	J.B. Junction Box
APPROX. Approximately	JT. Joint
ATTEN. Attenuation	L.V.L. Laminated Veneer Lumber
B.O. Bottom of	LAV. Lavatory
BD. Board	M.D.F. Medium Density Fiberboard
BLDG. Building	M.D.O. Medium Density Overlay
BLK. Block	M.H. Manhole
BM. Beam	M.L. Micro-Lam
BOT. Bottom	M.O. Masonry Opening
C.B. Catch Basin	MANUF. Manufacturer
C.I.P. Cast in Place	MAX. Maximum
C.M.U. Concrete Masonry Unit	MECH. Mechanical
C.O. Clean Out	MIN. Minimum
C.T. Counter Top	MTL. Metal
CAB. Cabinet	N.I.C. Not In Contract
CEM. Cement	NOM. Nominal
CER. Ceramic	O.C. On Center
CLG. Ceiling	O.D. Outside Diameter
CLR. Clear	P.LAM. Plastic Laminate
COL. Column	P.S.L. Parallel Strand Lumber
COMP. Composition	P.T. Pressure Treated
CONC. Concrete	PL. Plate
CONST. Construction	POLY V.B. Polyethylene Vapor Barrier
CONT. Continuous	PTD. Painted
D.S. Dish Spout	Q.T. Quarry Tile
D.W. Dish Washer	R.R. Risers
DBL. Double	R.D. Roof Drain
DET. Detail	R.O. Rough Opening
DIA. Diameter	RAD. Radius
DIAG. Diagonal	REF. Refer
DIM. Dimension	REFRIG. Refrigerator
DISP. Dispenser	REINF. Reinforced
DN. Down	REQ. Required
DP. Deep	RES. Resistant
DWG. Drawing	RET. Retaining
E.F. Each Face	RM. Room
E.J. Expansion Joint	S & P. Shelf and Pole
E.O. Edge of	S.S. Stainless Steel
E.W. Each Way	S.V. Sheet Vinyl
EA. Each	SCHED. Schedule
ELECT. Electrical	SECT. Section
ELV. EL. Elevation	SHE. Sheet
ENAM. Enamel	SIM. Similar
EQ. Equal	SPEC. Specification
EQUIP. Equipment	SQ. Square
EXIST. Existing	STD. Standard
EXT. Exterior	STL. Structural
F.D. Floor Drain	SUSP. Suspended
F.O. Face of	T. Treads
FDN. Foundation	T & B. Top and Bottom
FIN. Finish	T & G. Tongue and Groove
FLR. Floor	T.O. Top of
FLUOR. Fluorescent	T.O.C. Top of Concrete
FRM. Frame	TEL. Telephone
FT. Feet	THRU. Through
FTG. Footing	TYP. Typical
G.C. General Contractor	U.O.N. Unless Otherwise Noted
GALV. Galvanized	UR. Urinal
GEN. General	V.C.T. Vinyl Composition Tile
G.L. Glass	V.I.F. Verify in Field
GRT. Grout	VERT. Vertical
GYP. Gypsum	W. Wide
H. High	W.C. Water Closet
HD. Head	W.F. Wide Flange
HDWD. Hardwood	W.P. Waterproof
HORIZ. Horizontal	W.W.F. Woven Wire Fabric
HT. Height	W.W.M. Welded Wire Mesh
	W. With
	WD. Wood
	WT. Weight

TYPICAL GRAPHIC SYMBOLS:

	Earth
	Gravel Fill
	Concrete
	Brick
	Concrete Masonry Unit
	Stone
	Granite
	Aluminum
	Steel
	Wood-Rough
	Wood-Blocking
	Plywood
	Plywood-M.D.O.
	Wood-Finish
	Batt Insulation
	Rigid Insulation
	Gypsum Wallboard

TYPICAL SYMBOLS:

	Exterior Elevation Designation
	Building Section Designation
	Wall Section Designation
	Enlarged Detail Designation
	Detail Section Designation
	Spot Elevation Designation
	Interior Elevation Designation
	Window Type Designation
	Door Type Designation
	Room Designation
	Wall Type Designation
	Floor/Ceiling Assembly Designation
	Column Grid Line Designation
	Revision Designation

LIST OF DRAWINGS:

T-1.00	Title Sheet
SP-1.01	Existing & Proposed Site Plan
EC-1.00	Existing Basement Plan
EC-1.01	Existing First Floor Plan
EC-1.02	Existing Second Floor Plan
EC-1.03	Existing Attic Plan
EC-1.04	Existing Roof Plan
EC-4.01	Existing North Elevation
EC-4.02	Existing South Elevation
EC-4.03	Existing East Elevation
EC-4.04	Existing West Elevation
A-1.00	Proposed Basement Plan
A-1.01	Proposed First Floor Plan
A-1.02	Proposed Second Floor Plan
A-1.03	Proposed Third Floor Plan
A-1.04	Proposed Roof Plan
A-4.01	Proposed North Elevation
A-4.02	Proposed South Elevation
A-4.03	Proposed East Elevation
A-4.04	Proposed West Elevation



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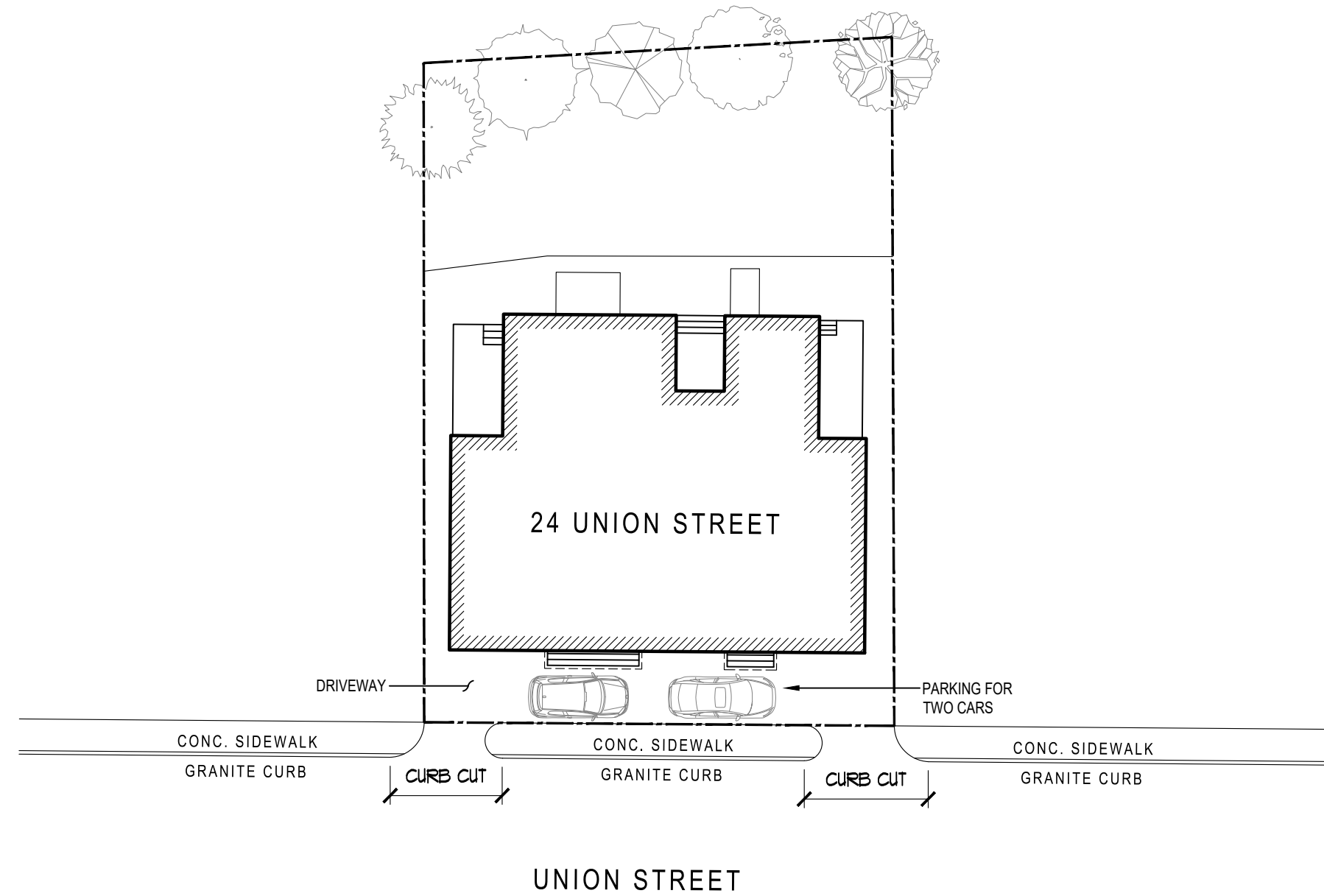
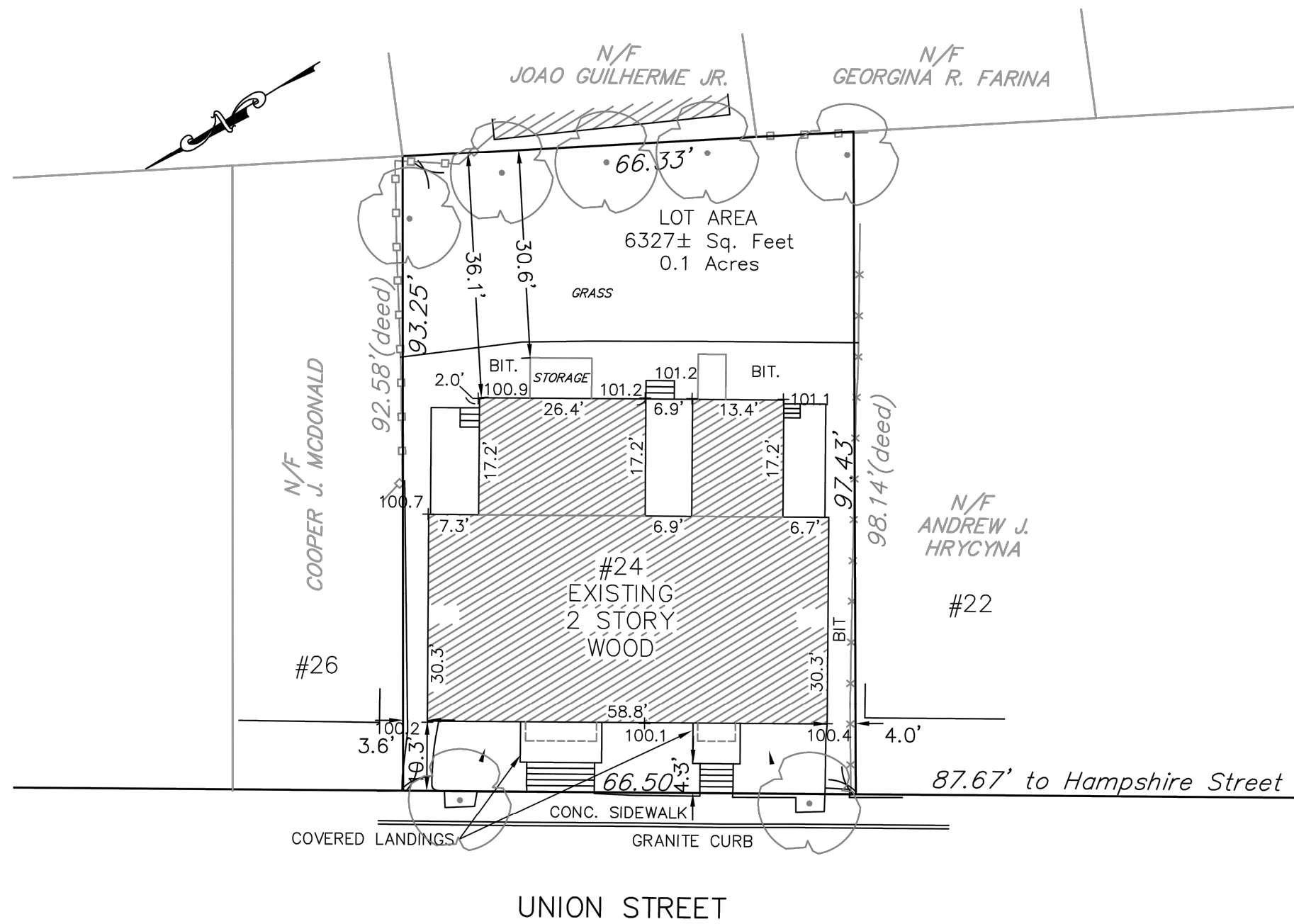
No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1" = 20'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Existing &
 Proposed
 Site Plan**

Sheet Number:

SP1.01



① Existing Site Plan
 Scale: 1" = 20'-0"

② Proposed Site Plan
 Scale: 1" = 20'-0"



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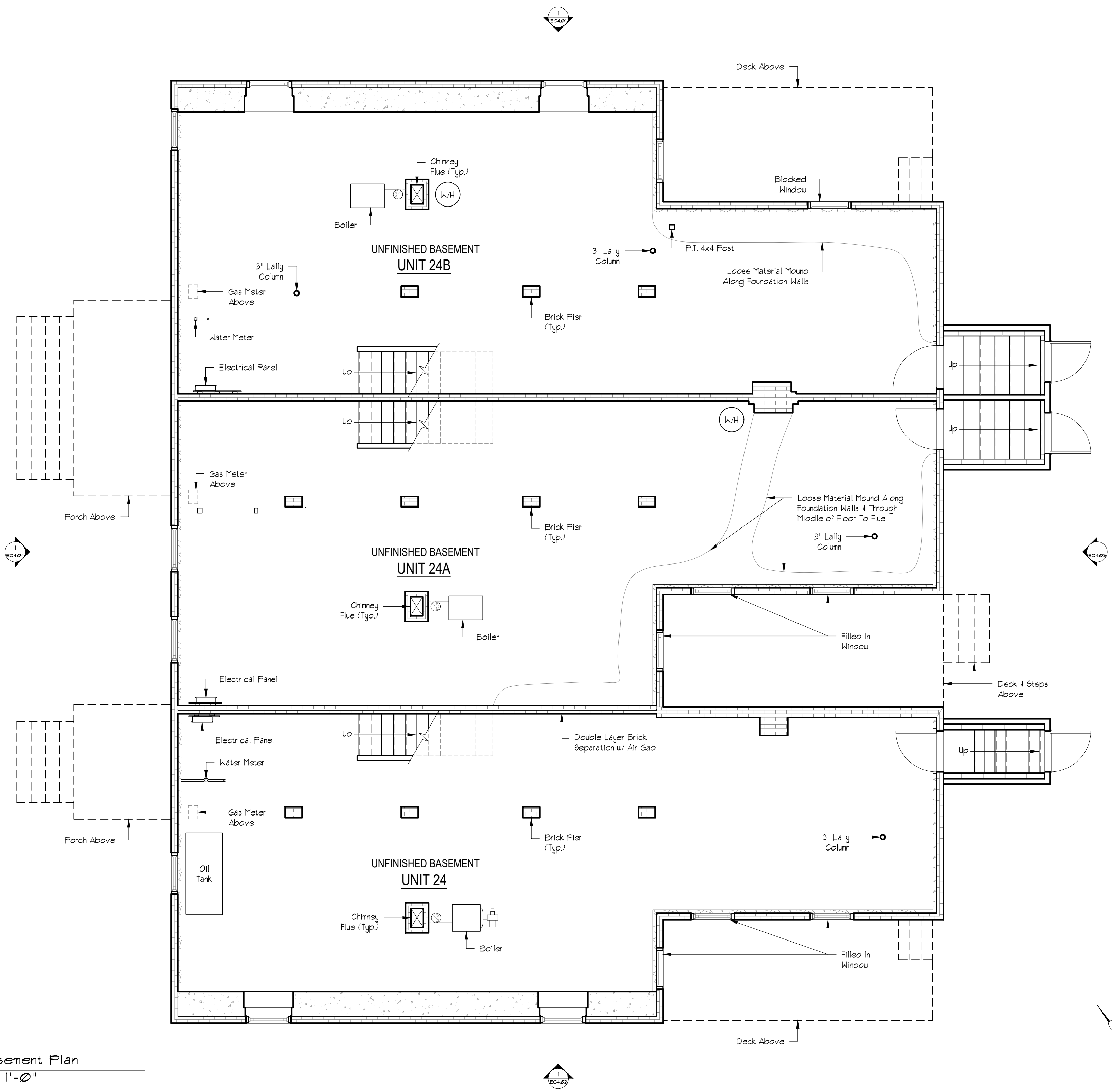
Locus:

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Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Existing
 Basement Plan**

Sheet Number:
EC1.00



1 Existing Basement Plan
 Scale: 1/4" = 1'-0"

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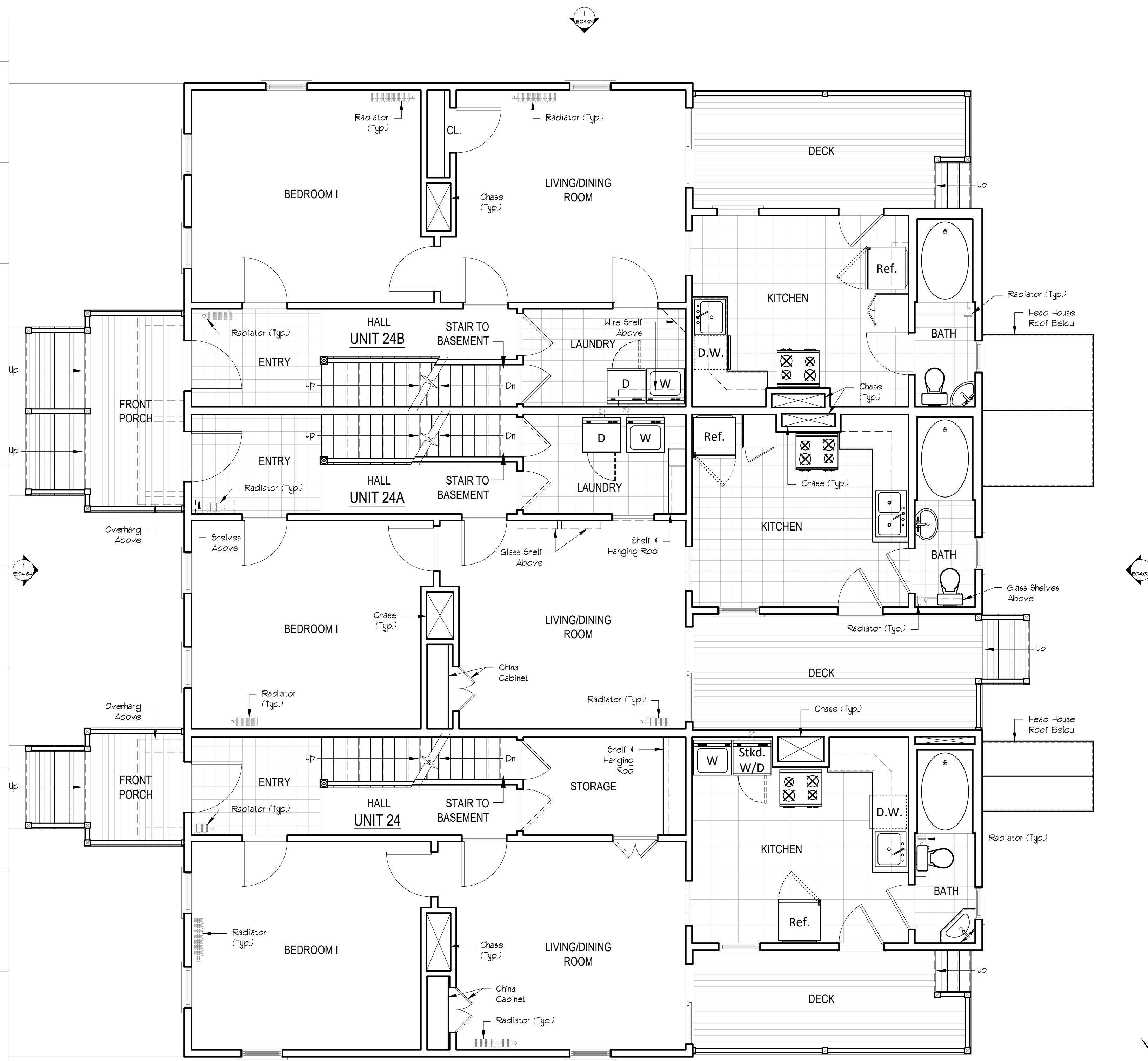
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 Scale
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 Job No.
 LIN210_a
 File
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Sheet Title:

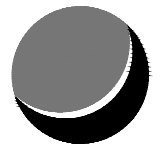
**Existing First
 Floor Plan**

Sheet Number:

EC1.01



① Existing First Floor Plan
 Scale: 1/4" = 1'-0"



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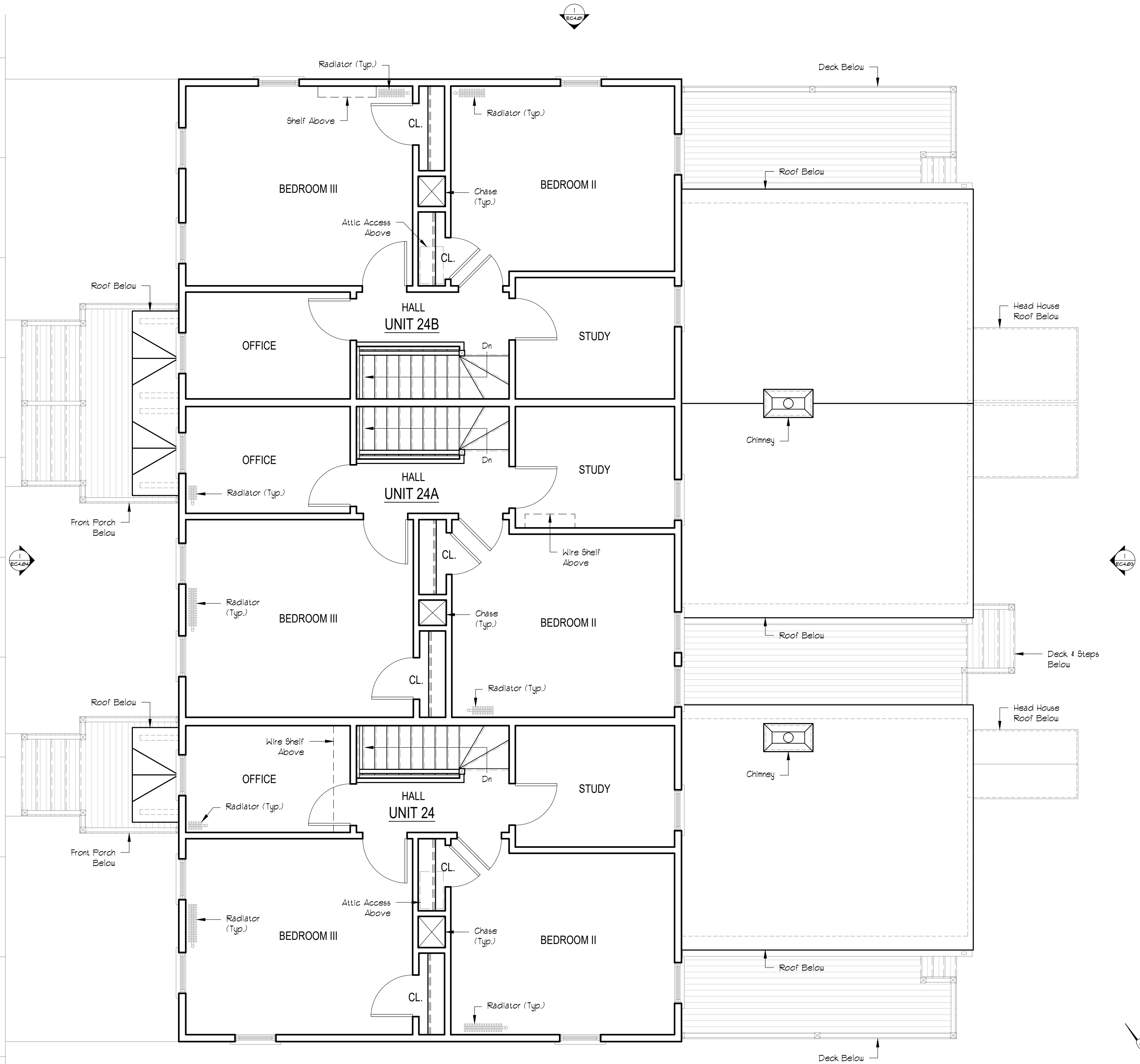
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Stamp:	Date	JULY 22, 2022
	Scale	1/4" = 1'-0"
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:
**Existing Second
 Floor Plan**

Sheet Number:
EC1.02



① Existing Second Floor Plan
 Scale: 1/4" = 1'-0"

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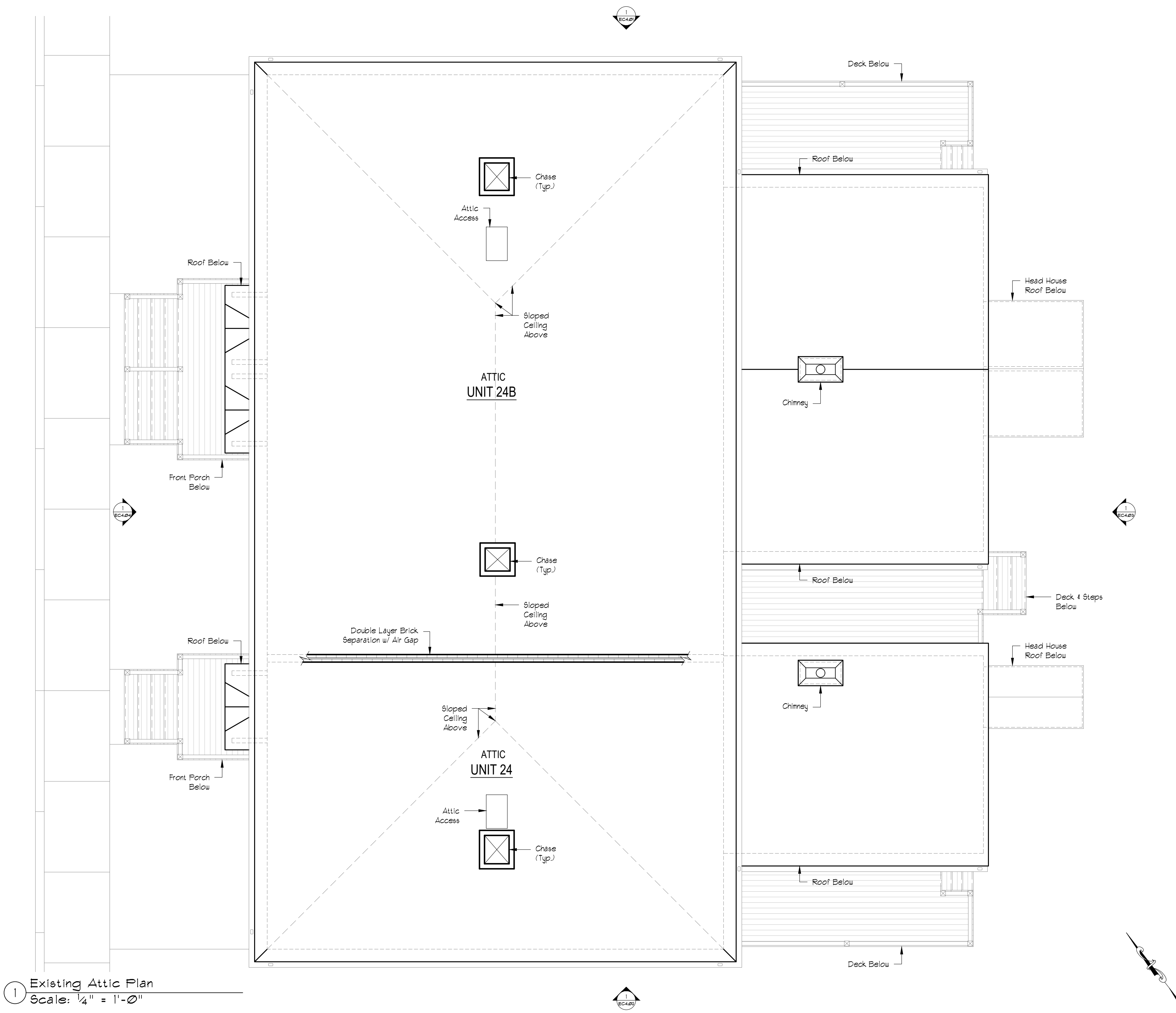
Stamp: 	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:

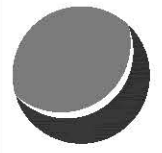
**Existing
 Attic Plan**

Sheet Number:

EC1.03



1 Existing Attic Plan
 Scale: 1/4" = 1'-0"



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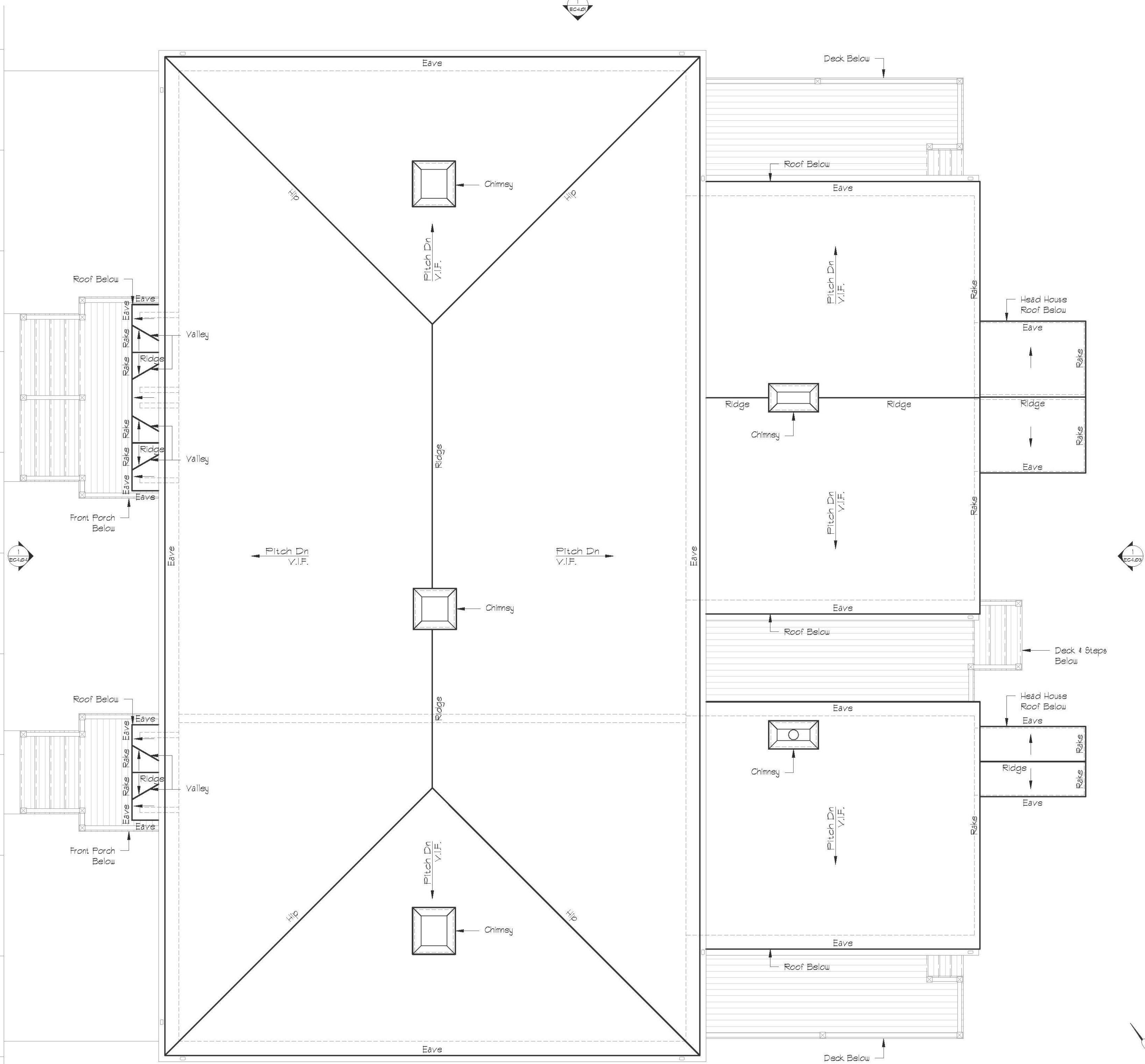
Date
 JULY 22, 2022
 Scale
 1/4" = 1'-0"
 Job No.
 LIN210_a
 File
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Sheet Title:

**Existing
 Roof Plan**

Sheet Number:

EC1.04



① Existing Roof Plan
 Scale: 1/4" = 1'-0"



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1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date	JULY 22, 2022
	Scale	1/4" = 1'-0"
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:
**Existing North
Elevation**

Sheet Number:
EC4.01



① Existing North Elevation
Scale: 1/4" = 1'-0"



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Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Existing South
Elevation**

Sheet Number:
EC4.02



Top of Roof
± 30' - 4 1/2"

Attic
± 19' - 11 1/2"

Second Floor
± 9' - 11 3/4"

First Floor
0' - 0"

① Existing South Elevation
Scale: 1/4" = 1'-0"



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2	7.22.22	Proposed Addition

Stamp:	Date	JULY 22, 2022
	Scale	1/4" = 1'-0"
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:

**Existing East
Elevation**

Sheet Number:

EC4.03



① Existing East Elevation
Scale: 1/4" = 1'-0"



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Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:

Existing West
Elevation

Sheet Number:

EC4.04



1 Existing West Elevation
Scale: 1/4" = 1'-0"

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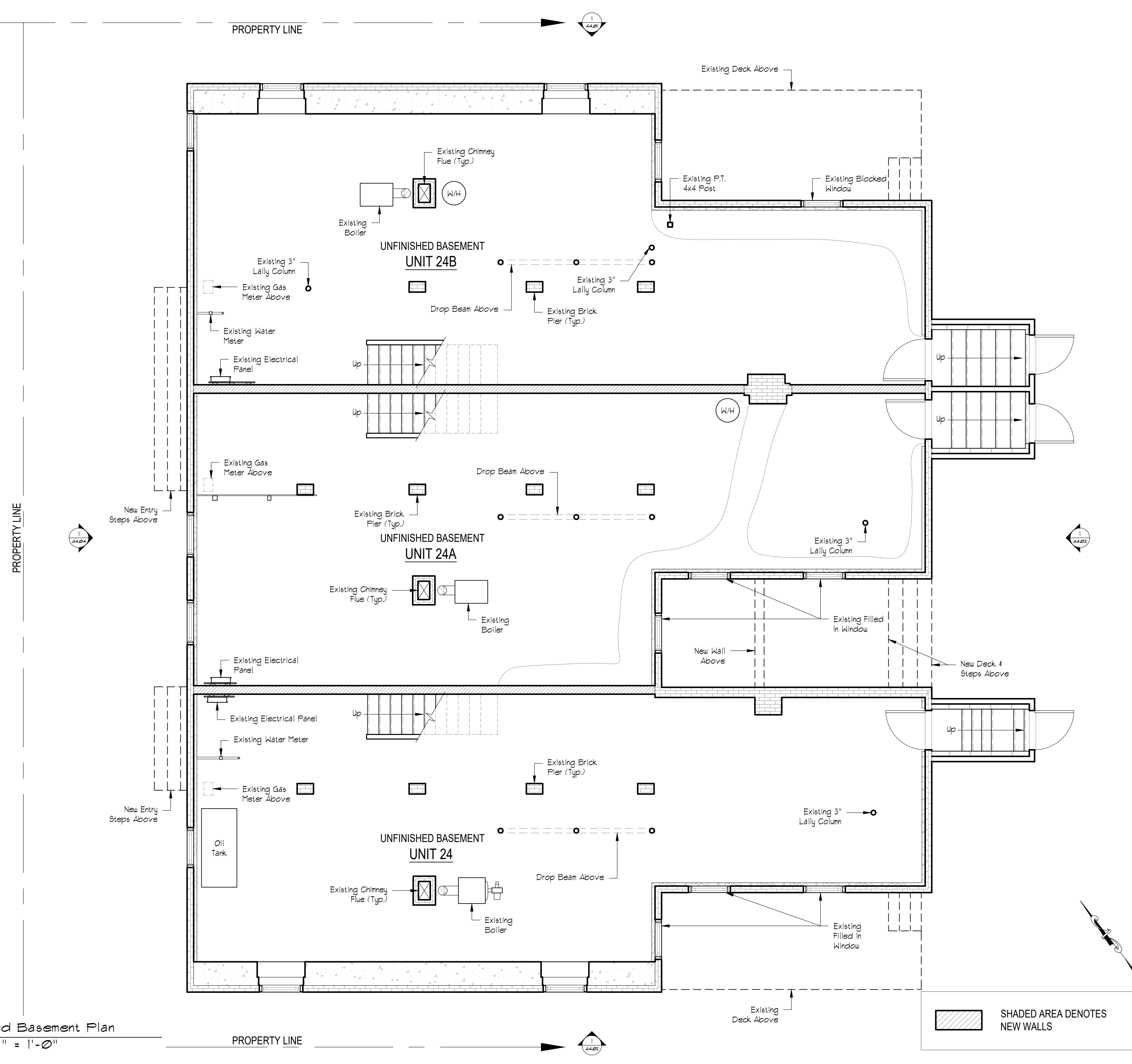
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Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Proposed
 Basement Plan**

Sheet Number:
A1.00



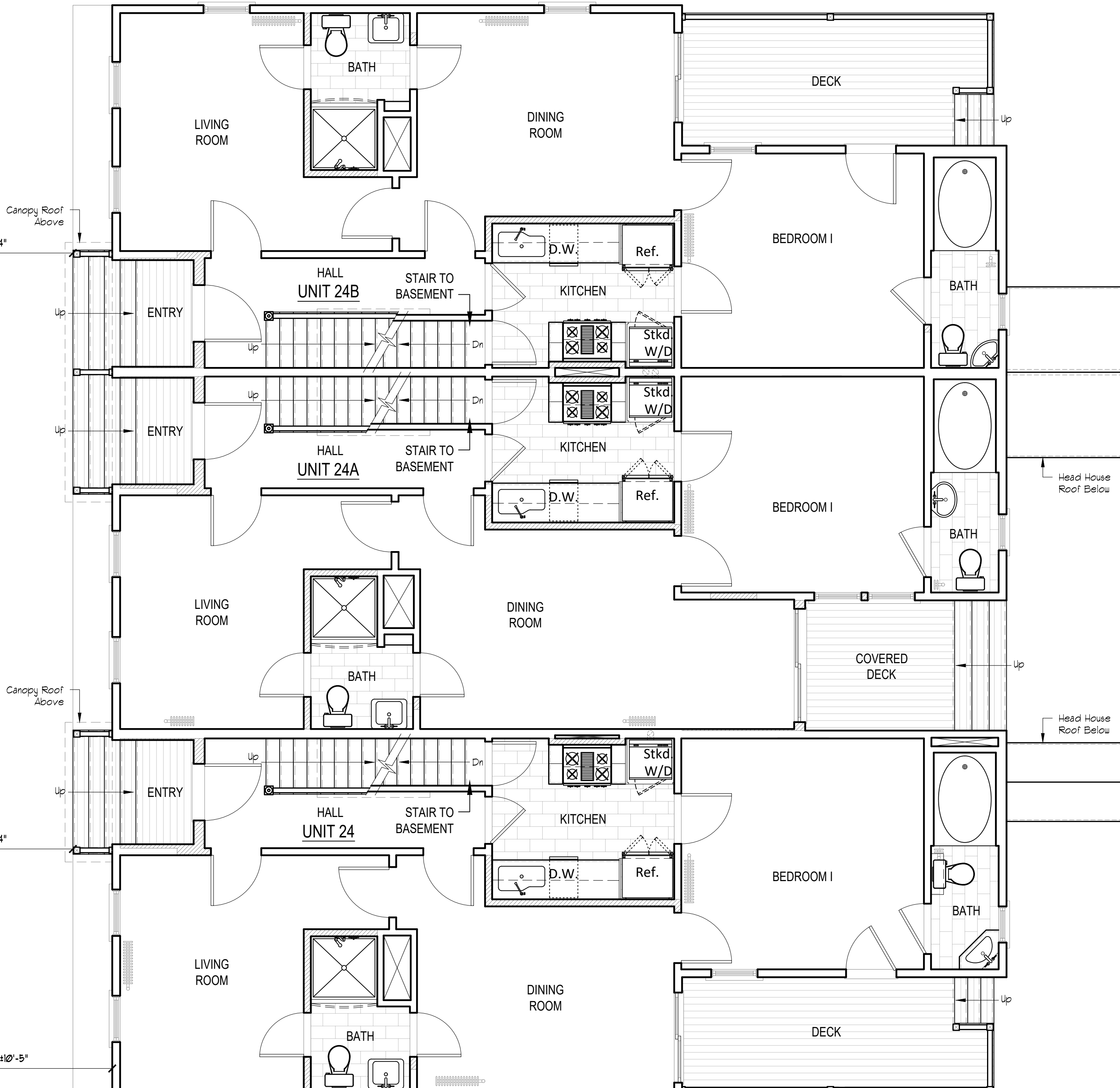
1 Proposed Basement Plan
 Scale: 1/4" = 1'-0"

PROPERTY LINE



PROPERTY LINE

PARKING DRIVEWAY



SHADED AREA DENOTES NEW WALLS

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Stamp: _____ Date: JULY 22, 2022
 Scale: 1/4" = 1'-0"
 Job No.: LIN210_a
 File: PROPOSED

Sheet Title:
**Proposed First
Floor Plan**

Sheet Number:

A1.01

1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"

PROPERTY LINE



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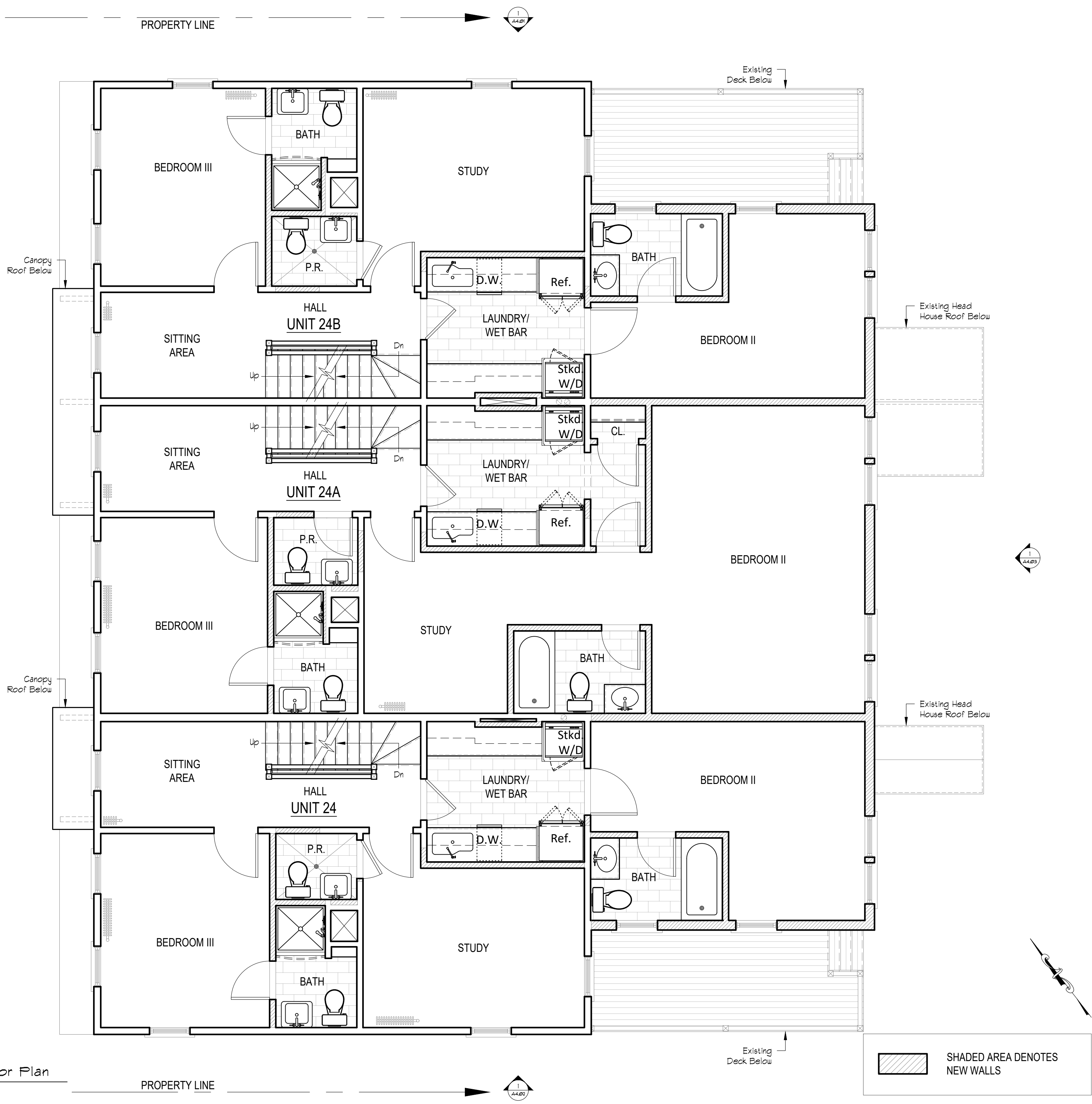
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Stamp:	Date JULY 22, 2022
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	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Proposed Second
 Floor Plan**

Sheet Number:
A1.02



1 Proposed Second Floor Plan
 Scale: 1/4" = 1'-0"

SHADED AREA DENOTES
 NEW WALLS

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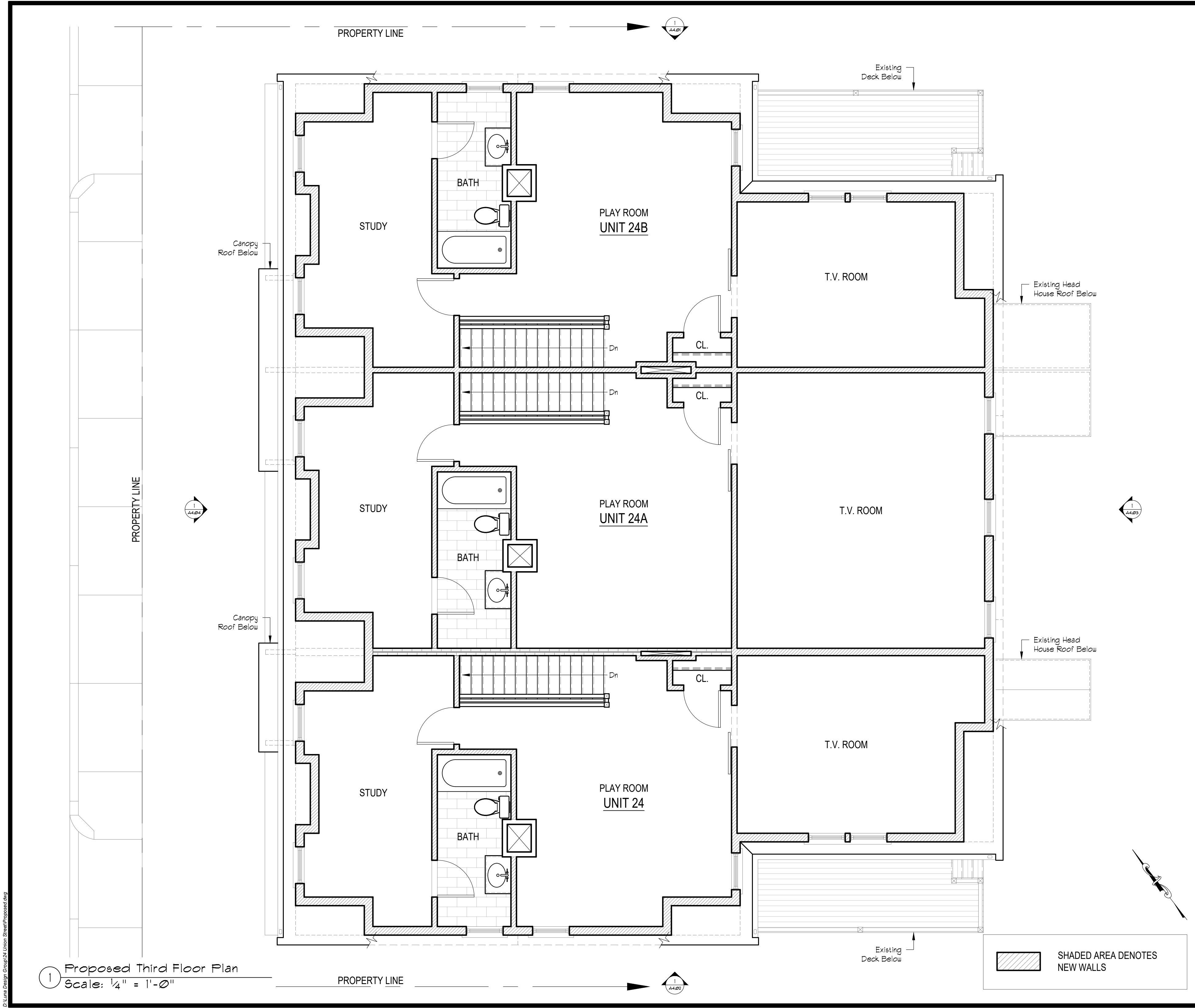
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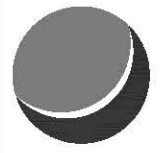
Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
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Sheet Title:
**Proposed Third
 Floor Plan**

Sheet Number:
A1.03



1 Proposed Third Floor Plan
 Scale: 1/4" = 1'-0"



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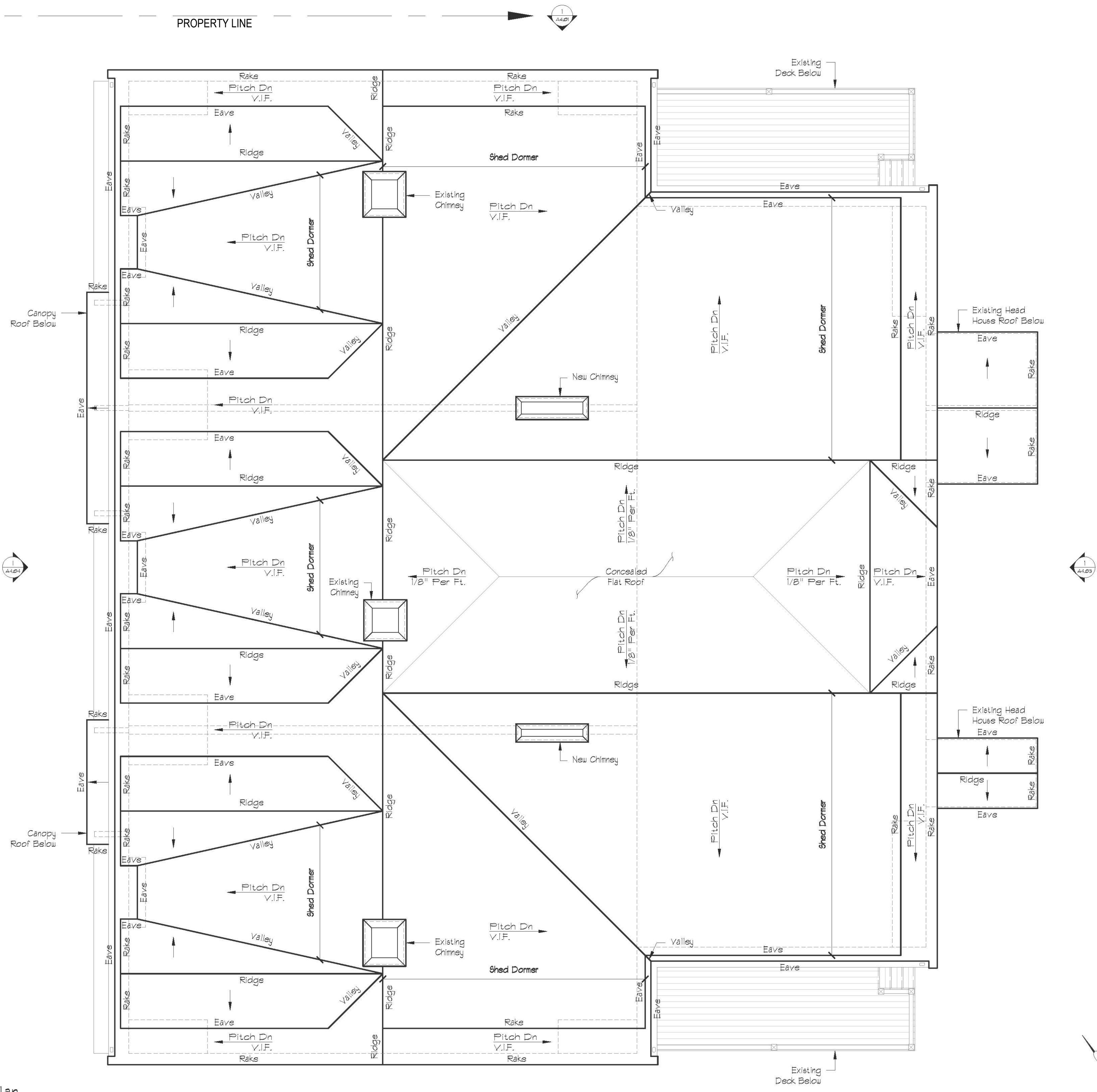
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 1/4" = 1'-0"
 Job No.
 LIN210_a
 File
 PROPOSED

Sheet Title:

**Proposed
 Roof Plan**

Sheet Number:

A1.04



1 Proposed Roof Plan
 Scale: 1/4" = 1'-0"



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Project:

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Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Proposed North
Elevation**

Sheet Number:
A4.01

Top of Roof
± 30' - 4 1/2"

Third Floor
± 19' - 11 1/2"

Second Floor
± 9' - 11 3/4"

First Floor
0' - 0"



1 Proposed North Elevation
Scale: 1/4" = 1'-0"



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2	7.22.22	Proposed Addition

Stamp:	Date	JULY 22, 2022
	Scale	1/4" = 1'-0"
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:
**Proposed South
 Elevation**

Sheet Number:
A4.02

1 Proposed South Elevation
 Scale: 1/4" = 1'-0"



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Locus:

No.	Date	Revision/Issue
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2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:

**Proposed East
Elevation**

Sheet Number:

A4.03

Top of Roof
± 30' - 4 1/2"

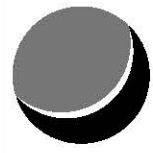
Third Floor
± 19' - 11 1/2"

Second Floor
± 9' - 11 3/4"

First Floor
0' - 0"



1 Proposed East Elevation
Scale: 1/4" = 1'-0"



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Project:

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Locus:

No.	Date	Revision/Issue
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2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

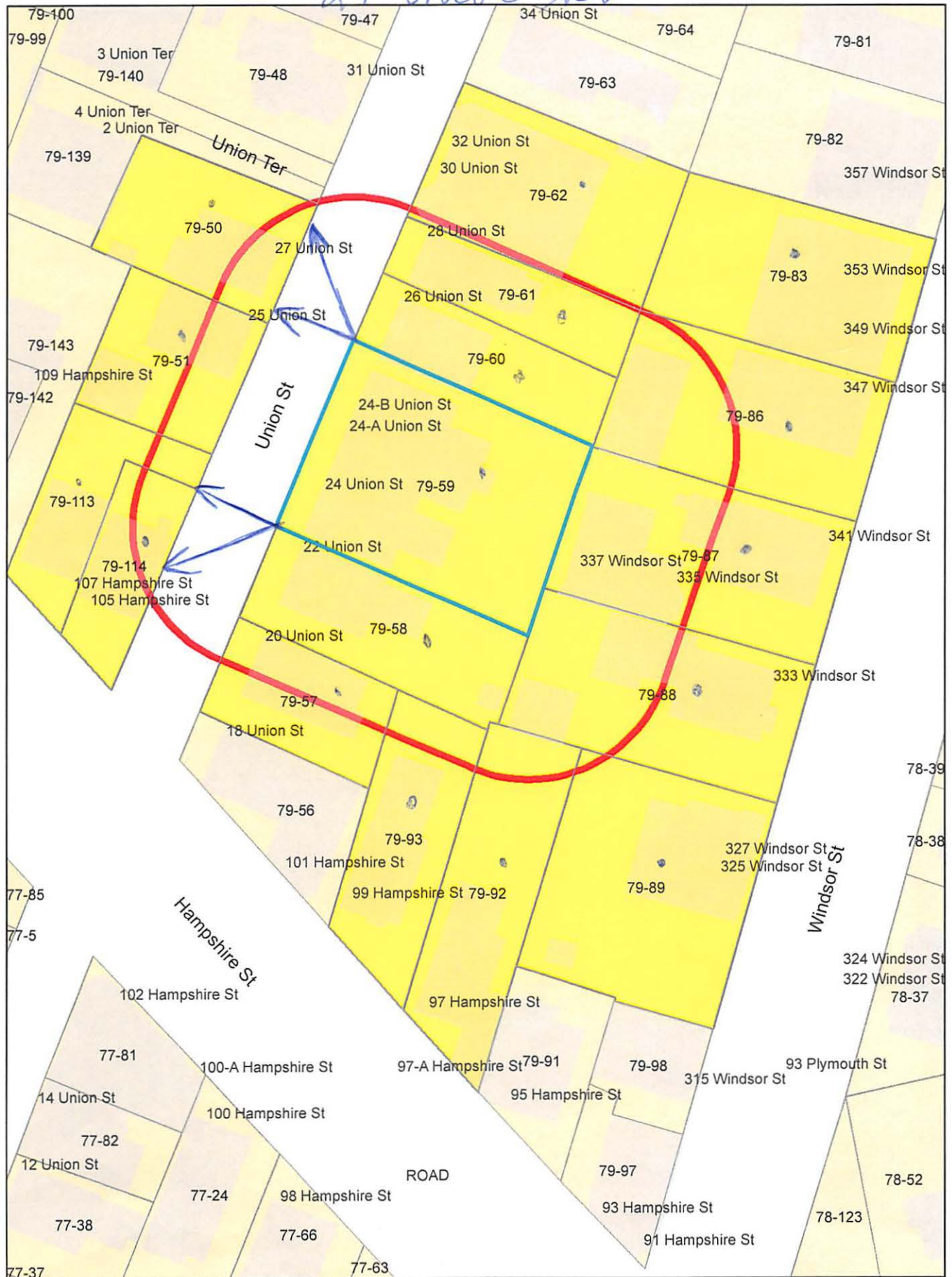
Sheet Title:
**Proposed West
Elevation**

Sheet Number:
A4.04



1 Proposed West Elevation
Scale: 1/4" = 1'-0"

24 Union St.



24 Union St.

Petitioner

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