



**CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100**

BZA APPLICATION FORM

Plan No: BZA-017066-2019

GENERAL INFORMATION

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

Special Permit : √ Variance : Appeal :

PETITIONER : The 11 Buena Vista Park Condominium Trust - C/O Thomas Burke, Trustee

PETITIONER'S ADDRESS : 11 Buena Vista Park Cambridge, MA 02140

LOCATION OF PROPERTY : 11 Buena Vista Pk Cambridge, MA 02140

TYPE OF OCCUPANCY : Res C-1 ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Other: Changes to windows in setback.

DESCRIPTION OF PETITIONER'S PROPOSAL :

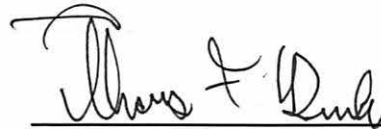
Existing basement is being partially finished to provide more habitable space for the first floor condo. Five existing basement windows are being enlarged to provide additional light and egress as required by code. Some windows are in walls that are nonconforming. Two basement window openings were blocked up with wood at some point and will be returned to windows at original size.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :



(Petitioner(s) / Owner)

Thomas Burke

(Print Name)

Address :

11 Buena Vista Park

Cambridge, MA 02140

Tel. No. :

617 817-3935

E-Mail Address :

tburke@wellesley.edu

Date : 2/1/2019

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Chan Mock Architects LLC **PRESENT USE/OCCUPANCY:** Residential
LOCATION: 11 Buena Vista Pk Cambridge, MA 02140 **ZONE:** Residence C-1 Zone
PHONE: 6175762508 **REQUESTED USE/OCCUPANCY:** Residential

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	4243	4243	3207	(max.)
<u>LOT AREA:</u>	4277	4277	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	0.99	0.99	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	2138.5	2138.5	1500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	47.5	47.5	50	(min.)
DEPTH	90.25	90.25	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	31.5	31.5	16.0	(min.)
REAR	23	23	20	(min.)
LEFT SIDE	10.3	10.3	7.5	(min.)
RIGHT SIDE	3.1	3.1	7.5	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	37.5	37.5	35.0	(max.)
LENGTH	55	55	N/A	
WIDTH	34	34	N/A	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	19.6	19.6	30	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>	2	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	N/A	N/A	N/A	(min.)

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

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

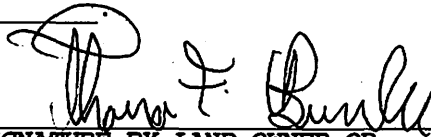
I/We Thomas Burke
(OWNER)

Address: 11 Buena Vista Park, Cambridge, MA 02140

State that I/We own the property located at 11 Buena Vista Park, Cambridge MA 02140, which is the subject of this zoning application.

The record title of this property is in the name of The 11 Buena Vista Park Condominium Trust

*Pursuant to a deed of duly recorded in the date September 6, 2006, Middlesex South County Registry of Deeds at Book 48126, Page 73; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

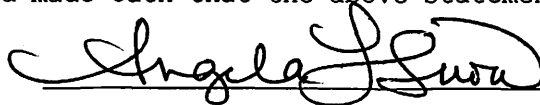


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Norfolk

The above-name Thomas Burke personally appeared before me, this 28 of Jan, 2019, and made oath that the above statement is true.

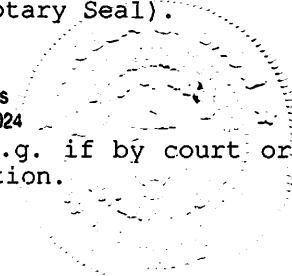
 Notary

My commission expires 8/9/2024 (Notary Seal).



ANGELA L. SNOW
Notary Public
Commonwealth of Massachusetts
My Commission Expires Aug. 9, 2024

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



10/11

World Fund

11/10/1971

11/10/1971



WORLD JOURNAL
Public Edition
Ministry of Education and Scientific Research
P.O. Box 100, Cairo, Egypt



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 11 Buena Vista Pk Cambridge, MA 02140 (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 use will not be changed. Additional glazed area of enlarged window is mostly below grade and not very visible from street or adjacent properties. Two blocked openings will be returned to their historical use as windows.
- 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:
There will be no change in traffic, access/egress or use
- 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:
Proposed use is not changing from existing use and is the same as 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:
No change to use or footprint of the building
- 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 proposed use is an expansion of existing use which is in keeping with the intent of the ordinance.

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:

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:

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

1) Substantial detriment to the public good for the following reasons:

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

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Chan Mock Architects LLC **PRESENT USE/OCCUPANCY:** Residential
LOCATION: 11 Buena Vista Pk Cambridge, MA 02140 **ZONE:** Residence C-1 Zone
PHONE: 6175762508 **REQUESTED USE/OCCUPANCY:** Residential

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>4243</u>	<u>4243</u>	<u>3207</u>	(max.)
<u>LOT AREA:</u>	<u>4277</u>	<u>4277</u>	<u>5000</u>	(min.)
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<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2138.5</u>	<u>2138.5</u>	<u>1500</u>	(min.)
<u>SIZE OF LOT:</u>				
<u>WIDTH</u>	<u>47.5</u>	<u>47.5</u>	<u>50</u>	(min.)
<u>DEPTH</u>	<u>90.25</u>	<u>90.25</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:</u>				
<u>FRONT</u>	<u>31.5</u>	<u>31.5</u>	<u>16.0</u>	(min.)
<u>REAR</u>	<u>23</u>	<u>23</u>	<u>20</u>	(min.)
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<u>LENGTH</u>	<u>55</u>	<u>55</u>	<u>N/A</u>	
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<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>19.6</u>	<u>19.6</u>	<u>30</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>2</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>	<u>2</u>	(min./max)
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 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2019 FEB -4 PM 3:14
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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Original Signature(s) : 
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Thomas Burke
 (Print Name)

Address : 11 Buena Vista Park
Cambridge, MA 02140

Tel. No. : 617 817-3935

E-Mail Address : tburke@wellesley.edu

Date : 2/1/2019

BZA APPLICATION FORM

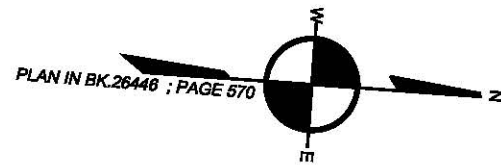
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REGISTRY OF DEEDS USE ONLY

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF AUGUST 12 AND AUGUST 13, 2006 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY IS NOT LOCATED IN AN ESTABLISHED FLOOD HAZARD AREA AS DEFINED BY THE DEPT. OF HOUSING AND URBAN DEVELOPMENT.

I FURTHER CERTIFY THAT THE BUILDING SHOWN CONFORMED TO THE ZONING LAWS OF THE CITY OF CAMBRIDGE WHEN CONSTRUCTED.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I HEREBY CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

GEORGE C. COLLINS P.L.S.

DATE

UPLAND (PUBLIC-50' WIDE) ROAD

127.50'

N04°38'30"W

47.50'

N04°38'30"W

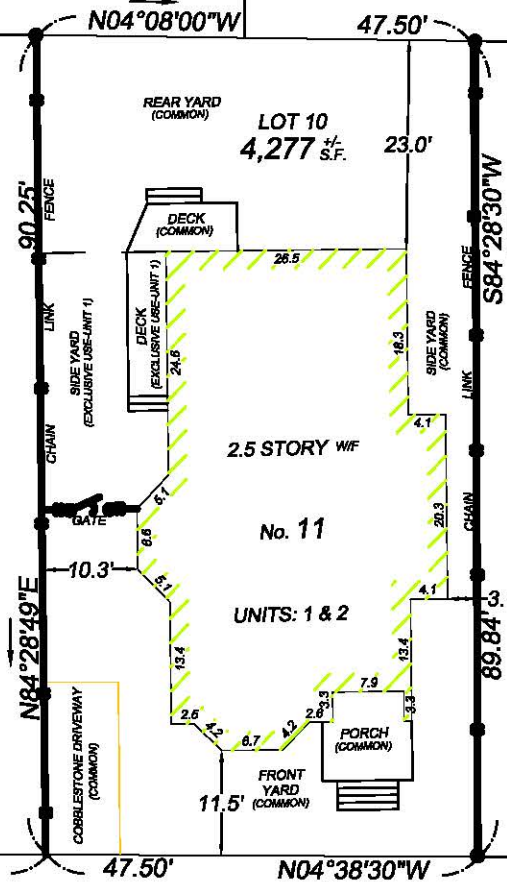
BUENA VISTA (PUBLIC-40' WIDE) PARK

No. 30 MT. PLEASANT STREET
NF
BRIAN C. & LEAH R. WILLIAMS

No. 32 MT. PLEASANT STREET
NF
HENRY H. LEITNER & CATALINA LASERNA

No. 7 BUENA VISTA PARK
NF
7 BUENA VISTA PARK CONDOMINIUM

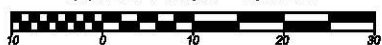
No. 15 BUENA VISTA PARK
NF
WERNER & ANGELA F. HOFMANN



DATE: AUGUST 15, 2006

REVISION	DATE

SCALE: 1 INCH = 10 FEET

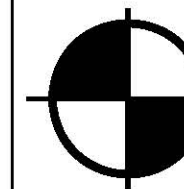


REFERENCES:

DEED: BOOK 31771 ; PAGE 313
PLAN: PLAN IN BOOK 2481 ; PAGE END
PLAN IN BOOK 26446 ; PAGE 570

CONDOMINIUM SITE PLAN
FOR THE
"11 BUENA VISTA PARK CONDOMINIUM"
LOCATED AT
11 BUENA VISTA PARK
CAMBRIDGE, MA.

PREPARED FOR:
THOMAS F. BURKE
AND JOHN GERRING
11 BUENA VISTA PARK
CAMBRIDGE, MA.



BOSTON SURVEY, INC.

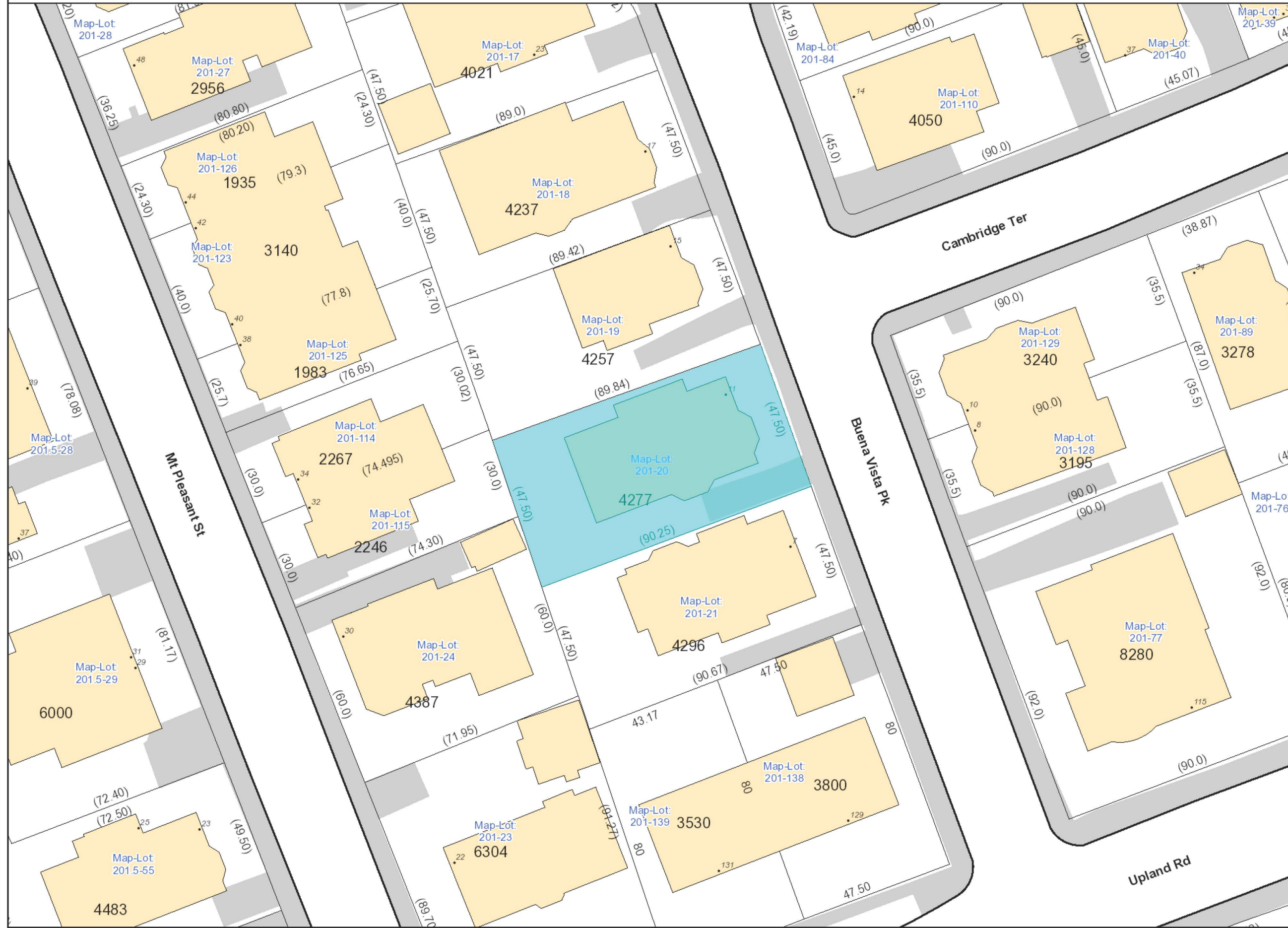
UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA. 02129
(617) 242-1313

JOB # 06-00405

FILE # 06-00405-8/15/06

LEGEND

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



City of Cambridge
Massachusetts

1" = 30 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

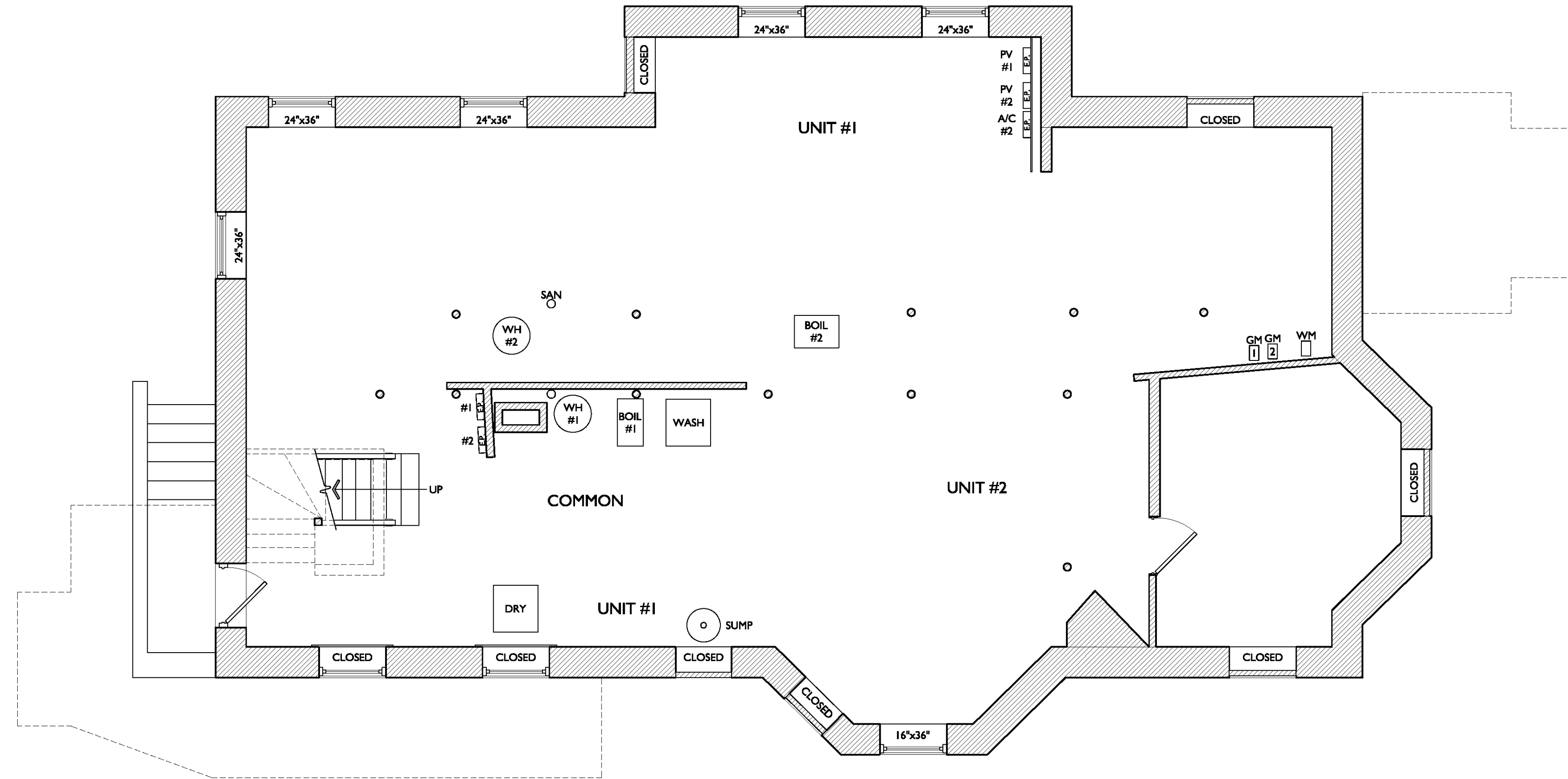
www.cambridgema.gov/gis



**BURKE DONG
RESIDENCE**

11 BUENA VISTA PARK, UNIT 1
CAMBRIDGE, MA 02140

CHAN MOCK ARCHITECTS
192 HAMPSHIRE STREET
CAMBRIDGE MA 02139
T: 617 576-2508 F: 617 547-8699



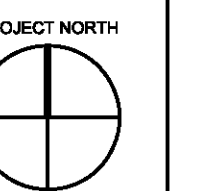
REV. NO.	DATE	DESCRIPTION

DATE: JANUARY 31, 2019

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

PROJECT NO.: 1810

FILE NAME:



SHEET TITLE:
**EXISTING
BASEMENT
FLOOR PLAN**

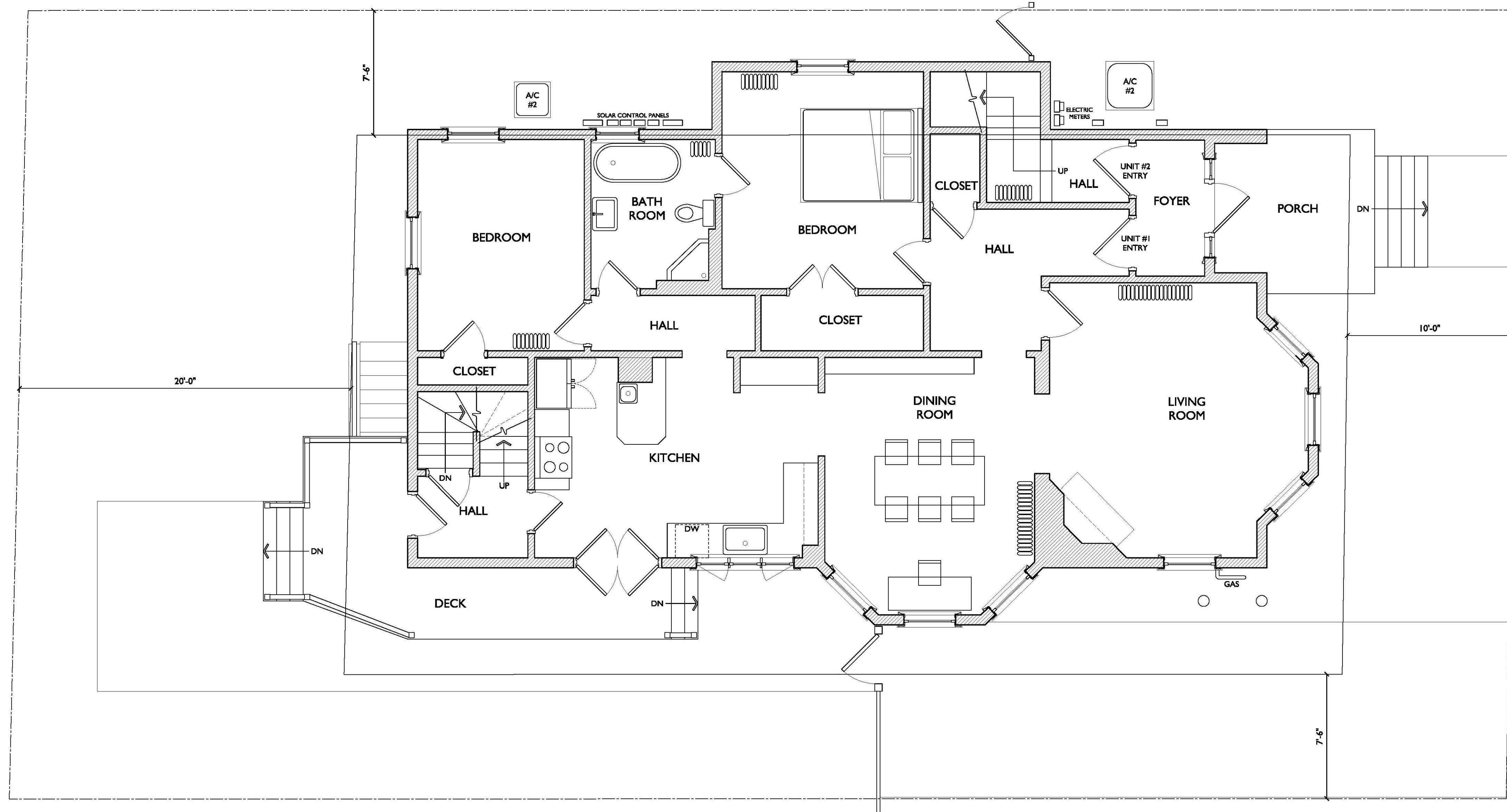
SHEET NO.:

XI.0

**BURKE DONG
RESIDENCE**

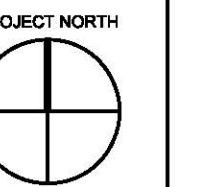
11 BUENA VISTA PARK, UNIT 1
CAMBRIDGE, MA 02140

CHAN MOCK ARCHITECTS
192 HAMPSHIRE STREET
CAMBRIDGE MA 02139
T: 617 576-2508 F: 617 547-8699



REV. NO.	DATE	DESCRIPTION

DATE: JANUARY 31, 2019
SCALE: 1/4" = 1'-0"
PROJECT NO.: 1810
FILE NAME:



SHEET TITLE:
**EXISTING
FIRST FLOOR PLAN**

SHEET NO.:
XI.1

**BURKE DONG
RESIDENCE**

11 BUENA VISTA PARK, UNIT 1
CAMBRIDGE, MA 02140

CHAN MOCK ARCHITECTS
192 HAMPSHIRE STREET
CAMBRIDGE MA 02139
T: 617 576-2508 F: 617 547-8699



① NORTH ELEVATION
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"

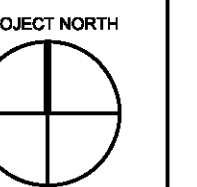
REV. NO.	DATE	DESCRIPTION

DATE: JANUARY 31, 2019

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

PROJECT NO.: 1810

FILE NAME:



SHEET TITLE:
**BUILDING
ELEVATIONS**

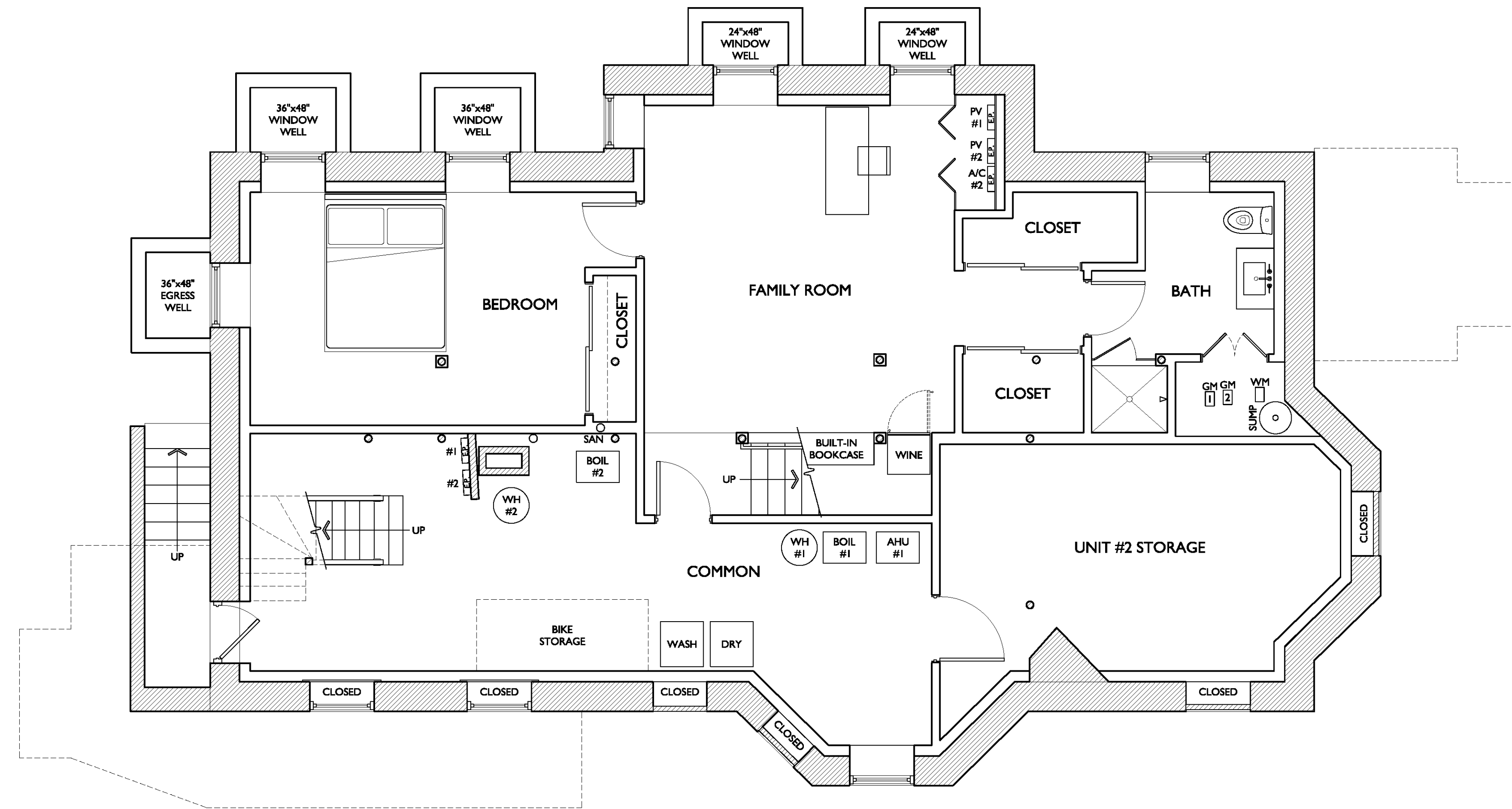
SHEET NO.:

X4.0

**BURKE DONG
RESIDENCE**

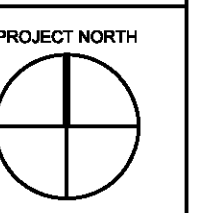
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T: 617 576-2508 F: 617 547-8699



REV. NO.	DATE	DESCRIPTION

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SCALE: 1/4" = 1'-0"
PROJECT NO.: 1810
FILE NAME:



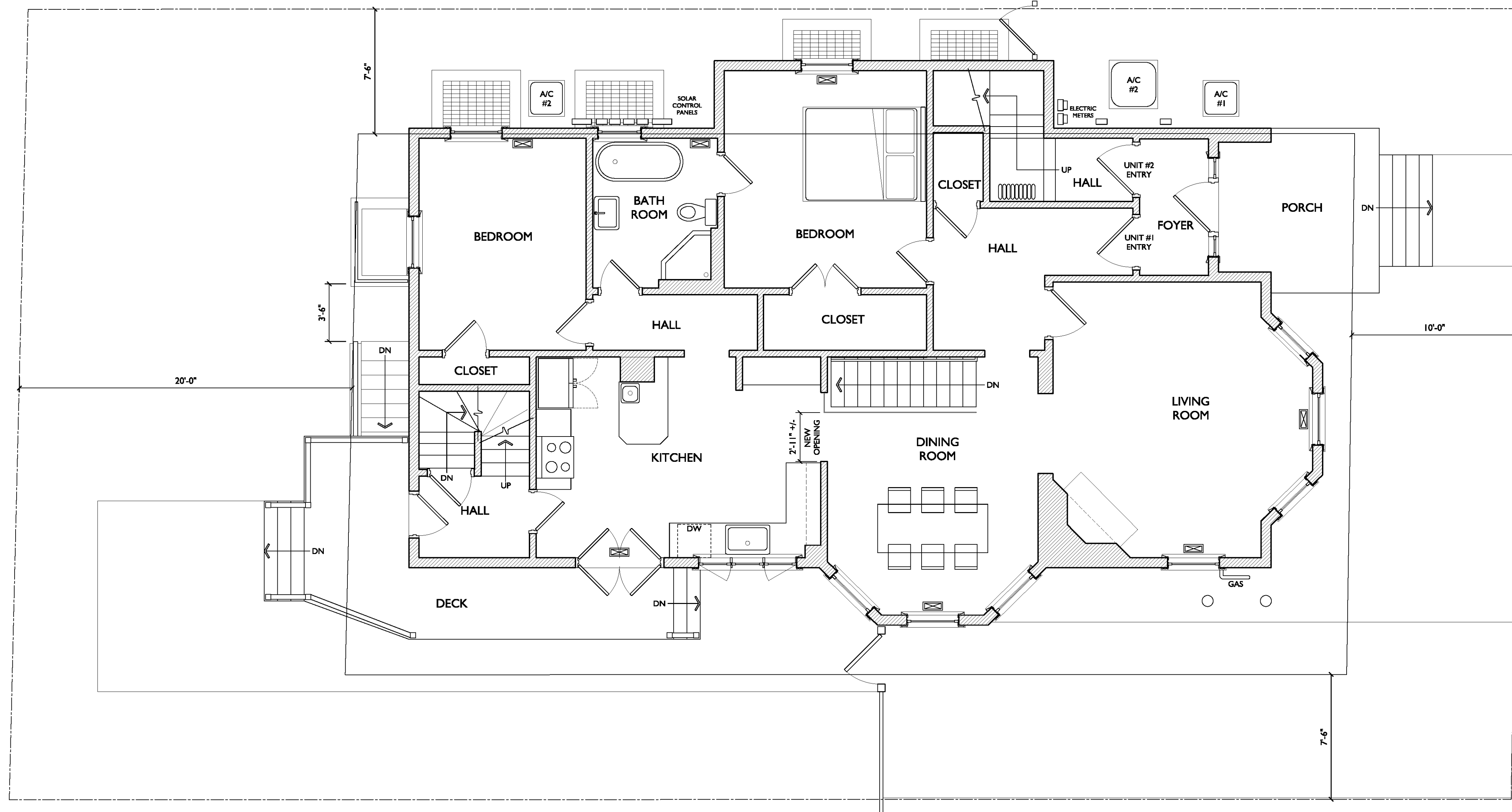
SHEET TITLE:
**BASEMENT
FLOOR PLAN**

SHEET NO.:
A1.0

**BURKE DONG
RESIDENCE**

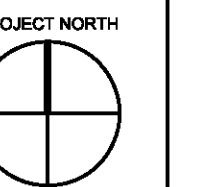
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SCALE: 1/4" = 1'-0"
PROJECT NO.: 1810
FILE NAME:



SHEET TITLE:
**FIRST FLOOR
PLAN**

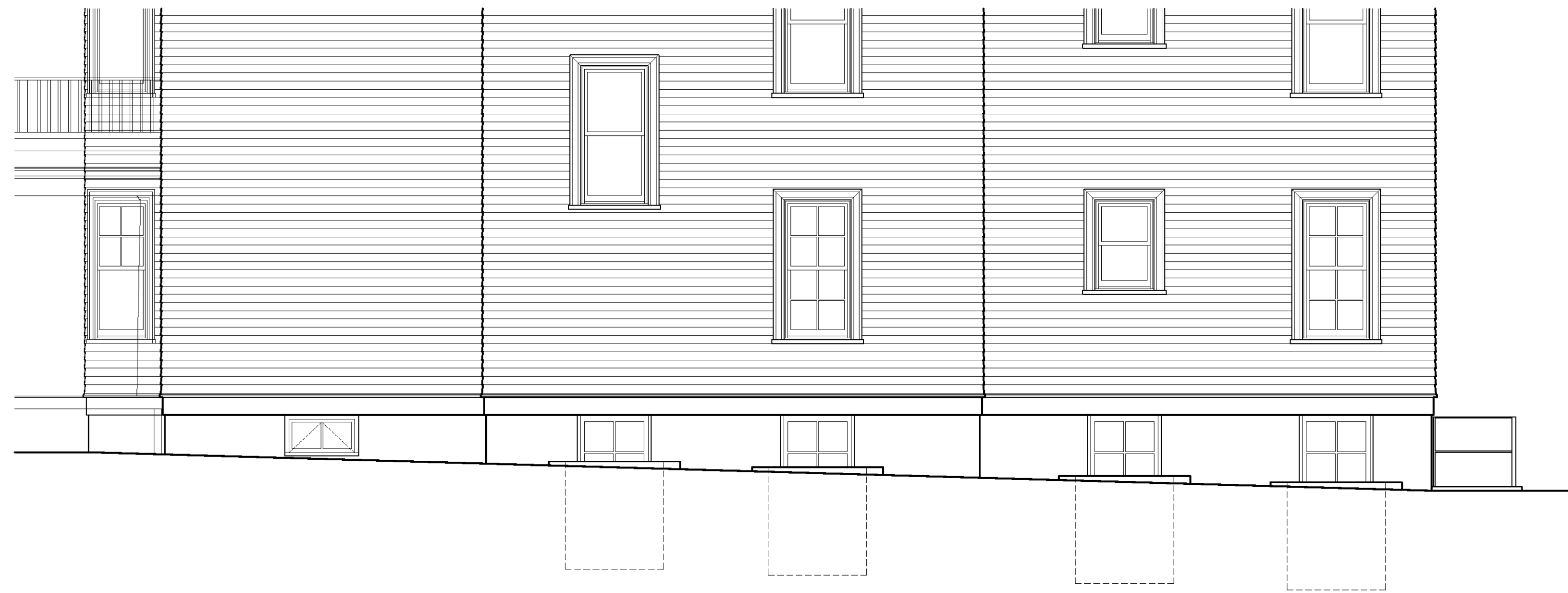
SHEET NO.:

A1.1

**BURKE DONG
RESIDENCE**

11 BUENA VISTA PARK, UNIT 1
CAMBRIDGE, MA 02140

CHAN MOCK ARCHITECTS
192 HAMPSHIRE STREET
CAMBRIDGE MA 02139
T: 617 576-2508 F: 617 547-8699



① NORTH ELEVATION
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"

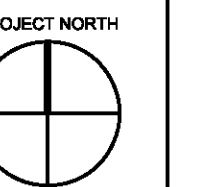
REV. NO.	DATE	DESCRIPTION

DATE: JANUARY 31, 2019

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

PROJECT NO.: 1810

FILE NAME:



SHEET TITLE:
**BUILDING
ELEVATIONS**

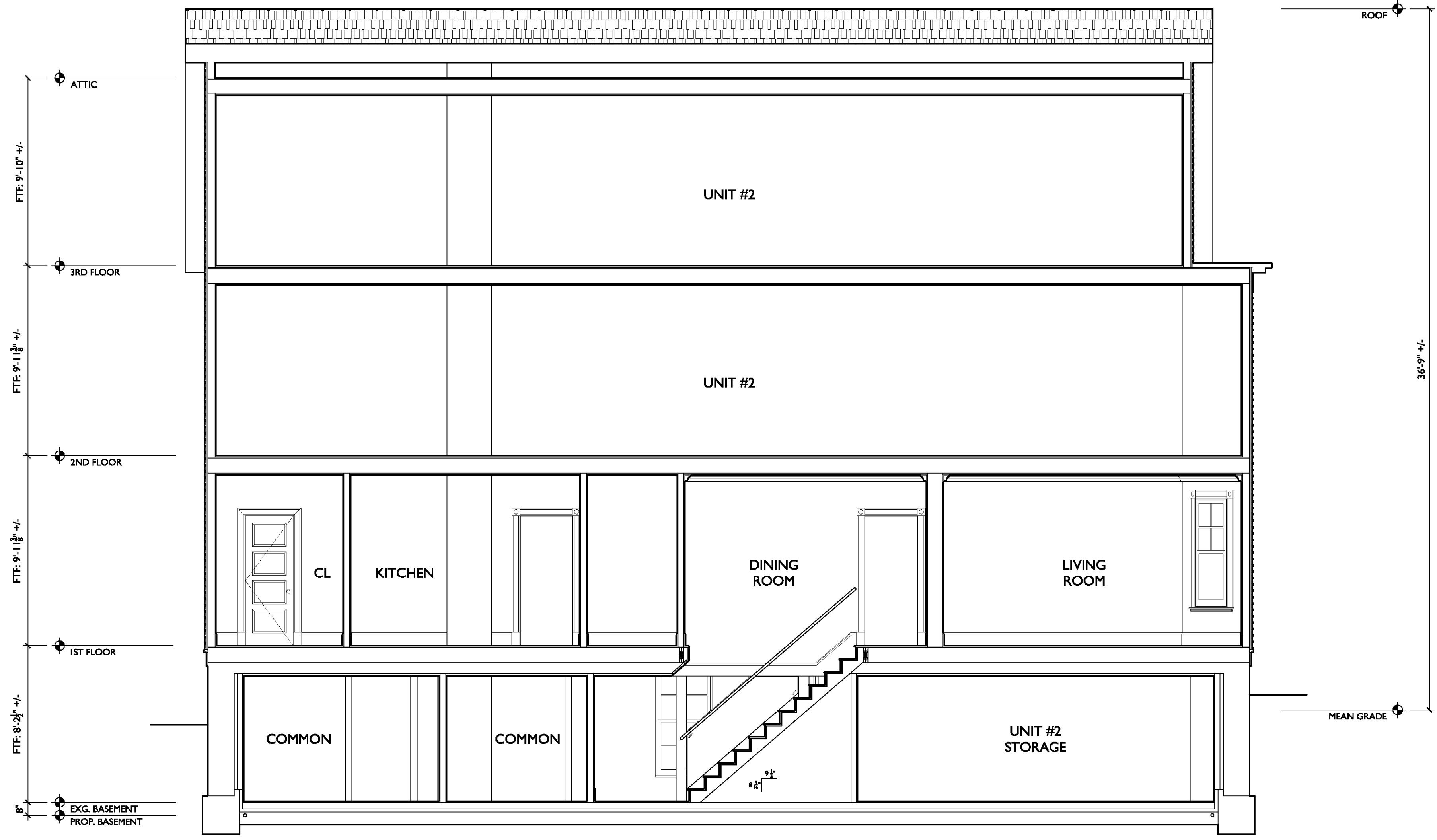
SHEET NO.:

A4.0

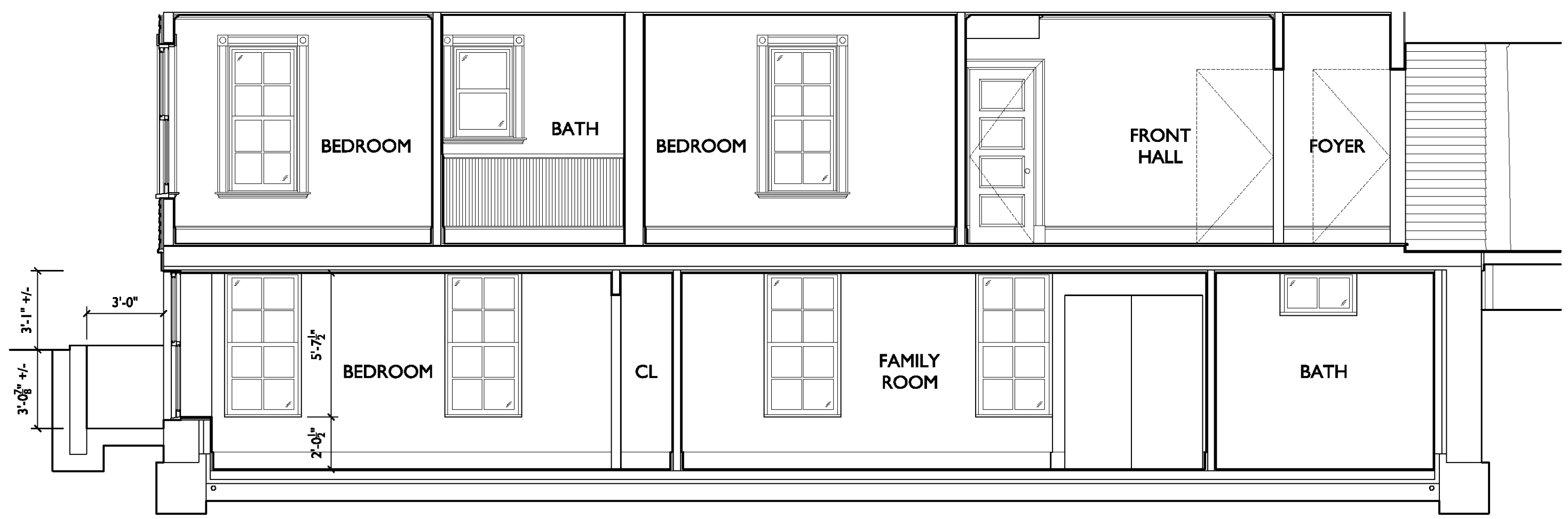
**BURKE DONG
RESIDENCE**

11 BUENA VISTA PARK, UNIT 1
CAMBRIDGE, MA 02140

CHAN MOCK ARCHITECTS
192 HAMPSHIRE STREET
CAMBRIDGE MA 02139
T: 617 576-2508 F: 617 547-8699



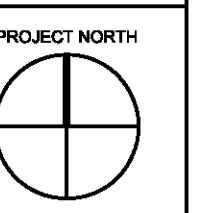
1 SECTION A - NORTH
1/4" = 1'-0"



2 SECTION B - NORTH
1/4" = 1'-0"

REV. NO.	DATE	DESCRIPTION

DATE: JANUARY 31, 2019
SCALE: 1/4" = 1'-0"
PROJECT NO.: 1810
FILE NAME:



SHEET TITLE:
**BUILDING
SECTIONS**

SHEET NO.:

A5.0



EXISTING FRONT LEFT VIEW



EXISTING FRONT (EAST) ELEVATION



EXISTING FRONT RIGHT VIEW



EXISTING VIEW FROM RIGHT SIDE NEIGHBOR'S DRIVE



EXISTING NORTH ELEVATION (STREET END)



EXISTING NORTH ELEVATION (CENTER BAY)



EXISTING EAST ELEVATION (REAR SIDE OF BAY)



EXISTING NORTH ELEVATION



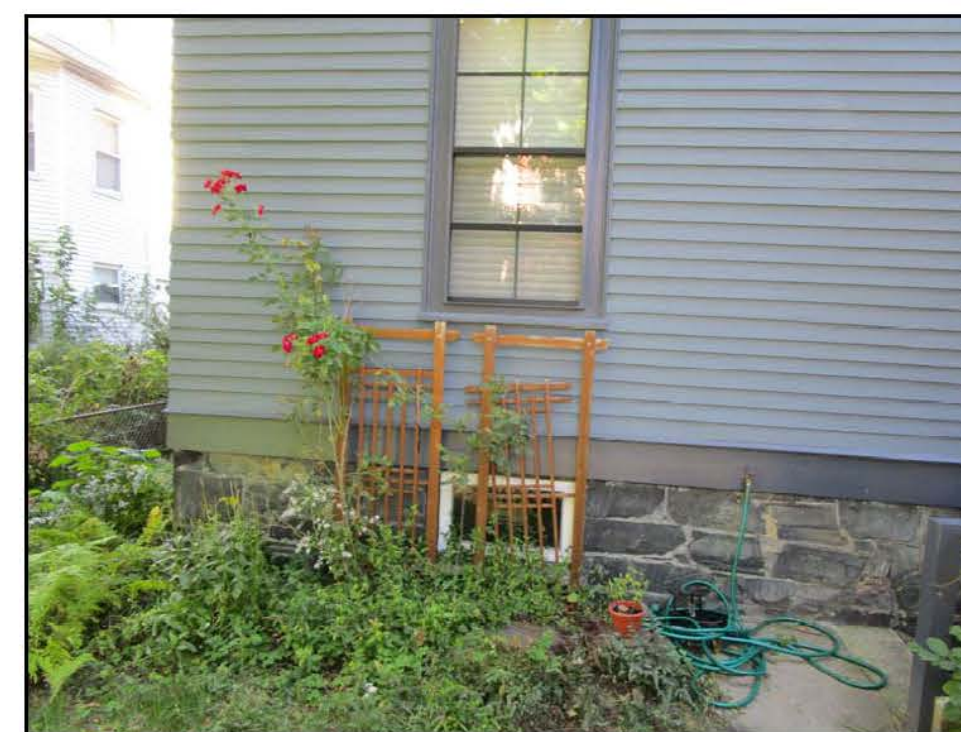
EXISTING NORTH ELEVATION (REAR WINDOW BAY SIDE)



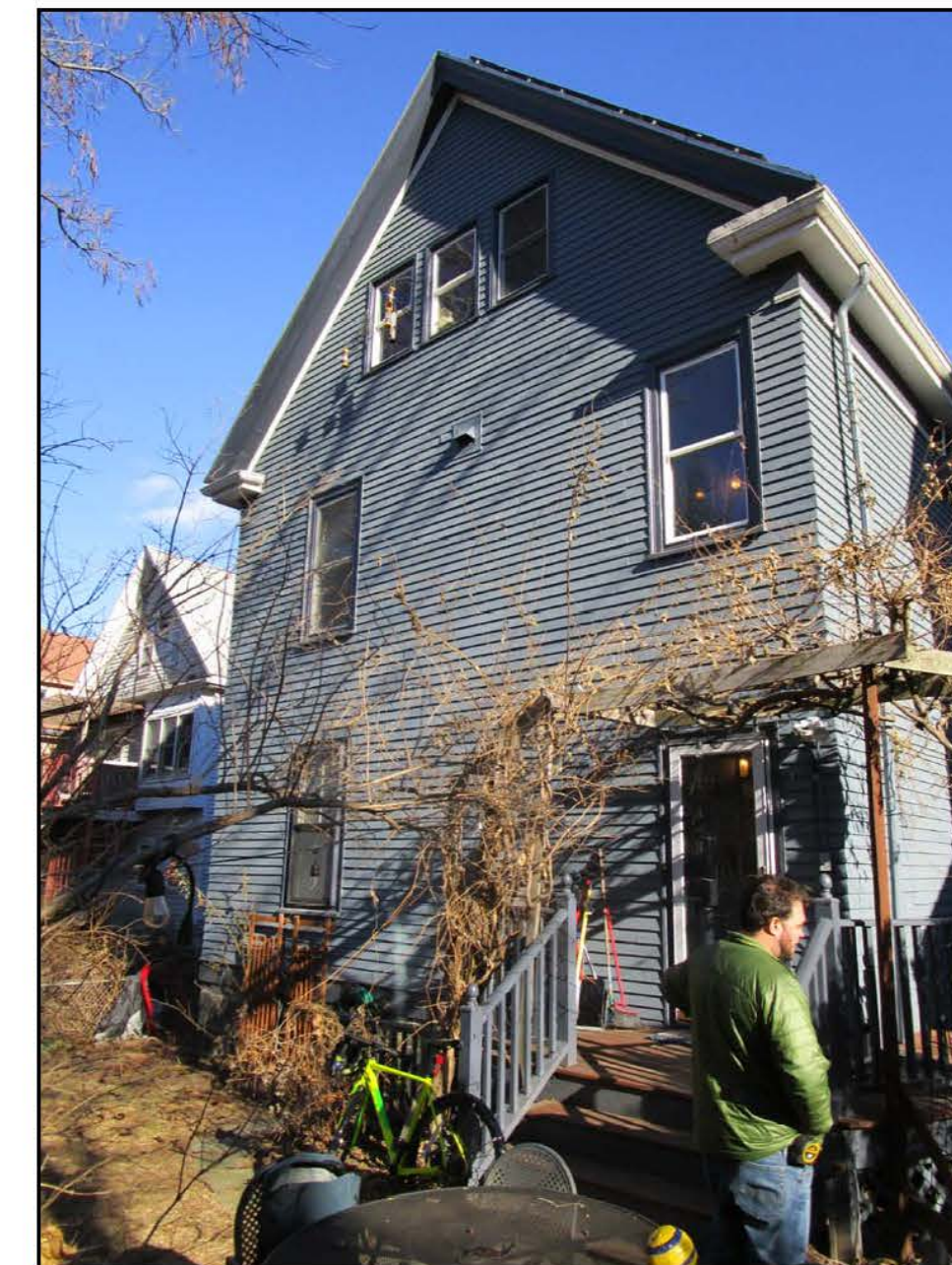
EXISTING NORTH ELEVATION (REAR WINDOW YARD SIDE)



EXISTING NORTH ELEVATION (REAR WINDOW YARD SIDE)



EXISTING WEST ELEVATION (REAR WINDOW)



EXISTING REAR (WEST) ELEVATION

**BURKE DONG
RESIDENCE**

11 BUENA VISTA PARK, UNIT 1
CAMBRIDGE, MA 02140

CHAN MOCK ARCHITECTS
192 HAMPSHIRE STREET
CAMBRIDGE MA 02139
T: 617 576-2508 F: 617 547-8699

BZA SET

REV. NO.	DATE	DESCRIPTION

DATE: JANUARY 31, 2019
SCALE: 1/4" = 1'-0"
PROJECT NO.: 1810
FILE NAME:

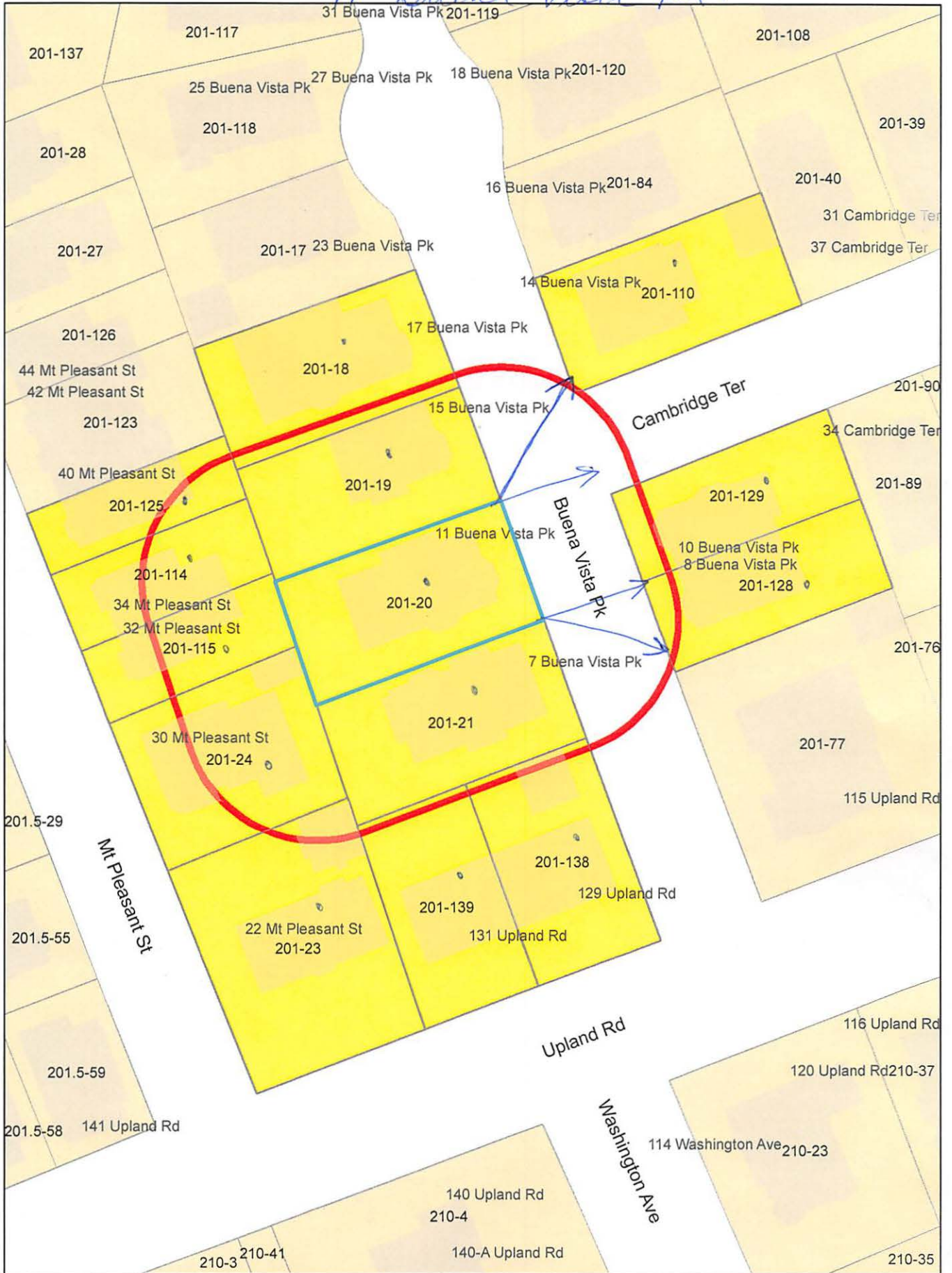


SHEET TITLE:
**EXISTING
CONDITIONS
PHOTOS**

SHEET NO.:

X5.0

11 Buena Vista Pk.



11 Buena Vista pk.

Petitioner

201-18
GREYWOLF, ELIZABETH S.
17 BUENA VISTA PARK., UNIT #1
CAMBRIDGE, MA 02140

201-18
ARNETT, HAYLEY L.
17 BUENA VISTA PARK, UNIT #2
CAMBRIDGE, MA 02140

201-20
BURKE, THOMAS
11 BUENA VISTA PK, UNIT#1
CAMBRIDGE, MA 02140

201-19
HOFMANN, WERNER & ANGELA F. HOFMANN
15 BUENA VISTA PK
CAMBRIDGE, MA 02140

201-21
SIMONE, RICHARD R. & ELIN EVANS
7 BUENA VISTA PK #1
CAMBRIDGE, MA 02140

201-21
THOMSEN, ERIK C. & MAJORIE S. THOMSEN
7 BUENA VISTA PK., UNIT #2
CAMBRIDGE, MA 02140

201-23
LAIRD, PHILIP L. & AMY SCHUYLER CLARKSON
22 MT PLEASANT ST
CAMBRIDGE, MA 02140

201-24
WILLIAMS, BRIAN C. & LEAH R. WILLIAMS
30 MT PLEASANT STREET
CAMBRIDGE, MA 02140

201-110
14 BUENA VISTA LLC
6 HOWLAND ST
CAMBRIDGE, MA 02138

201-114
LEITNER, HENRY H. & CATALINA LASERNA
32 MOUNT PLEASANT STREET
CAMBRIDGE, MA 02140

201-115
LASERNA, CATALINA & HENRY H. LEITNER
32 MT. PLEASANT ST.
CAMBRIDGE, MA 02140

201-125
RUSSELL, MATTHEW T. &
LINDSEY MEAD RUSSELL
38 MT. PLEASANT STREET
CAMBRIDGE, MA 02140

201-128
GRIFFIN, CHRISTOPHER J.
2307 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

201-129
BISHOP, ELIZABETH EDWARDS &
BAILEY BISHOP, TRUSTEE
10 BUENA VISTA PK
CAMBRIDGE, MA 02140

201-138
ROSENSTEIN, MARK & JODY D. RENOUF
129 UPLAND RD
CAMBRIDGE, MA 02140

201-139
DEE, JOHN F. & BETTINA G. BRYANT
131 UPLAND RD
CAMBRIDGE, MA 02140

201-18
PETEET, THOMAS JOSIAH &
SEJAL SUBODH PATEL
17 BUENA VISTA PK., #3
CAMBRIDGE, MA 02140

201-20
GERRING, JOHN
11 BUENA VISTA PK. UNIT#2
CAMBRIDGE, MA 02140