



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 NOV 26 PM 2:01

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number:** 1143317

#### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Raymond and Karolyn Park

**PETITIONER'S ADDRESS:** 104 Sciarappa Street, Cambridge, Massachusetts 02141

**LOCATION OF PROPERTY:** 102 Sciarappa St., Cambridge, MA

**TYPE OF OCCUPANCY:** Residential Two-Family                      **ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

/Additions/

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

- 1) We seek Special Permit relief in accordance with 8.22.2.d and 8.22.1.d to create new and relocated openings in a non-conforming facade.
  - 2) We seek Special Permit relief in accordance with 8.22.2.d and 8.22.1.g to rebuild more than 25% of the existing non-conforming structure. More than 25% of the existing non-conforming building area and volume was removed during the demolition phase.
- All other work will continue in conformance with Special Permit 206534 approved by the BZA on May 11th, 2024.

#### **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):

(Petitioner (s) / Owner)

KAROLYN PARK

(Print Name)

Address:  
Tel. No.

102 -104 SCIARAPPA ST. CAMBRIDGE, MA 02141  
(857) 928-3121

**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.

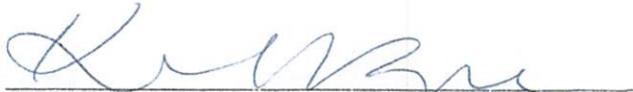
I/We KAROLYN PARK  
(OWNER)

Address: 102-104 SCIARAPPA ST. CAMBRIDGE, MA 02141

State that I/We own the property located at 102-104 Sciarappa Street, which is the subject of this zoning application.

The record title of this property is in the name of KAROLYN PARK

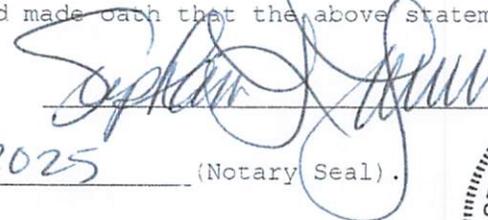
\*Pursuant to a deed of duly recorded in the date \_\_\_\_\_, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book 73589 Page 556

  
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 KAROLYN PARK personally appeared before me, this 8 of DECEMBER 2022, and made oath that the above statement is true.

My commission expires 3/7/2025 (Notary Seal).  




- If ownership is not shown in recorded deed, e.g. if by court 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 102 Sciarappa St., 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:**

Section 8.22.2.d allows alterations to an existing non-conforming one or two family structures provided the proposed alteration is not substantially more detrimental to the neighborhood than the existing nonconforming structure. The proposed alterations and extensions at 102-104 Sciarappa are minor and otherwise consistent with the previously approved Special Permit # 206534. The proposed changes do not significantly alter the previously approved Special Permit and are not substantially more detrimental to the neighborhood than the existing nonconforming structure.

**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 proposed development will not alter traffic generated or patterns of access or egress. The number of dwelling units will not increase keeping the number of occupants and subsequent traffic generated consistent with the existing conditions in the neighborhood. No increase in congestion hazard will be created because the number of dwelling units in the proposed project will not be increased.

**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 proposed additions and fenestration changes occur in areas that have limited impact on adjacent uses and are consistent with the development patterns in the neighborhood and larger district. The changes proposed at 102-104 Sciarappa Street will not adversely affect the continued operation of adjacent uses.

**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:**

Building Setbacks and areas dedicated to open space will remain intact to the benefit of the neighborhood and residents. Traffic patterns and driveway ingress and egress will remain consistent for the adjacent residents. There will be no hazard or nuisance created by the requested relief.

**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 alteration and additions to the existing structure are consistent with other uses in the neighborhood and the larger district. The proposed use and FAR increase is consistent with the

existing uses in the neighborhood. The proposed additions will not impair the integrity of the district or derogate from the intent of the 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: raymondandkarolyn@gmail.com

Date: 11/20/2024

**BZA Application Form**

**DIMENSIONAL INFORMATION**

**Applicant:** Raymond and Karolyn Park  
**Location:** 102 Sciarappa St., Cambridge, MA  
**Phone:** (857) 928-3121

**Present Use/Occupancy:** Residential Two-Family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Residential Two-Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<b>TOTAL GROSS FLOOR AREA:</b>		2301	2890	1425	(max.)
<b>LOT AREA:</b>		1900	1900	5000	(min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		1.21	1.52	.75	
<b>LOT AREA OF EACH DWELLING UNIT</b>		950	950	1500	
<b>SIZE OF LOT:</b>	WIDTH	38	38	50	
	DEPTH	50	50	n/a	
<b>SETBACKS IN FEET:</b>	FRONT	0	0	10	
	REAR	4.1	4.1	20	
	LEFT SIDE	6.2	6.2	7.5	
	RIGHT SIDE	3.5	3.5	7.5	
<b>SIZE OF BUILDING:</b>	HEIGHT	28.87	30.6'	35	
	WIDTH	45.7	45.7	n/a	
	LENGTH	28.3	28.3	n/a	
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		0	0	0	
<b>NO. OF DWELLING UNITS:</b>		0	0	0	
<b>NO. OF PARKING SPACES:</b>		0	0	0	
<b>NO. OF LOADING AREAS:</b>		0	0	0	
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		0	0	0	

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.:

There are no other occupancies on this lot.

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'.

SHEET LIST	
Sheet Number	Sheet Name
A000	COVER
A001	GENERAL NOTES AND ABBREVIATIONS
A002	PROPERTY SURVEY (BY OTHERS) & ASSESSORS MAP
A003	SITE CONTEXT PHOTOS
A004	ZONING DATA - GFA CALCULATIONS
A101	PROPOSED SITE PLAN
A102	PROPOSED FLOOR PLANS
A103	PROPOSED FLOOR PLANS
A104	PROPOSED FLOOR PLANS
A201	PROPOSED ELEVATIONS
A301	BUILDING SECTIONS
A401	ENLARGED KITCHEN PLAN
A402	ENLARGED BATHROOM PLANS
A403	BATH PLANS AND ELEVATIONS
A501	WALL TYPE DETAILS
A502	WALL TYPE DETAILS
A503	FLOOR ASSEMBLIES
A511	EXTERIOR DETAILS
A512	WINDOW DETAILS
A601	WINDOW AND DOOR SCHEDULES
A701	LIGHTING FLOOR PLANS
A702	LIGHTING FLOOR PLANS
R101	EXISTING PLANS
R102	EXISTING PLANS
R201	EXISTING ELEVATIONS
SK-01	DEMOLITION CALCULATIONS

No.	Description	Date
1	PERMIT REVISIONS	01-24-24

client  
**KAROLYN AND RAYMOND PARK**



COVER

102-104 SCIARAPPA

dh architects, llc  
 439 Ludlow Street, Boston MA 02132

job number 22-040

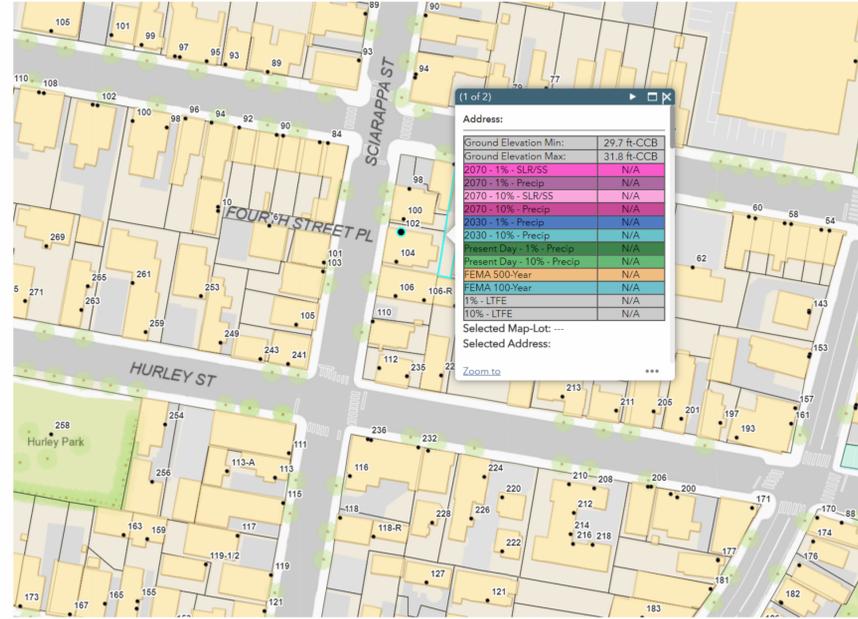
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set issue date 10-18-24

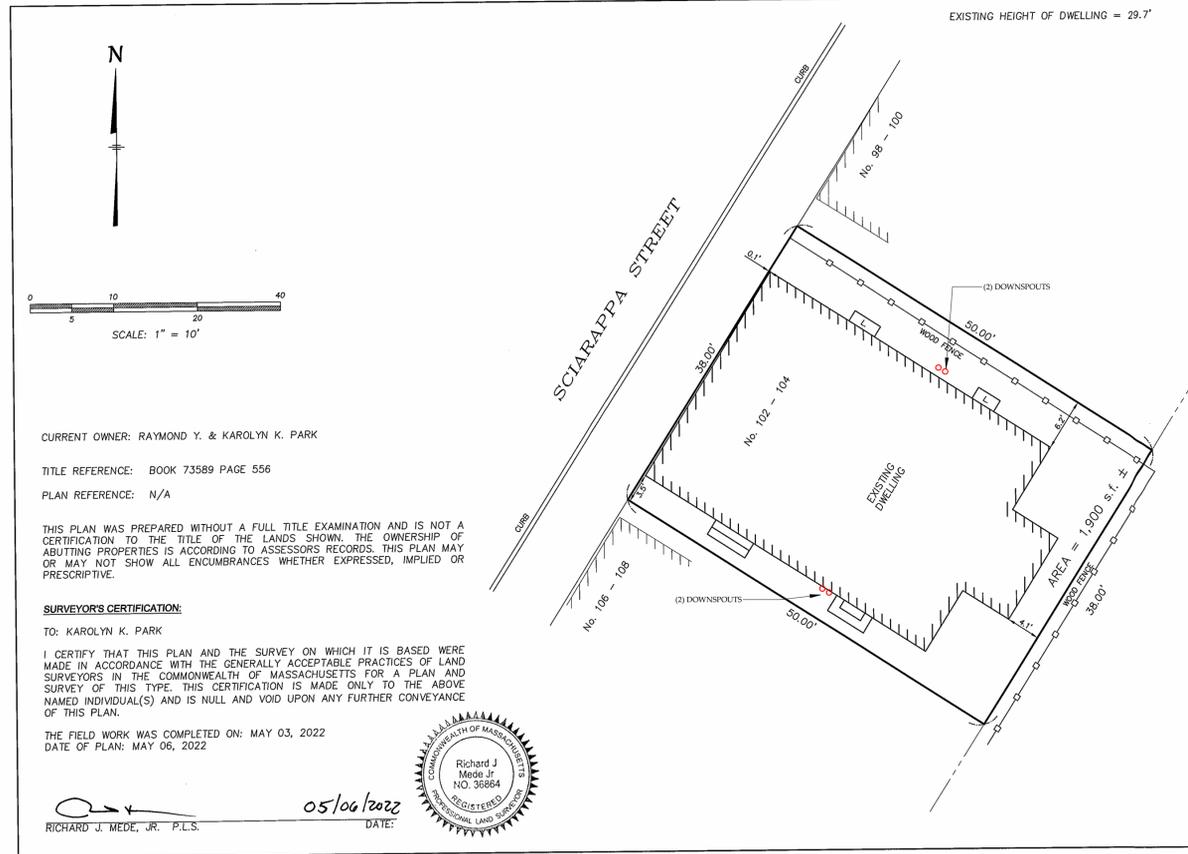
ISSUED FOR SPECIAL PERMIT

Sheet no.

A000



① C.O.C. FLOOD VIEWER DATA  
1 1/2" = 1'-0"

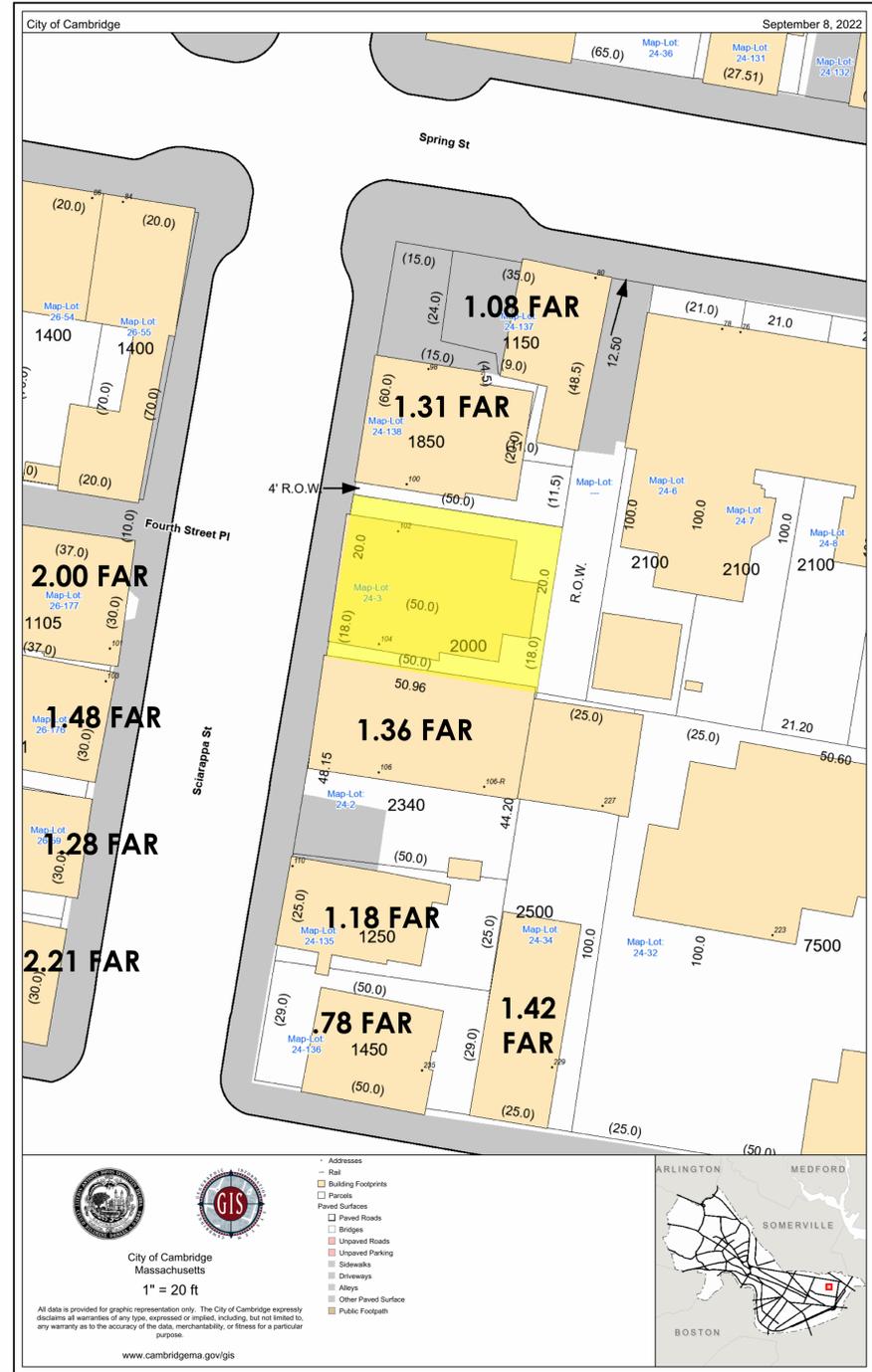


**CERTIFIED PLOT PLAN**  
102 - 104 SPRING STREET  
CAMBRIDGE, MASS.  
(MIDDLESEX COUNTY)

PREPARED BY:  
**MEDFORD ENGINEERING & SURVEY**  
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL STREET, MEDFORD, MA 02155  
781-386-9468 FAX: 781-386-9822

PREPARED FOR:  
KAROLYN K. PARK

DRAWN: JTE  
CHECKED: RLM  
FILE NO.: 21-197



No.	Description	Date

client  
**KAROLYN AND RAYMOND PARK**

**PROPERTY SURVEY (BY OTHERS) & ASSESSORS MAP**  
**102-104 SCIARAPPA**

dh architects, llc  
499 Longfellow Street, Boston MA 02134  
job number: 22-040  
scale: 1 1/2" = 1'-0"  
set issue date: 10-18-24

ISSUED FOR SPECIAL PERMIT

Sheet no.



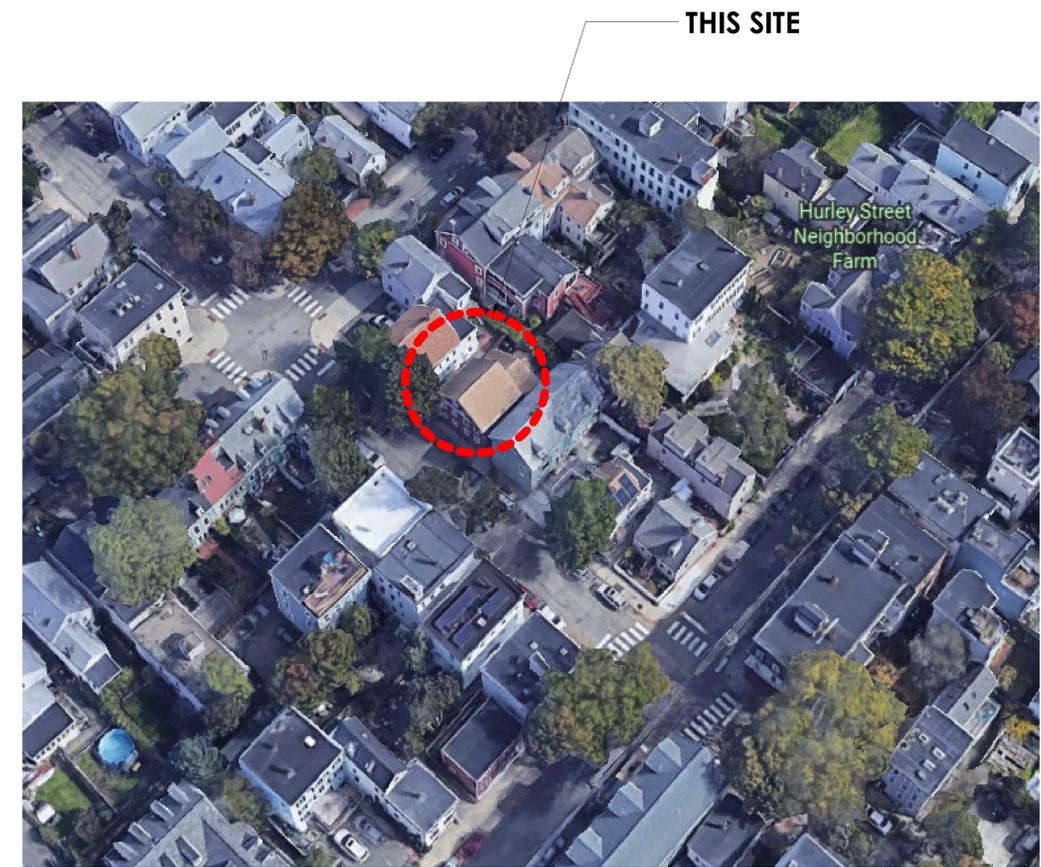
102/104 SCIARAPPA STREET



SCIARAPPA STREET LOOKING NORTH



102/104 SCIARAPPA STREET



ARIAL VIEW OF 102/104 SCIARAPPA LOOKING EAST



102/104 SCIARAPPA STREET

No.	Description	Date

client  
KAROLYN AND  
RAYMOND PARK

SITE CONTEXT PHOTOS

102-104 SCIARAPPA

dh architects, llc  
439 Labriange Street, Boston MA 02132

job number 22-040

scale

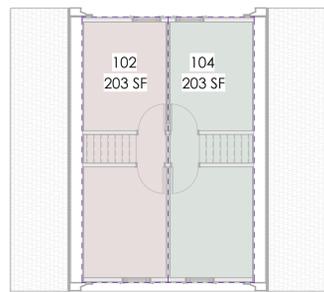
set issue date 10-18-24

ISSUED FOR  
SPECIAL PERMIT

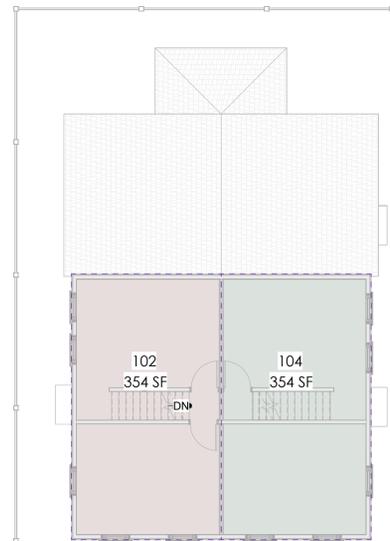
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A003

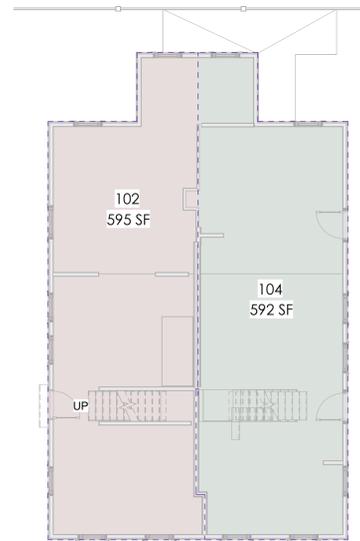




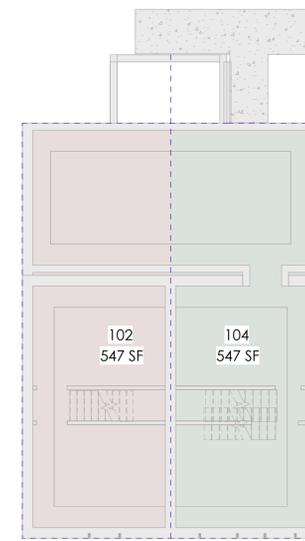
6 EXISTING AREA PLAN - 3RD FLOOR  
1/8" = 1'-0"



5 EXISTING AREA PLAN - 2ND FLOOR  
1/8" = 1'-0"



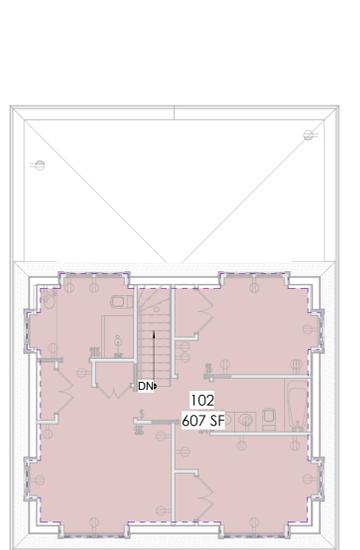
4 EXISTING AREA PLAN - 1ST FLOOR  
1/8" = 1'-0"



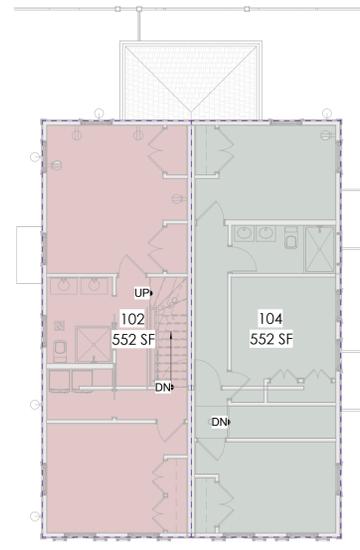
7 EXISTING AREA PLAN - BASEMENT  
1/8" = 1'-0"

BUILDING AREA - EXISTING

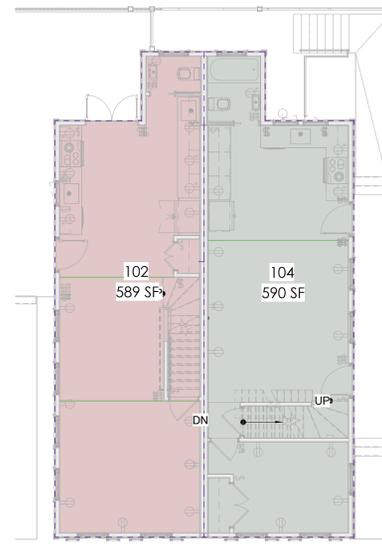
102	
1ST FLOOR	995 SF
2ND FLOOR	354 SF
3RD FLOOR	203 SF
1152 SF	
104	
1ST FLOOR	592 SF
2ND FLOOR	354 SF
3RD FLOOR	203 SF
1149 SF	
TOTAL FLOOR AREA	2301 SF



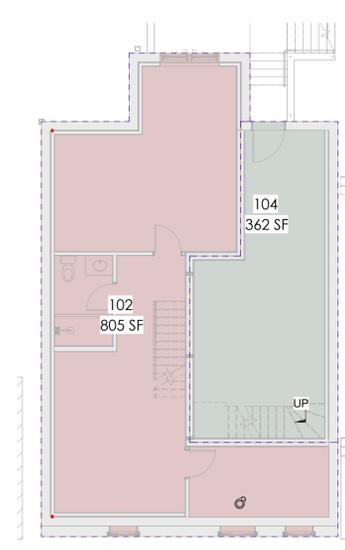
3 PROPOSED AREA PLAN - 3RD FLOOR  
1/8" = 1'-0"



2 PROPOSED AREA PLAN - 2ND FLOOR  
1/8" = 1'-0"



1 PROPOSED AREA PLAN - 1ST FLOOR  
1/8" = 1'-0"



8 PROPOSED BASEMENT LEVEL  
1/8" = 1'-0"

BUILDING AREA - PROPOSED

102	
1ST FLOOR	809 SF
2ND FLOOR	552 SF
3RD FLOOR	607 SF
1968 SF	
104	
1ST FLOOR	590 SF
2ND FLOOR	552 SF
3RD FLOOR	1142 SF
2284 SF	
TOTAL FLOOR AREA	2890 SF

No.	Description	Date

client  
KAROLYN AND  
RAYMOND PARK

ZONING DATA - GFA CALCULATIONS

102-104 SCIARAPPA

dh architects, llc  
499 LaGrange Street, Boston MA 02132

job number 22-040

scale 1/8" = 1'-0"

set issue date 10-18-24

ISSUED FOR  
SPECIAL PERMIT

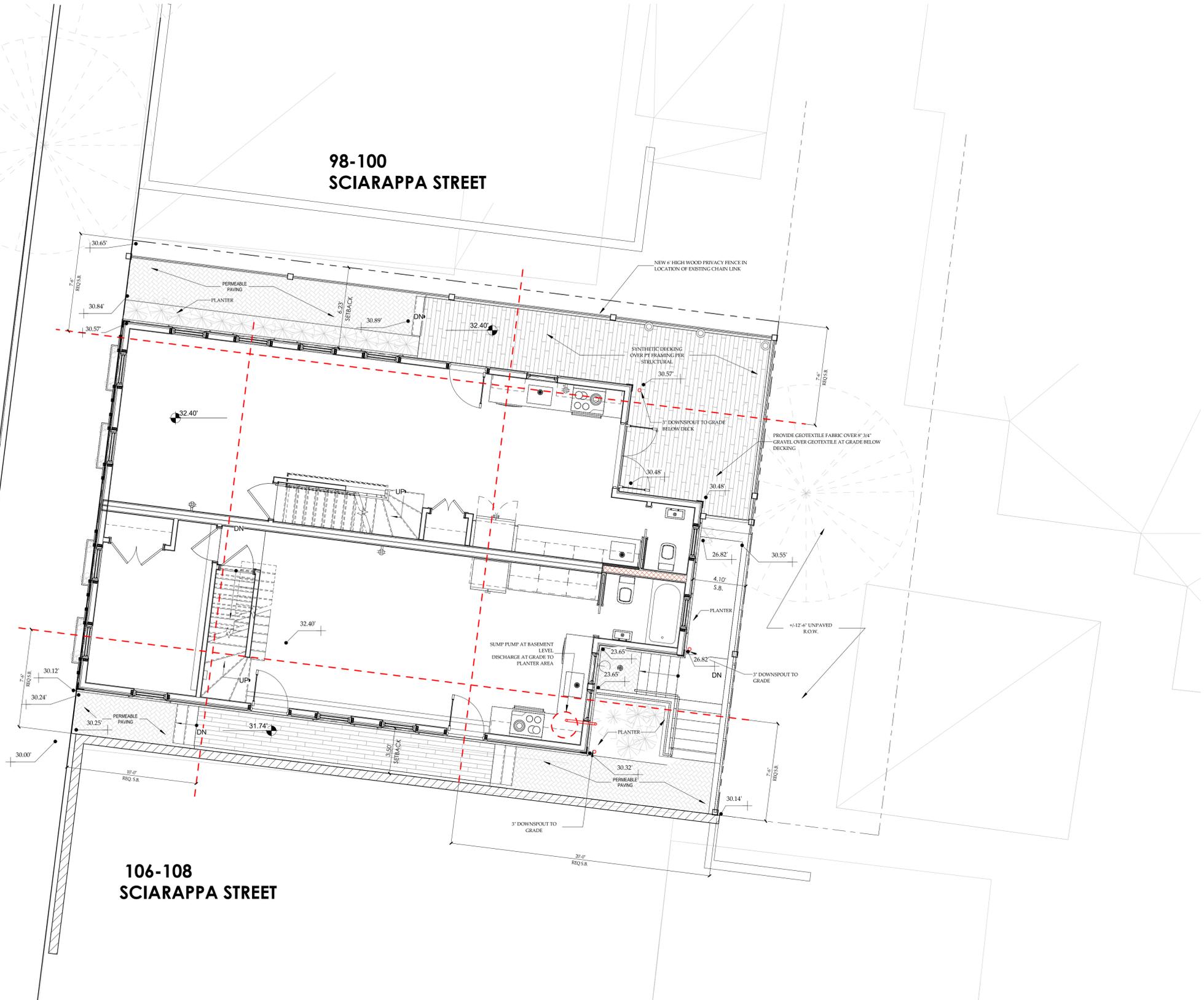
Sheet no.

A004

SCIARAPPA STREET

98-100  
SCIARAPPA STREET

106-108  
SCIARAPPA STREET



1 PROPOSED SITE PLAN  
1/4" = 1'-0"



No.	Description	Date
1	PERMIT REVISIONS	01-24-24

client  
KAROLYN AND  
RAYMOND PARK

PROPOSED SITE PLAN  
102-104 SCIARAPPA

dh architects, llc  
499 LeGrange Street, Boston MA 02132

job number 22-040

scale 1/4" = 1'-0"

set issue date 10-18-24

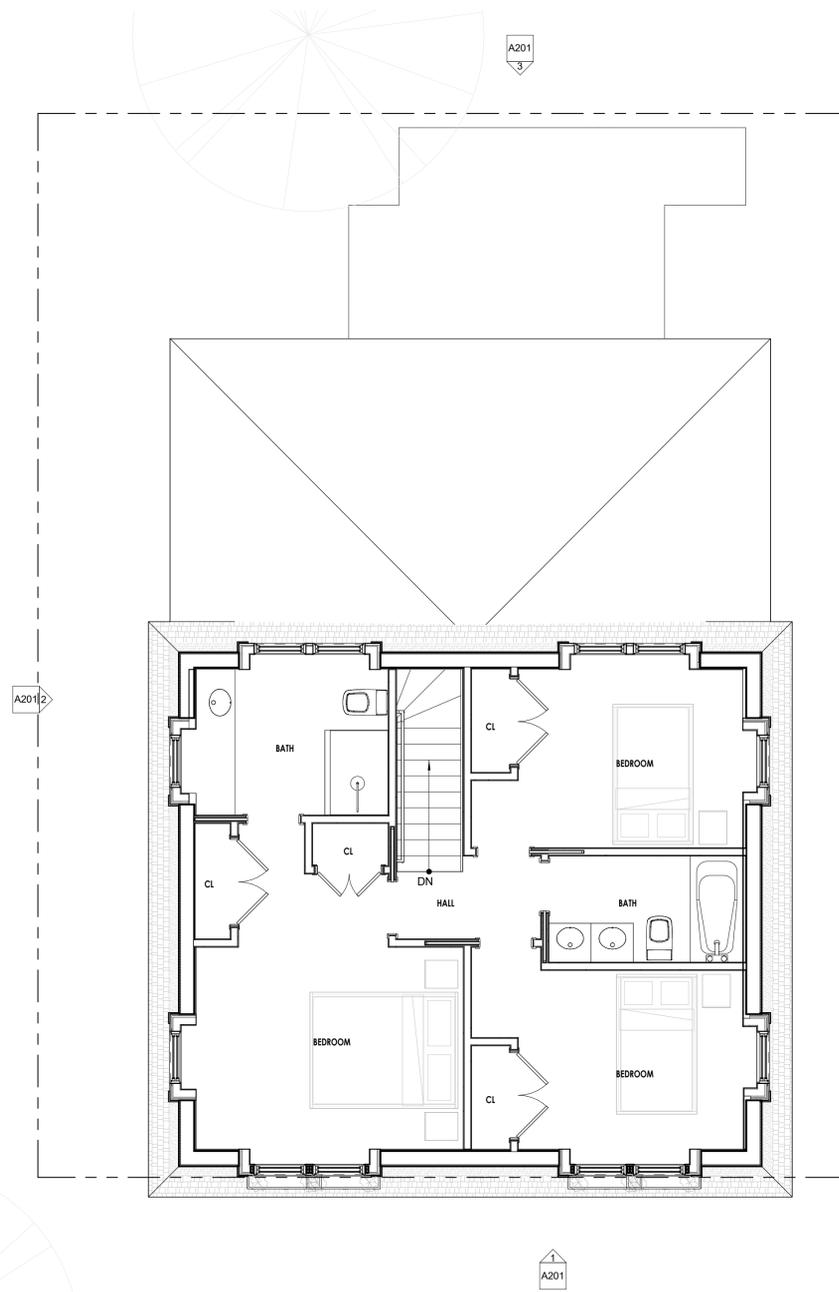
ISSUED FOR  
SPECIAL PERMIT

Sheet no.

A101

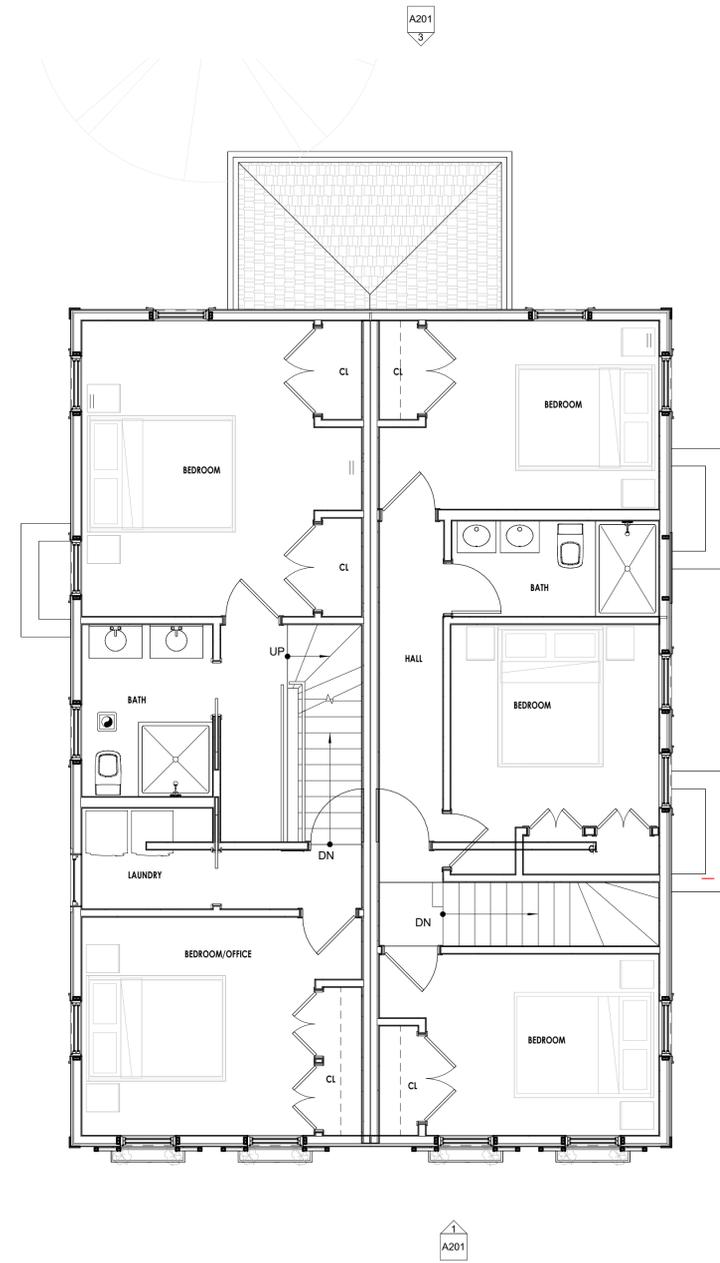


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③ PROP 3RD FLOOR  
1/4" = 1'-0"

4/A201



1/A201

No.	Description	Date

client  
**KAROLYN AND  
RAYMOND PARK**

**PROPOSED FLOOR PLANS**

**102-104 SCIARAPPA**

dh architects, llc  
499 LaGrange Street, Boston MA 02132

job number **22-040**

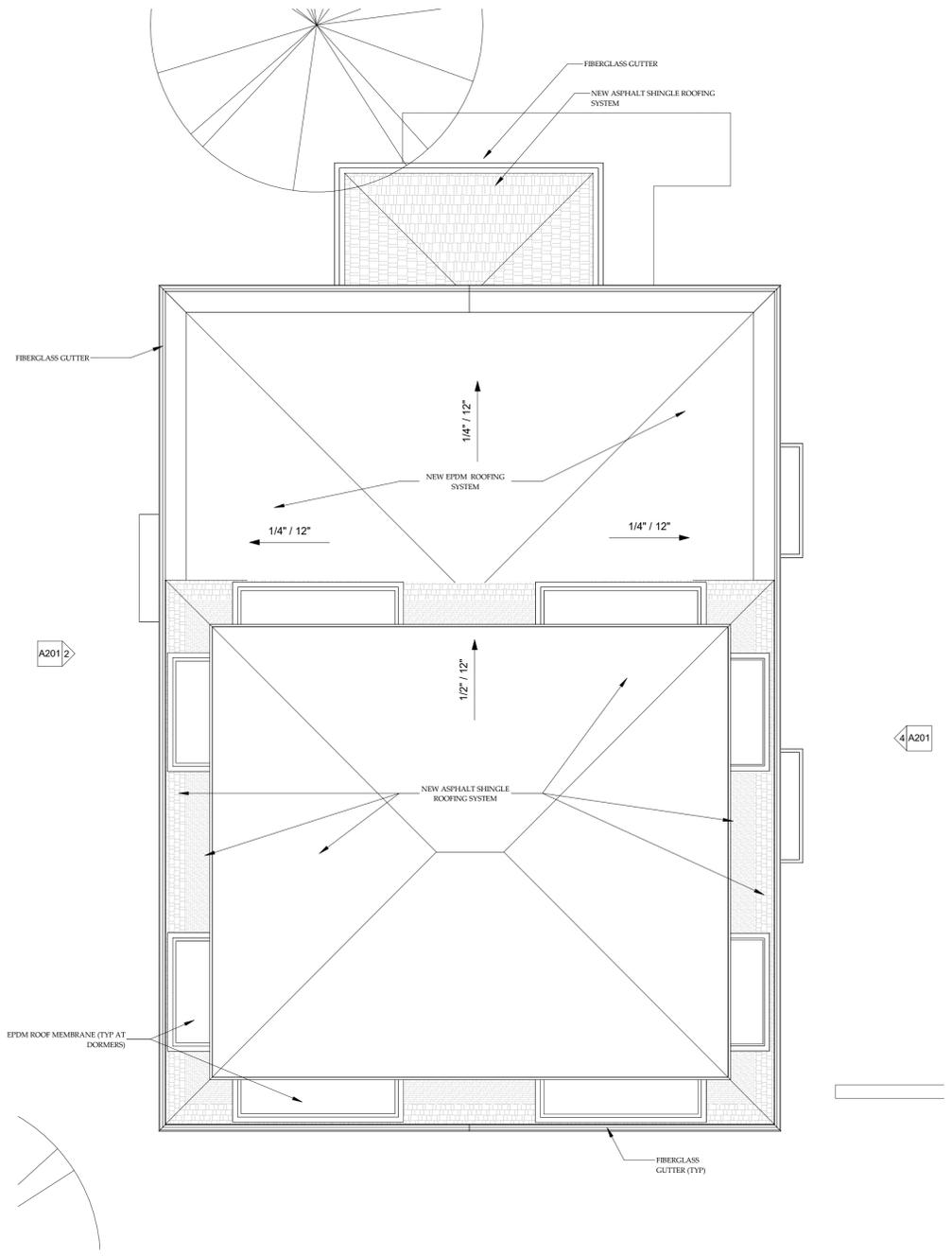
scale **1/4" = 1'-0"**

set issue date **10-18-24**

**ISSUED FOR  
SPECIAL PERMIT**

Sheet no.

**A103**



1 PROPOSED ROOF PLAN  
1/4" = 1'-0"

No.	Description	Date

client  
**KAROLYN AND RAYMOND PARK**

**PROPOSED FLOOR PLANS**  
**102-104 SCIARAPPA**

dh architects, llc  
499 LaGrange Street, Boston MA 02132  
job number **22-040**  
scale **1/4" = 1'-0"**  
set issue date **10-18-24**

**ISSUED FOR SPECIAL PERMIT**

Sheet no.  
**A104**

No.	Description	Date

client  
KAROLYN AND  
RAYMOND PARK

PROPOSED ELEVATIONS  
102-104 SCIARAPPA

dh architects, llc  
499 Labriange Street, Boston MA 02132  
job number 22-040  
scale 1/4" = 1'-0"  
set issue date 10-18-24

ISSUED FOR  
SPECIAL PERMIT

Sheet no.

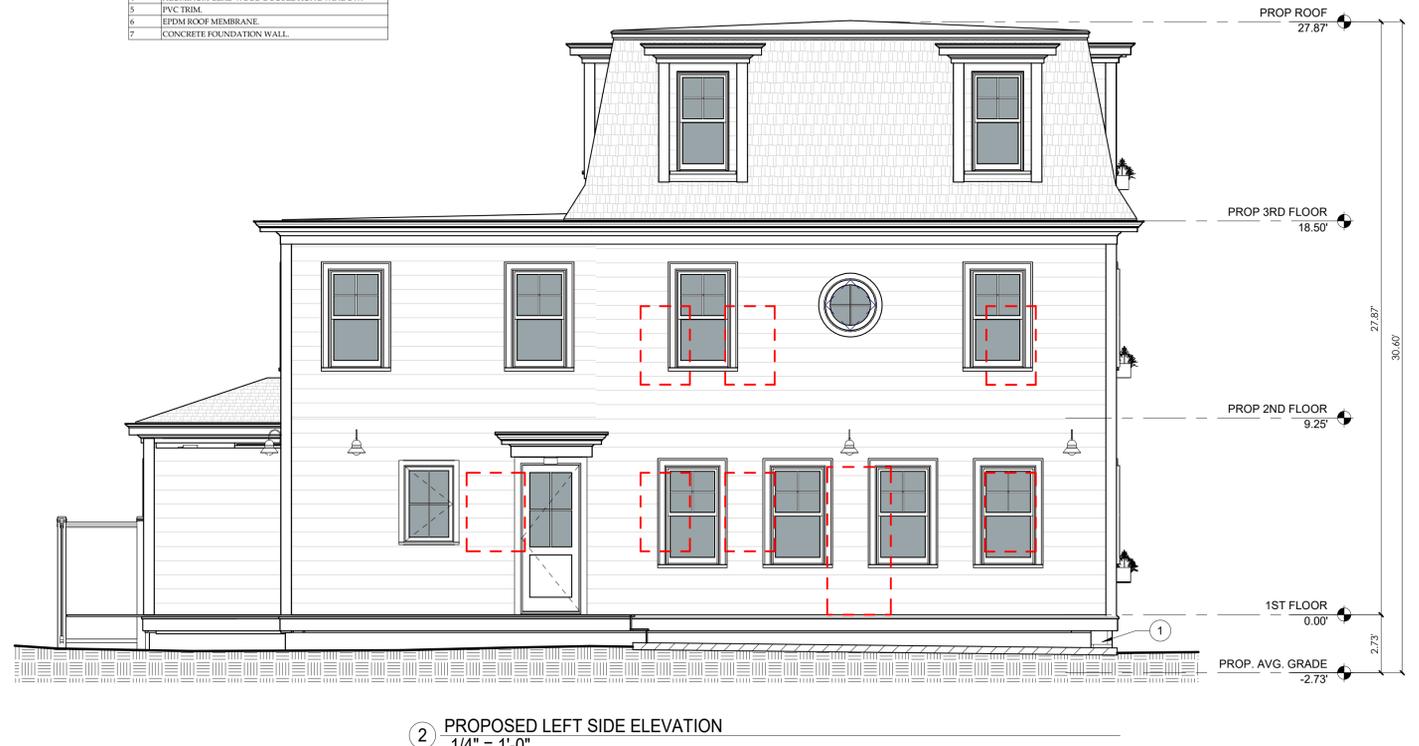
A201

KEYNOTE LEGEND

- 1. EXISTING STONE FOUNDATION WALL.
- 2. ASPHALT SHINGLE ROOFING SYSTEM.
- 3. CEMENTITIOUS CLAPBOARD SIDING.
- 4. ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW.
- 5. PVC TRIM.
- 6. EPDM ROOF MEMBRANE.
- 7. CONCRETE FOUNDATION WALL.



3 PROPOSED REAR ELEVATION  
1/4" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION  
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION  
1/4" = 1'-0"



4 PROPOSED RIGHT SIDE ELEVATION  
1/4" = 1'-0"

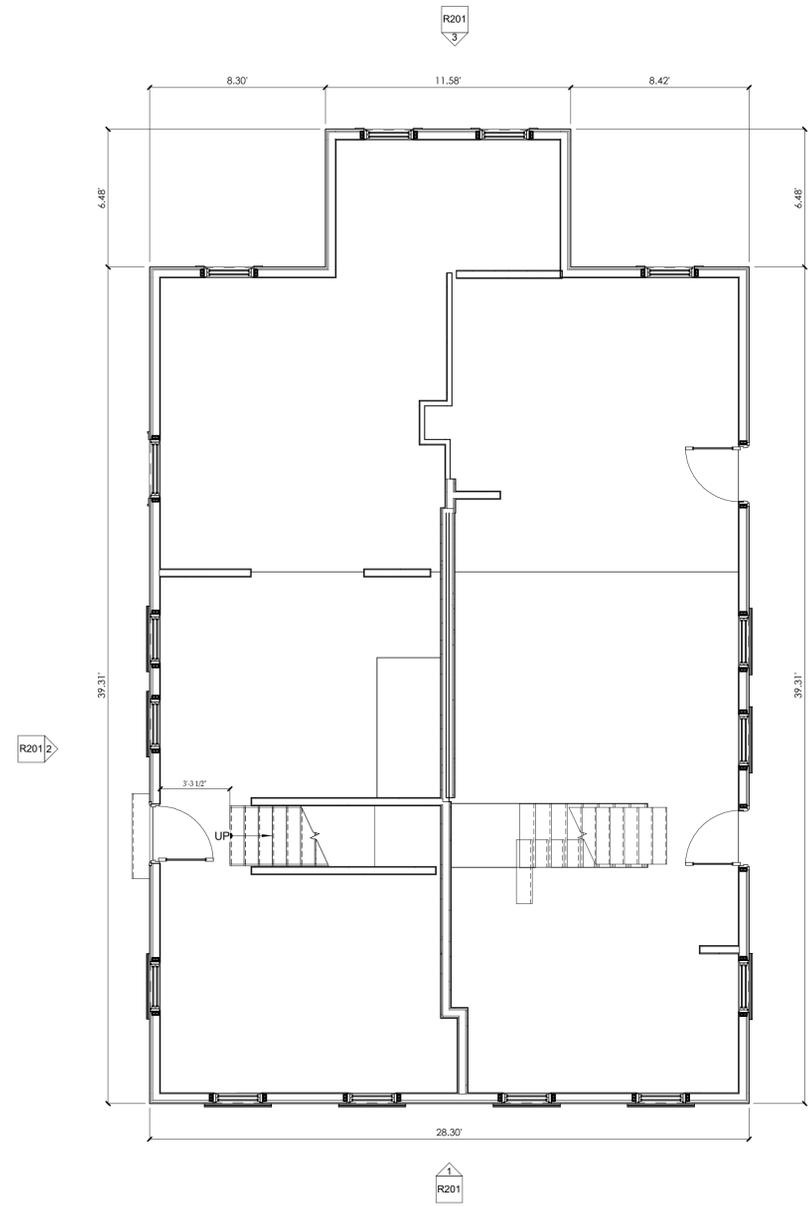
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**GENERAL DEMOLOTION NOTES**

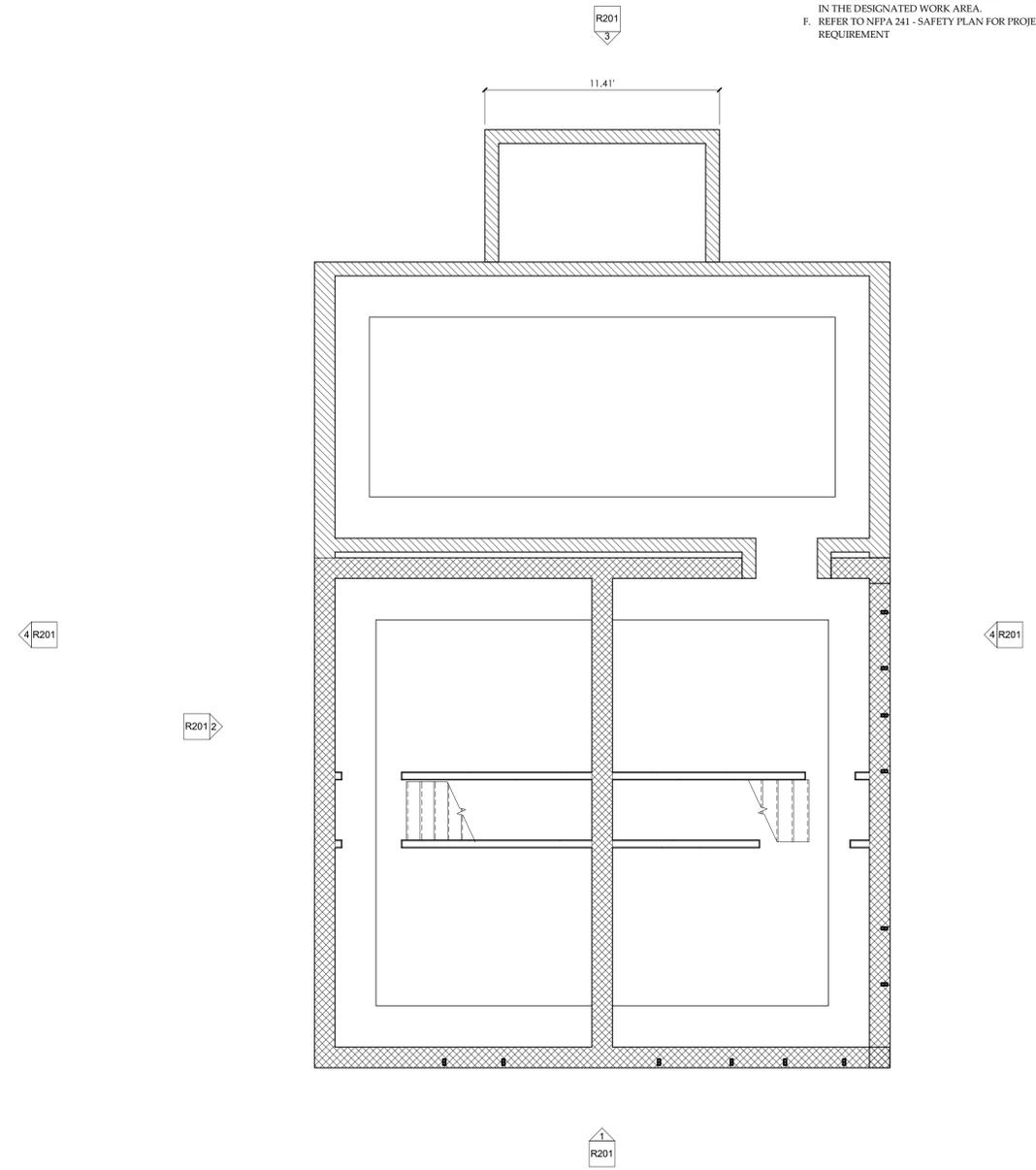
DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE REMOVED

SOLID LINES INDICATE EXISTING CONSTRUCTION TO REMAIN

- A. SEE DWG A001 FOR ADDITIONAL NOTES AND ABBREVIATIONS.
- B. REMOVE EXISTING FINISH MATERIALS (INCLUDING WALLCOVERING, FLOOR FINISHES, WALL BASE, ETC) THROUGHOUT, U.O.N. REMOVE ALL PLASTER, LATH OR OTHER BACKING TO WOOD STUD OR MASONRY WALL AS INDICATED IN THE DESIGNATED WORK AREA.
- C. REMOVE WALLS, DOORS, FRAMES, AND HARDWARE AS INDICATED IN THE DESIGNATED WORK AREA.
- D. REMOVE ALL EXISTING SUSPENDED CEILINGS AND LIGHTING. DEMOLISH AND/OR MAKE SAFE ALL ASSOCIATED ELECTRICAL WIRING AS INDICATED IN THE DESIGNATED WORK AREA.
- E. REMOVE AND DISCARD ALL FLOOR FINISHES AND WALL BASE AS WELL AS FLASH PATCH, MASTIC AND ADHESIVES DOWN TO THE STRUCTURAL SHEATHING AS INDICATED IN THE DESIGNATED WORK AREA.
- F. REFER TO NFPA 241 - SAFETY PLAN FOR PROJECT AND SITE REQUIREMENT



2 EXISTING 1ST FLOOR  
1/4" = 1'-0"



1 EXISTING BASEMENT LEVEL  
1/4" = 1'-0"

No.	Description	Date

client  
**KAROLYN AND RAYMOND PARK**

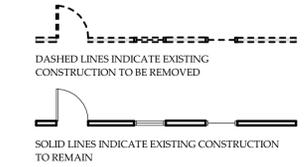
**EXISTING PLANS**  
**102-104 SCIARAPPA**

dh architects, llc  
497 LeGrange Street, Boston MA 02132  
job number **22-040**  
scale **1/4" = 1'-0"**  
set issue date **10-18-24**

ISSUED FOR SPECIAL PERMIT

Sheet no.  
**R101**

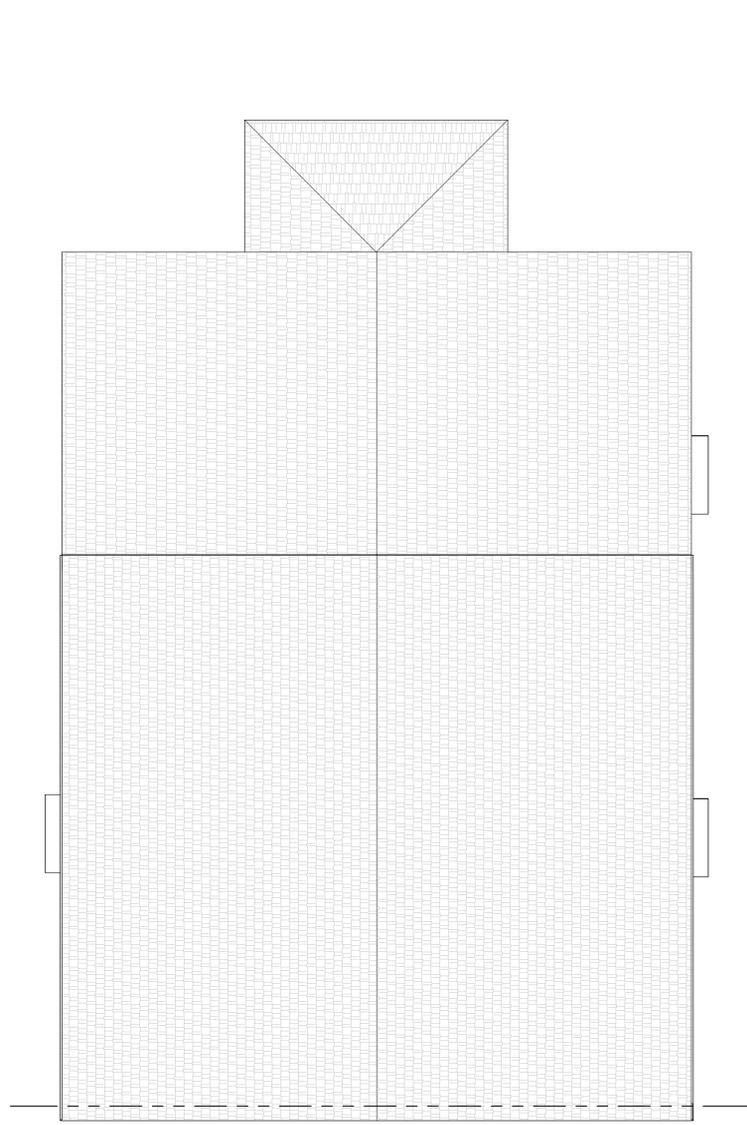
**GENERAL DEMOLITION NOTES**



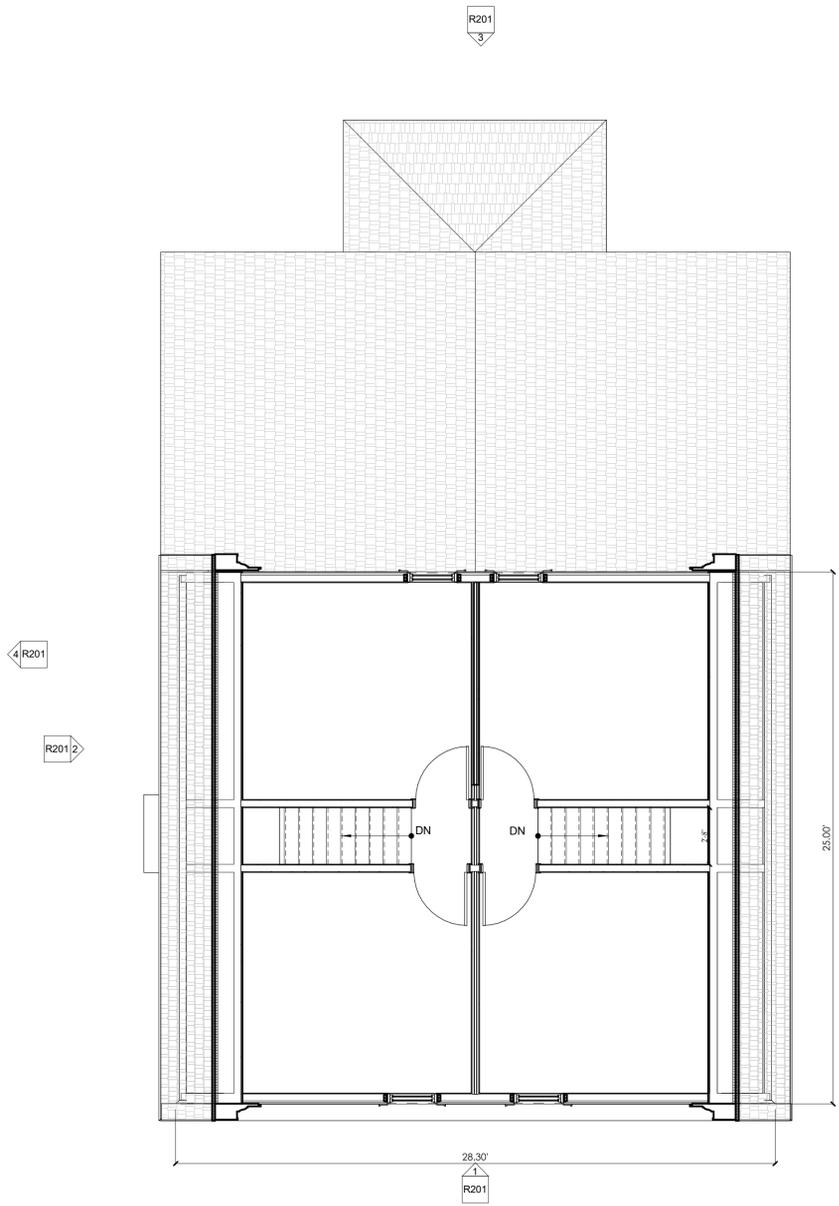
- A. SEE DWG A001 FOR ADDITIONAL NOTES AND ABBREVIATIONS.
- B. REMOVE EXISTING FINISH MATERIALS (INCLUDING WALLCOVERING, FLOOR FINISHES, WALL BASE, ETC) THROUGHOUT, U.O.N. REMOVE ALL PLASTER, LATH OR OTHER BACKING TO WOOD STUD OR MASONRY WALL AS INDICATED IN THE DESIGNATED WORK AREA.
- C. REMOVE WALLS, DOORS, FRAMES, AND HARDWARE AS INDICATED IN THE DESIGNATED WORK AREA.
- D. REMOVE ALL EXISTING SUSPENDED CEILINGS AND LIGHTING. DEMOLISH AND/OR MAKE SAFE ALL ASSOCIATED ELECTRICAL WIRING AS INDICATED IN THE DESIGNATED WORK AREA.
- E. REMOVE AND DISCARD ALL FLOOR FINISHES AND WALL BASE AS WELL AS FLASH PATCH, MASTIC AND ADHESIVES DOWN TO THE STRUCTURAL SHEATHING AS INDICATED IN THE DESIGNATED WORK AREA.
- F. REFER TO NFPA 241 - SAFETY PLAN FOR PROJECT AND SITE REQUIREMENT

No.	Description	Date

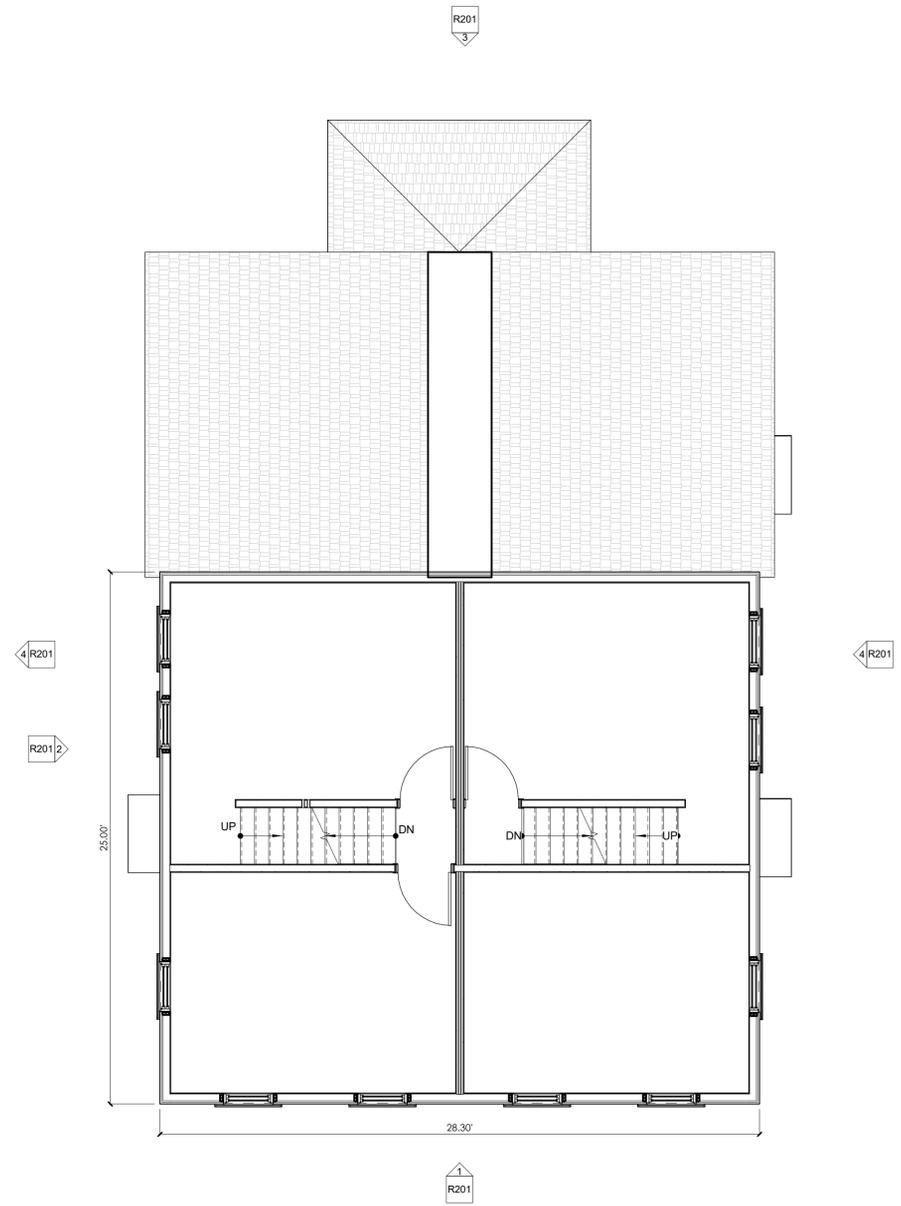
client  
**KAROLYN AND RAYMOND PARK**



③ EXISTING ROOF  
1/4" = 1'-0"



② EXISTING 3RD FLOOR  
1/4" = 1'-0"



① EXISTING 2ND FLOOR  
1/4" = 1'-0"

**EXISTING PLANS**  
**102-104 SCIARAPPA**

dh architects, llc  
497 LeOrange Street, Boston MA 02132  
job number **22-040**  
scale **1/4" = 1'-0"**  
set issue date **10-18-24**

**ISSUED FOR SPECIAL PERMIT**

Sheet no.  
**R102**





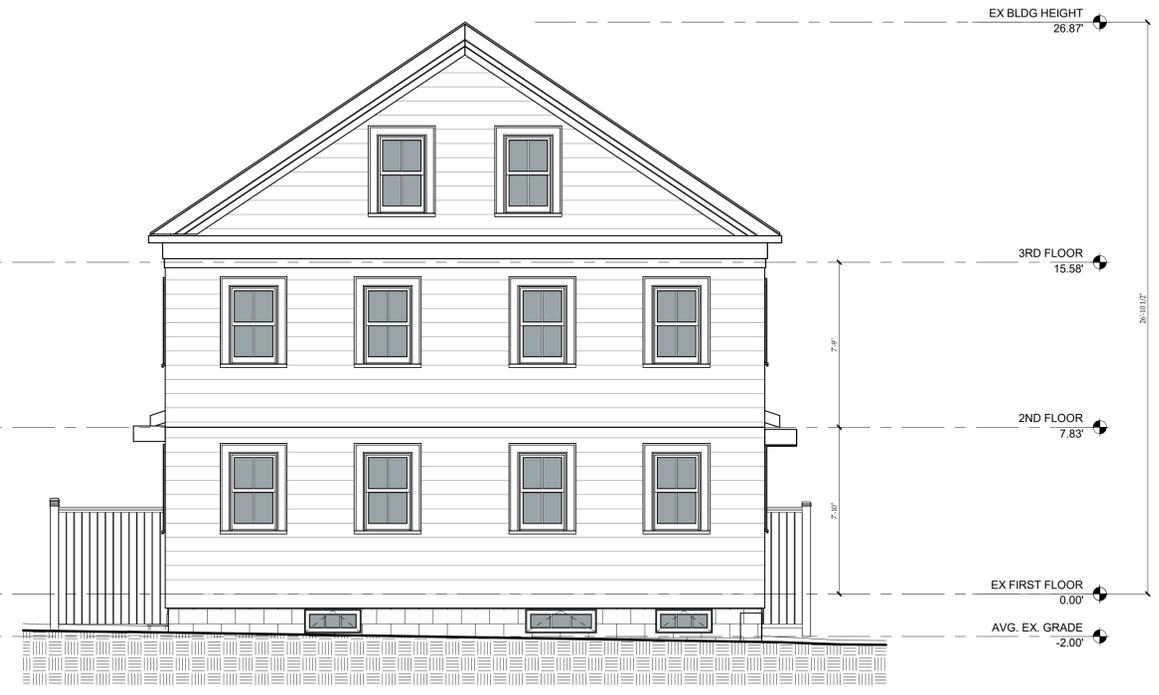
③ EXISTING REAR ELEVATION  
1/4" = 1'-0"



② EXISTING LEFT SIDE ELEVATION  
1/4" = 1'-0"



④ EXISTING RIGHT SIDE ELEVATION  
1/4" = 1'-0"



① EXISTING FRONT ELEVATION  
1/4" = 1'-0"

No.	Description	Date

client  
**KAROLYN AND RAYMOND PARK**

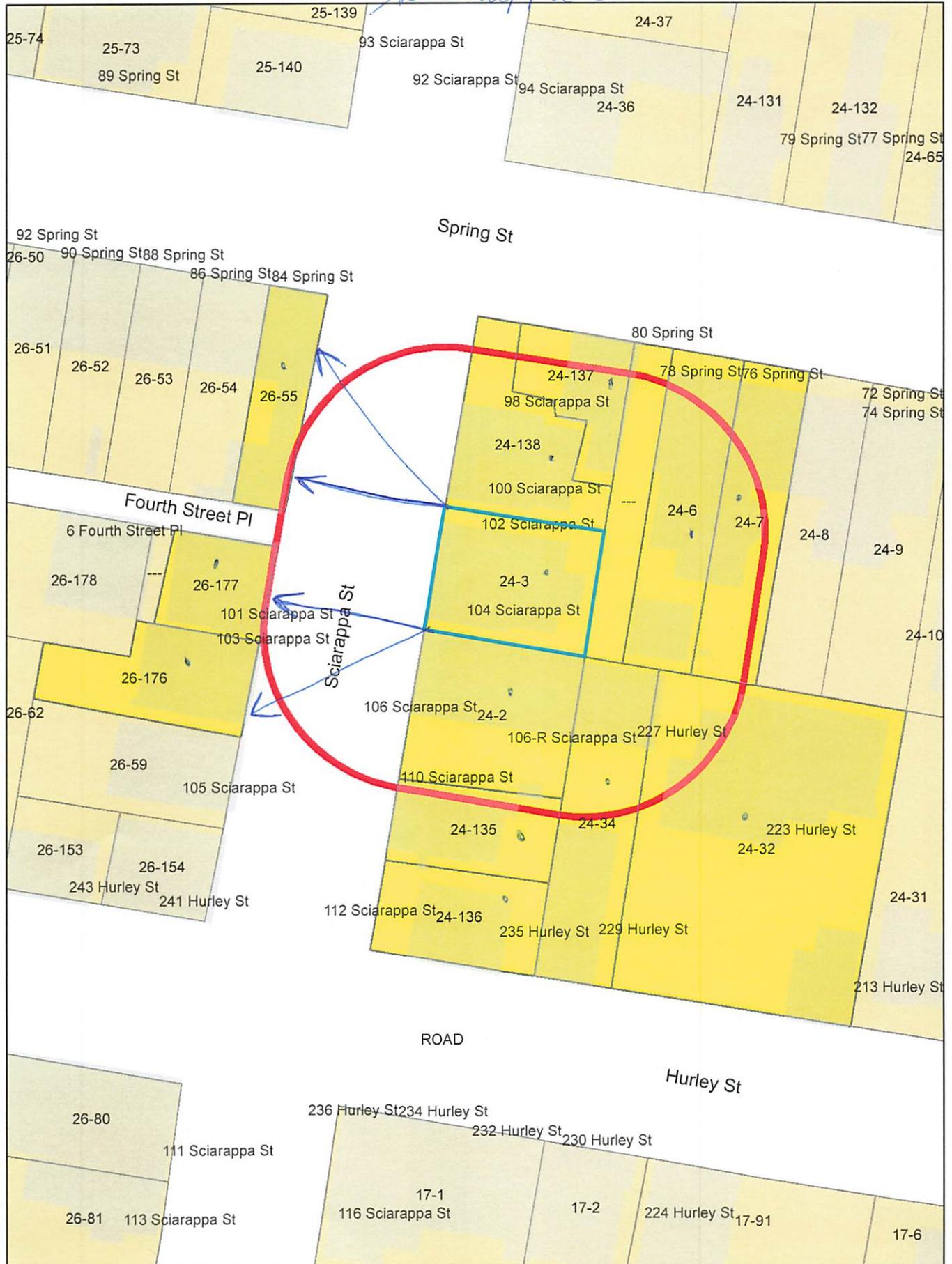
**EXISTING ELEVATIONS**  
**102-104 SCIARAPPA**

dh architects, llc  
499 Labriange Street, Boston MA 02134  
job number **22-040**  
scale **1/4" = 1'-0"**  
set issue date **10-18-24**

ISSUED FOR SPECIAL PERMIT

Sheet no.  
**R201**

102 Sciarappa St.



102 Sciarappa St. Petitioner

26-176  
ZHANG, JIANZHONG & CUIPING DING  
103 SCJARAPPA ST UNIT 1A  
CAMBRIDGE, MA 02141

26-55  
CAVANAUGH, CATHERINE  
84 SPRING ST  
CAMBRIDGE, MA 02141-1742

24-3  
PARK, RAYMOND Y KAROLYN K. PARK  
102-104 SCJARAPPA ST  
CAMBRIDGE, MA 02141

24-34  
PHIPPS, PAULA C.  
227 HURLEY ST UNIT 2  
CAMBRIDGE, MA 02141

24-34  
STEWART, CHARLES M.  
229 HURLEY ST - UNIT 3  
CAMBRIDGE, MA 02139

STEPHEN HISERODT, ARCHITECT  
499 LAGRANGE STREET  
WEST ROXBURY, MA 02132

24-135  
TAURO, WALTER, J., JR. & DANIEL P. TAURO  
GINA D. TAURO & BIANCA R. TAURO, TRS  
105 WEBSTER ST.  
ARLINGTON, MA 02474

24-137  
SASSINE, AMIR MIKHAIL,  
TR. OF THE EIGHTY SPRING STREET TRUST  
213 HARTFORD STREET  
WESTWOOD, MA 02090

26-177  
DAVIS, DERRICK A. & MARK C. DAVIS  
TRS. DAVIS FAMILY TRUST  
101 SCJARAPPA ST UNIT 1  
CAMBRIDGE, MA 02141

24-7  
KORECKI, ROBERT H. & GERALDINE, TR.  
76 SPRING ST  
CAMBRIDGE, MA 02141

24-32  
VELLUCCI, LAURA,  
TRUSTEE THE LAURA M. VELLUCCI REV TR  
223 HURLEY ST UNIT 1  
CAMBRIDGE, MA 02141

24-32  
VELLUCCI, BRIDGET L.  
223 HURLEY ST UNIT 3  
CAMBRIDGE, MA 02141

24-32  
VELLUCCI, PETER A. JR.  
223 HURLEY ST UNIT 2  
CAMBRIDGE, MA 02141

24-2  
GIESTA, LEONARD KAREN A. GIESTA  
106 SCJARAPPA ST  
CAMBRIDGE, MA 02141

24-138  
100 SCJARAPPA LLC  
1039 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02141

24-6  
78 SPRING STREET LLC  
78 SPRING ST  
CAMBRIDGE, MA 02141

24-136  
ANCTIL, JAYNE M.  
112 SCJARAPPA ST.  
CAMBRIDGE, MA 02141

24-34  
ZHANG, YAOHUA XIAOQING LI  
337 HUNNEWELL ST  
NEEDHAM, MA 02494

26-177  
CAHILL, MICHAEL & JOANNE MANNING TRS  
101 SCJARAPPA ST - APT 2  
CAMBRIDGE, MA 02141

24-34  
KAM HOLDINGS LLC  
24 LONGWOOD RD  
MILTON, MA 02186

24-34  
IYER, NOOPUR MAHESH GOPALAN  
2603 CRYSTAL FALLS PKWY  
LEANDER, TX 78641

24-34  
HOPE, CHRISTOPHER & KAYTLYN HOPE  
229 HURLEY ST - UNIT 2  
CAMBRIDGE, MA 02141

26-177  
HAUNG, QIAN  
101 SCJARAPPA ST UNIT 3  
CAMBRIDGE, MA 02141

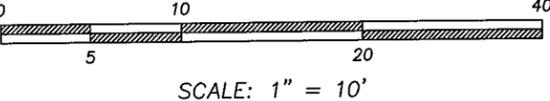
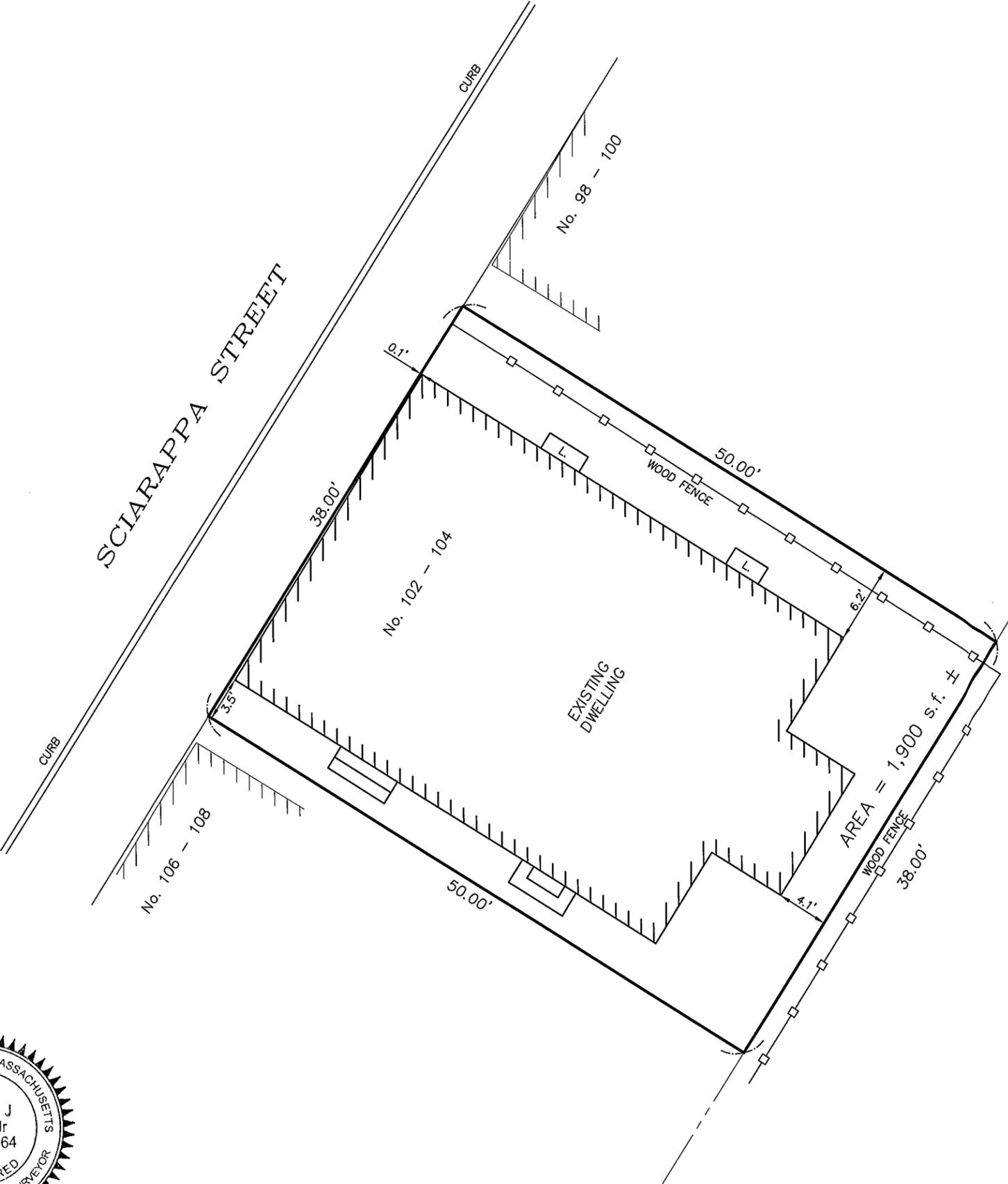
EXISTING HEIGHT OF DWELLING = 29.7'

**CERTIFIED PLOT PLAN**  
102 -104 SPRING STREET  
**CAMBRIDGE, MASS.**  
(MIDDLESEX COUNTY)

**PREPARED BY:**  
**MEDFORD ENGINEERING & SURVEY**  
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL STREET, MEDFORD, MA 02155  
781-396-4466 fax: 781-396-8052

**PREPARED FOR:**  
KAROLYN K. PARK

DRAWN	CHECKED	FILE No.
JTE	RJM	21497



CURRENT OWNER: RAYMOND Y. & KAROLYN K. PARK

TITLE REFERENCE: BOOK 73589 PAGE 556

PLAN REFERENCE: N/A

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

**SURVEYOR'S CERTIFICATION:**

TO: KAROLYN K. PARK

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MAY 03, 2022  
DATE OF PLAN: MAY 06, 2022



05/06/2022

DATE:

RICHARD J. MEDE, JR. P.L.S.