



Town of Monterey

Zoning Board of Appeals Application

For office use only	
Date application was received & filed with the Town Clerk	
Application Number	
Filing fee/expense reimbursement (check #)	
Property Address	
Dates advertised in the Berkshire Eagle	
Hearing Date	
11 copies submitted	

Be sure to supply all required information and sign the form where indicated. Please refer to the Zoning By-Laws of the Town of Monterey adopted by Town Meeting on May 5, 2012, as amended, and, when necessary, refer to specific sections within.

Section A. Please check the action you are seeking (check all that apply):

Special Permit

Variance

Appeal (to modify a decision of a Town Board)

Section B. Site/Property Information:

Address of property (ex. 123 Main Rd.): 19 Buckingham Lane

Assessor's Map #: 102 **Assessor's Lot #:** 58

Zoning District(s): Lake Shore District

Registry of Deeds Book & Page Number for Applicant's Title: 2600/323

Section C. Property Ownership Information:

Full Name of Owner(s) (this must match the name on your deed referenced in Section B):

Jessie M. Cooney and Joseph O. Cooney

Mailing Address: 30 West Avenue, Great Barrington, MA 01230

Owner's email address and phone number: jess@jesscooney.com 413.329.6535

Full name and mailing address of owner's agent or representative: Stephan Green and Brian Bordonaro of Clark and Green Architects 113 Bridge Street, Great Barrington, MA

Agent or representative's email address and phone number: sgreen@clarkandgreen.com
bbordonaro@clarkandgreen.com 413.528.5180 ext. 105

Section D. Project Description (attach additional sheets if necessary):

Please provide a brief description of the Relief Sought and/or Proposed Project:

The special permit request is for a 23 square foot, single story addition to the existing entry/mudroom of the house. An existing deck will be removed for the addition and result in a reduction of land coverage by about 60 square feet. The addition itself meets all zoning setback and height requirements. The change to the property does not increase the nonconforming nature of the structure or lot. The addition will be supported with a new pier so no basement is required.

Section E. Variances, if applicable (attach additional sheets if necessary):

From which section of the zoning bylaws are you requesting a variance? NA

What will the requested variance enable you to do? NA

If the variance is not granted, what hardship will you endure? NA

What special circumstances relating to soil condition, shape or topography of the land is prompting your request for a variance? NA

Explain why your special circumstances are not a result of your own actions? NA

Section F. Appeals (attach additional sheets as necessary and a copy of any written determination/action)

What action of which Town board is being appealed? NA

Date of the action: NA

Describe the remedy you seek: NA

Section G. Special Permits, if applicable (attach additional sheets if necessary):

Describe the need for a Special Permit: The existing house has a very restricting entry sequence that allows only one person to enter and exit at the same time. The small addition will allow the space to function better for a family of five during everyday activities. The proposed work will improve the non-conforming land coverage percentage while having no change to the existing setback distances.

List all the nonconforming aspects of the property: Non-conforming left side, right side, and rear setbacks. The structure is over the maximum land coverage.

Has a special permit or variance been previously granted to this property which is/are currently active? If yes, please describe and/or attach copies of prior decisions: No

Each party signing this Application certifies that the information contained herein is true, accurate, complete and that no material fact or statement has been omitted from this Application which would be relevant to the relief requested hereunder. Signing and submitting this Application constitutes permission for the Board and/or its designees to access and walk the exterior portions of the property for the purpose of site visits in connection with the Application.

Applicant or Representative's Signature: Brian Badanes Arthur Allen

Owner's Signature: [Signature]

Date: 07.19.2021

19 Buckingham Lane Special Permit Narrative

The property is located in the Lake Shore District, which consists of all land located within 260 feet of the mean high water level line of Lake Buel or Lake Garfield. It was originally established in 1978 and as stated in Section 4.2.1 of the zoning bylaws it predates May 3, 1986 which allows all yard setback requirements to be 15 feet. As stated in Section 4.2.2. “no structure except fences, steps and docks may be erected in the Lake Shore District less than forty (40) feet from the mean high water line.” These notes along with the “Table of Dimension Requirements” in Section 4.2.1 yields the following table of dimensional requirements for this property.

TABLE OF DIMENSIONAL REQUIREMENTS				
Category	Requirement	Existing	Proposed	Conformance
Property Area	2 Acres Min.	0.18 Acres	0.18 Acres	No
Frontage	200 ft. Min.	49.3 ft.	49.3 ft.	No
Front Setback	15 ft. Min.	43 ft.	43 ft.	Yes
Left Side Setback	15 ft. Min.	8.8 ft.	8.8 ft.	No
Right Side Setback	15 ft. Min.	12.5 ft.	12.5 ft.	No
Rear Setback	40 ft. Min.	30.5 ft.	30.5 ft.	No
Building Height	35 ft. Max.	20 ft.	20 ft.	Yes
Land Coverage	20% Maximum	23.1%	22.3%	No
Habitable Area	NA	2,075 sq. ft.	2,098 sq. ft.	NA
Total Area	NA	2,520 sq. ft.	2,543 sq. ft.	NA

The property itself is in non-conformance in two ways, it does not meet the requirements for property area or frontage. The single-family house structure (constructed in 1978) is also in non-conformance as it does not meet the left side, right side, or rear (lake) setbacks as well as being above the maximum land coverage. A special permit is being requested by section 5.1.6.2 of the Zoning By-Laws of the Town of Monterey.

By Special Permit - Single and Two Family Structures. In cases where a building permit is not authorized as a matter of right, above, the Zoning Board of Appeals may authorize by special permit any extension, alteration, or reconstruction of an existing nonconforming single or two family dwelling provided the Zoning Board of Appeals finds that such change would not increase the nonconforming nature of the structure, lot, and/or use."

The special permit request is for a 23 square foot, single story addition to the existing entry/mudroom of the house. An existing deck will be removed for the addition and result in a reduction of land coverage by about 60 square feet. The addition itself meets all zoning setback and height requirements. The change to the property does not increase the nonconforming nature of the structure or lot.

In accordance to Section 9.4.2 to obtain a special permit it must be shown the adverse effects of the new structure will not outweigh its beneficial impacts to the town or the neighborhood. The following section addresses the listed criteria:

1. **Social, economic, or community needs which are served by the proposal** – the existing property is used as a single family structure and will be continued to used in the same manner.
2. **Traffic flow and safety, including parking and loading** – The minimum amount of off-street parking for a single family dwelling is 2 spots. The proposed site plan for the property will provide 2 parking spaces which will meet requirements.
3. **Adequacy of utilities and other public services** – The property has private water and sewer and will have no adverse effect on public services.
4. **Neighborhood character and social structures** – The new entry/mudroom addition will add a friendly and inviting entrance to the street side of the house that should improve neighborhood interaction and curb appeal.
5. **Impacts on natural environment** – An existing deck structure will be removed for the new addition which will decrease the amount of land coverage on site and allow for more natural vegetation.
6. **Potential fiscal impact, including impact on town services, tax base, and employment** – The use of the property will remain a single-family house and will have no adverse impact on town services or employment.

The information contained in this application along with the presentation before the Zoning Board of Appeals will show that the proposed construction is in accordance with Section 5.1.6.2 of the Zoning Bylaw as well as controlling case law for the issuance of a special permit as it **will not** increase the nonconforming nature of the structure, lot, and/or use.



The Commonwealth of Massachusetts
State Board of Building Regulations and
Standards
Massachusetts State Building Code
780 CMR



Town of Monterey
Monterey Town Hall
435 Main Rd P.O. Box 308,
Monterey, MA 01245
Phone: 413-528-1443
Fax: 413-528-9452
www.montereyma.gov

APPLICATION TO CONSTRUCT, REPAIR, RENOVATE OR DEMOLISH A ONE OR TWO FAMILY DWELLING

THIS SECTION FOR OFFICIAL USE ONLY

Application #:	Date Issued:	Permit #:	Fee Payable: (\$)	Fee Paid: (\$)	Receipt # :	Date Paid :
<i>R-21-2877</i>						

SECTION 1 - SITE INFORMATION

1.1 Property Address:	<i>19 BUCKINGHAM LN</i>	1.2 Assessors Map & Parcel Number:			
		Map Number	<i>102</i>	Parcel Number	<i>102 058 000</i>
		Current Use	<i>R-3</i>	Construction Type	<i>V-B</i>

Zoning District	<i>Lake Shore District</i>
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1.3 Building or Structure Setbacks (ft)	<input type="checkbox"/> Not Applicable	Dimensional Requirements
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	Front (ft)	Side (ft)	Rear (ft)	Minimum Lot frontage (ft)	Minimum Lot width (ft)
Required		Left Side: Right Side:			
Provided	<i>43</i>	Left Side: <i>8.8</i> Right Side: <i>12.5</i>	<i>30.5</i>	<i>49.3</i>	<i>49.3</i>

Square feet of area of work	<i>23</i> <input type="checkbox"/> Not Applicable	Building or structure size	Length: <i>63</i> Width: <i>35</i> Height: <i>20</i>
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1.4 Water Supply (M.G.L.c.40.* 54) Public: <input type="radio"/> Private: <input checked="" type="radio"/> Not Applicable <input type="radio"/>	1.5 Flood Zone of Structure Zone: <i>A</i> Elevation: <i>NA</i> Outside Flood Zone: <input type="radio"/> Not Applicable <input type="radio"/>	1.6 Sewage Disposal System: Municipal: <input type="radio"/> On site disposal system: <input checked="" type="radio"/> Not Applicable <input type="radio"/>
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1.7 Description of Proposed Work

<input type="checkbox"/> New Construction	<input type="checkbox"/> Existing Building	<input type="checkbox"/> Repair(s)	<input type="checkbox"/> Alteration(s)	<input checked="" type="checkbox"/> Addition
<input type="checkbox"/> Accessory Bldg	<input type="checkbox"/> Demolition	<input type="checkbox"/> Solar Panels	<input type="checkbox"/> Weatherization	<input type="checkbox"/> Shed/Barn
<input type="checkbox"/> Pool AG	<input type="checkbox"/> Pool IG	<input type="checkbox"/> Deck	<input type="checkbox"/> Foundation Only	<input type="checkbox"/> Tent
<input type="checkbox"/> Windows	<input type="checkbox"/> Roof	<input type="checkbox"/> Siding	<input type="checkbox"/> Other Specify:	

Brief Description of Proposed Work:

Enlarge existing mudroom by 23 square feet. Existing entry landing deck will be removed. Building application is for rejection to apply for ZBA special permit for a non-conforming structure.

SECTION 2 - PROPERTY OWNERSHIP/AUTHORIZED AGENT

2.1 Owner of Record:

Name <i>COONEY JESSIE M</i>	Address <i>30 WEST AVE</i>
Telephone	City <i>GT BARRINGTON</i>

State MA	Zip 01230
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2.2 Tenant Name (if other than the owner):

Dumping Site Location (where any resulting debris will be disposed of (780 CMR 111.5))

Valley Roll off Not Applicable

2.3 Authorized Agent/Owner:

Name **Stephan Green**Address **113 Bridge Street**Telephone **413 - 528 - 5180****SECTION 3 - CONSTRUCTION SERVICES**

3.1 Licensed Construction Supervisor:

 I am the 81-R/ Architect/ Engineer.

81-R/ Architect/ Engineer	Stephan Green	Address	113 Bridge Street
License Number		Expiration Date	8/31/2021
Telephone	413 - 528 - 5180	City	Great Barrington
State	MA	Zip	01230
Email	sgreen@clarkandgreen.com		

 I do hereby certify under the pains & penalties of perjury that the information provided above is true and correct.**License Type**

<input type="checkbox"/> U or 00 – Unrestricted	<input type="checkbox"/> 1G - 1 & 2 Family Dwelling	<input type="checkbox"/> M – Masonry Only	<input type="checkbox"/> RC – Residential Roofing Covering
<input type="checkbox"/> WS – Residential Window & Siding	<input type="checkbox"/> SF – Residential Solid Fuel Burning Appliance Installation	<input type="checkbox"/> D – Residential Demolition	

3.2 Home Improvement Contractor:

 I am the Contractor.

Name		Address	
Registration Number		Expiration Date	
Telephone		City	
State		Zip	
Email			

 I do hereby certify under the pains & penalties of perjury that the information provided above is true and correct.Is the Licensed Construction Supervisor different from the applicant or the Home Improvement Contractor ? Yes No Not Applicable3.3 Homeowners Permit: **SECTION 4- WORKER'S COMPENSATION INSURANCE(M.G.L.c.152* 25C(6))**

Workers Compensation Insurance affidavit must be completed and submitted with this application. Failure to provide this affidavit will result in the denial of the issuance of the building permit

Signed Affidavit Attached Yes No N/A **SECTION 5 REGISTERED 81-R/ ARCHITECT/ ENGINEER:**Applicable Not Applicable

Name (Registrant):	Registration Number
--------------------	---------------------

Address		Expiration Date	
Email		Telephone	

SECTION 6 - ESTIMATED CONSTRUCTION COSTS

Items	Estimated Cost (Dollars) to be completed by permit applicant
1. Building	\$ 10,000.00
2. Electrical	\$ 2,000.00
3. Plumbing	\$ 0.00
4. Gas	\$ 0.00
5. Mechanical (HVAC)	\$ 0.00
6. Fire Protection	\$ 0.00
Total = (1+2+3+4+5+6)	\$ 12,000.00
Fee to be calculated by building dept	

SECTION 7 - OWNER AUTHORIZATION-TO BE COMPLETED WHEN OWNERS AGENT OR CONTRACTORS APPLIES FOR BUILDING PERMIT

Owner Contractor / Agent

I, **COONEY JESSIE M**, as Owner of the subject property hereby authorize **Stephan Green** to act on my behalf, in all matters relative to work authorized by this building permit application

I do hereby certify under the pains & penalties of perjury that the information provided above is true and correct.

Property Owner's Email: **jess@jesscooney.com** OR Copy of Signed Contract to be attached after submitting application

I, **COONEY JESSIE M**, as Owner/Authorized Agent hereby declare that the statements and information on the foregoing application are true and accurate, to the best of my knowledge and belief.

I do hereby certify under the pains & penalties of perjury that the information provided above is true and correct.

SECTION 8 - ENERGY CONSERVATION

IECC 2018 and Mass. Amendments, Appendix AA: Stretch Energy Code

Not Applicable



TOWN OF MONTEREY

Building Department
435 Main Rd. P.O. Box 308
Monterey, MA 01245
Phone: 413.528.1443 x118 Fax: 413.528.6335
montereybuildinginspector@verizon.net
www.monterey-ma.org

July 13, 2021

Jess Cooney
Stephan Green, Agent

RE: 19 Buckingham Lane Building Permit Rejection

Dear Jess and Stephen:

The building permit application submitted to construct an entryway at 19 Buckingham Lane Road has been determined not to be a matter of right. The parcel is identified on the Town of Monterey Assessor's Maps as Map 102, Lot 058. The parcel is located in the Lake Shore Zoning District.

The existing Single-Family Dwelling is classified in Section 5.1.6 as a Nonconforming Single-Family Residential Structure as it is located within the required fifteen-foot (15') setback.

To seek relief for your proposal you may apply for a Special Permit before the Zoning Board of Appeals. Please refer to **Zoning By-Laws of The Town of Monterey, Section 5.1.6.2. "By Special Permit- Single and Two-Family Structures"**. **"In cases where a building permit is not authorized as a matter of right, the Zoning Board of Appeals may authorize by special permit any extension, alteration or reconstruction of an existing nonconforming single or two-family dwelling provided the Zoning Board of Appeals finds that such change would not increase the nonconforming nature of the structure, lot, and/or use"**.

Please refer to Section 9.2 which pertains to the powers and duties of the Zoning Board of Appeals and specifically, Section **9.2.2.2 Special Permits**, for your filing.

If you are aggrieved by the building permit rejection, you may appeal this determination to the Zoning Board pursuant to Section **9.2.2.1. Appeals**.

Please contact our office should you require additional information or clarification.

Sincerely,

Donald R. Torrico, C.B.O.
Building Commissioner

Cc: Zoning Board of Appeals



19 Buckingham Lane

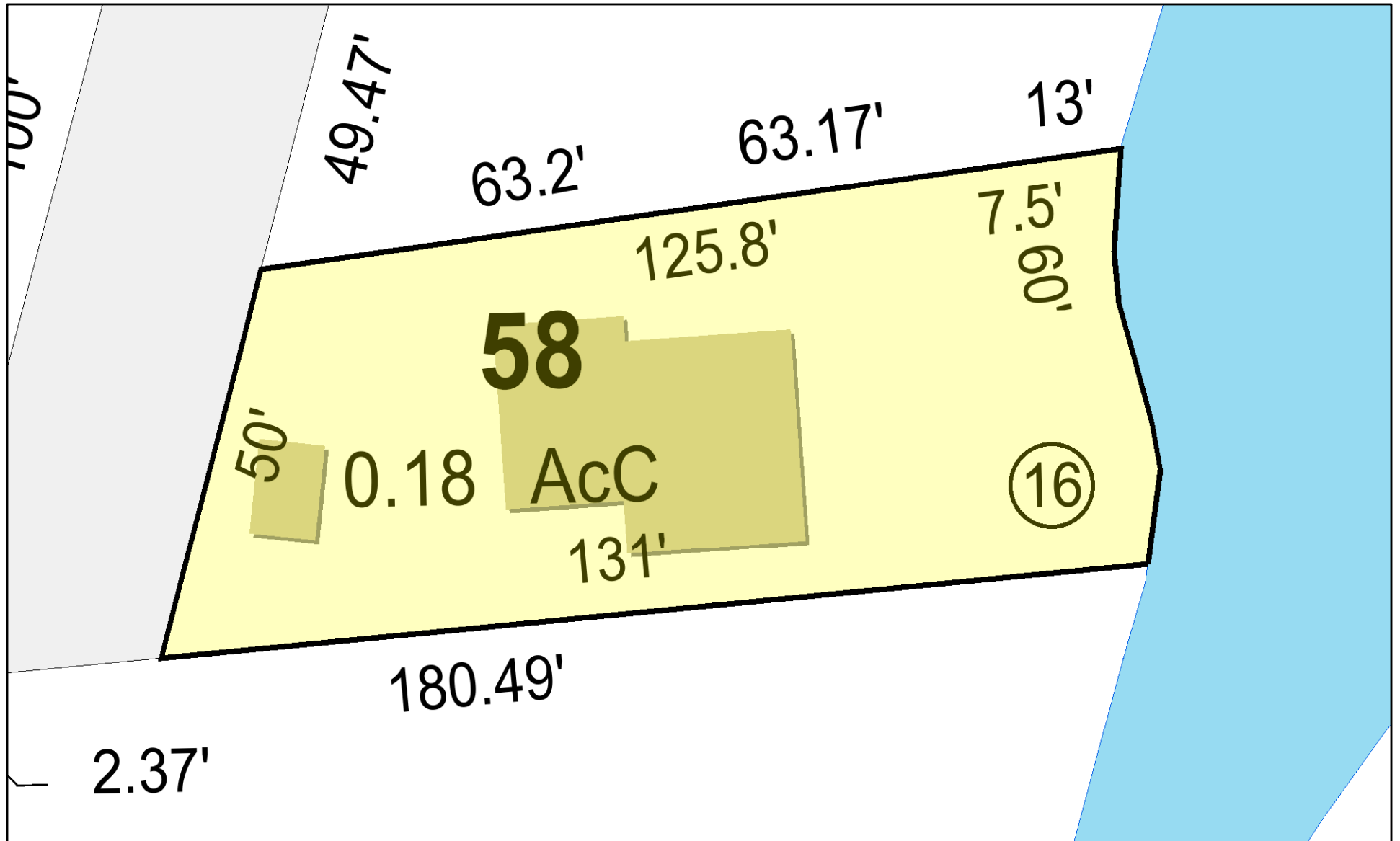
Monterey, MA



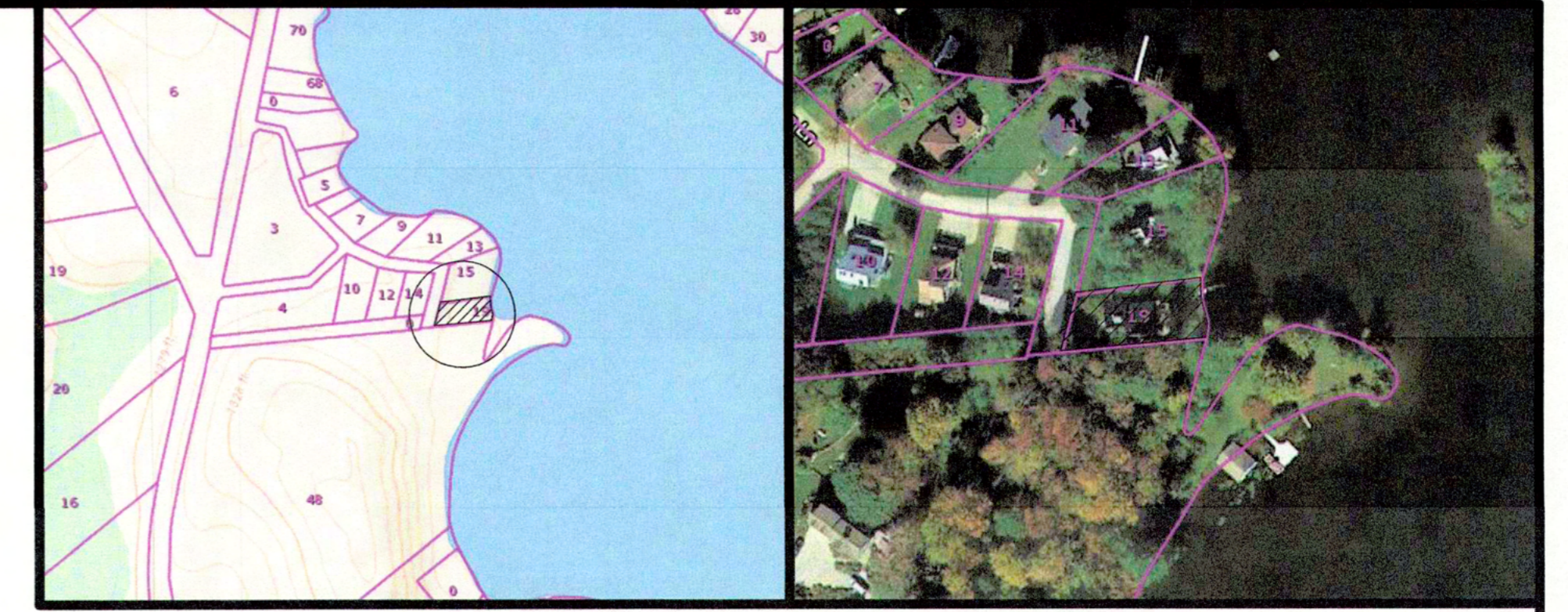
July 20, 2021

1 inch = 20 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



KEY MAP

LOCUS MAP

LEGEND

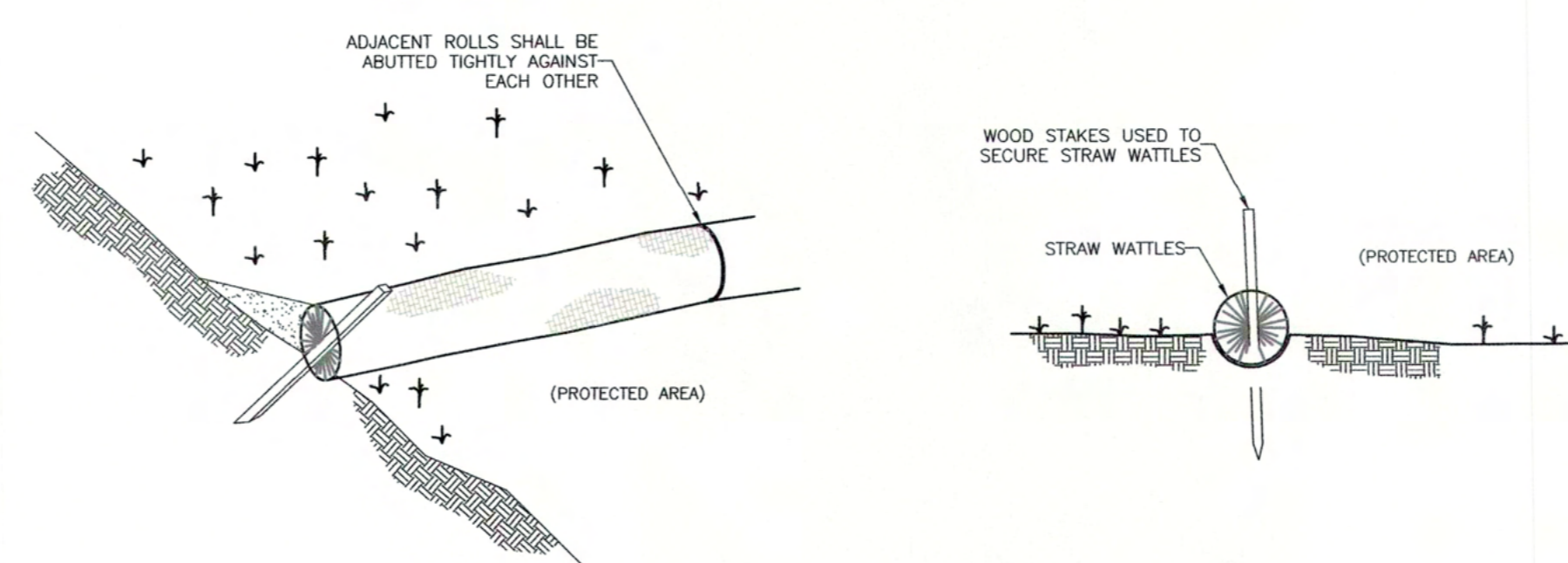
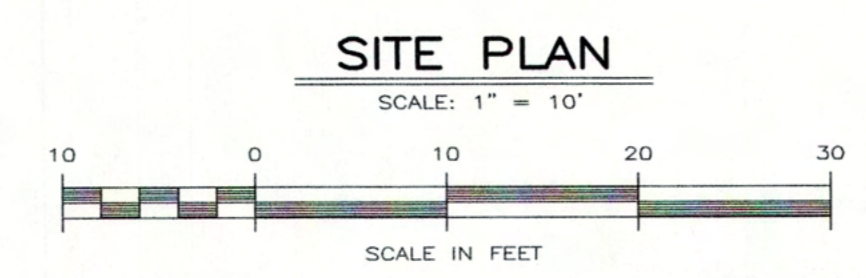
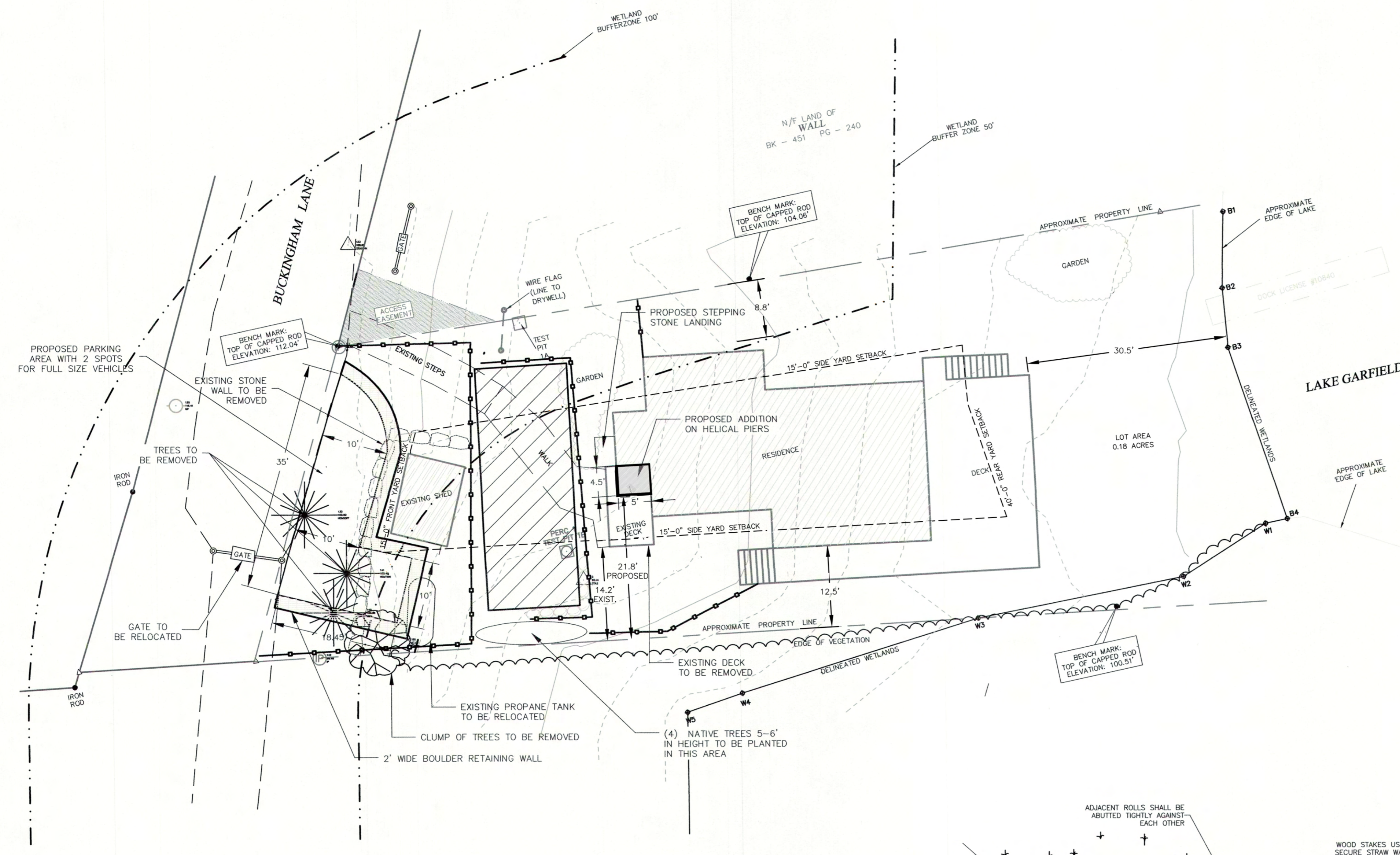
- EXISTING CONTOURS
- - - - - APPROXIMATE PROPERTY LINE
- - - - - EXISTING GRAVEL DRIVE
- - - - - EXISTING STRUCTURES
- - - - - WETLAND BUFFER ZONE
- - - - - LIMIT OF BORDERING VEGETATED WETLAND
- STAKED STRAW WATTLE
- SEPTIC
- PROPOSED PARKING AREA
- PROPOSED ADDITION
- PROPOSED 2' BOULDER RETAINING WALL
- EDGE OF TREELINE(CANOPY)
- DECIDUOUS TREE
- CONIFEROUS TREE
- UTILITY POLE
- △ TEMPORARY BENCH MARK (TBM)
- WETLAND MARKER

GENERAL NOTES:

CONTOUR INTERVAL IS 1' REFERENCED TO A LOCAL ARBITRARY DATUM.
 CONTRACTOR IS TO NOTIFY ENGINEER BEFORE PROCEEDING IF SUBSURFACE CONDITIONS DIFFER FROM THOSE INDICATED ON THIS PLAN.
 ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
 THE PROPOSED WORK MAY FALL UNDER THE JURISDICTION OF THE WETLANDS PROTECTION ACT. CONTRACTOR AND/OR OWNER IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
 ALL PROPOSED WORK SHALL BE IN COMPLIANCE WITH MASSACHUSETTS PLUMBING, BUILDING, AND FIRE CODE REQUIREMENTS. LOW VOLUME PLUMBING FIXTURES ARE TO BE USED. NO GARBAGE DISPOSALS ARE ALLOWED. NO BACKWASH OF WATER PURIFICATION OR FILTRATION DEVICES SHALL BE DISCHARGED INTO THE PROPOSED SYSTEM.
 ALL DISTURBED AREAS ARE TO BE SEEDED AND MULCHED.
 CONTRACTOR SHALL TRANSFER BENCHMARK TO A PERMANENT SUITABLE LOCATION AWAY FROM POSSIBLE DISTURBANCE UPON COMMENCEMENT OF CONSTRUCTION.
 PROPERTY LINES AS SHOWN WERE ESTABLISHED FROM AVAILABLE MAPS AND MONUMENTATION FOUND IN THE FIELD AND ARE REPRESENTED AS APPROXIMATE ONLY.
 TOPOGRAPHIC SURVEY PERFORMED BY KELLY, GRANGER, PARSONS, AND ASSOCIATES, INC. IN AUGUST OF 2019.
 TOPOGRAPHIC SURVEY PERFORMED BY WHITE ENGINEERING, INC. ON AUGUST 27, 2020.
 WETLAND DELINEATION PERFORMED BY KELLY, GRANGER, PARSONS, AND ASSOCIATES, INC. IN AUGUST OF 2019.
 APPROVAL OF THIS PLAN AND APPLICATION BY A BOARD OF HEALTH DOES NOT IMPLY OR CONSTITUTE APPROVAL BY ANY OTHER BOARD OF AGENCY.

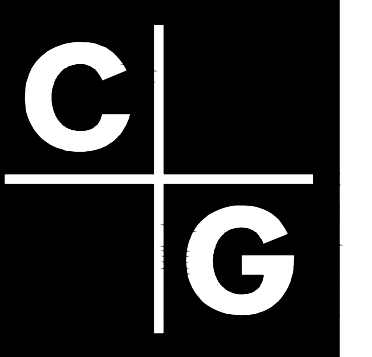
CONSTRUCTION NOTES:

1. EROSION CONTROL SILTFENCE TO BE INSTALLED AND MAINTAINED BY CONTRACTOR PRIOR TO THE START OF WORK.
2. EROSION CONTROL SILTFENCE TO REMAIN IN PLACE UNTIL SITE HAS STABILIZED AND VEGETATION HAS BECOME ESTABLISHED.
3. ALL DISTURBED AREAS ARE TO BE REGRADED, SEEDED AND MULCHED AT THE COMPLETION OF WORK IN THAT AREA.
4. ALL MATERIALS AND EQUIPMENT ARE TO BE STORED WITHIN THE LIMITS OF THE SILTFENCE.
5. SILTFENCE TO SERVE AS THE LIMIT OF WORK AREA.
6. NO EQUIPMENT IS TO BE FUELED OR FUEL STORED WITHIN 100-FT. OF RESOURCE AREA WITHOUT PRIOR CONSENT FROM CONSERVATION COMMISSION.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE MASSACHUSETTS WETLANDS PROTECTION ACT AND ALL APPLICABLE STATE AND LOCAL BY-LAWS.
8. ALL MATERIALS TO BE STOCKPILED ON SITE OVERNIGHT SHALL BE TARPED OR COVERED BY OTHER APPROVED METHOD.



STRAW WATTLE DETAIL (NO SCALE)

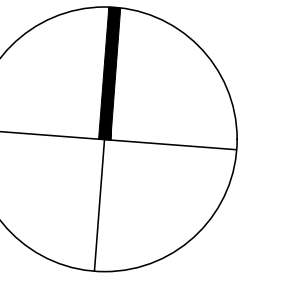
PROPOSED PARKING PLAN			
for JESS COONEY			
19 BUCKINGHAM LANE		TAX MAP #102 LOT #058	
		MONTEREY, MA	
NO:	REVISION:	BY:	DATE:
WHITE ENGINEERING INC. CIVIL & ENVIRONMENTAL 55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201 PHONE: (413) 443-8011 WEB: WHITEENG.COM FAX: (413) 443-8012 LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT			
DATE: MAY 25, 2021	DRN: RMJ/CJM	APVD: BMW	DWG NO: 20-08-04
DSN: BMW	OKD: BMW	SCALE: AS NOTED	SHEET 1 OF 1



CLARK & GREEN, INC.
ARCHITECTURE DESIGN

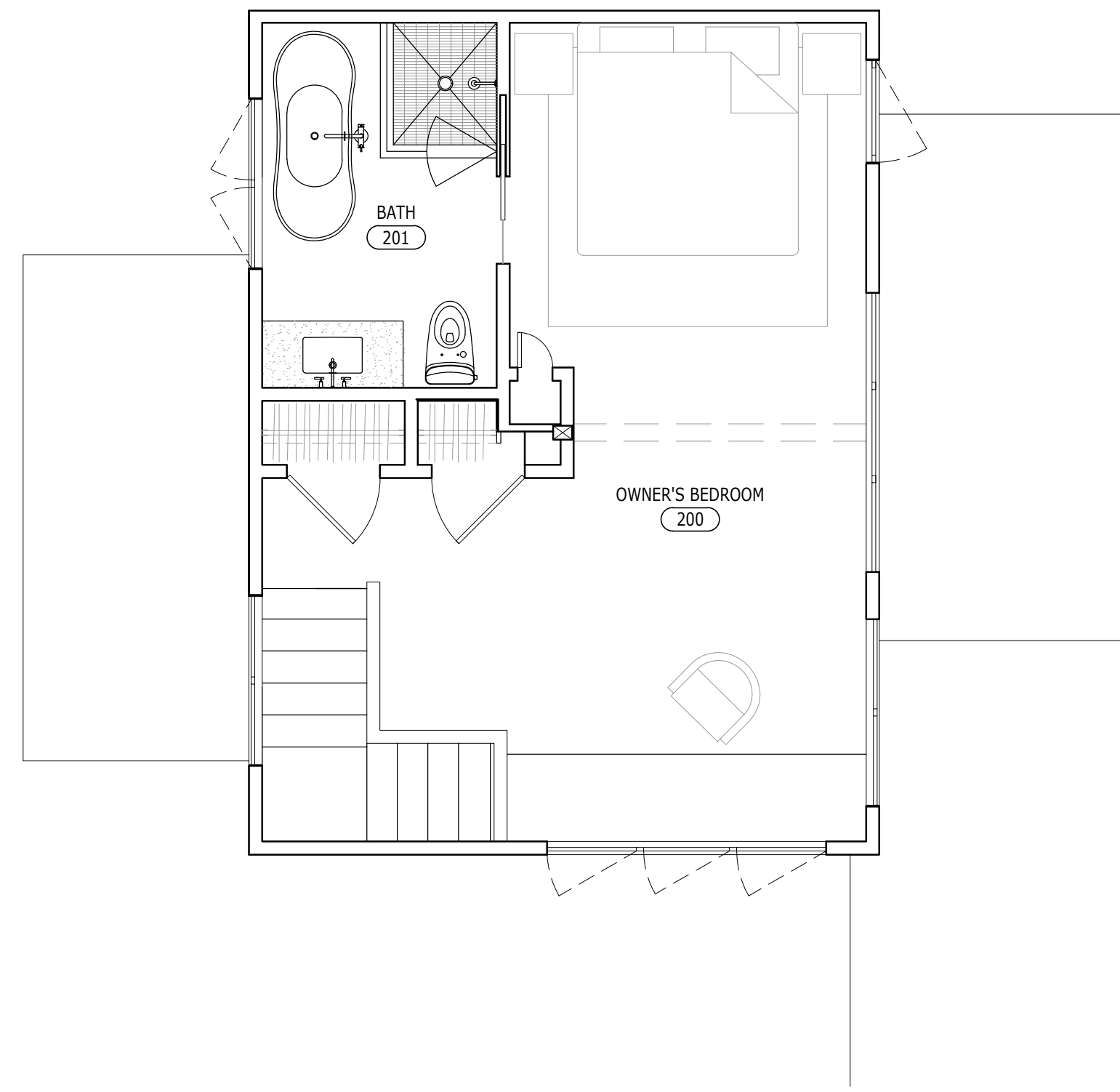
113 BRIDGE STREET
GREAT BARRINGTON
MASSACHUSETTS 01230
PHONE 413-528-5180

PROJECT NORTH

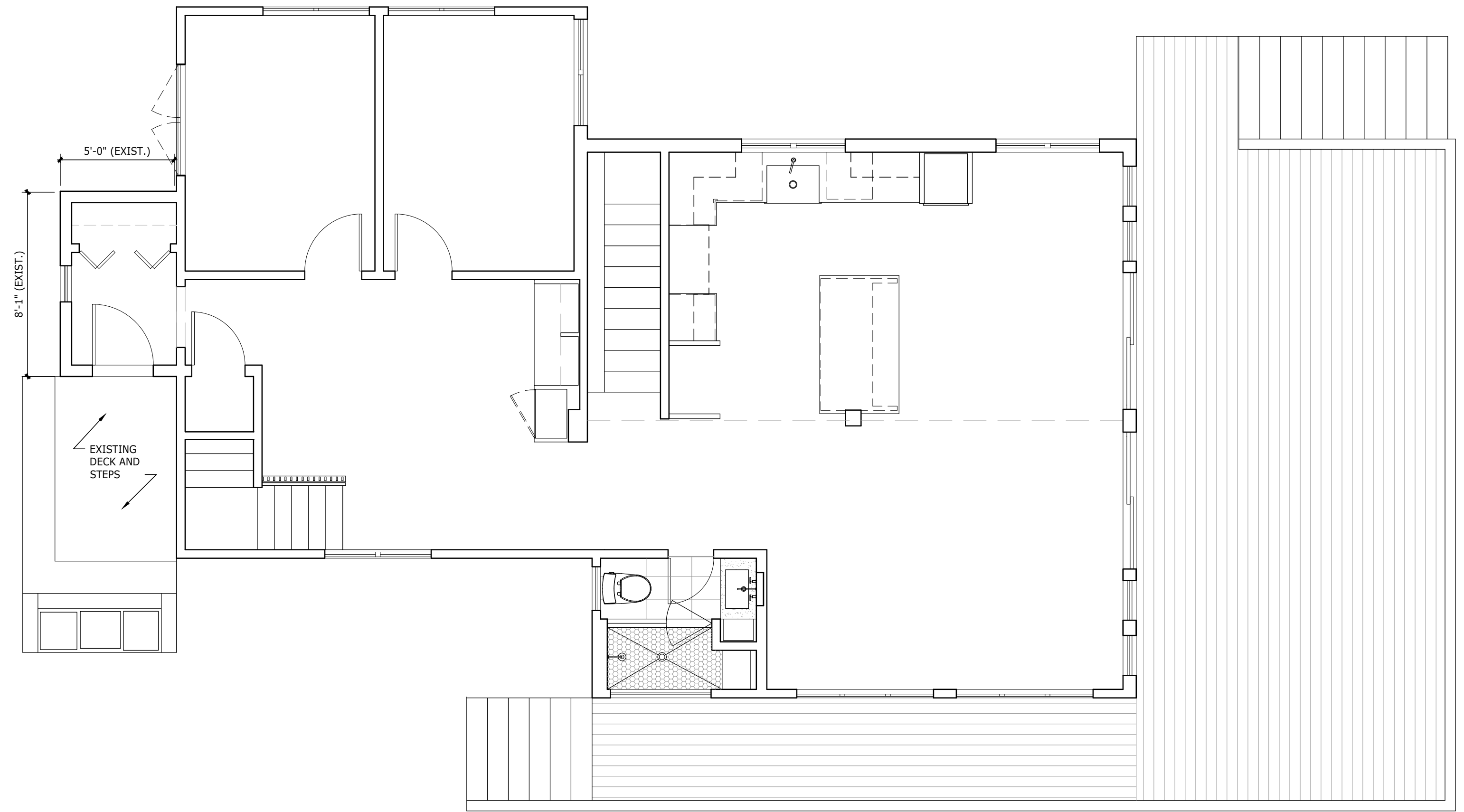


PROFESSIONAL SEAL

07.19.21	ZBA SUBMISSION
DATE	REMARKS
PROJECT TITLE	



3 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

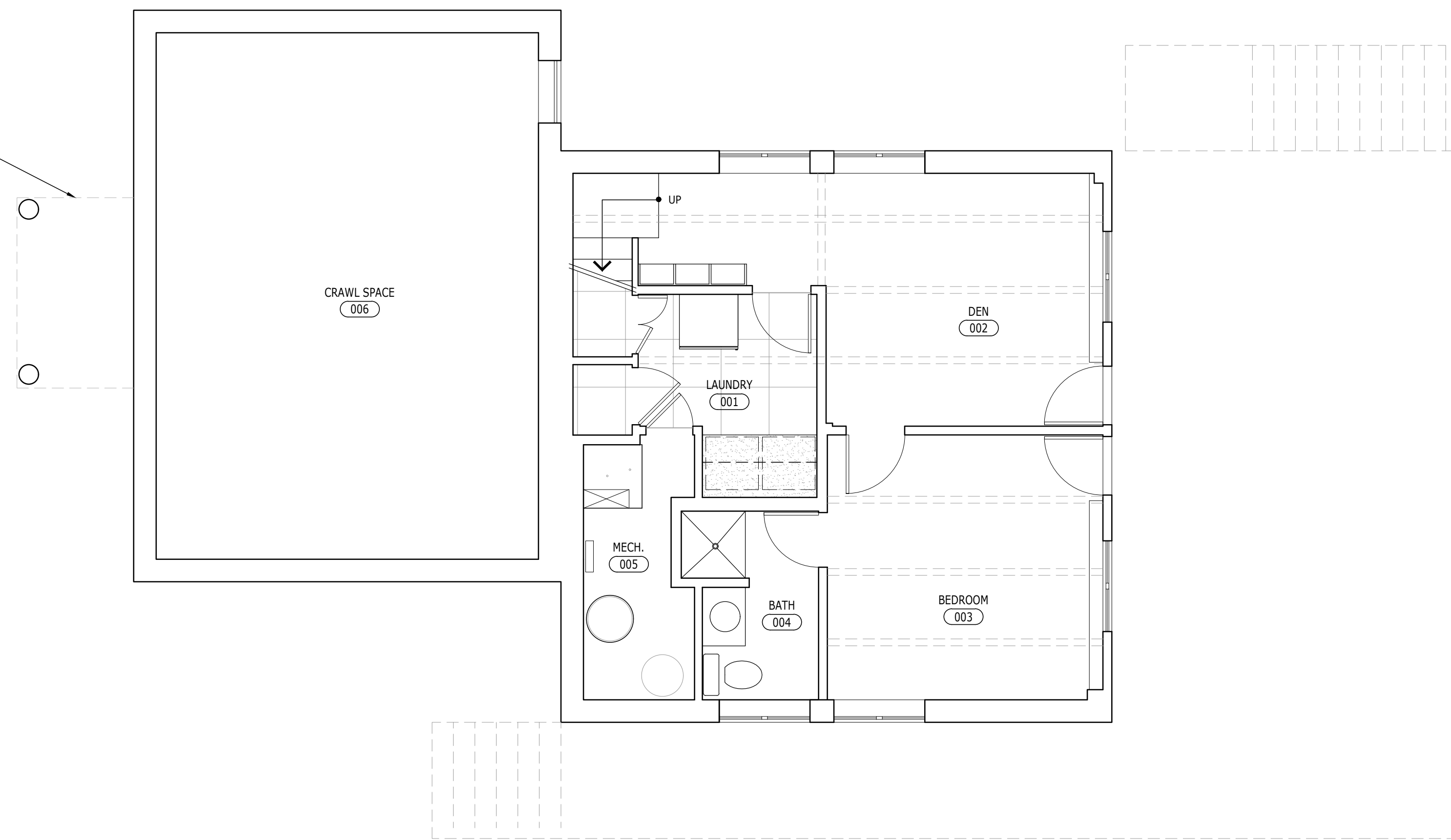


2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

PLAN LEGEND:

- NEW WALLS
- EXISTING WALLS TO REMAIN

LINE REPRESENTS
EXTENT OF ENTRY/
MUDROOM ABOVE



1 EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"

COONEY LAKE HOUSE

19 BUCKINGHAM LANE
MONTEREY, MA

SHEET TITLE

EXISTING FLOOR
PLANS

SHEET NUMBER

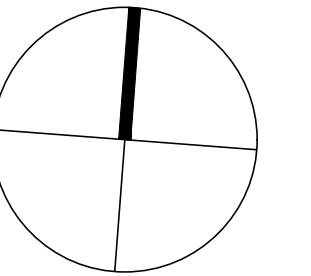
EXIST.



CLARK & GREEN, INC.
ARCHITECTURE DESIGN

113 BRIDGE STREET
GREAT BARRINGTON
MASSACHUSETTS 01230
PHONE 413-528-5180

PROJECT NORTH



PROFESSIONAL SEAL

07.19.21 ZBA SUBMISSION

DATE REMARKS

PROJECT TITLE

COONEY LAKE HOUSE

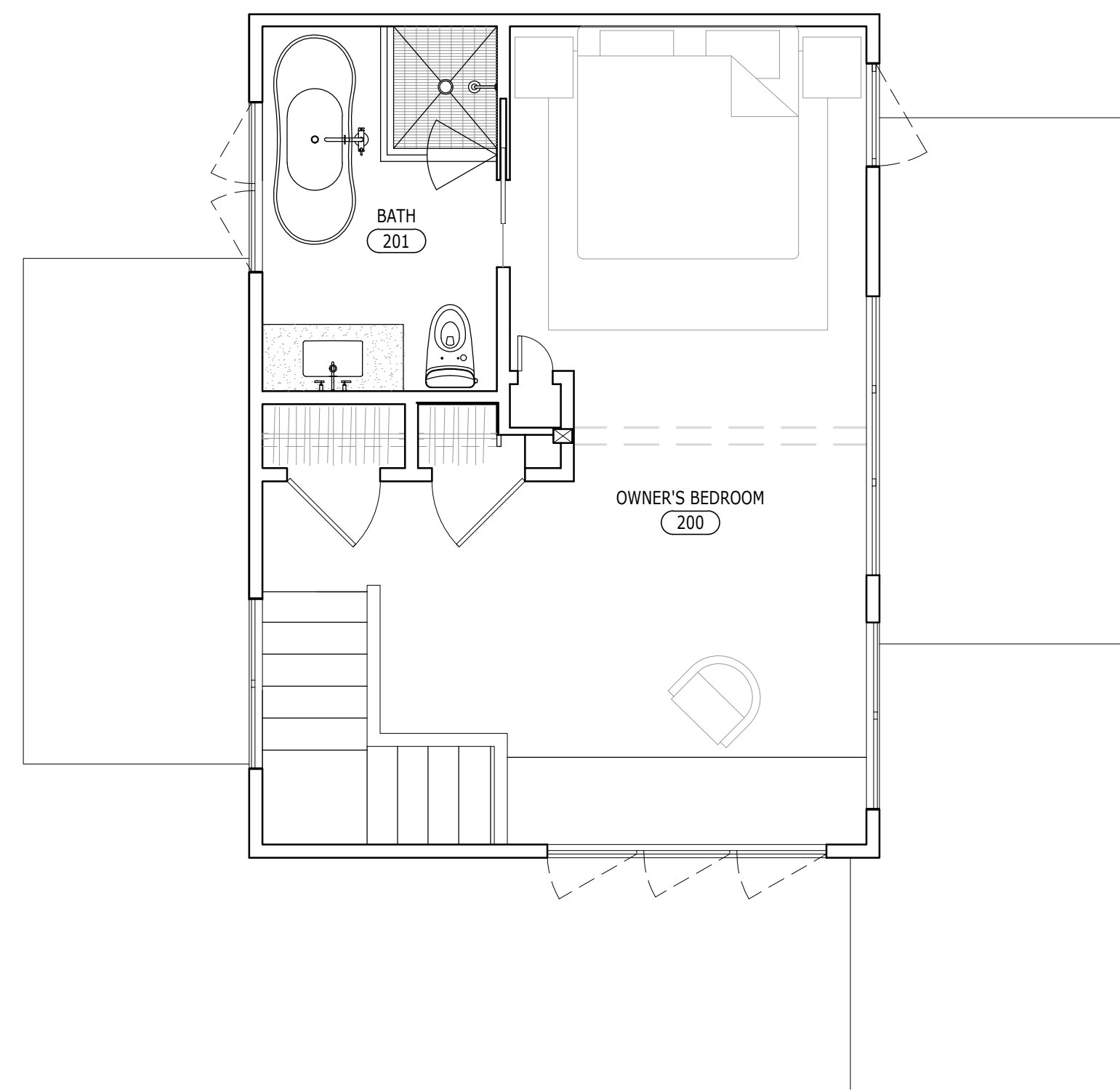
19 BUCKINGHAM LANE
MONTEREY, MA

SHEET TITLE

PROPOSED FLOOR
PLANS

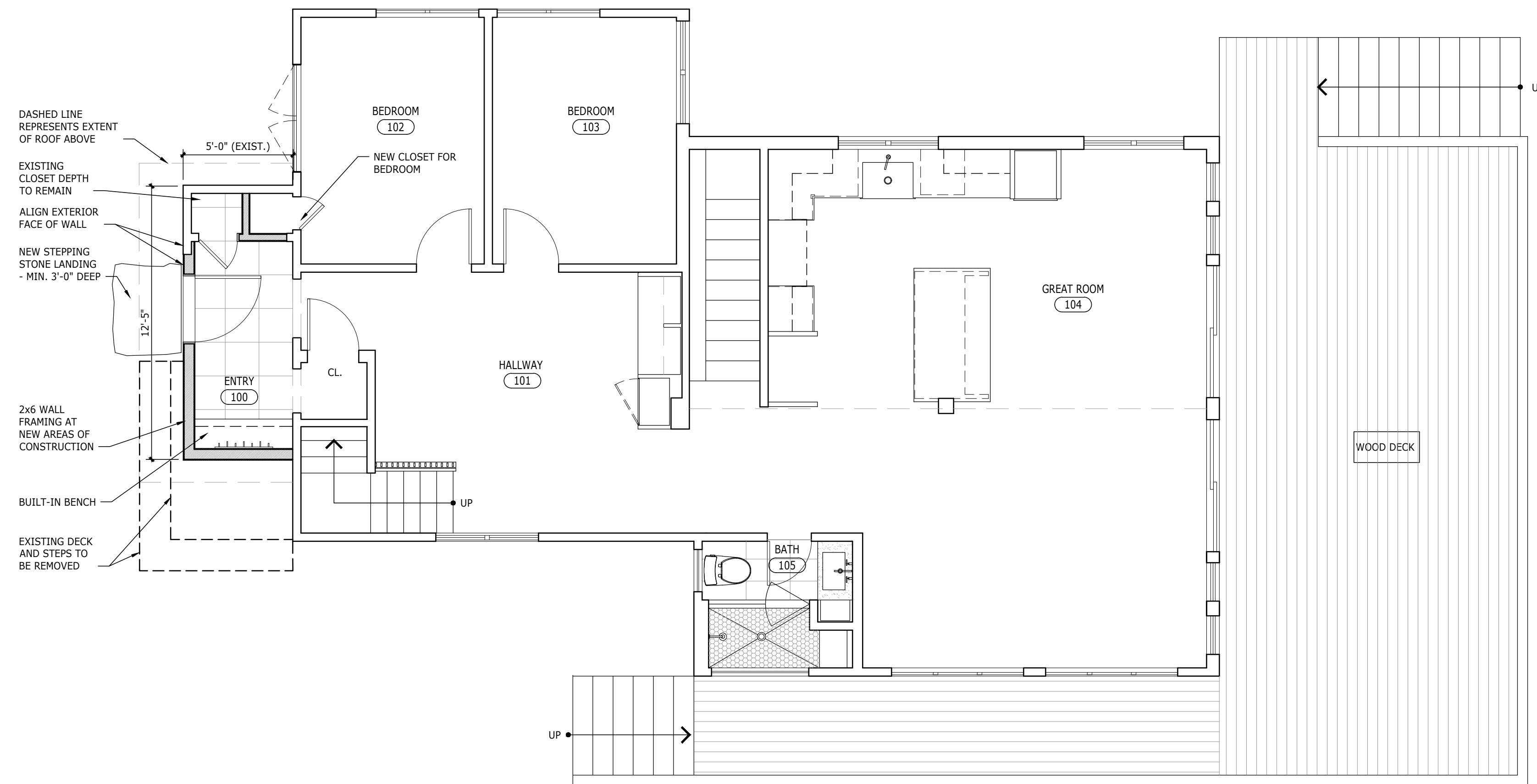
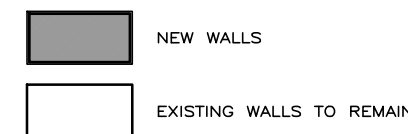
SHEET NUMBER

PROP.

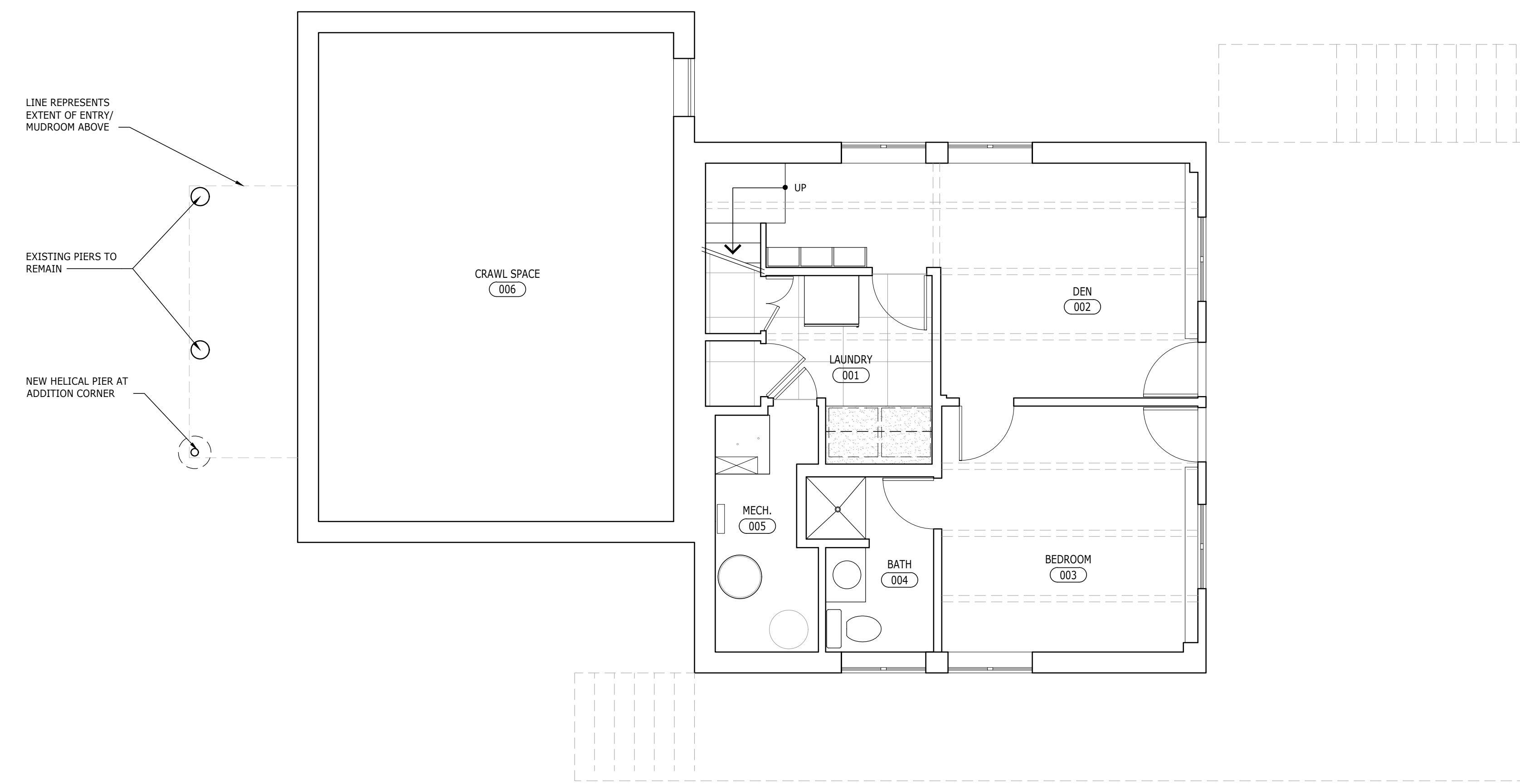


3 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"
NO CHANGE

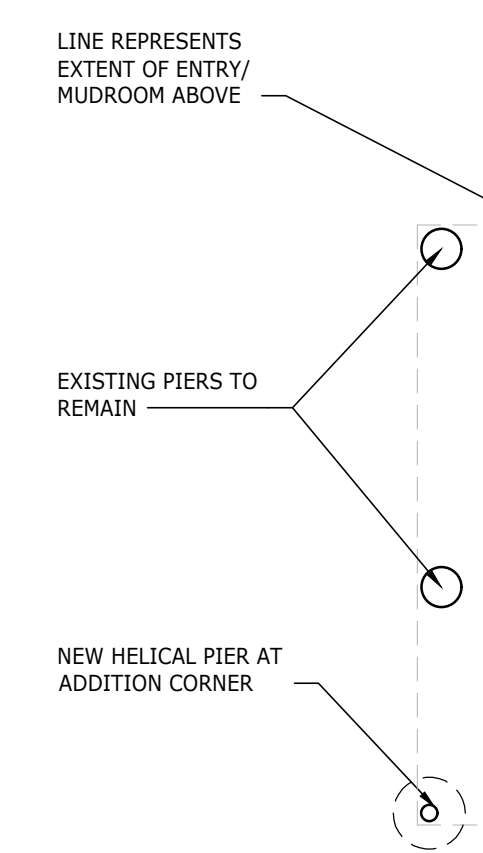
PLAN LEGEND:

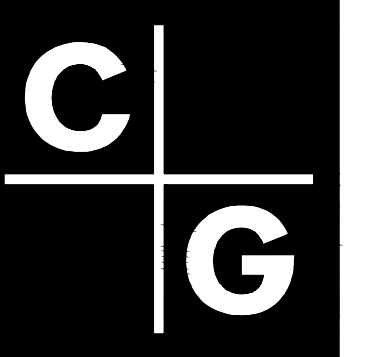


2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"
NO CHANGE





CLARK & GREEN, INC.
ARCHITECTURE DESIGN

113 BRIDGE STREET
GREAT BARRINGTON
MASSACHUSETTS 01230
PHONE 413-528-5180

PROJECT NORTH

PROFESSIONAL SEAL

07.19.21 ZBA SUBMISSION

DATE REMARKS

PROJECT TITLE



3 EXISTING WEST EXTERIOR PHOTO
NOT TO SCALE



2 PROPOSED WEST EXTERIOR ELEVATION
1/4" = 1'-0"



1 EXISTING WEST EXTERIOR ELEVATION
1/4" = 1'-0"

COONEY LAKE HOUSE

19 BUCKINGHAM LANE
MONTEREY, MA

SHEET TITLE

EXTERIOR AND
INTERIOR
ELEVATIONS

SHEET NUMBER

ELEV.