



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

2017 APR 13 PM 3:13

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-012985-2017

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Geraldine Spies & Dudley Rose C/O Sarah Like Rhatigan, Esq.

PETITIONER'S ADDRESS : 12 Marshall Street Boston, MA 02108

LOCATION OF PROPERTY : 15 Line St Cambridge, MA 02138

TYPE OF OCCUPANCY : Residential 2 family ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Parking

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioners seeks to construct a driveway and one parking space on their lot and due to limited space available, will require relief from dimensional provisions of the ordinance in order to do so.

SECTIONS OF ZONING ORDINANCE CITED :

Article 6.000 Section 6.43.4(a) (Minimum Width for a One-Way Driveway).

Article 6.000 Section 6.44.1(a) (Parking).

Original Signature(s):


(Petitioner(s) / Owner)

Dudley Rose
(Print Name)

Address :

15 Line St.
Cambridge MA 02138

Tel. No. :

617-543-7009

E-Mail Address :

sarah @ trilogylaw.com

Date :

4/13/17

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 Geraldine Spies and Dudley Rose
(OWNER)

Address: 15-17 Line Street, Cambridge, MA

State that I/We own the property located at 15-17 Line Street, Cambridge
which is the subject of this zoning application.

The record title of this property is in the name of Geraldine Spies
and Dudley Rose

*Pursuant to a deed of duly recorded in the date 6/24/96, Middlesex South
County Registry of Deeds at Book 26434, Page 435; or
Middlesex Registry District of Land Court, Certificate No. —
Book — Page —.

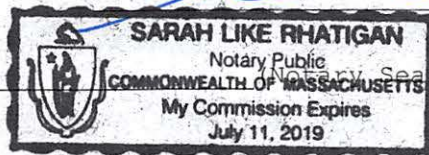
Gudley C. Rose Geraldine Spies
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

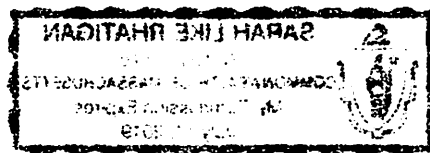
The above-name Geraldine Spies and Dudley Rose personally appeared before me,
this 13th of April, 2017, and made oath that the above statement is true.

My commission expires _____



[Signature] Notary

- 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:

Literal enforcement of the ordinance would prohibit the petitioner from creating any on site parking space for this pre-existing two-family dwelling on a City street that prohibits on street parking along the front side of the property. The lack of on site parking is a substantial hardship to the petitioners and future owners due to the lack of reliable on-street parking, and further due to the fact that the petitioners, long-time Cambridge residents, experience difficulty with mobility and in winter months, clearing snow to utilize the limited on-street parking.

- 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 hardship resulting from a lack of on site parking for this pre-existing non-conforming two-family dwelling located on a densely built neighborhood in Cambridge is owing to the shape (narrow lot at less than the required 50 feet) and the relatively large structure on this undersized (only 1890 sf) lot. As a result of these pre-existing conditions, and the very limited side yard area (9.5 feet wide), there is no way to create a much needed driveway and parking space on the lot while meeting the current dimensional requirements of the ordinance.

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

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

The minimal relief requested here may be granted without causing detriment to the public good because: (A) this will result in the removal of one car from the limited on-street parking along Line Street, which is beneficial to others in the neighborhood; (B) this will not result in a loss of on-street parking because the curb cut will occur on the side of the street where parking is prohibited; (C) the driveway will be 9 ft. wide, only 1 ft shy of the ordinance requirement; (D) the parking space will be located outside of the front yard setback; and (E) the parking space will be located so as to minimally impact the immediate abutter; and (F) similar driveway and parking arrangements are abundant in this neighborhood, as evidenced by the several photographs submitted to the Board with this application.

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

The zoning relief requested is minimal and tailored to meet the needs of long-time residents seeking to create on-site parking so as to be able to remain in their home and continue to age in place. Thus the relief will meet the intent and purpose of the ordinance: namely to promote the health and safety of the residents, to reduce parking congestion on the City streets, and to allow Cambridge residents to continue living in their homes with the assistance of minor and reasonable adjustments to the current zoning requirements.

- * 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: Trilogy Law LLC **PRESENT USE/OCCUPANCY:** Residential 2 family

LOCATION: 15 Line St Cambridge, MA 02138 **ZONE:** Residence C-1 Zone

PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residential 2 family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		3442 sf	3442 sf	1417 sf	{max.}
<u>LOT AREA:</u>		1890 sf	1890 sf	5000 sf	{min.}
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>		1.82	1.82	0.75	{max.}
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		945 sf	945 sf	1500 sf	{min.}
<u>SIZE OF LOT:</u>	WIDTH	33.75 ft	33.75 ft	50 ft	{min.}
	DEPTH	56 ft	56 ft	--	
<u>SETBACKS IN FEET:</u>	FRONT	7.3 ft	7.3 ft	10.0 ft	{min.}
	REAR	9.5 ft	9.5 ft	20 ft	{min.}
	LEFT SIDE	9.5 ft	9.5/ 5 ft	7.5 ft	{min.}
	RIGHT SIDE	0.8 ft	0.8 ft	7.5 ft	{min.}
<u>SIZE OF BLDG.:</u>	HEIGHT	30 ft	30 ft	35 ft	{max.}
	LENGTH	24.5 ft	24.5 ft	--	
	WIDTH	39.2 ft	39.2 ft	--	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	0	{min.}
<u>NO. OF DWELLING UNITS:</u>		2	2	1	{max.}
<u>NO. OF PARKING SPACES:</u>		0	1	2 min	{min./max}
<u>NO. OF LOADING AREAS:</u>		--	--	--	{min.}
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		--	--	--	{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.

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

15 Live St.













CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*

Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 15 Line Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
 - ☐ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
 - ☐ Avon Hill Neighborhood Conservation District
 - ☐ Half Crown – Marsh Neighborhood Conservation District
 - ☐ Harvard Square Conservation District
 - ☒ Mid Cambridge Neighborhood Conservation District
No MC hearing needed for this driveway and parking space.
 - ☐ Designated Landmark
 - ☐ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
 - ☐ Preservation Restriction or Easement (as recorded)
 - ☐ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**
 - ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
 - ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
- Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date April 26, 2017

Received by Uploaded to Energov

Date April 26, 2017

Relationship to project BZA 12985-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

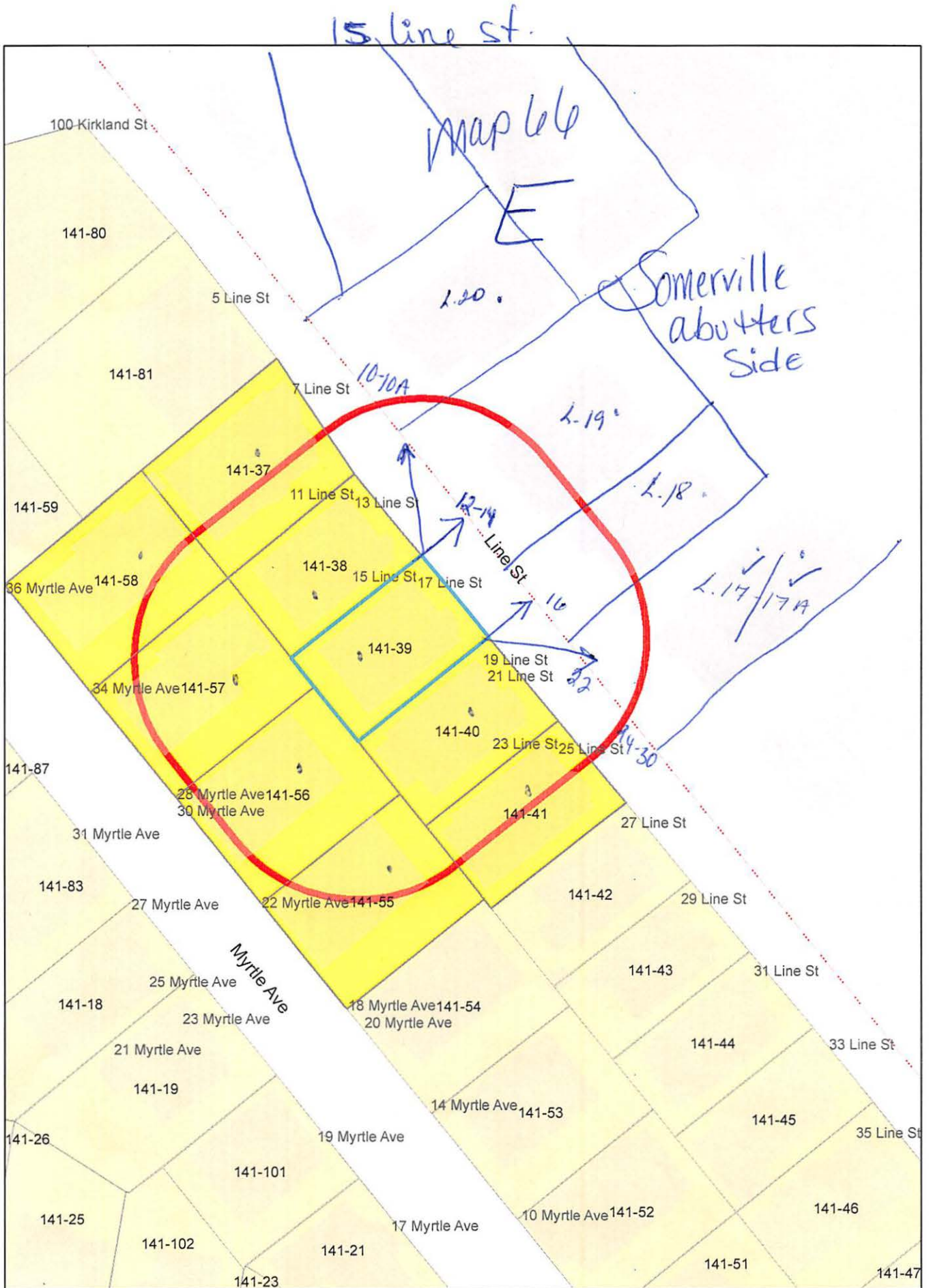
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>



15 line st.

Petitioner

141-56
RUSSEM, LEE & MICHAEL RUSSEM
JULIE ANN BAINE
28-30 MYRTLE AVE., #28
CAMBRIDGE, MA 02138

141-56
GUREVICH, LAURA A.
30 MYRTLE AVE #30
CAMBRIDGE, MA 02138

TRILOGY LAW LLC
C/O SARAH LIKE RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

141-38
EGAN, EDNA M.,
A LIFE ESTATE
11 LINE ST.
CAMBRIDGE, MA 02138

141-39
SPIES, GERALDINE & DUDLEY ROSE
15-17 LINE ST
CAMBRIDGE, MA 02138

141-40
VOSE, STUART & JULIANN SMITH
19 LINE ST
CAMBRIDGE, MA 02138

141-41
CUNHA, JOHN H. JR.
23-25 LINE ST
CAMBRIDGE, MA 02138

141-55
PORAT, ORI & KAREN RABI
24 MYRTLE AVENUE.
CAMBRIDGE, MA 02138

141-57
LEE, WEN MONG & TAI-LI TERRY LEE
TRUSTEE THE LEE FAMILY TRUST
1784 SUMMERWOOD DR.
FULLERTON, CA 92833

141-58
BICE, NATHAN E. & MARIE E. PELLETIER
36 MYRTLE AVE., UNIT #1
CAMBRIDGE, MA 02138

141-58
ROTHBERGER, GARY S.
36 MYRTLE AVE., UNIT# 2
CAMBRIDGE, MA 02138

141-37
HERLIHY, THOMAS F. & LUCILLE K HERLIHY
7 LINE ST
CAMBRIDGE, MA 02138

66/E/20 & 19
JOSEPH & LINDA ANN SAVENOR
TRS. OF LINE STREET REALTY TRUST
15 MERIDETH CIRCLE
NEEDHAM, MA 02492

66/E/18
STEVEN KELETI
18 CLARENDON STREET
MALDEN, MA 02148-7614

66/E/17A
LOUIS CHRYSTAL
22 LINE STREET
SOMERVILLE, MA 02143

66/E/17/B
CHEW KHENG-CHUAN
C/O BRILLIANT BRADLEY & JOSIAH SERENE
22 LINE STREET #B
SOMERVILLE, MA 02143

66/E/17/C
EDMUND JR. FEIJO &
BRIAN C. LONG
22 LINE STREET #C
SOMERVILLE, MA 02143

66/E/17/D
DEVEREAU & LISA WILLIAMS
22 LINE STREET #D
SOMERVILLE, MA 021243


66/E/17/E
EMORY PETRACK & SAMMY GREENSPAN
TR. OF SAMMY A. GREENSPAN TRUST
22 LINE STREET #E
SOMERVILLE, MA 02143

Somerville Map

Kirkland St



City of
Somerville
Massachusetts



Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW


Lot Dimension

Lot Number

Square Footage

Frontage Dimension

Street Address




1" = 80'

July 1, 2016

Sources: Rights-of-way and building footprints were originally downloaded from Boston Edison Company data, 1995 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDW Smith, 1999 and have been updated by City of Somerville based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



66

10 LINE ST**Location** 10 LINE ST**Mblu** 66/ E/ 20/ /**Acct#** 16532190**Owner** SAVENOR JOSEPH & LINDA
ANN TRS**Assessment** \$868,300**PID** 11073**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$459,200	\$409,100	\$868,300

Owner of Record

Owner SAVENOR JOSEPH & LINDA ANN TRS
Co-Owner LINE STREET REALTY TRUST
Address 15 MERIDETH CIR
 NEEDHAM, MA 02492

Sale Price \$1
Certificate
Book & Page 22679/ 286
Sale Date 12/01/1992
Instrument F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SAVENOR JOSEPH & LINDA ANN TRS	\$1		22679/ 286	F	12/01/1992
SAVENOR	\$0				

Building Information**Building 1 : Section 1**

Year Built: 1910
Living Area: 3,720
Replacement Cost: \$627,213
Building Percent 73
Good:
Replacement Cost
Less Depreciation: \$457,900

Building Photo

Building Attributes	
Field	Description
Style	3-Decker
Model	Residential
Grade:	Average

14 LINE ST**Location** 14 LINE ST**Mblu** 66/ E/ 19/ /**Acct#** 16532191**Owner** SAVENOR JOSEPH & LINDA
ANN TRS**Assessment** \$957,000**PID** 11072**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$439,800	\$517,200	\$957,000

Owner of Record

Owner SAVENOR JOSEPH & LINDA ANN TRS
Co-Owner LINE STREET REALTY TRUST
Address 15 MEREDITH CIR
 NEEDHAM, MA 02492

Sale Price \$1
Certificate
Book & Page 22679/ 256
Sale Date 12/01/1992
Instrument F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SAVENOR JOSEPH & LINDA ANN TRS	\$1		22679/ 256	F	12/01/1992
SAVENOR	\$0				

Building Information**Building 1 : Section 1**

Year Built: 1910
Living Area: 3,564
Replacement Cost: \$602,464
Building Percent 73
Good:
Replacement Cost
Less Depreciation: \$439,800

Building Photo

Building Attributes	
Field	Description
Style	3-Decker
Model	Residential
Grade:	Average

16 LINE ST**Location** 16 LINE ST**Mblu** 66/ E/ 18/ /**Acct#** 23707060**Owner** KELETI STEVEN**Assessment** \$719,300**PID** 11071**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$284,500	\$434,800	\$719,300

Owner of Record**Owner** KELETI STEVEN**Sale Price** \$160,000**Co-Owner****Certificate****Address** 18 CLARENDON ST
MALDEN, MA 02148-7614**Book & Page** 27880/ 582**Sale Date** 11/18/1997**Instrument** 1H**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KELETI STEVEN	\$160,000		27880/ 582	1H	11/18/1997
WEST JOSEPHINE M	\$0				

Building Information**Building 1 : Section 1**

Year Built: 1900
Living Area: 2,109
Replacement Cost: \$338,746
Building Percent 84
Good:
Replacement Cost
Less Depreciation: \$284,500

Building Photo

Building Attributes	
Field	Description
Style	Two Family
Model	Residential
Grade:	Average
Stories:	2.8

22 LINE ST**Location** 22 LINE ST**Mblu** 66/ E/ 17/ A/**Acct#** 20051650**Owner** LOUIS CHRYSTAL**Assessment** \$1,039,900**PID** 103579**Building Count** 1**Assessing Distr...****Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$1,039,900	\$0	\$1,039,900

Owner of Record**Owner** LOUIS CHRYSTAL**Sale Price** \$1,112,000**Co-Owner****Certificate****Address** 22 LINE ST
SOMERVILLE, MA 02143**Book & Page** 65586/ 111**Sale Date** 06/22/2015**Instrument** 00**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LOUIS CHRYSTAL	\$1,112,000		65586/ 111	00	06/22/2015
GOLDSTEIN DEBORAH	\$807,500		49176/ 226	00	03/26/2007
GRISWOLD JOHN H JR & ANDREA	\$1		42028/ 347	1F	02/12/2004
GRISWOLD JOHN H JR	\$765,000		40347/ 485	00	08/06/2003
LINE STREET DEVELOPMENT CORP	\$350,000		33397/ 479	1P	08/06/2001

Building Information**Building 1 : Section 1**

Year Built: 2002
Living Area: 2,691
Replacement Cost: \$1,041,016
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$1,041,000

Building Photo

Building Attributes	
Field	Description
STYLE	Townhouse end

22 LINE ST**Location** 22 LINE ST**Mblu** 66/ E/ 17/ B/**Acct#** 20051660**Owner** CHEW KHENG-CHUAN**Assessment** \$1,151,400**PID** 103580**Building Count** 1**Assessing Distr...****Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$1,151,400	\$0	\$1,151,400

Owner of Record**Owner** CHEW KHENG-CHUAN**Sale Price** \$890,000**Co-Owner** S/O BRILLIANT BRADLEY & JOSIAH SERENE**Certificate****Address** 22 LINE ST #B**Book & Page** 53678/ 192

SOMERVILLE, MA 02143

Sale Date 10/15/2009**Instrument** 00**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CHEW KHENG-CHUAN	\$890,000		53678/ 192	00	10/15/2009
LICHOULAS THOMAS J	\$1		48757/ 535	1A	12/29/2006
LICHOULAS RITA & JAMES T III TRSTES	\$1		41221/ 596	1F	10/18/2003
LICHOULAS THOMAS J	\$1		41048/ 060	1F	09/29/2003
LICHOULAS RITA & JAMES T III TRSTES	\$1		40347/ 519	1F	08/06/2003

Building Information**Building 1 : Section 1****Year Built:** 2002**Living Area:** 2,961**Replacement Cost:** \$1,152,522**Building Percent** 100**Good:****Replacement Cost****Less Depreciation:** \$1,152,500**Building Photo**

Building Attributes	
Field	Description
STYLE	Townhouse end

22 LINE ST**Location** 22 LINE ST**Mblu** 66/ E/ 17/ C/**Acct#** 20051670**Owner** FEIJO EDMUND JR & LONG
BRIAN C**Assessment** \$979,500**PID** 103581**Building Count** 1**Assessing Distr...****Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$979,500	\$0	\$979,500

Owner of Record**Owner** FEIJO EDMUND JR & LONG BRIAN C**Sale Price** \$785,000**Co-Owner****Certificate****Address** 22 LINE ST UNIT C
SOMERVILLE, MA 02143**Book & Page** 60780/ 258**Sale Date** 12/19/2012**Instrument** 00**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FEIJO EDMUND JR & LONG BRIAN C	\$785,000		60780/ 258	00	12/19/2012
ASSAD WAE F TRUSTEE	\$10		59317/ 38	1F	06/18/2012
ASAAD WAE F & PETER TRUSTEES	\$10		57424/ 576	1F	09/12/2011
ASAAD SALWA F TRSTEE	\$10		47770/ 234	1A	07/07/2006
ASAAD FAROUK	\$10		43321/ 130	1A	07/19/2004

Building Information**Building 1 : Section 1**

Year Built: 2002
Living Area: 2,460
Replacement Cost: \$980,596
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$980,600

Building Photo

Building Attributes	
Field	Description

22 LINE ST**Location** 22 LINE ST**Mblu** 66/ E/ 17/ D/**Acct#** 20051680**Owner** WILLIAMS LISA & DEVEREAU**Assessment** \$191,000**PID** 103582**Building Count** 1**Assessing Distr...****Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$191,000	\$0	\$191,000

Owner of Record**Owner** WILLIAMS LISA & DEVEREAU**Sale Price** \$1**Co-Owner****Certificate****Address** 22 LINE ST UNIT D
SOMERVILLE, MA 02143**Book & Page** 61542/ 360**Sale Date** 04/04/2013**Instrument** 1F**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WILLIAMS LISA & DEVEREAU	\$1		61542/ 360	1F	04/04/2013
CHAMPOUX LISA	\$152,000		39222/ 566	1N	05/16/2003
LINE STREET DEVELOPMENT CORP	\$350,000		33397/ 479	1P	08/06/2001

Building Information**Building 1 : Section 1**

Year Built: 2002
Living Area: 2,161
Replacement Cost: \$772,129
Building Percent 27
Good:
Replacement Cost
Less Depreciation: \$191,000

Building Photo

Building Attributes	
Field	Description
STYLE	Townhouse middle
MODEL	Res Condo
Stories:	4 Stories

22 LINE ST**Location** 22 LINE ST**Mblu** 66/ E/ 17/ E/**Acct#** 20051690**Owner** PETRACK EMORY &
GREENSPAN SAMMY
TRUSTEES**Assessment** \$964,100**PID** 103583**Building Count** 1**Assessing Distr...****Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$964,100	\$0	\$964,100

Owner of Record

Owner PETRACK EMORY & GREENSPAN SAMMY TRUSTEES **Sale Price** \$1
Co-Owner SAMMY A GREENSPAN TRUST **Certificate**
Address 22 LINE ST UNIT E **Book & Page** 64236/ 474
 SOMERVILLE, MA 02143 **Sale Date** 09/16/2014
Instrument 1F

Ownership History

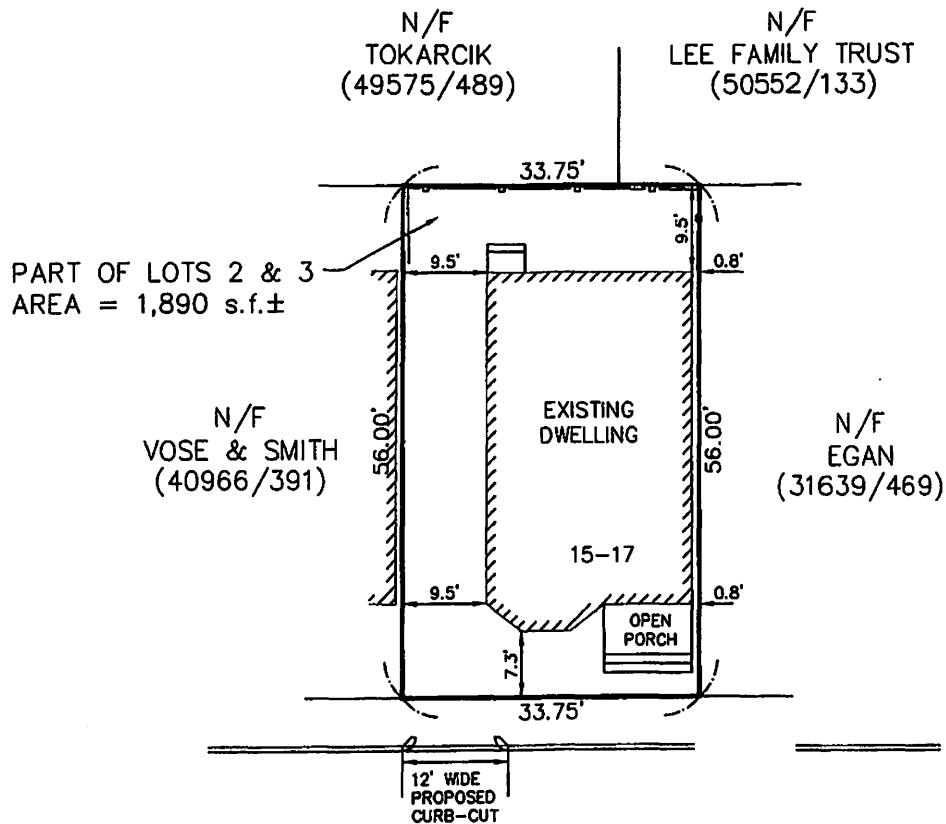
Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PETRACK EMORY & GREENSPAN SAMMY TRUSTEES	\$1		64236/ 474	1F	09/16/2014
PETRACK EMORY M & GREENSPAN SAMMY A	\$885,000		63257/ 421	00	02/07/2014
LIM NICK T & MIJA HELENA	\$100		59376/ 400	1F	06/26/2012
LIM NICK T	\$774,000		55499/ 215	00	09/30/2010
LEDER MATTHEW R & EVA	\$735,000		48722/ 105	00	12/22/2006

Building Information**Building 1 : Section 1**

Year Built: 2002
Living Area: 2,357
Replacement Cost: \$965,238
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$965,200

Building Photo

Building Attributes	
Field	Description



LINE STREET

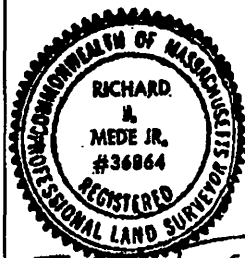
NOTE: TIES SHOWN TO PROPERTY LINES TAKEN FROM CORNER BOARD.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY.

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

DATE:

09/09/2015



09/09/2015

CERTIFIED
PLOT PLAN OF LAND
15 LINE STREET
CAMBRIDGE, MA

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

SCALE: 1" = 20'

TITLE REF: BK 26434 PG 435

DATE: SEPTEMBER 9, 2015

FILE No. 19155/19169

33.75'

2 & 3
s.f.±

9.5'

Parking Space
9 ft x 18 ft

EXISTING
DWELLING

56.00'

/F
& SMITH
6/391)

15-1

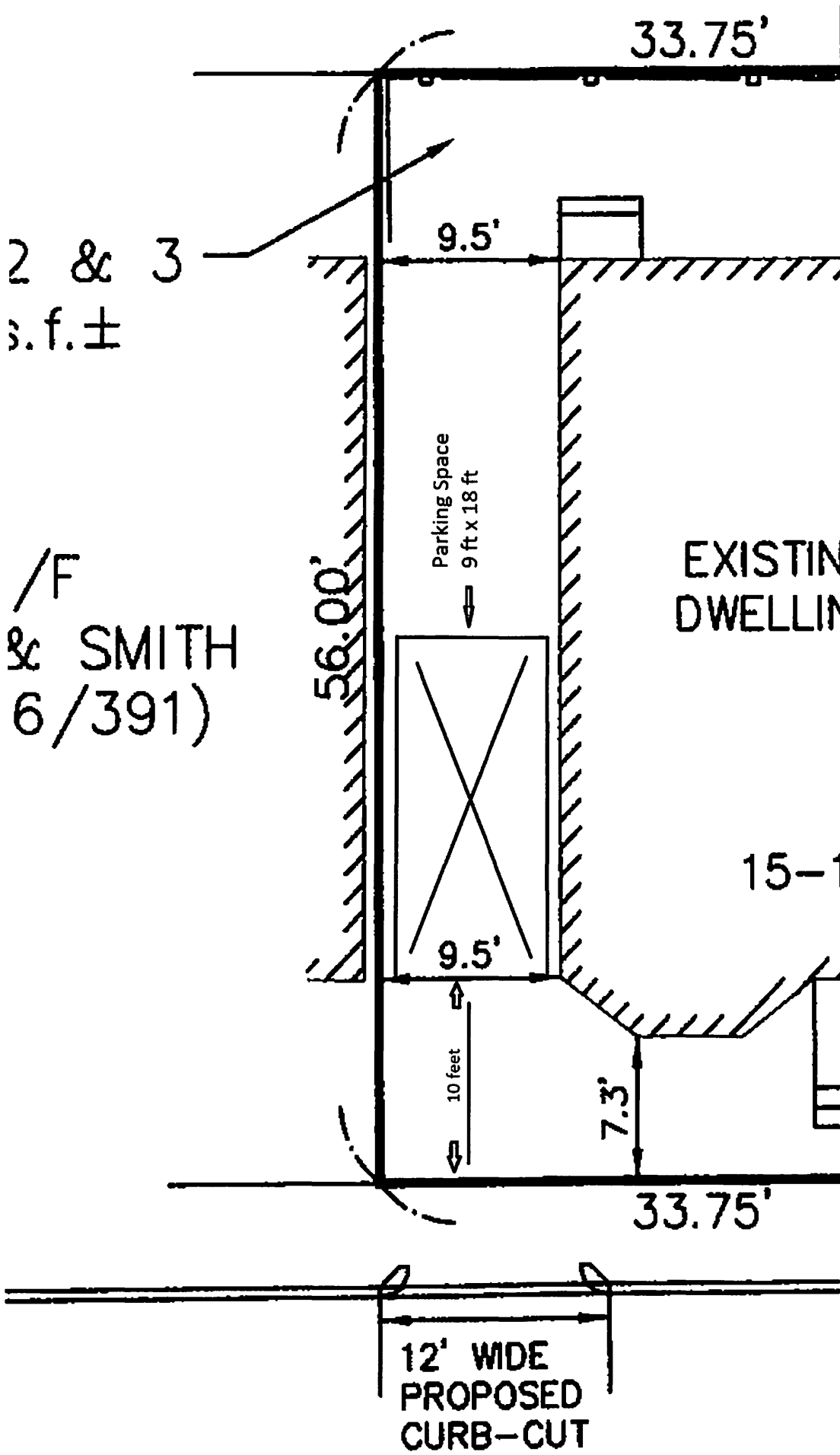
9.5'

10 feet

7.3'

33.75'

12' WIDE
PROPOSED
CURB-CUT



15 line st.

