



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

BZA APPLICATION FORM

Plan No: BZA-009598-2016

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal :

PETITIONER : Noam Freedman & Samantha Teh - C/O Sean D. Hope Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 26 Donnell St Cambridge, MA

TYPE OF OCCUPANCY : 4.35 ZONING DISTRICT : Residence B Zone

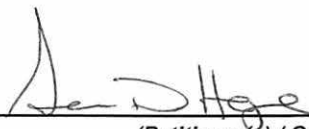
REASON FOR PETITION :
 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance relief to construct a first floor addition including enclosure of a side yard porch within the setbacks.

SECTIONS OF ZONING ORDINANCE CITED :

- Article 5.000 Section 5.31 (Table of Dimensional Requirements).
- Article 8.000 Section 8.22.2 (Non-Confomring Structures).
- Article 10.000 Section 10.30 (Varaince).
- Article 10.000 Section 10.40 (Special Permit).

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

Sean D. Hope
 (Print Name)

Address : 675 Massachusetts Ave
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : March 8, 2016

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 Noam Freedman and Samantha Teh
(OWNER)

Address: 26 Donnell Street, Cambridge, MA 02138

State that I/We own the property located at 26 Donnell Street,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Noam M. Freedman and Samantha E. Teh

*Pursuant to a deed of duly recorded in the date 12/1/2009, Middlesex South
County Registry of Deeds at Book 53933, Page 504; 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.

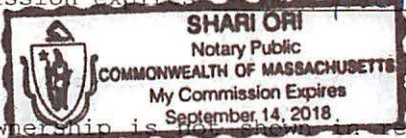
Commonwealth of Massachusetts, County of MIDDLESEX

The above-name SAMANTHA TEH, Noam Freedman personally appeared before me,
this 23 of FEB, 2016, and made oath that the above statement is true.



Notary

My commission expires 09/14/18 (Notary Seal).



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



BZA APPLICATION

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:**

A literal enforcement of the provisions of the Ordinance would involve a substantial hardship because Petitioners are a growing family with two school age children and desire additional space to alleviate the congestion of their current living environment. Granting the requested relief will allow for an existing side yard deck to be converted into additional living space, mudroom, bathroom and storage. stable and be able to help support her for children and grandchildren.

- B) The hardship is owing to 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 is owing to the interior layout of the property that has a large master bedroom suite of the top floor thereby relegating all of the additional common area on the 1st floor and basement.

- C) Desirable relief may be granted without either:**

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

The requested relief will not substantially derogate from the intent or purpose of the ordinance as the relief will have minimal if any negative impact on the neighborhood and will support a Cambridge family to upgrade the functionality and livability of their home.

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 26 Donnell _____ (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reason:

With the requested relief the requirements of the ordinance will be satisfied.

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

No congestion, hazard, or substantial change in the established neighborhood character will result from approval because the addition is sited far in the rear of the lot and the additional windows will be shielded by a fence, trees and landscaping.

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 continued operation of or the development of adjacent uses will not be adversely affected because the adjacent properties are also residential uses and the proposed addition will be of a quality that is consistent with the surrounding neighborhood.

D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City for the following reasons:

No nuisance or hazard will be created nor will any detriment to the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City because the proposed windows in the additions will provide the appropriate light and air into the living space and will not create negative issues of privacy. Further enclosing the decks reduces risk of noise pollution and spillage into neighboring lots.

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 windows pattern and placement will enhance the aesthetic design of the house and is consistent with the intent and purpose of the ordinance. Additionally a policy goal of the Cambridge City Council is to promote families to be able to grow and remain in the City.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Sean Hope, Esq. **PRESENT USE/OCCUPANCY:** Single Family
LOCATION: 26 Donnell St Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** No Change

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	2224sf	2710sf	2100sf	(max.)
<u>LOT AREA:</u>	4200	4200	5000 min	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	.50	.57	.50	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	4200	4200	2500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	41/43	41/43	50' min	(min.)
DEPTH	100.65	100.65	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	15	15	15	(min.)
REAR	26	21.9	25	(min.)
LEFT SIDE	7.5	7.5	7.5 min	(min.)
RIGHT SIDE	7.6	5.3	7.5 min	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	28	28	35	(max.)
LENGTH	52	57	n/a	
WIDTH	29'	33'	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	43%	41%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>	1	1	1	(max.)
<u>NO. OF PARKING SPACES:</u>	1	1	1	(min./max)
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. 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'.



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

2016 MAR 18 AM 10:33
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-009598-2016

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal :

PETITIONER : Noam Freedman & Samantha Teh - C/O Sean D. Hope Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 26 Donnell St Cambridge, MA

TYPE OF OCCUPANCY : 4.35 ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

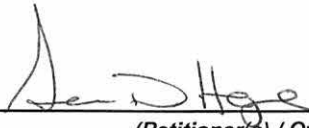
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance relief to construct a first floor addition including enclosure of a side yard porch within the setbacks.

SECTIONS OF ZONING ORDINANCE CITED :

- Article 5.000 Section 5.31 (Table of Dimensional Requirements).
- Article 8.000 Section 8.22.2 (Non-Conforming Structures).
- Article 10.000 Section 10.30 (Variance).
- Article 10.000 Section 10.40 (Special Permit).

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

Sean D. Hope
 (Print Name)

Address : 675 Massachusetts Ave
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : March 8, 2016



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 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., M. Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*
Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 26 Donnell St:

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
- 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. Built 2008.
- 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 SPB Date 3/11/2016
Received by uploaded to Energov Date _____
Relationship to project _____

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.

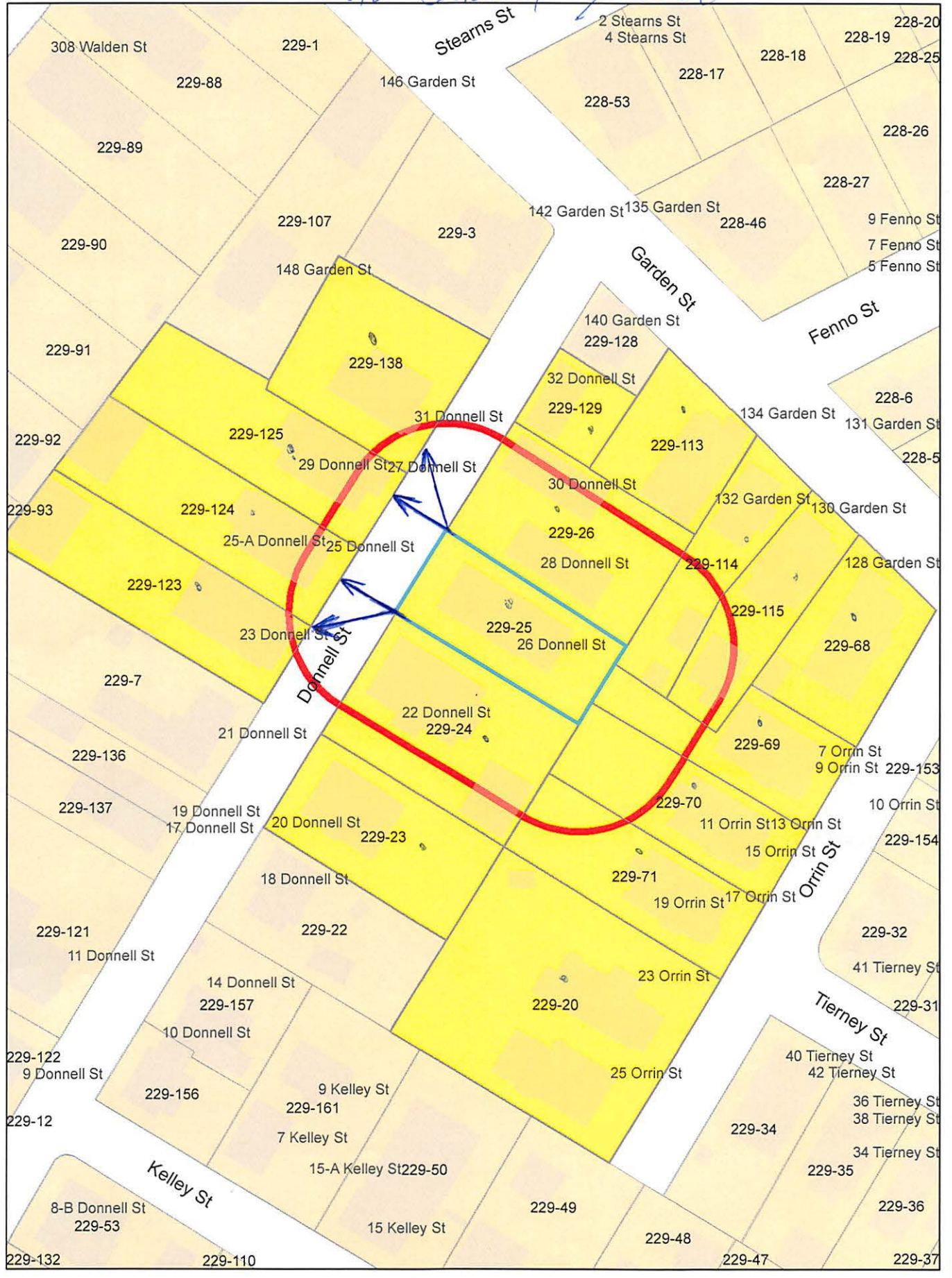
July 2003

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/demolitiondelay.html>

26 Donnell Street



26 Donnell St.

Petitioner

229-138
ADAMS, WESTON W. III & ELIZABETH K. ADAMS
31 DONNELL ST
CAMBRIDGE, MA 02138

229-26
NEIGHBOR, TERESA S.
28 DONNELL STREET, UNIT B
CAMBRIDGE, MA 02138

SEAN D. HOPE, ESQ.
675 MASS AVENUE – 5TH FL.
CAMBRIDGE, MA 02139

229-71
JFM MARITAL, LLC
C/O STEPHEN MCEVOY
15 DAY SCHOOL LANE
BELMONT, MA 02478

229-113
MICHAELSON, MIRIAM D.
134 GARDEN STREET
CAMBRIDGE, MA 02138

229-114
BURKE, EILEEN BRODY,
TR. OF 132 GARDEN STREET REALTY TRUST
132 GARDEN ST.
CAMBRIDGE, MA 02138

229-115
DAILEY, KENNETH P. & SHEILA A. HALLORAN
130 GARDEN ST.
CAMBRIDGE, MA 02138

229-123
RIORDAN, ROBERT C. & JUDITH C. HALPERN
23 DONNELL ST
CAMBRIDGE, MA 02138

229-124
ZEPF, PATRICIA R.
25 DONNELL ST
CAMBRIDGE, MA 02138

229-129
SHIREY, LYNN M. & RICARDO MALDONADO
32 DONNELL STREET
CAMBRIDGE, MA 02138

229-25
FREEDMAN, NOAM M. & SAMANTHA E. TEH
26 DONNELL ST
CAMBRIDGE, MA 02138

229-20
RIMER, EDWARD S.III &
25 ORRIN ST., UNIT B
CAMBRIDGE, MA 02138

229-68
PENDERGAST, JOY K.
TR. of 128 GARDEN ST. CAMBRIDGE NOMINEE TR.
5645 AVISTA DR
SARASOTA, FL 34243

229-24
WILLIS, STEVEN & ELISSA FREUD
22 DONNELL ST
CAMBRIDGE, MA 02138

229-125
CEDRONE, DANIEL
29 DONNELL ST
CAMBRIDGE, MA 02138

229-26
E. PETER, MULLANE
30 DONNELL ST., #A
CAMBRIDGE, MA 02138

229-23
NOVISKI, NATAN
20 DONNELL ST
CAMBRIDGE, MA 02138

229-70
LEOFANTI, JR., PAUL J. & JAY M. PABIAN,
TRUSTEE OF MCEVOY FAMILY 2013 ET-AL
C/O CHRISTINE M. MCEVOY
80 CUSHING AVENUE
BELMONT, MA 02478

229-20
HENSON, ERIC C. & PAULA J. SMITH
23 ORRIN ST., # A
CAMBRIDGE, MA 02138

229-69
MCEVOY, ROSE A. & PAUL R. MCEVOY,
TRS. THE MCEVOY FAMILY REALTY TRUST
156 BROOKS ST
MEDFORD, MA 02155

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 Noam Freedman and Samantha Teh
(OWNER)

Address: 26 Donnell Street, Cambridge, MA 02138

State that I/We own the property located at 26 Donnell Street, which is the subject of this zoning application.

The record title of this property is in the name of _____
Noam M. Freedman and Samantha E. Teh

*Pursuant to a deed of duly recorded in the date 12/1/2009, Middlesex South County Registry of Deeds at Book 53933, Page 504; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.




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

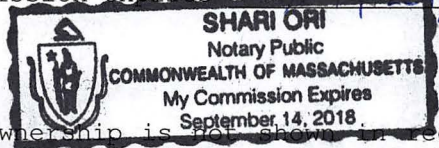
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name SAMANTHA TEH Noam Freedman personally appeared before me, this 22 of FEB, 2016, and made oath that the above statement is true.

 Notary

My commission expires September 14, 2018 (Notary Seal).



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



MEMBERSHIP INFORMATION

The undersigned hereby certifies that the above named person is a member of the Board of Directors of the Corporation.

Notary Public and Secretary

50 State Street, Cambridge, MA 02109

Notary Public and Secretary

50 State Street, Cambridge, MA 02109

Notary Public and Secretary

50 State Street, Cambridge, MA 02109

Notary Public and Secretary

50 State Street, Cambridge, MA 02109

50 State Street, Cambridge, MA 02109

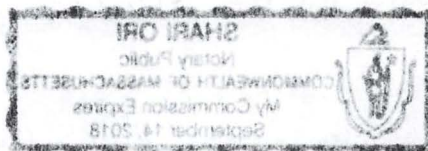
Notary Public and Secretary

50 State Street, Cambridge, MA 02109

Notary Public and Secretary

50 State Street, Cambridge, MA 02109

Notary Public and Secretary



Current View of 26 Donnell from Donnell Street



Proposed View of 26 Donnell from Donnell Street



Current View of 26 Donnell from 22 Donnell



Proposed View of 26 Donnell from 22 Donnell

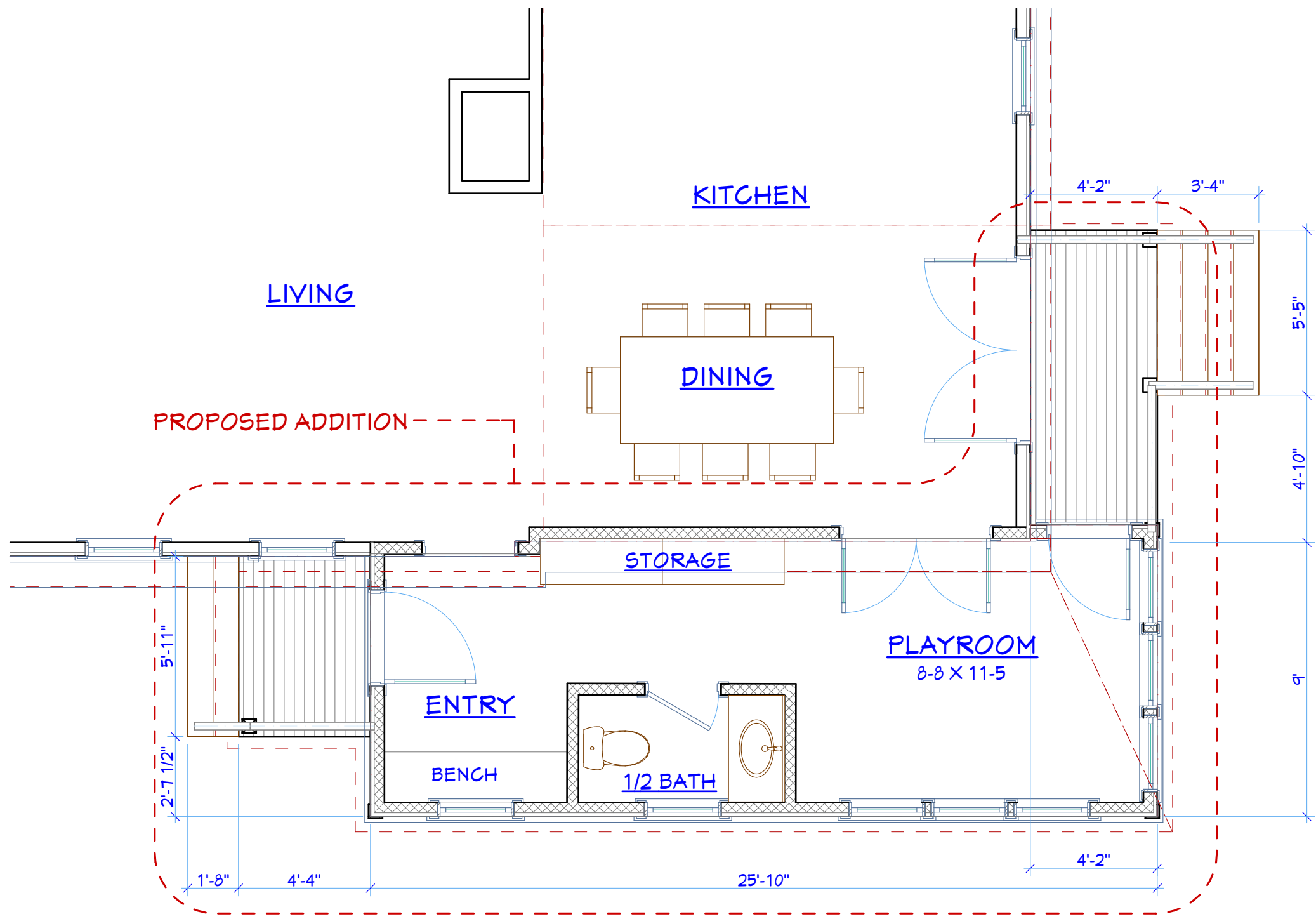


Current Rear View of 26 Donnell



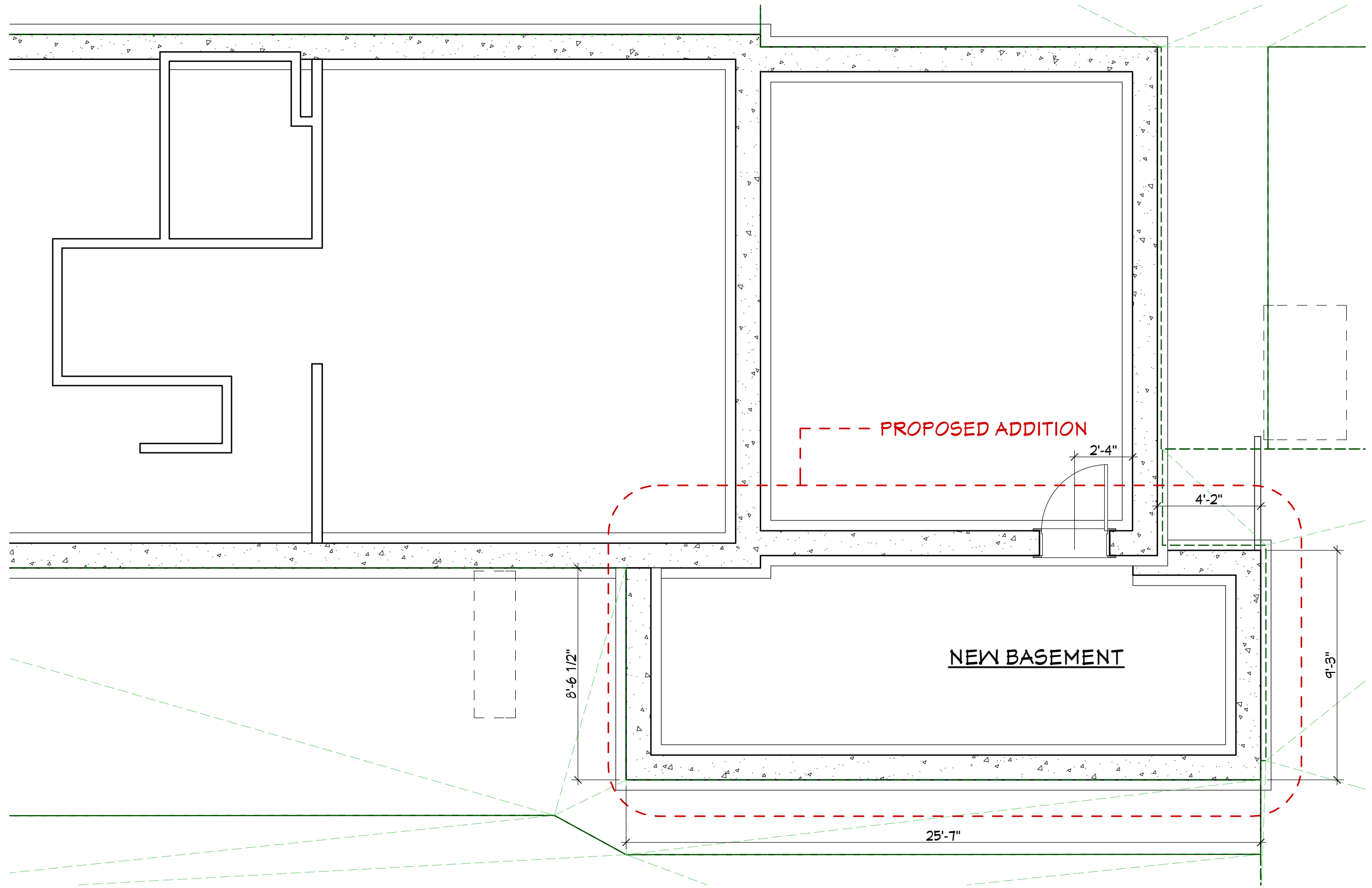
Proposed Rear View of 26 Donnell





1 1st FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DOWNER / ASSOCIATES Home Renovation Architects 13 REGENT STREET CAMBRIDGE, MA (617) 491-2519 WWW.DOWNERASSOCIATES.COM	
FREEDMAN - TEH RESIDENCE ADDITION 26 DONNELL ST., CAMBRIDGE, MA	
TITLE 1st FLOOR PLAN	PROJ. NO. 1513
DATE 19 FEB 2016	FILE NAME
SCALE AS NOTED	
SHEET NO. A-1	



B

BASEMENT

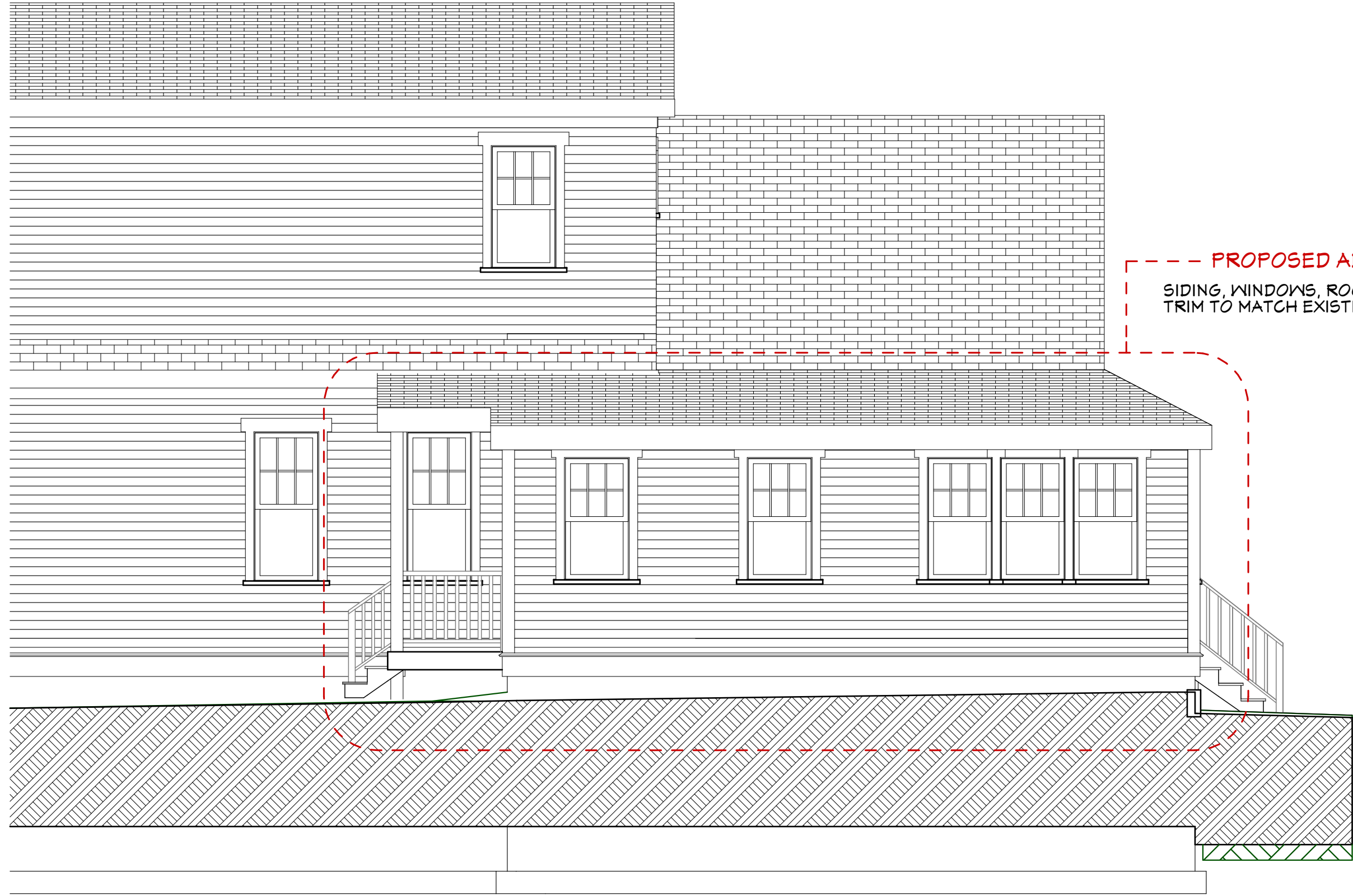
SCALE: 1/4" = 1'-0"

DOWNER / ASSOCIATES
 Home Renovation Architects
 13 REGENT STREET CAMBRIDGE, MA
 (617) 491-2519 WWW.DOWNERASSOCIATES.COM

FREEDMAN - TEH
RESIDENCE ADDITION
 26 DONNELL ST., CAMBRIDGE, MA

TITLE	BASEMENT PLAN	
DATE	19 FEB 2016	PROJ. NO. 1513
SCALE	A5 NOTED	FILE NAME

SHEET NO.
A-2



--- PROPOSED ADDITION
 SIDING, WINDOWS, ROOFING, &
 TRIM TO MATCH EXISTING (TYP)

A

WEST ELEVATION

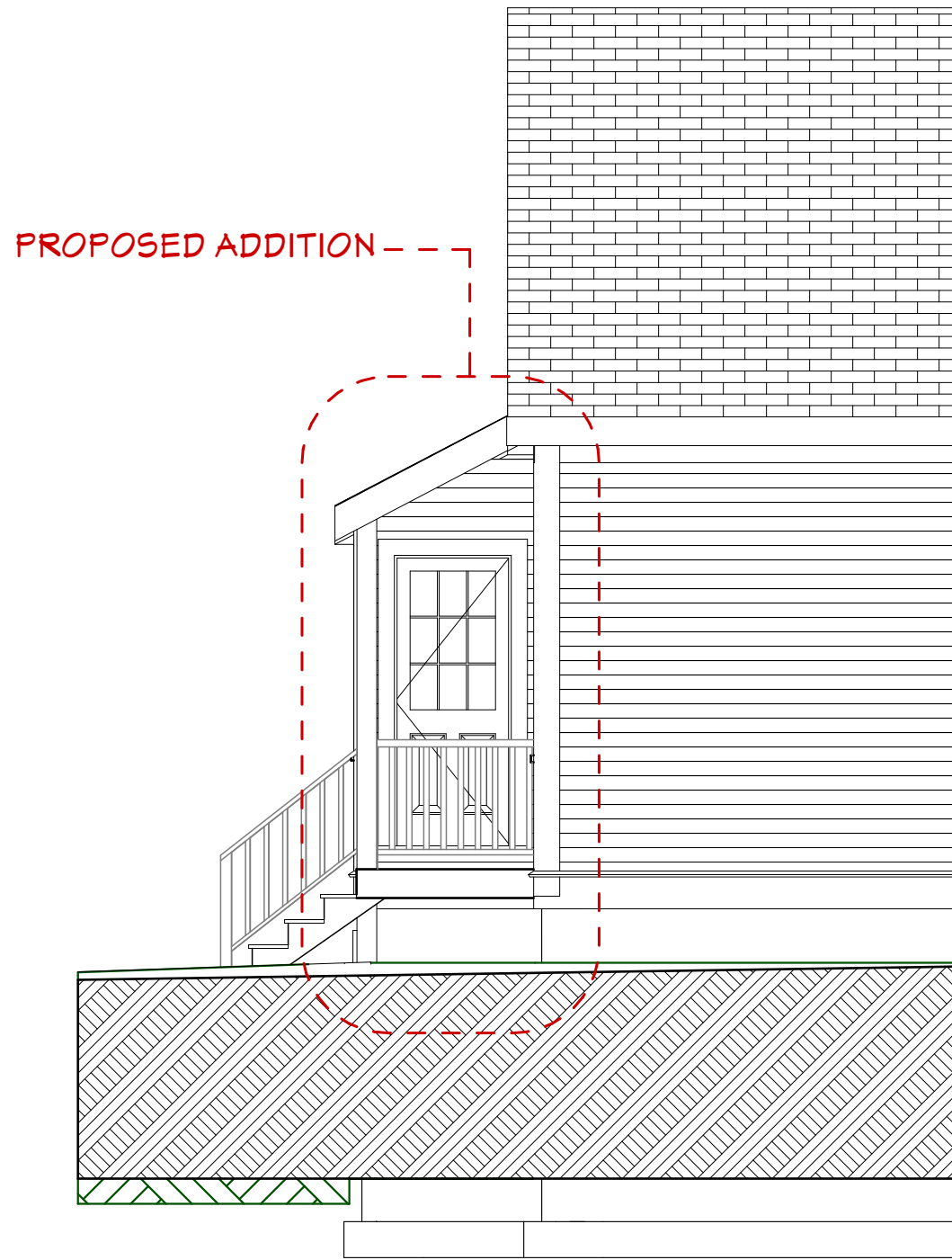
SCALE: 1/4" = 1'-0"

DOWNER / ASSOCIATES
 Home Renovation Architects
 13 REGENT STREET CAMBRIDGE, MA
 (617) 491-2519 WWW.DOWNERASSOCIATES.COM

FREEDMAN - TEH
RESIDENCE ADDITION
 26 DONNELL ST., CAMBRIDGE, MA

TITLE WEST ELEVATION	
DATE 19 FEB 2016	PROJ. NO. 1513
SCALE A5 NOTED	FILE NAME

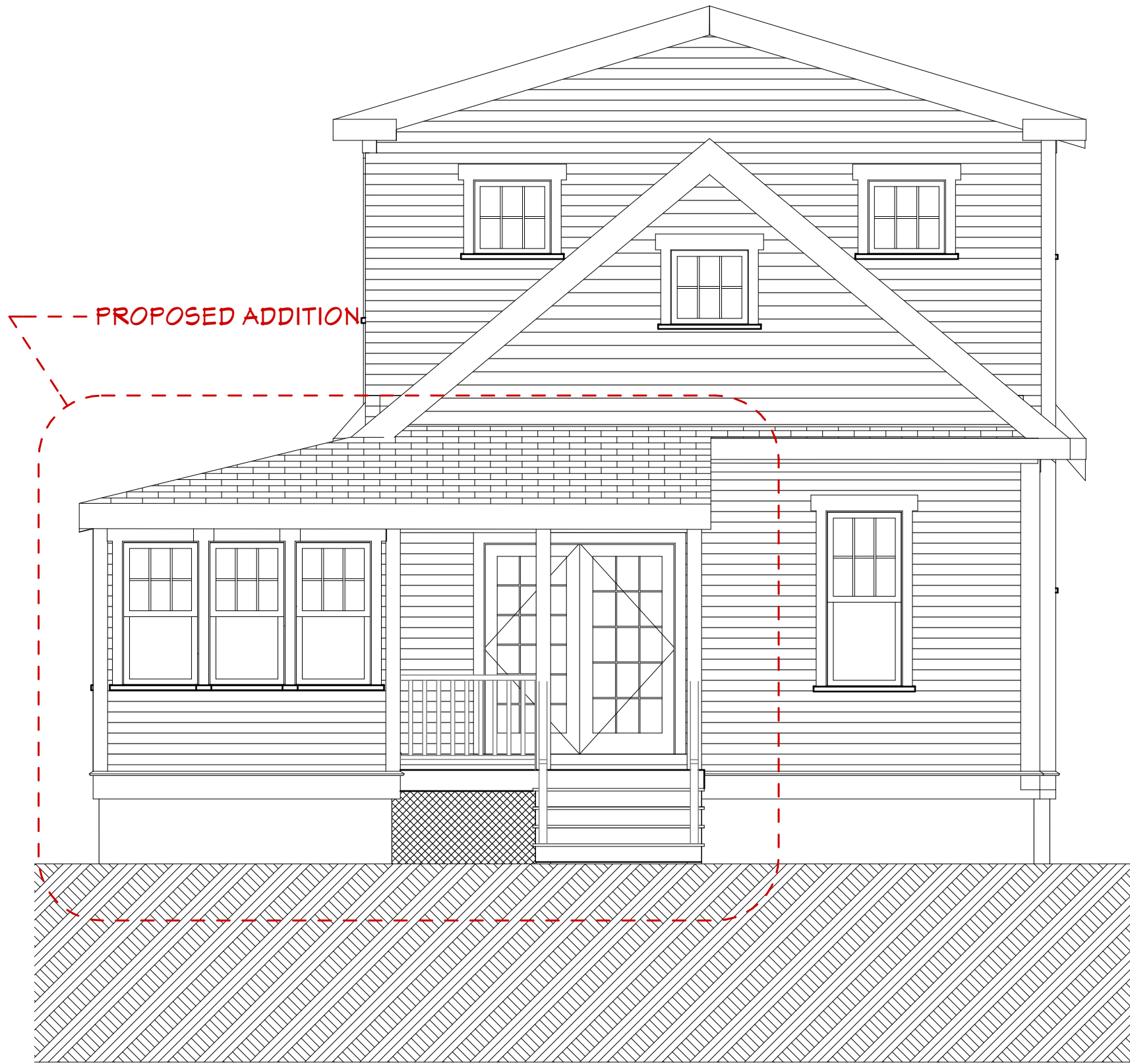
SHEET NO.
A-3



C

EAST ELEVATION

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



B

SOUTH ELEVATION

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

TITLE SOUTH & EAST ELEVATIONS

DATE 19 FEB 2016

PROJ. NO. 1513

SCALE A5 NOTED

FILE NAME

SHEET NO.

A-4

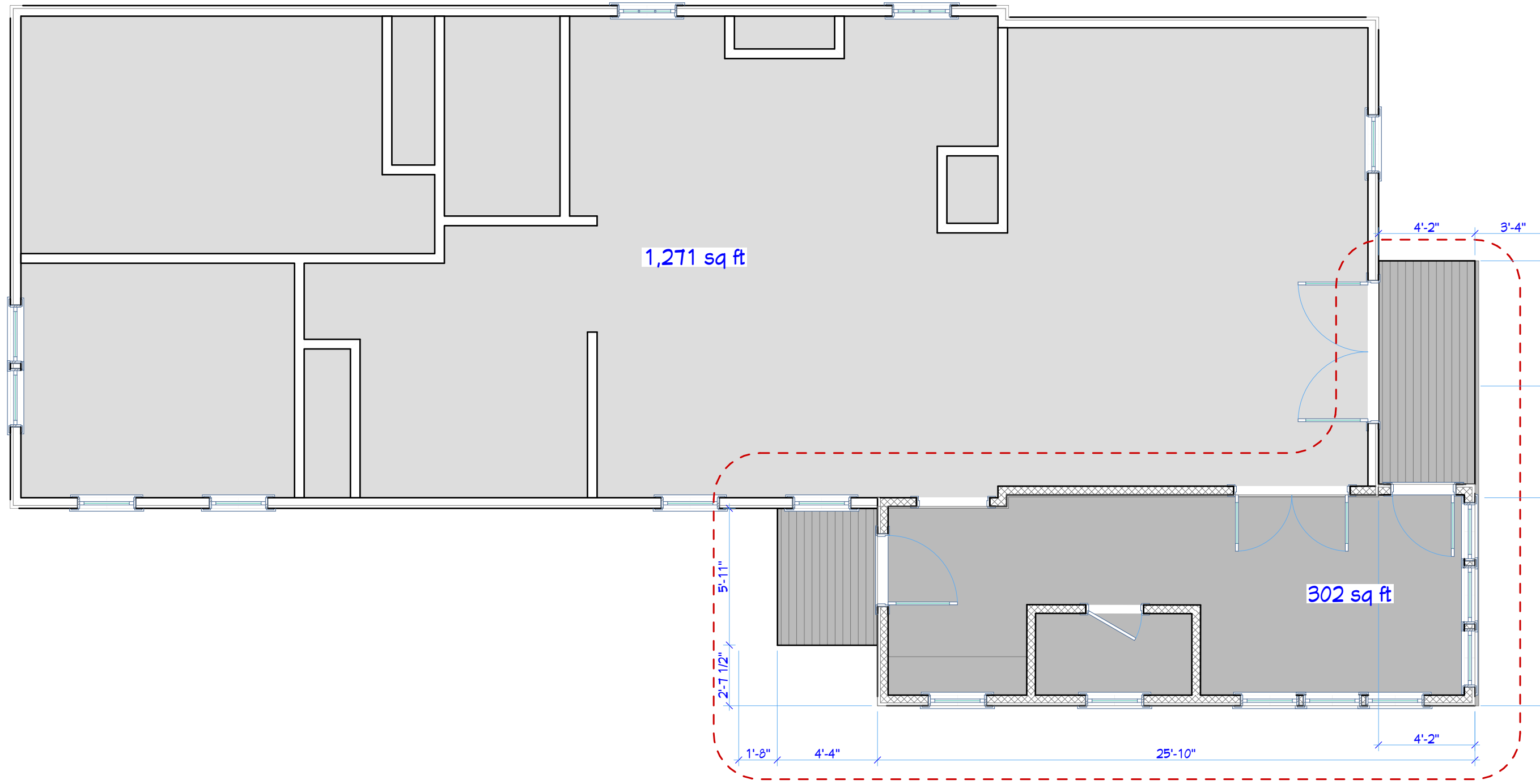
DOWNER / ASSOCIATES
Home Renovation Architects

13 REGENT STREET CAMBRIDGE, MA
(617) 491-2519 WWW.DOWNERASSOCIATES.COM

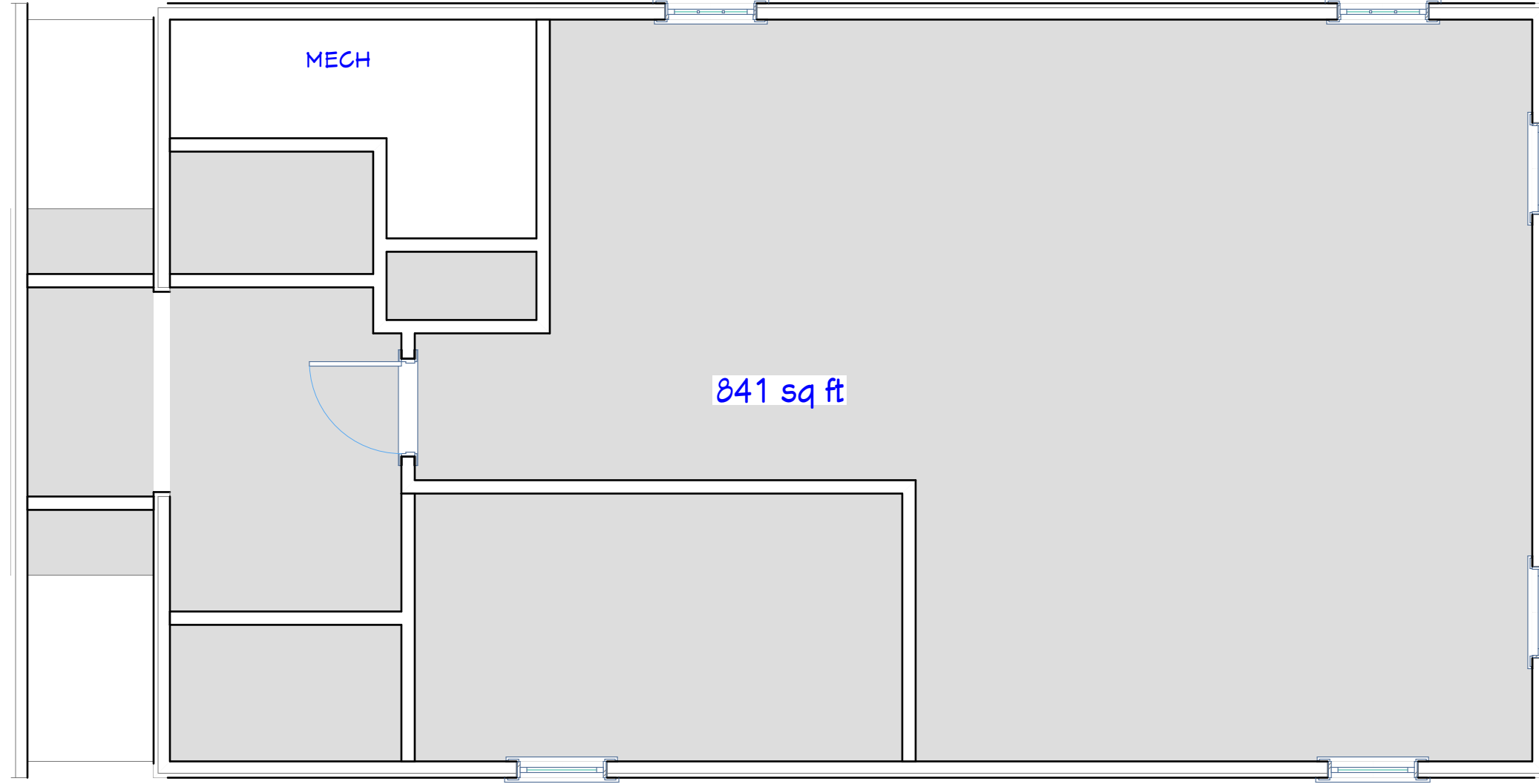
FREEDMAN - TEH
RESIDENCE ADDITION

26 DONNELL ST., CAMBRIDGE, MA

FAR 1st FLOOR



DOWNER / ASSOCIATES Home Renovation Architects 13 REGENT STREET CAMBRIDGE, MA (617) 491-2519 WWW.DOWNERASSOCIATES.COM	
FREEDMAN - TEH RESIDENCE ADDITION 26 DONNELL ST., CAMBRIDGE, MA	
TITLE Zoning FAR 1st Floor	PROJ. NO. 1513
DATE 19 FEB 2016	FILE NAME
SCALE A5 NOTED	
SHEET NO. A-5	



2

FAR 2nd FLOOR

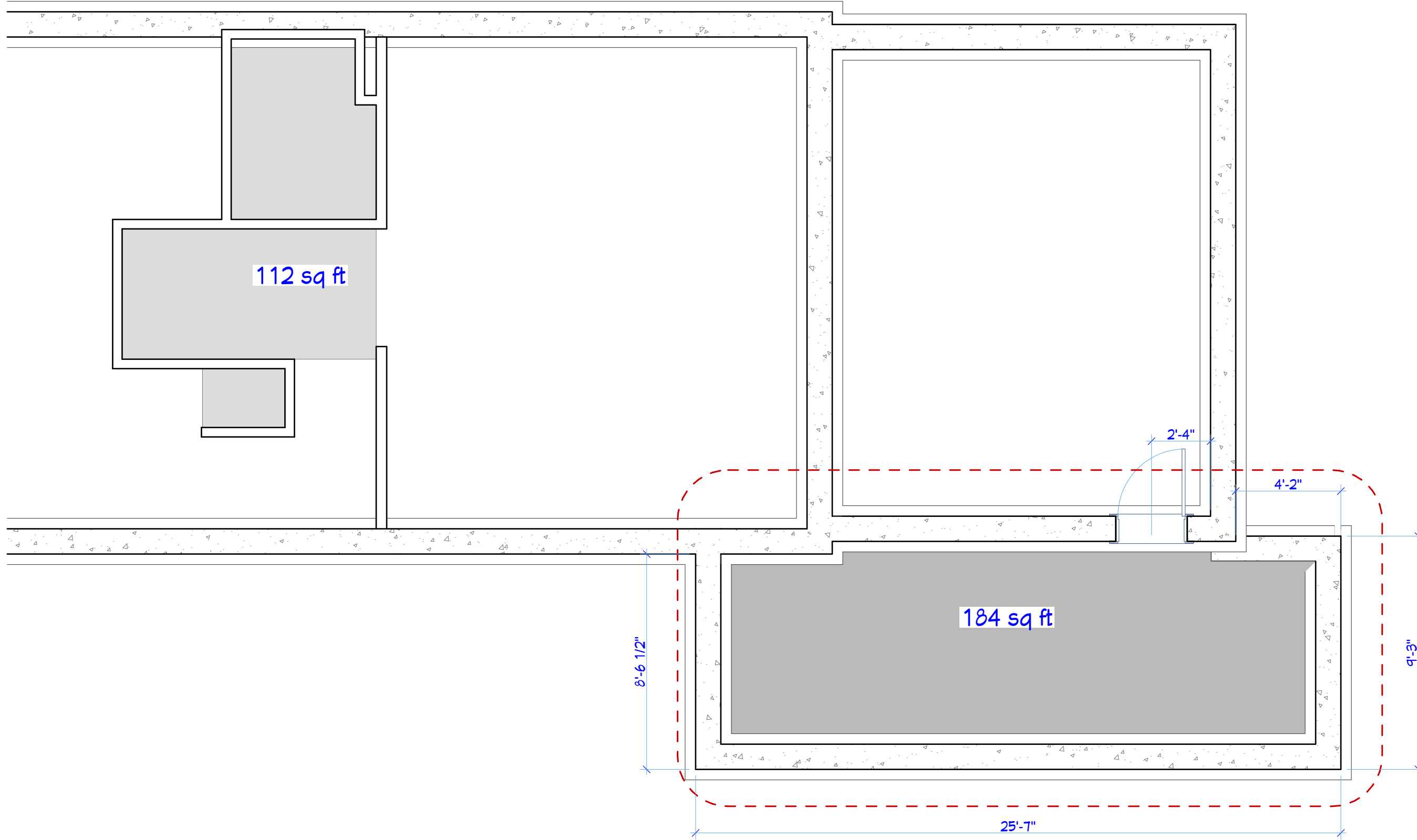
SCALE: 1/4" = 1'-0"

DOWNER / ASSOCIATES
 Home Renovation Architects
 13 REGENT STREET CAMBRIDGE, MA
 (617) 491-2519 WWW.DOWNERASSOCIATES.COM

FREEDMAN - TEH
RESIDENCE ADDITION
 26 DONNELL ST., CAMBRIDGE, MA

TITLE Zoning FAR 2nd Floor	PROJ. NO.	1513
	DATE	19 FEB 2016
	SCALE	A5 NOTED
SHEET NO.		

A-6



1

FAR BASEMENT

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

DOWNER / ASSOCIATES
 Home Renovation Architects
 13 REGENT STREET CAMBRIDGE, MA
 (617) 491-2519 WWW.DOWNERASSOCIATES.COM

FREEDMAN - TEH
RESIDENCE ADDITION
 26 DONNELL ST., CAMBRIDGE, MA

TITLE Zoning FAR Basement	
DATE 19 FEB 2016	PROJ. NO. 1513
SCALE AS NOTED	FILE NAME

SHEET NO.
A-7



1 NW View
SCALE: 1" = 10'



2 SW View
SCALE: 1" = 10'

DOWNER / ASSOCIATES
Home Renovation Architects
13 REGENT STREET CAMBRIDGE, MA
(617) 491-2519 WWW.DOWNERASSOCIATES.COM

FREEDMAN - TEH
RESIDENCE ADDITION
26 DONNELL ST., CAMBRIDGE, MA

TITLE
PERSPECTIVE VIEWS

DATE 19 FEB 2016 PROJ. NO. 1513

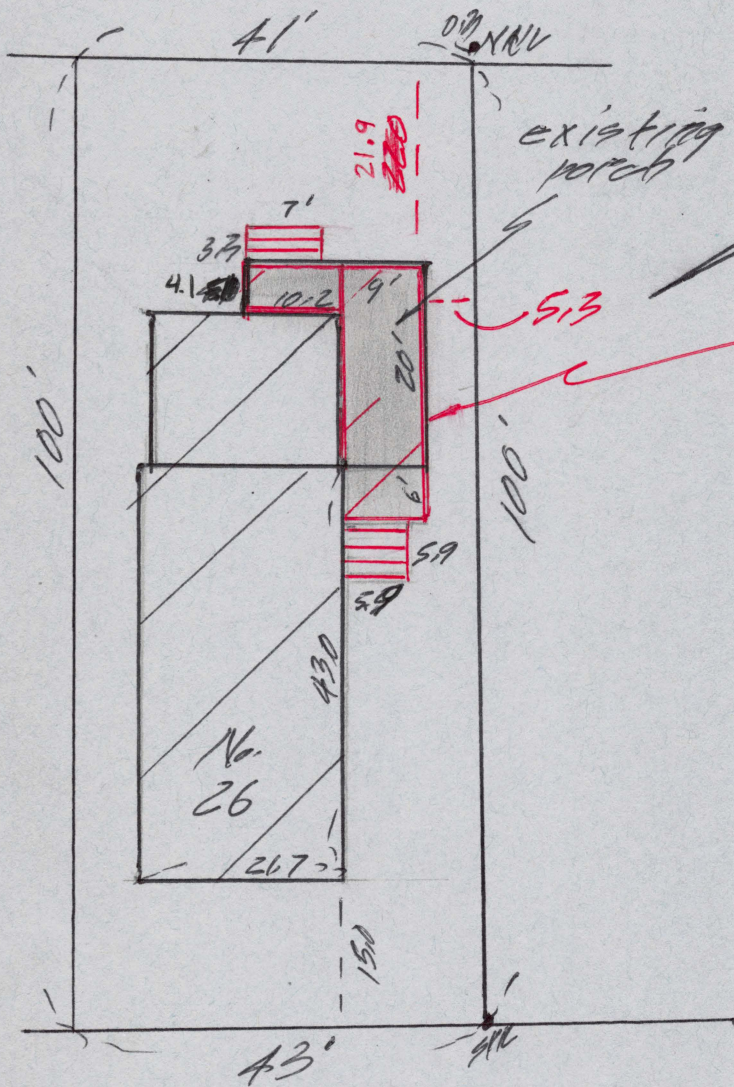
SCALE AS NOTED FILE NAME

SHEET NO.

A-8

ANTONINO LAND SURVEYORS, INC.

31 LEDGEBROOK AVE.
STOUGHTON, MASSACHUSETTS 02072
PHONE/FAX: (781) 344-4550



existing porch
proposed addition shown in red

ADDITION PLAN

No. 26 DONNELL ST.
CAMBRIDGE, MASS.
scale: 1 in = 20 ft.
Jan. 30, 2016

DONNELL ST.

(reg. BL 53933
Pg. 504
BK 3683
Pg. 356)

