



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

BZA APPLICATION FORM

Plan No: BZA-017136-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Geradline Spies & Dudley Rose - C/O Marisa S. Gregg, Esquire

PETITIONER'S ADDRESS : 150 CambridgePark Drive Cambridge, MA 01773

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 availalbe, will require relief from dimensional provisions of the ordinance in order to do so.

Initial Petition under BZA-012985-2017 was approved on July 7, 2017.

Proposal contained in this application remains the same as under BZA-012985-2017.

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)

Marisa S Gregg Attorney
(Print Name) for owner

Address :

One Cranberry Hill
Lexington MA 02421

Tel. No. :

617 494. 1920

E-Mail Address :

msg@cae.law.com

Date :

7/9/19

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 ST, Cambridge, Ma 02138

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

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

*Pursuant to a deed of duly recorded in the date 6/25/96, Middlesex South
County Registry of Deeds at Book 26434, Page 435; 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 Marisa S. Gregg Esq personally appeared before me,
this 9th of July, 20 19, and made oath that the above statement is true.

Maureen E Vona Notary

My commission expires 9/12/25



MAUREEN E. VONA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 12, 2025

- 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 this 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: Clark, Hunt, Ahern & Embry **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	1417sf	(max.)
<u>LOT AREA:</u>		1890 sf	1890 sf	5000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		1.82	1.82	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		945 sf	954 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	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.

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'.



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831 MASSACHUSETTS AVENUE
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2019 JUL 10 PM 2:51
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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Original Signature(s) :

(Petitioner(s) / Owner)

Marisa S. Gregg, attorney for
(Print Name) owner

Address :

One Cranberry Hill
Lexington, MA 02421

Tel. No. :

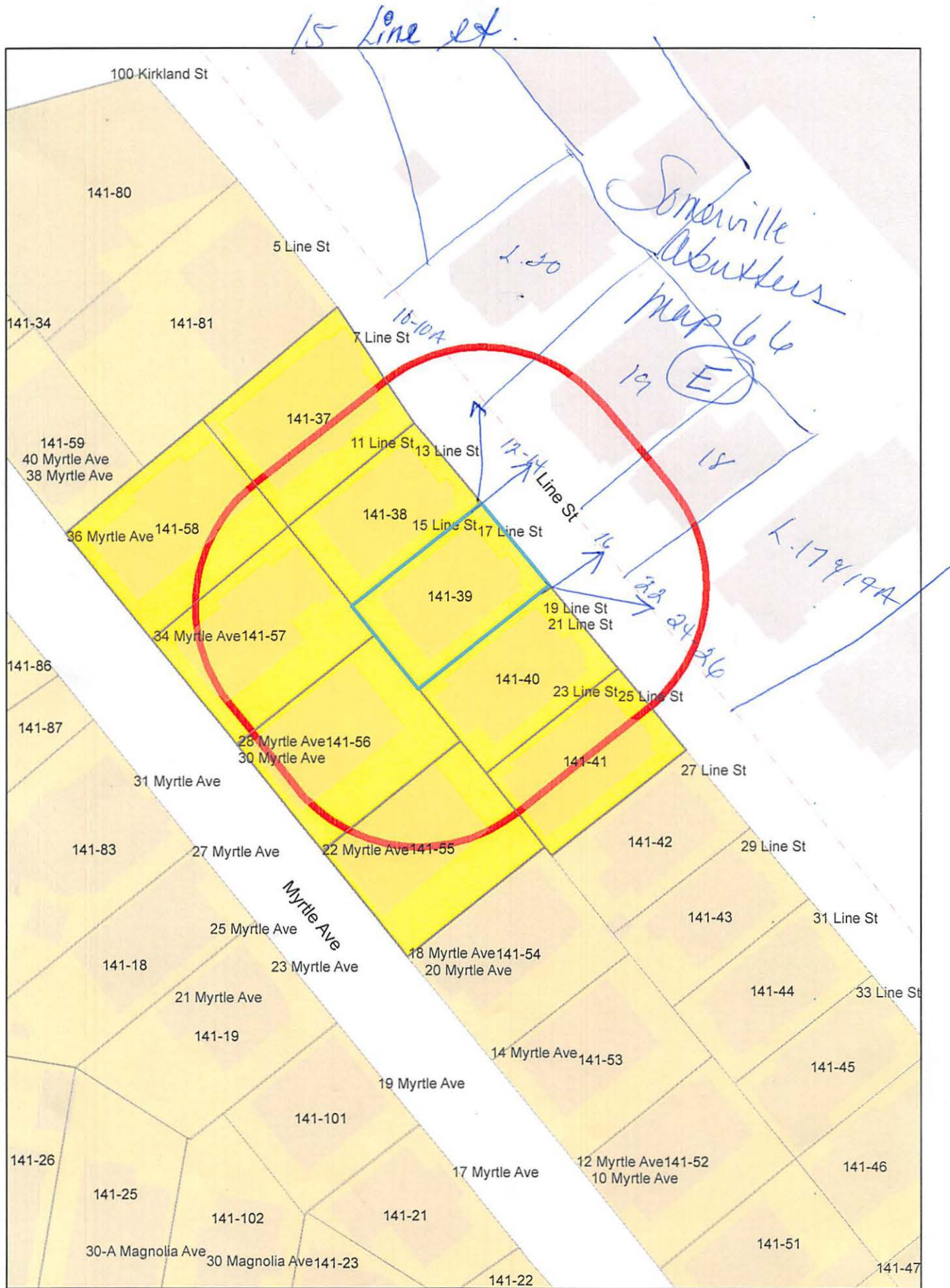
617.494.1920

E-Mail Address :

msgregg@chelaw.com

Date :

7/9/19



15 line st.

Petitioner

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

141-38
EGAN, EDNA M., A LIFE ESTATE
C/O 11 LINE STREET LLC
7 CRESCENT ST.
CAMBRIDGE, MA 02138

CLARK, HUNT, AHERN & EMBRY
C/O MARISA GREGG
150 CAMBRIDGEPARK DRIVE
CAMBRIDGE, MA 02140

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

141-56
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

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

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

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

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

66-E-17-B
BRILLIANT BRADLEY & JOSIAH SERENE
22 LINE STREET #8
SOMERVILLE, MA 02143

66-E-17-C
FEIJO EDMUND JR. & LONG BRIAN C.
22 LINE STREET – UNIT C
SOMERVILLE, MA 02143

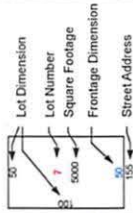
EE-E-17-D
WILLIAMS LISA & DEVEREAU
22 LINE STREET – UNIT D
SOMERVILLE, MA 02143

66-E-17-E
PETRACK EMORY & GREENSPAN SAMMY
TR. OF SAMMY A. GREENSPAN TR.
22 LINE STREET – UNIT E
SOMERVILLE, MA 02143



Assessors Map

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

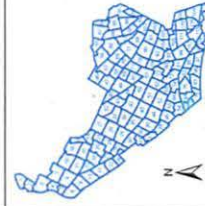


80 0 40 Feet
1" = 80'

July 1, 2016

July 1, 2016

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



CAMBRIDGE

Kirkland

10 LINE ST**Location** 10 LINE ST**Mblu** 66/ E/ 20/ /**Acct#** 16532190**Owner** SAVENOR JOSEPH & LINDA
ANN TRS**Assessment** \$1,199,400**PID** 11073**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$702,500	\$496,900	\$1,199,400

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: \$899,001
Building Percent 78
Good:
Replacement Cost
Less Depreciation: \$701,200

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** \$1,308,100**PID** 11072**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$679,900	\$628,200	\$1,308,100

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: \$871,651
Building Percent 78
Good:
Replacement Cost
Less Depreciation: \$679,900

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** \$862,000**PID** 11071**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$333,900	\$528,100	\$862,000

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: \$397,453
Building Percent 84
Good:
Replacement Cost
Less Depreciation: \$333,900

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** \$1,194,300**PID** 103579**Building Count** 1**Assessing Distr...****Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,194,300	\$0	\$1,194,300

Owner of Record**Owner** LOUIS CHRYSTAL**Sale Price** \$1,112,000**Co-Owner****Certificate****Address** 22 LINE ST**Book & Page** 65586/ 111

SOMERVILLE, MA 02143

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: \$1,206,409
Building Percent 99
Good:
Replacement Cost
Less Depreciation: \$1,194,300

Building Photo

Building Attributes	
Field	Description
STYLE	Townhouse end

22 LINE ST**Location** 22 LINE ST**Mblu** 66/ E/ 17/ B/**Acct#** 20051660**Owner** BRILLIANT BRADLEY &
JOSIAH SERENE**Assessment** \$1,308,600**PID** 103580**Building Count** 1**Assessing Distr...****Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,308,600	\$0	\$1,308,600

Owner of Record

Owner BRILLIANT BRADLEY & JOSIAH SERENE
Co-Owner
Address 22 LINE ST #B
 SOMERVILLE, MA 02143

Sale Price \$1,225,000
Certificate
Book & Page 67364/ 201
Sale Date 06/02/2016
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BRILLIANT BRADLEY & JOSIAH SERENE	\$1,225,000		67364/ 201	00	06/02/2016
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

Building Information**Building 1 : Section 1**

Year Built: 2002
Living Area: 2,961
Replacement Cost: \$1,321,824
Building Percent 99
Good:
Replacement Cost
Less Depreciation: \$1,308,600

Building Photo

Building Attributes	
Field	Description

22 LINE ST**Location** 22 LINE ST**Mblu** 66/ 'E/ 17/ C/**Acct#** 20051670**Owner** FEIJO EDMUND JR & LONG
BRIAN C**Assessment** \$1,121,800**PID** 103581**Building Count** 1**Assessing Distr...****Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,121,800	\$0	\$1,121,800

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 WAEI F TRUSTEE	\$10		59317/ 38	1F	06/18/2012
ASAAD WAEI & 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: \$1,133,163
Building Percent 99
Good:
Replacement Cost
Less Depreciation: \$1,121,800

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** \$201,300**PID** 103582**Building Count** 1**Assessing Distr...****Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$201,300	\$0	\$201,300

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: \$909,583
Building Percent 26
Good:
Replacement Cost
Less Depreciation: \$201,300

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** \$1,105,800**PID** 103583**Building Count** 1**Assessing Distr...****Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,105,800	\$0	\$1,105,800

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 SOMERVILLE, MA 02143	Book & Page	64236/ 474
		Sale Date	09/16/2014
		Instrument	1F

Ownership History

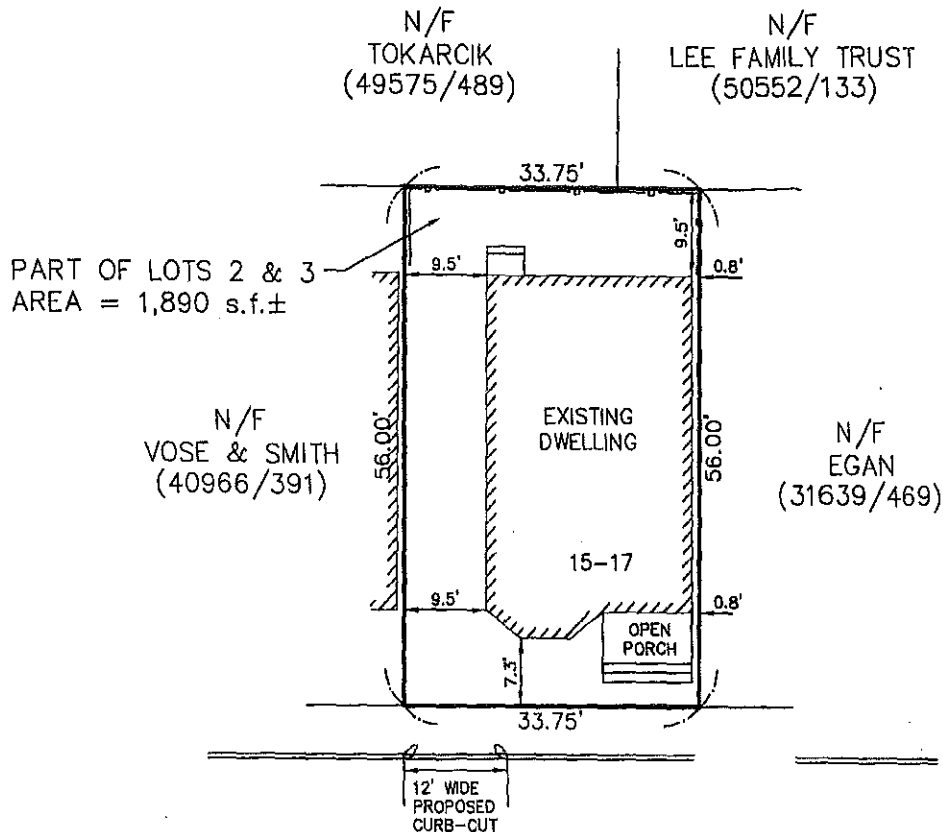
Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PETRACK EMORY & GREENSPAN SAMMY TRUSTEES	\$1		64236/ 474	1F	09/16/2014
PETRACK EMORY M & GREENSPAN SAMMY A	\$885,000		63257/ 421	00	02/07/2014
LIM NICK T & MIA HELENA	\$100		59376/ 400	1F	06/26/2012
LIM NICK T	\$774,000		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: \$1,116,989
Building Percent 99
Good:
Replacement Cost
Less Depreciation: \$1,105,800

Building Photo

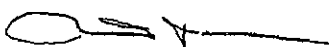
Building Attributes	
Field	Description



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

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

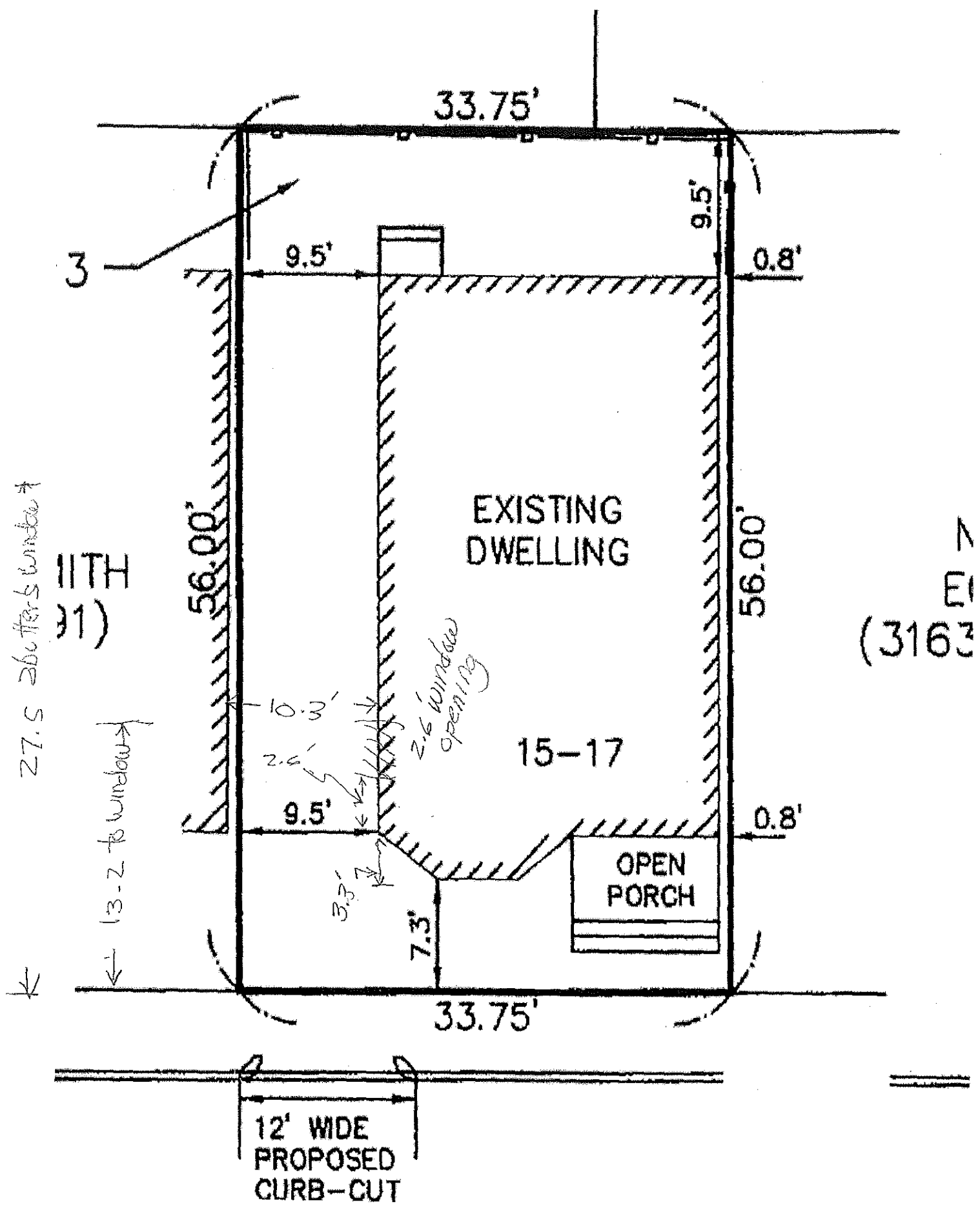
SCALE: 1" = 20'

TITLE REF: BK 26434 PG 435

DATE: SEPTEMBER 9, 2015

FILE No. 19155/19169

09/09/2015





15 Line St.



