



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

BZA APPLICATION FORM

GENERAL INFORMATION

2019 AUG 12 PM 2:05
 Plan No: BZA-017167-2019
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : EvB Design - C/O Edrick vanBeuzekom

PETITIONER'S ADDRESS : 1310 Broadway Suite 200 Somerville, MA 02144

LOCATION OF PROPERTY : 23-25 Line St Cambridge, MA 02138

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

REASON FOR PETITION :
Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

The petitioner proposes to construct two dormers at the attic level of the existing structure in order to create a 2nd bedroom and bathroom.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.3 (Enlargement of a Nonconforming Structure).
 Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) : *Edrick vanBeuzekom*
 (Petitioner(s) / Owner)
EDRICK VANBEUZEKOM
 (Print Name)

Address : C/O EvB Design 1310 Broadway, Ste 200
Somerville, MA 02144
 Tel. No. : 617-623-2222
 E-Mail Address : edrick@evbdesign.com

Date : 8/12/19

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 John H. Cunha, Jr.
(OWNER)

Address: 23 Linc Street, Cambridge, MA 02138

State that I/We own the property located at 23-25 Linc Street, which is the subject of this zoning application.

The record title of this property is in the name of John H. Cunha, Jr.

*Pursuant to a deed of duly recorded in the date 9/28/2007, Middlesex South County Registry of Deeds at Book 50162, Page 249; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

John H. Cunha Jr.
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 Suffolk

The above-name John H. Cunha, Jr. personally appeared before me, this 21st of June, 2019, and made oath that the above statement is true.

[Signature] Notary

My commission expires 4-23-2021 (Notary Seal).

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

STATE OF MISSISSIPPI - DEPARTMENT OF REVENUE

To be completed by OWNER, agent, lessee, or other person in possession of the property and returned to the Secretary of the Board of Equalization.

Name of owner or person in possession of property: _____

Address: _____

State and county in which the property is located: _____

Which of the following is the subject of this report? (Check one)

The record title of this property is in the name of John F. Smith

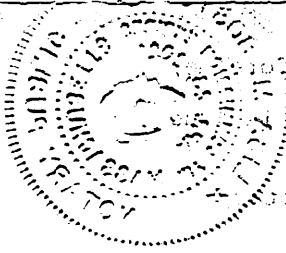
Transfer to a third party recorded in the name of John F. Smith

County property or deeds of John F. Smith

Abstract property located on land owned by John F. Smith

Page _____

Without evidence of Agent's authority no personal possession may be reported.



The above information was personally reported to me by _____

and true and correct to the best of my knowledge and belief.

Signature of Agent: _____

Printed name of Agent: _____

If ownership is not shown in the record, it is the duty of the owner to file a report with the Board of Equalization. If the owner fails to do so, the Board may assess a penalty against the owner.

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:

A literal enforcement of the provisions of this Ordinance would deny the owner the ability to add a much needed 2nd bedroom and bathroom to his dwelling unit. The lot is so small the only practical place to expand is the 3rd floor attic level which is not adequate space without adding dormers.

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 is owing to the undersized lot in a neighborhood where most if not all lots are undersized. The dimensions of the lot leave no room for outward expansion of the 1st and 2nd floors.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

Desirable relief may be granted without substantial detriment to the public good because the proposed dormer additions will be set back from the street and with the existing tree coverage will be barely visible from the public way. The proposed dormers will not significantly impact the shadows cast on neighboring properties.

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

Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance because the proposed additions will be in scale and character with the existing neighborhood, and the size of the structure (FAR) will be within what would be allowed in this zone on a conforming lot.

*** 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: EvB Design **PRESENT USE/OCCUPANCY:** Two Family Residence
LOCATION: 23-25 Line St Cambridge, MA 02138 **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Two Family Residence

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	2412 SF	2592 SF	1417.5 SF	(max.)
<u>LOT AREA:</u>	1890 SF	no change	5000 SF	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	1.28	1.37	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	945 SF	no change	1500 SF	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	33.75'	no change	50'	(min.)
DEPTH	56'	no change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	7.75'	no change	1+2=9.39', 10'	(min.)
REAR	5'	no change	1+2=9.39', 20'	(min.)
LEFT SIDE	9.33'	no change	+2=10.93', 7'6"	(min.)
RIGHT SIDE	0.9'	no change	+2=10.93', 7'6"	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	33'	no change	35' Max.	(max.)
LENGTH	43.25'	no change	N/A	
WIDTH	23.5'	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	0%	no change	30%	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	no change	1	(max.)
<u>NO. OF PARKING SPACES:</u>	0	no change	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>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.

Proposed new dormers would be wood frame construction.

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'.

23-25 Line Street





23-25 Line Street



↑ 23-25 Line St.



↑
23-25 Line St.

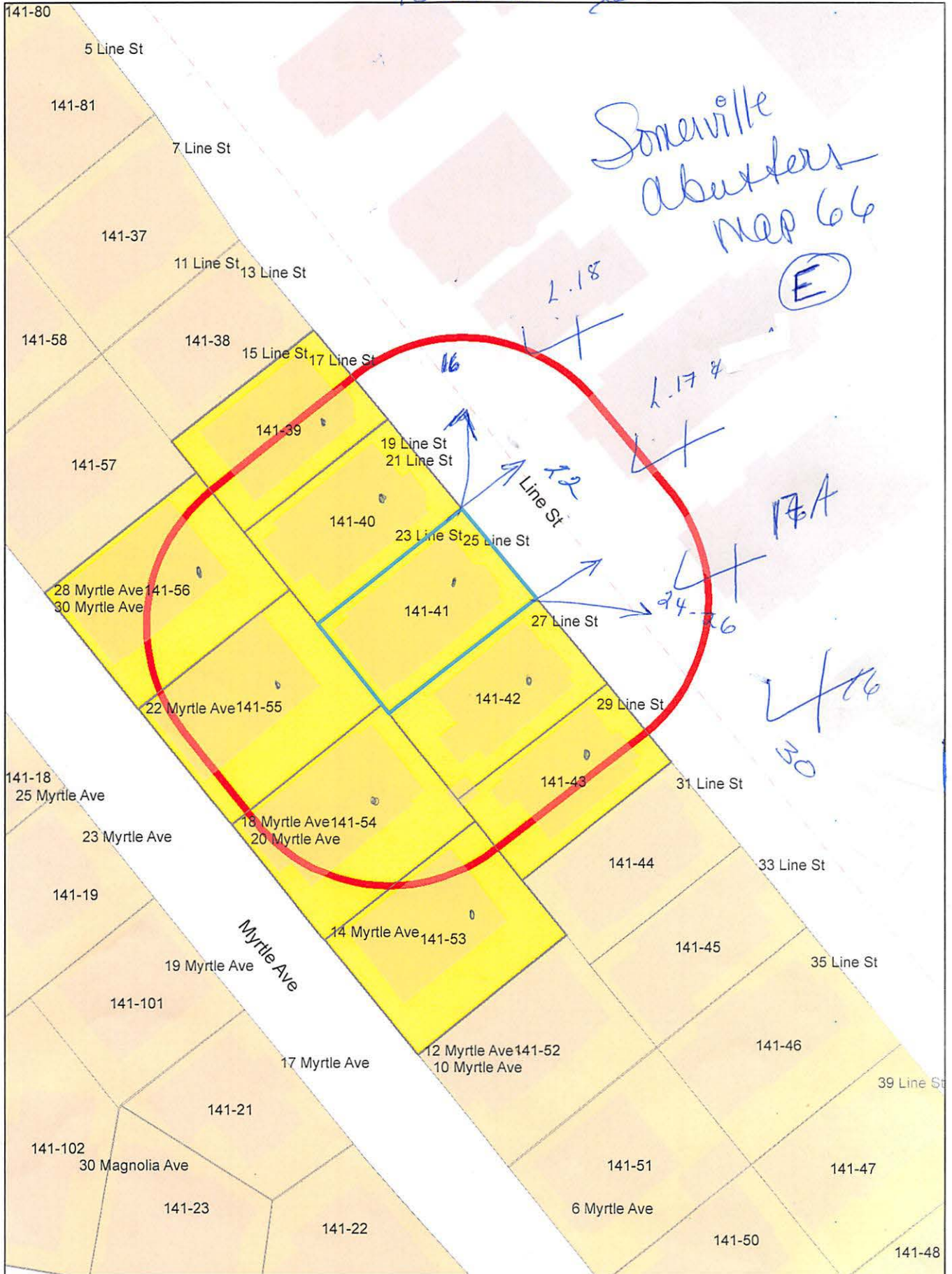


23-25 Live St.

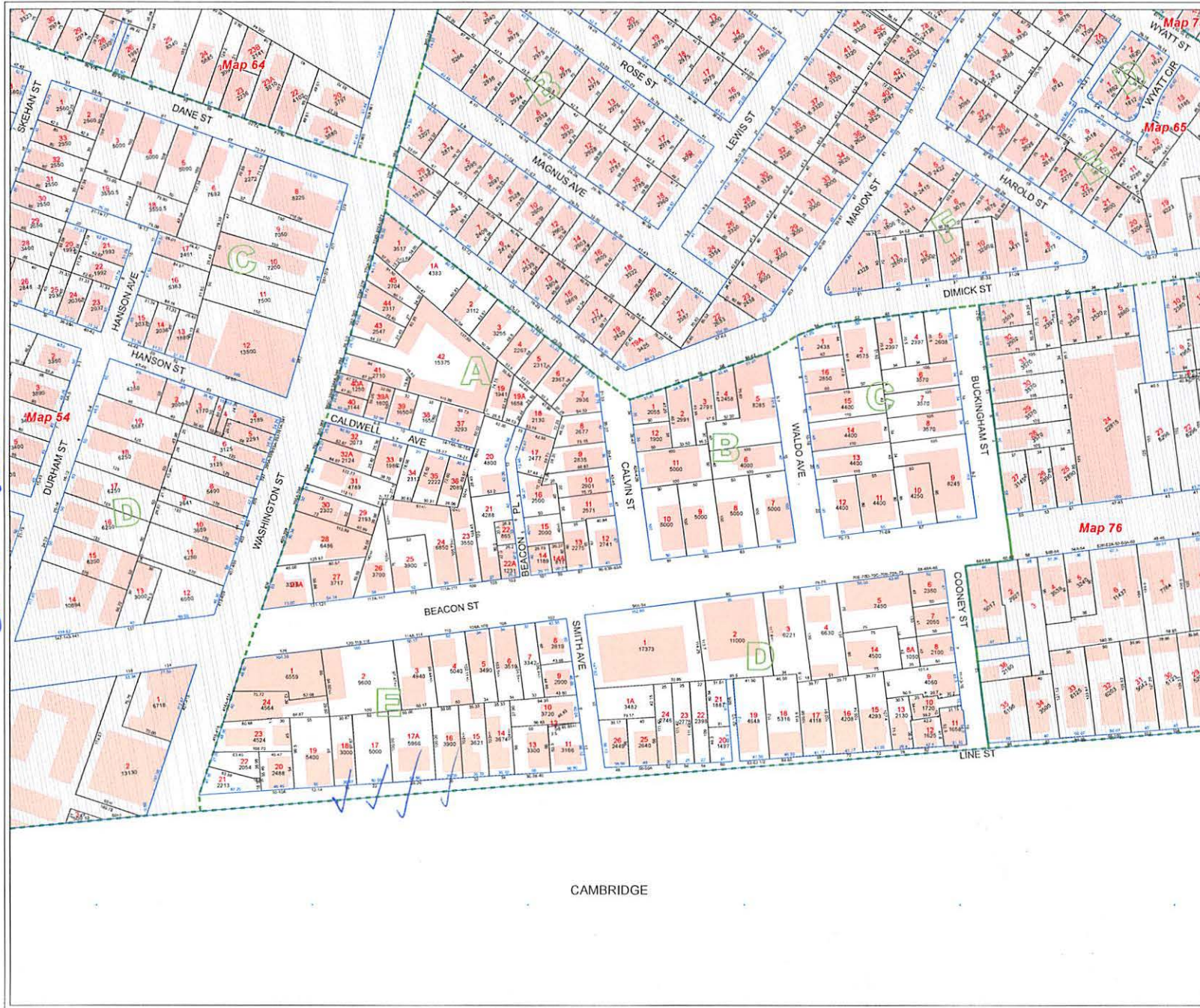
23-25 line st.

Somerville
abutters
map 66

(E)

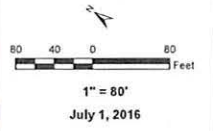
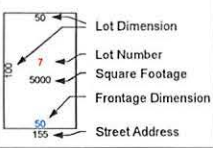


23-25 line st



Assessors Map

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



Source: 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 CDM 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 denoted locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



66

CAMBRIDGE

23-25 Line St.

Petitioner

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

EVB DESIGN
C/O EDRIK VANBEUZEKOM, ARCHITECT
1310 BROADWAY - SUITE 200
SOMERVILLE, MA 02144

141-42
CONNELL, WILLIAM J. &
MARION F. CONNELL, A LIFE ESTATE
27 LINE ST
CAMBRIDGE, MA 02138

141-43
HANSIS, WILLIAM J.
29 LINE ST
CAMBRIDGE, MA 02138

141-53
LEE, LILY
14-16 MYRTLE AVE
CAMBRIDGE, MA 02138

141-54
FLOWER, JEREMY & ELISA FLOWER
18 MYRTLE AVE
CAMBRIDGE, MA 02138

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

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

66/E/16
YULIYA SHAMIS
P.O. BOX 441529
SOMERVILLE, MA 02144-1529

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

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

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

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

66/E/17/E
EMORY PETRACK &
GREENSPAN SAMMY TRUSTEES
SAMMY A. GREENSPAN, TRUST
22 LINE STREET - UNIT E
SOMERVILLE, MA 02143

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

30 LINE ST

Location 30 LINE ST

Mblu 66/ E/ 16/ /

Acct# 24720015

Owner SHAMIS YULIYA

Assessment \$940,100

PID 11068

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$361,600	\$578,500	\$940,100

Owner of Record

Owner SHAMIS YULIYA

Sale Price \$805,000

Co-Owner

Certificate

Address PO BOX 441529

Book & Page 66307/ 357

SOMERVILLE, MA 02144-1529

Sale Date 10/30/2015

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SHAMIS YULIYA	\$805,000		66307/ 357	00	10/30/2015
XAVIER PAUL F FOR LIFE	\$1		59067/ 43	1F	05/10/2012
XAVIER PAUL F & JANICE M	\$100		14701/ 462		08/18/1982

Building Information

Building 1 : Section 1

Year Built: 1920

Living Area: 2,338

Replacement Cost: \$388,828

Building Percent 93

Good:

Replacement Cost

Less Depreciation: \$361,600

Building Photo

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

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
Co-Owner
Address 22 LINE ST UNIT C
 SOMERVILLE, MA 02143

Sale Price \$785,000
Certificate
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 WAEEL F TRUSTEE	\$10		59317/ 38	1F	06/18/2012
ASAAD WAEEL & 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
Co-Owner
Address 22 LINE ST UNIT D
 SOMERVILLE, MA 02143

Sale Price \$1
Certificate
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 **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 & MIIA 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

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

John H. Cunha, Jr. Residence

23-25 Line St. Street
Cambridge, MA

ISSUE DATE: July 24, 2019

FOR ZONING REVIEW

Architect:

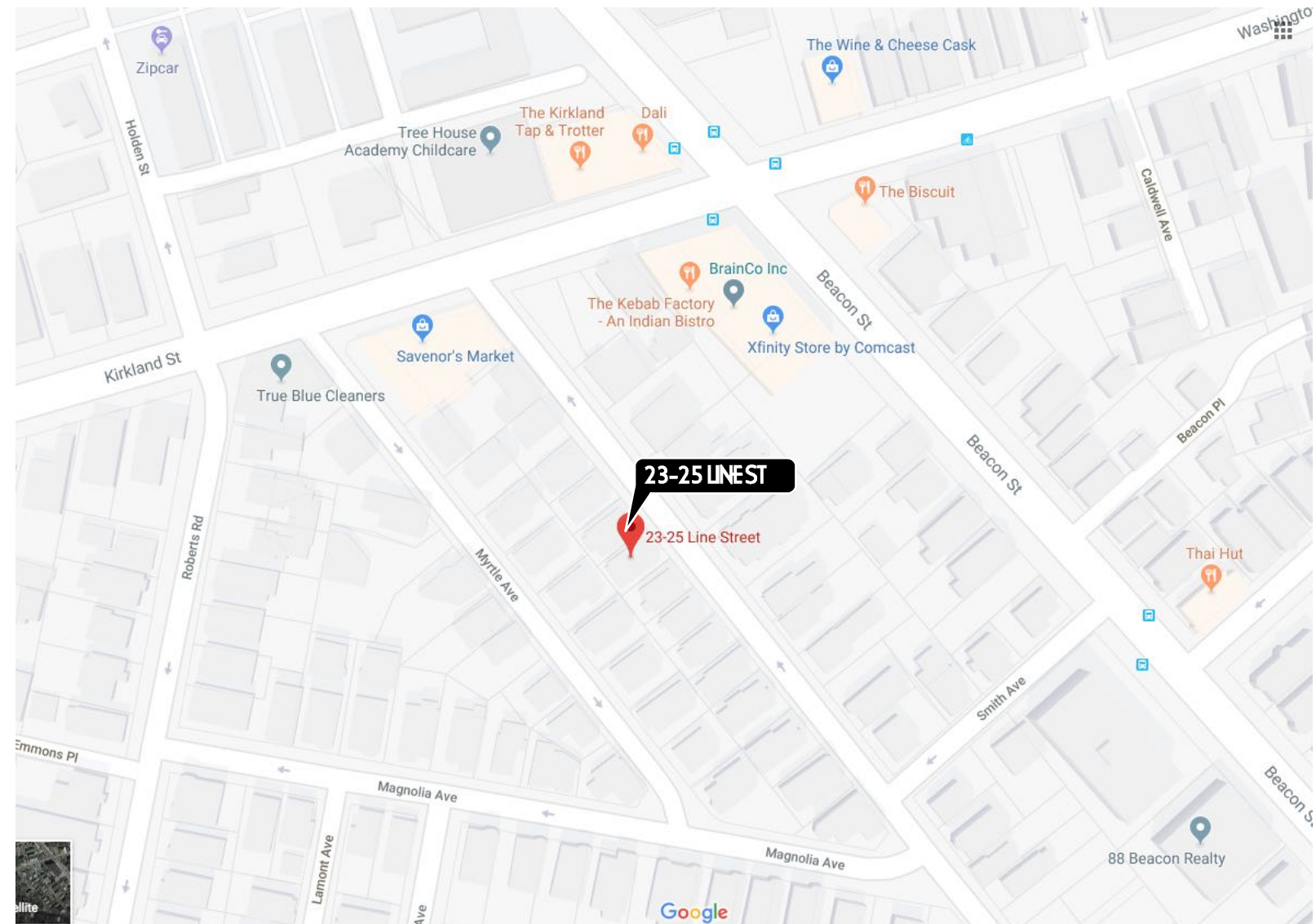
EvB Design

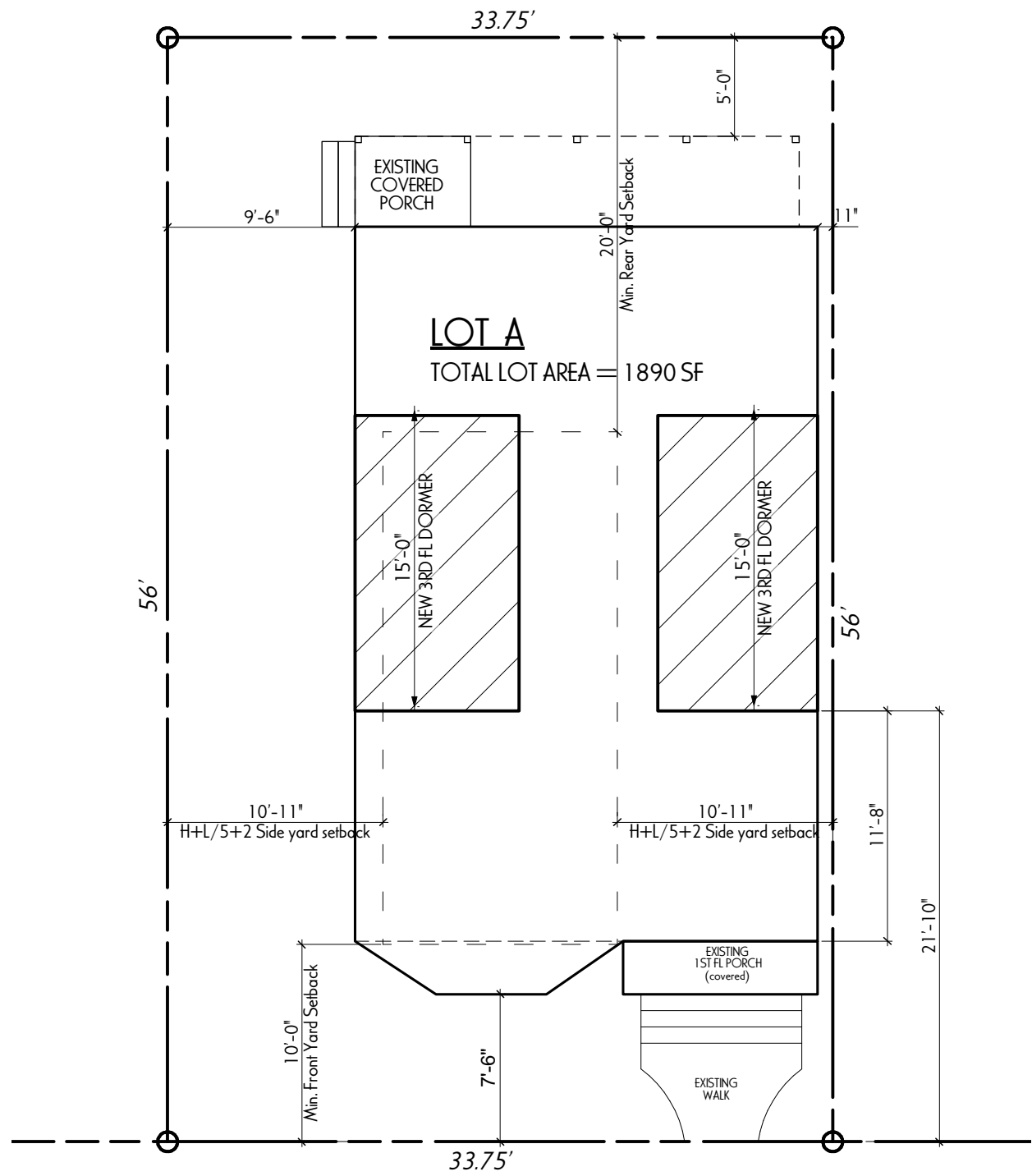
Edrick vanBeuzekom, AIA
1310 Broadway, Suite 200
Somerville, MA 02144
Tel: 617-623-2222

List Of Drawings:

- Cover Sheet
- C1.0 Site Plan
- Z1.0 FAR Calculations
- A1.0 Proposed 3rd Floor Plan
- A2.0 Proposed Elevations
- A2.1 Proposed Elevations
- A2.2 Proposed Elevations
- A3.0 Proposed Sections
- X1.0 Existing 1st, 2nd and 3rd Floor Plan
- X2.0 Existing Elevations
- X2.1 Existing Elevations
- X3.0 Existing Section
- R.0 3D Shadow Study 06/21
- R.1 3D Shadow Study 09/22
- R.2 3D Shadow Study 12/21

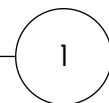
LOCUS PLAN






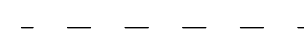

LINE STREET

Scale: 1/8" = 1'-0"
Proposed Site Plan



23-25 Line St Zoning Table	Zone: C-1			
	EXISTING CONDITIONS	REQUESTED DIMENSIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA (G.F.A.)	2412 SF	2592 SF	1417.5 SF	(max.) NC (nonconforming)
LOT AREA	1890 SF	NO CHANGE	5,000 SF	(min.) NC
RATIO OF GROSS FLOOR AREA TO LOT AREA	1.28	1.37	0.75	(max.) NC
LOT AREA FOR EACH DWELLING UNIT (D.U.)	945 SF	NO CHANGE	1,500 SF	(min.) NC
SIZE OF LOT				
-WIDTH	33.75'	NO CHANGE	50'	(min.) NC
-DEPTH	56'	NO CHANGE	-	(min.)
SETBACKS (IN FEET)				
-FRONT	7.75'	NO CHANGE	H+L/4+2=9.39'	(10'-0"min.) footnote (a) Table 5-1 NC
-REAR	5.0'	NO CHANGE	H+L/4+2=9.39"	(20'-0"min.) footnote (c) Table 5-1 NC
-LEFT SIDE	9.33'	NO CHANGE	H+L/5+2=10.93'	(7'-6"min.) footnote (n) Table 5.1 NC
-RIGHT SIDE	0.9'	NO CHANGE	H+L/5+2=10.93'	(7'-6"min.) footnote Table 5.1 NC
SIZE OF BLDG.				
-HEIGHT	33'	NO CHANGE	35'	(max.)
-LENGTH	43.25'	NO CHANGE	-	(max.)
-WIDTH	23.5'	NO CHANGE	-	(max.)
RATIO OF PRIVATE OPEN SPACE TO LOT AREA	0%	NO CHANGE	30%	(min.) NC
NO. OF DWELLINGS	2	NO CHANGE	1	(max.) NC
NO. OF PARKING SPACES	0	NO CHANGE	2	(min./max.) NC
NO. OF LOADING AREAS	N/A	N/A	N/A	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT	N/A	NO CHANGE		(min.)

GRAPHIC KEY

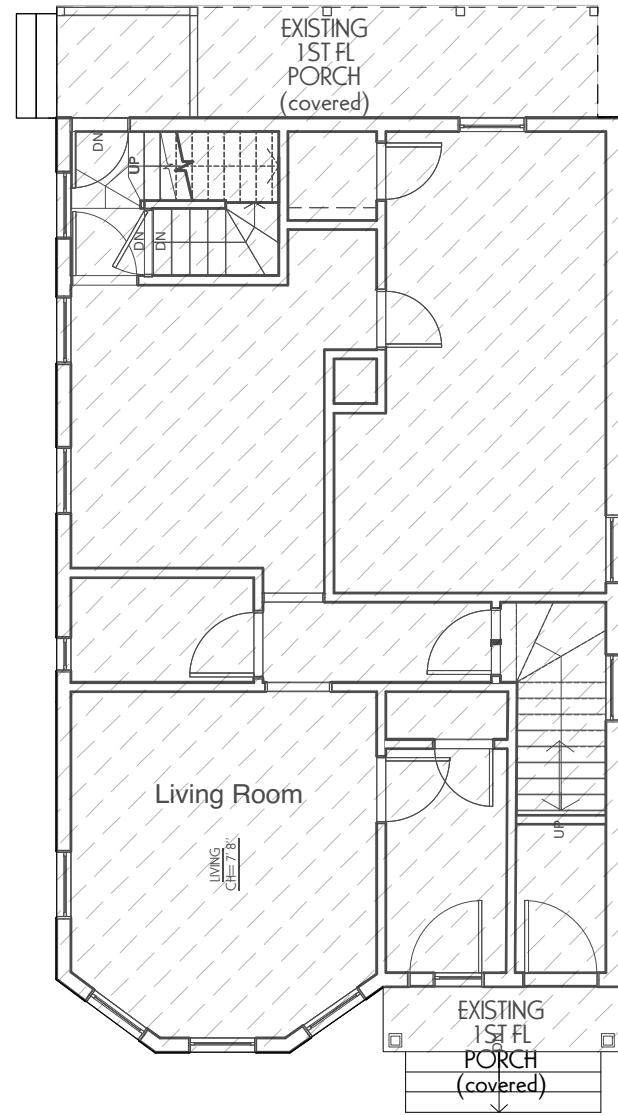
-  NEW ADDITION
-  SETBACK LINE
-  PROPERTY LINE

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Date:
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C1.0



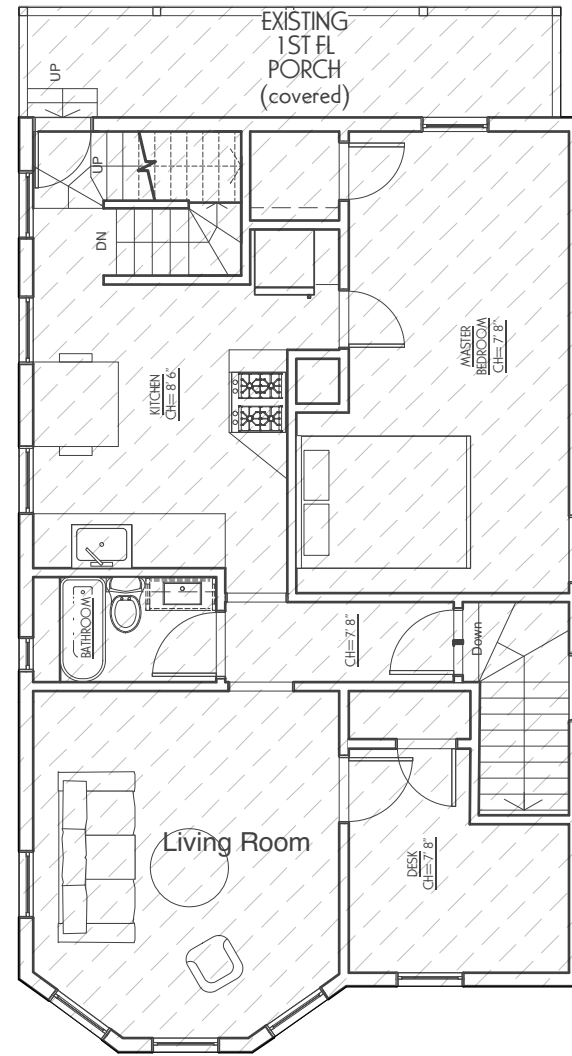
1 First Floor GFA
Scale: 1/8" = 1'-0"



Existing GFA = 1007 SF



New GFA = 1007 SF



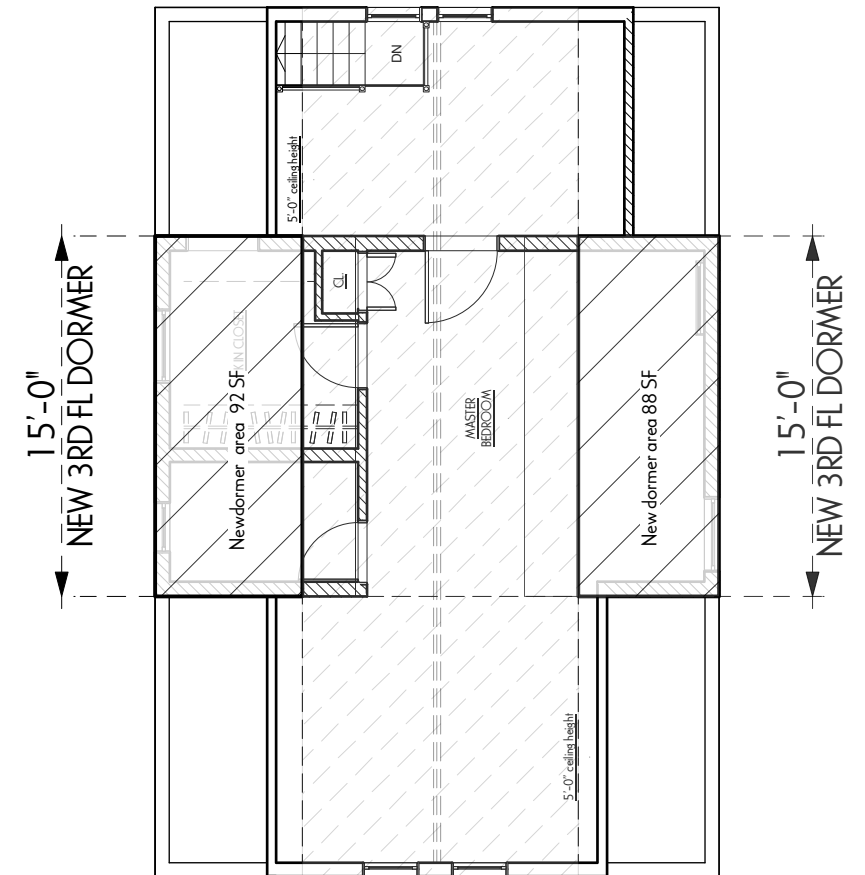
2 Second Floor GFA
Scale: 1/8" = 1'-0"



Existing GFA = 980 SF



New GFA = 980 SF



3 Third Floor GFA
Scale: 1/8" = 1'-0"



Existing GFA = 416 SF



New GFA = 596 SF

GFA / FAR CALCULATION - 23-25 LINE ST.

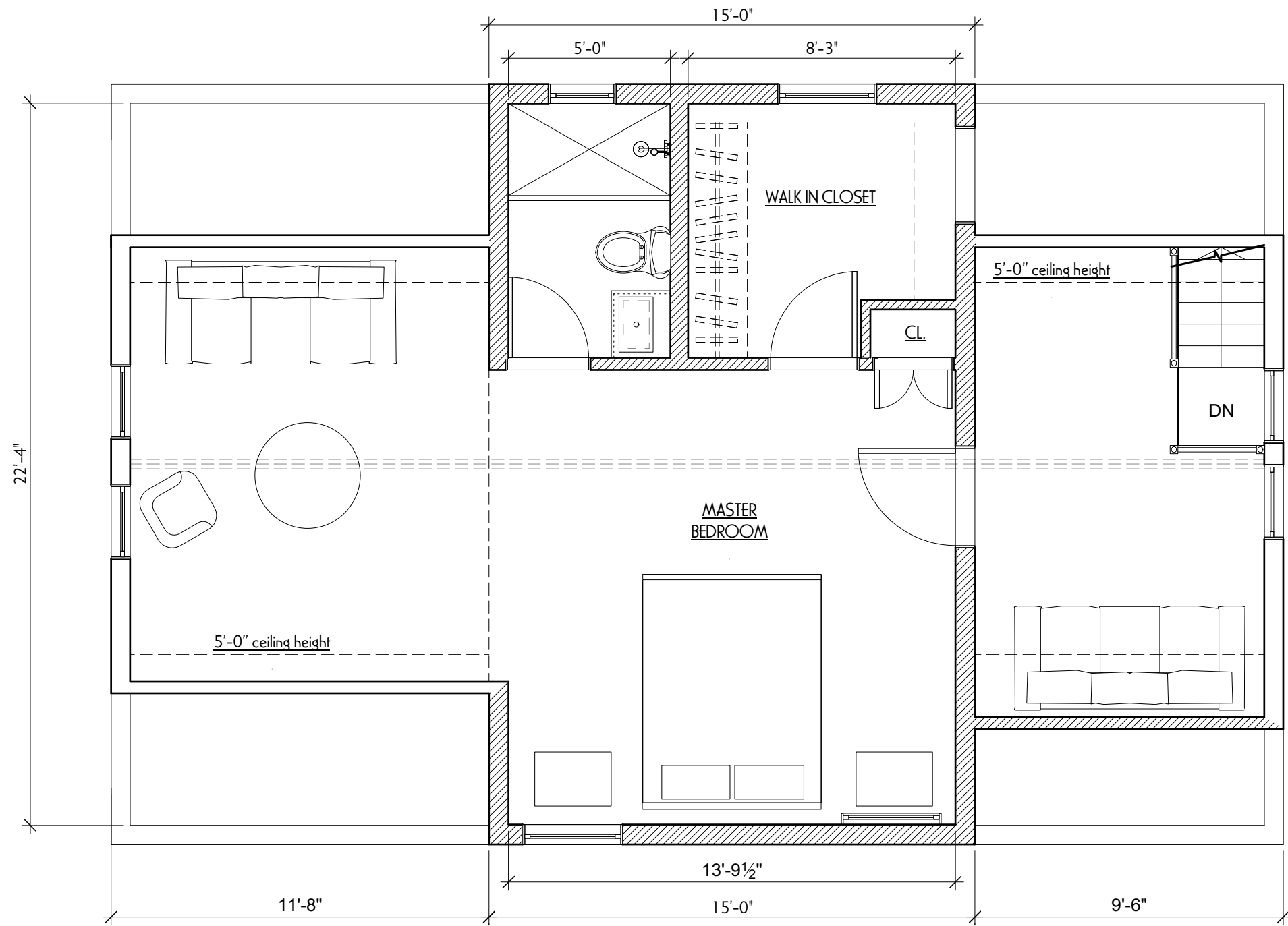
Lot Size	1890 SF	
	Existing	Proposed
1st Floor	1007	1007
2nd Floor	980	980
3rd Floor	416	596
Total Area	2403 SF	2583 SF
FAR	1.271	1.367

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1 3rd Floor Plan Proposal
 Scale: 1/4" = 1'-0"

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1 Scale: 1/4" = 1'-0"
Proposed Left Elevation

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A2.0



30yr Asphalt shingles, to match existing.

New aluminum gutter & downspout system, typ.

6x1 dormer HardieTrim

New Double Hung Integrity (Marvin) Windows ITDH2652 (2)

Finish siding to match existing shingles

1 Scale: 1/4" = 1'-0"
Proposed Rear Elevation

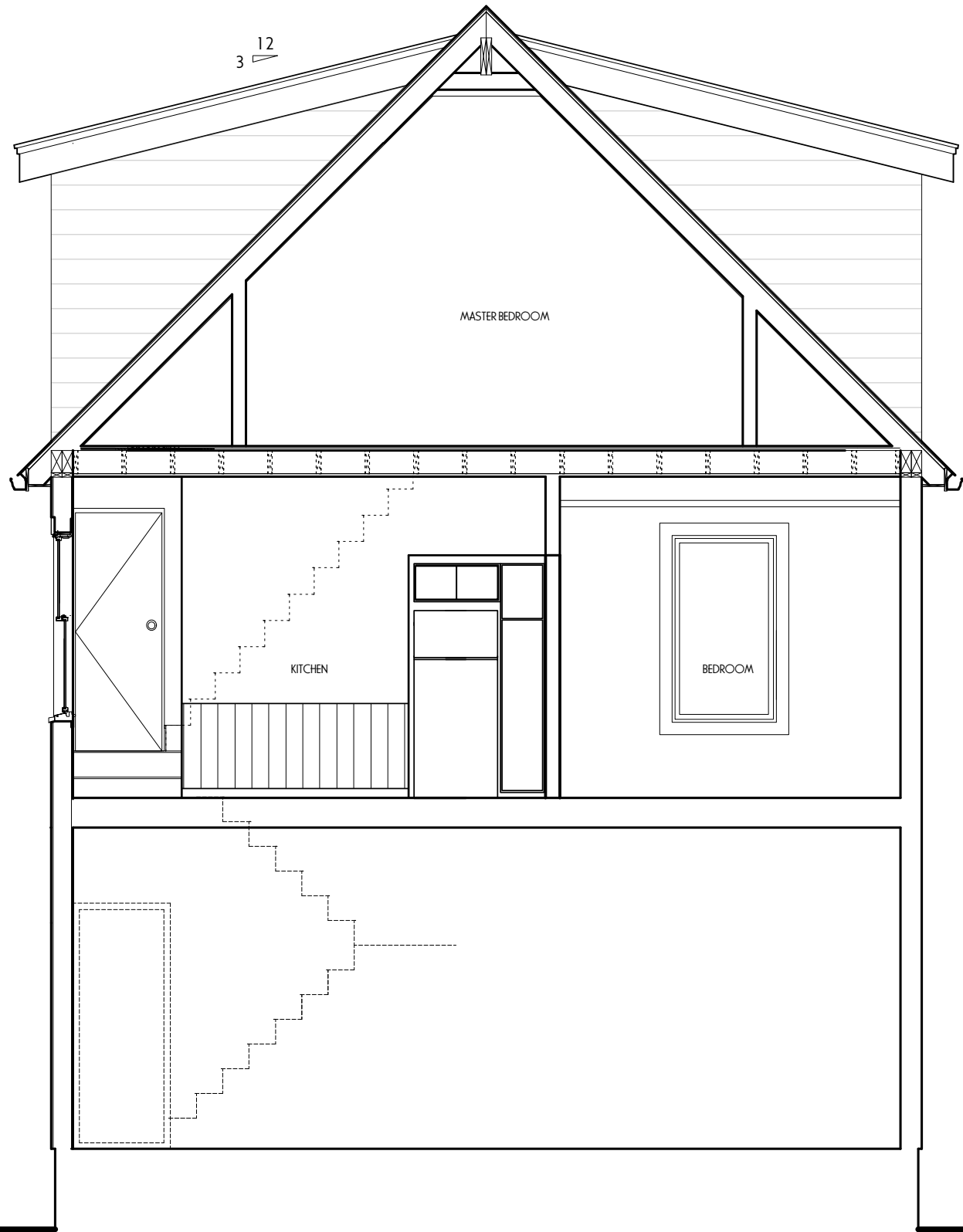


2 Scale: 1/4" = 1'-0"
Proposed Front Elevation

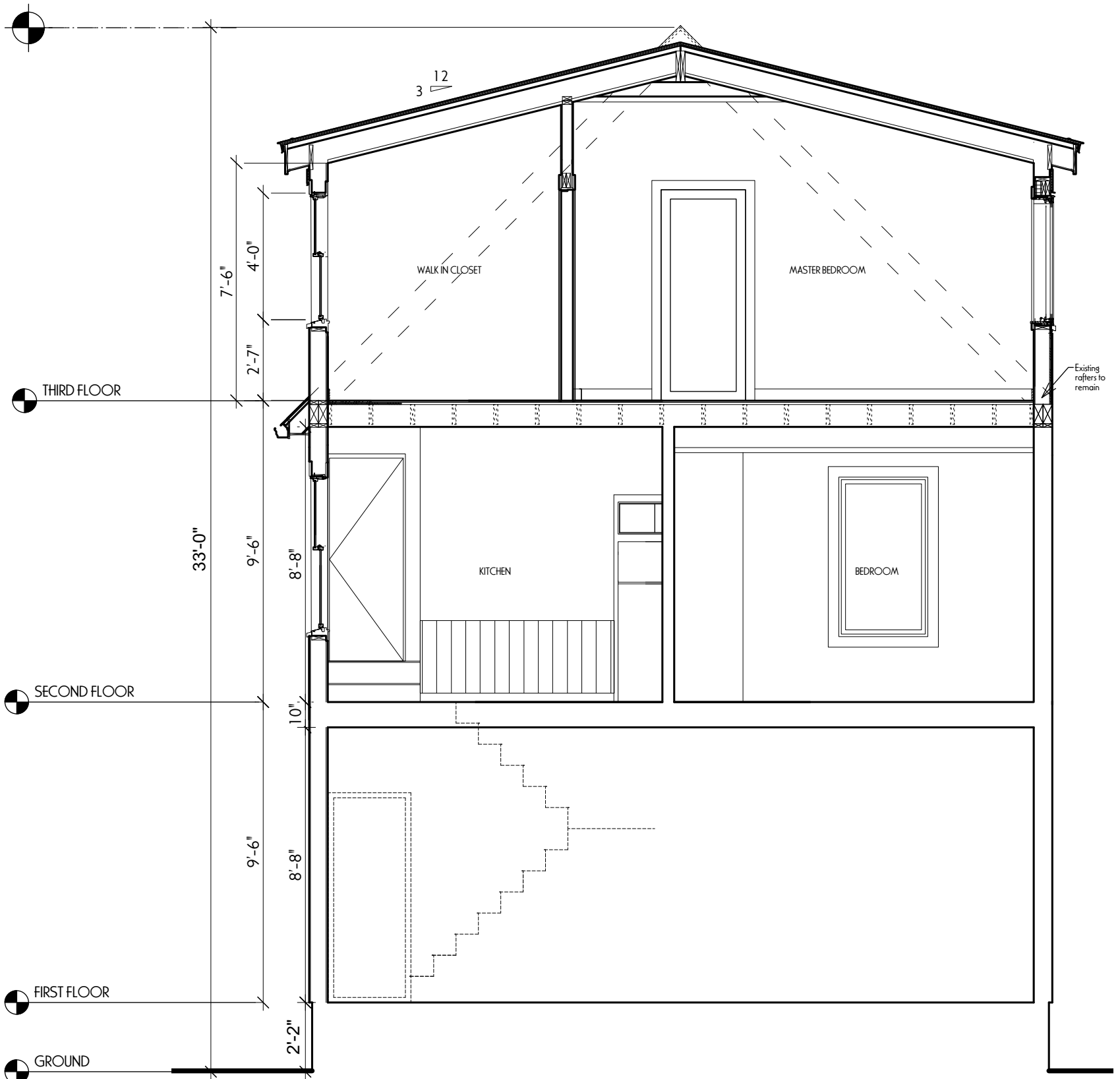


1 Scale: 1/4" = 1'-0"
Proposed Right Elevation

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		07/24/19	

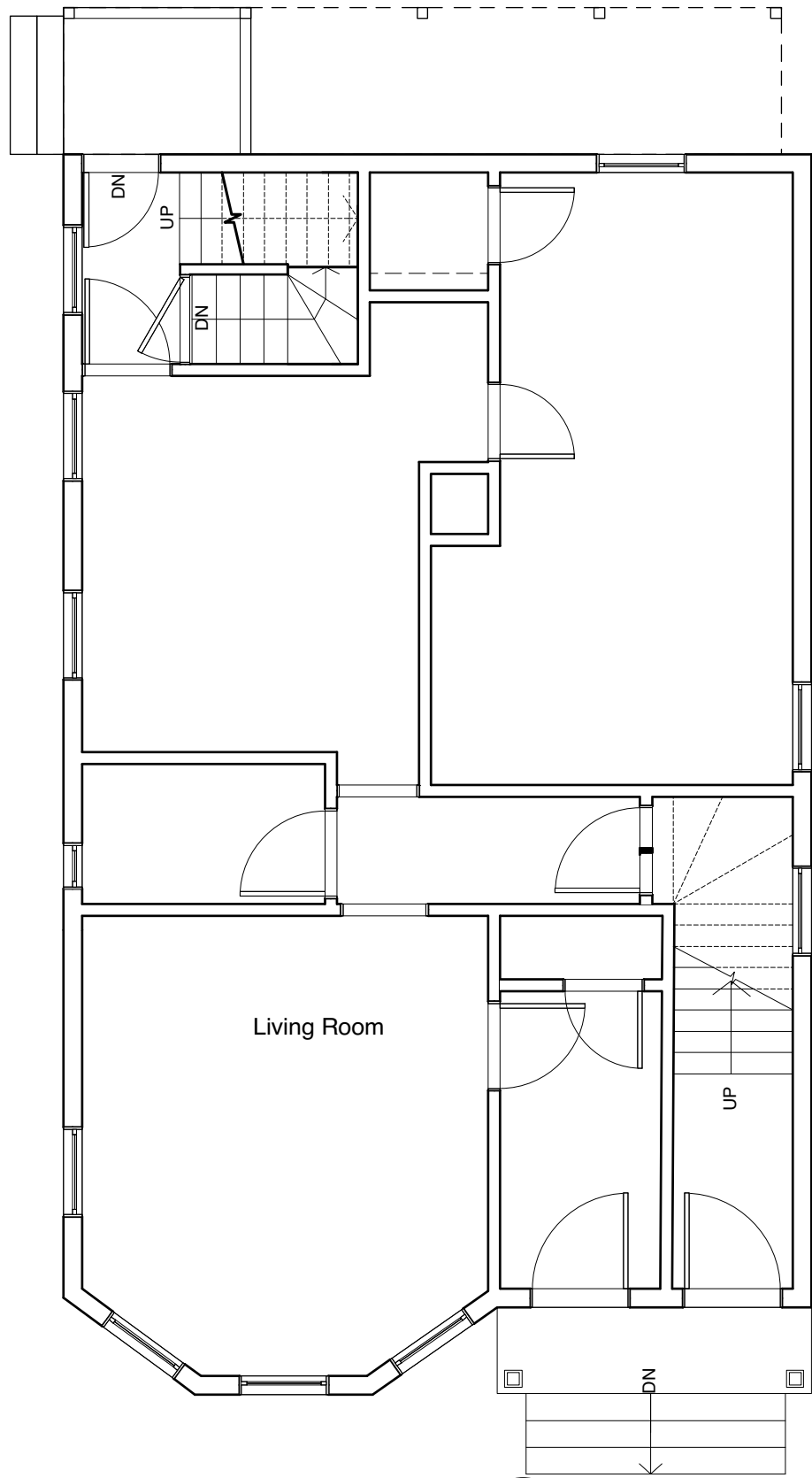


1 PROPOSED SECTION REAR BEDROOM
Scale: 1/4" = 1'-0"

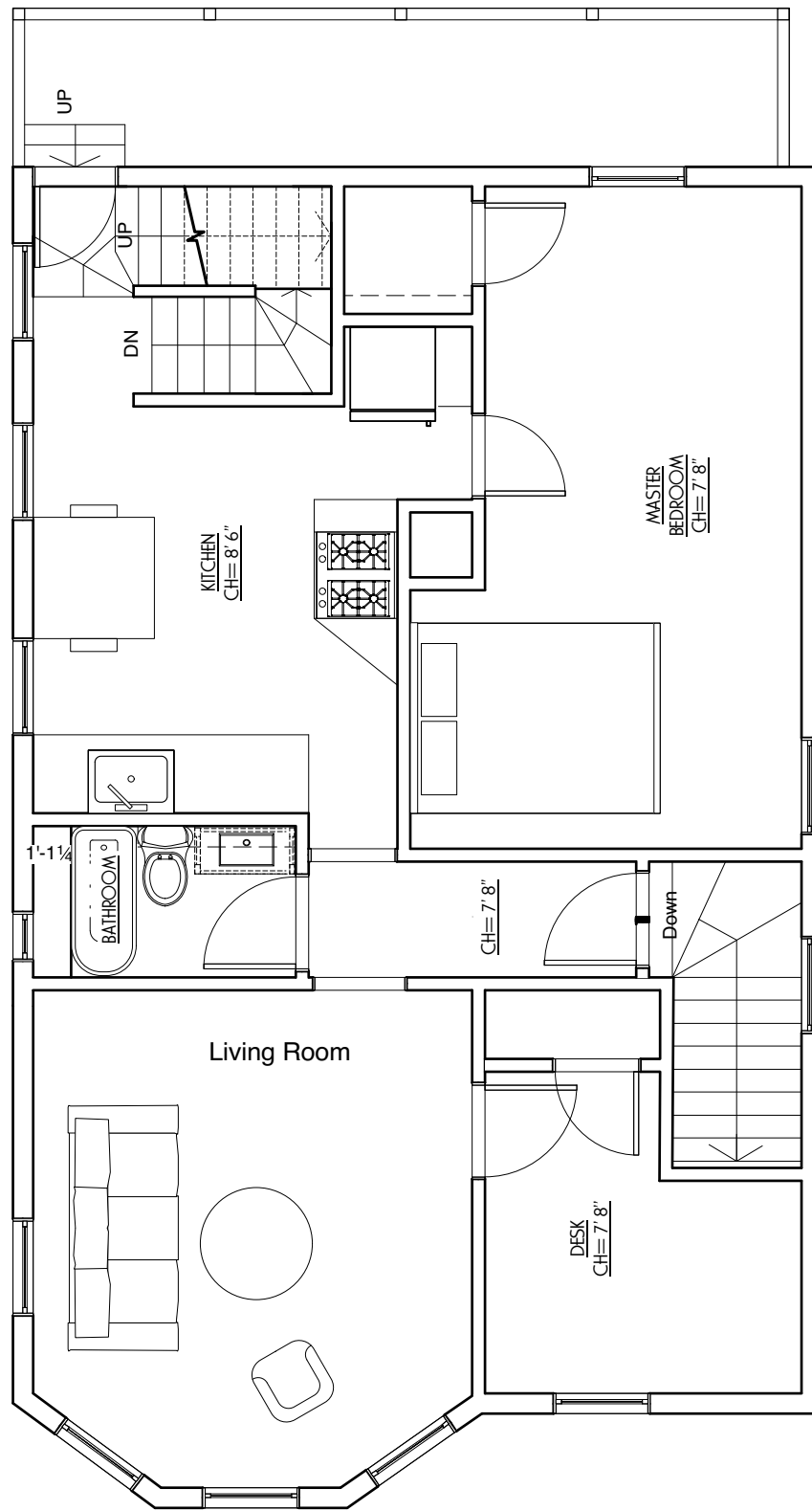


2 PROPOSED SECTION NEW DORMERS
Scale: 1/4" = 1'-0"

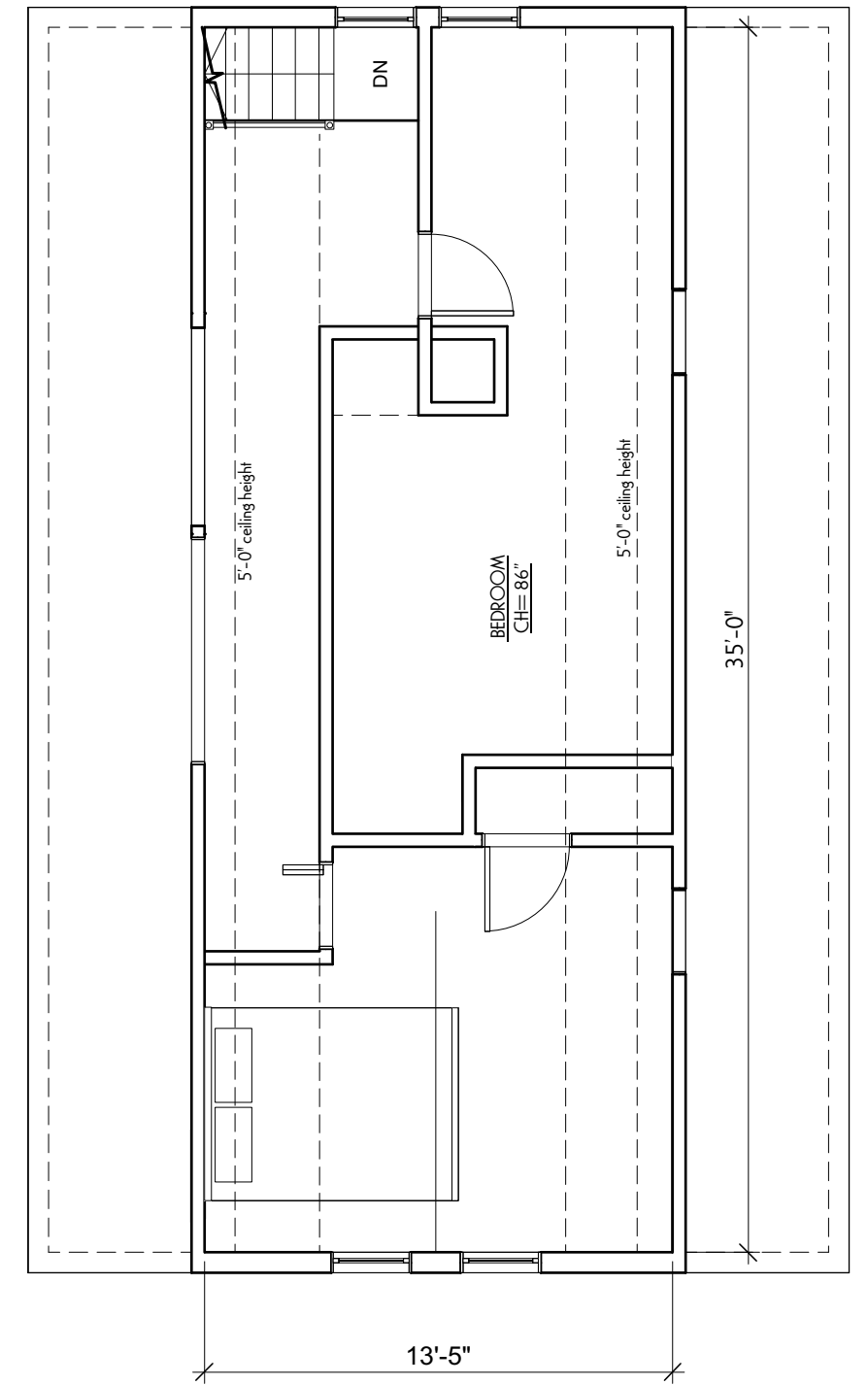
John H. Cunha, Jr. Residence 23-25 Line Street Cambridge, MA	EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144	Date:	A3.0
		07/24/19	



1 Existing 1st Floor Plan
Scale: 3/16" = 1'-0"

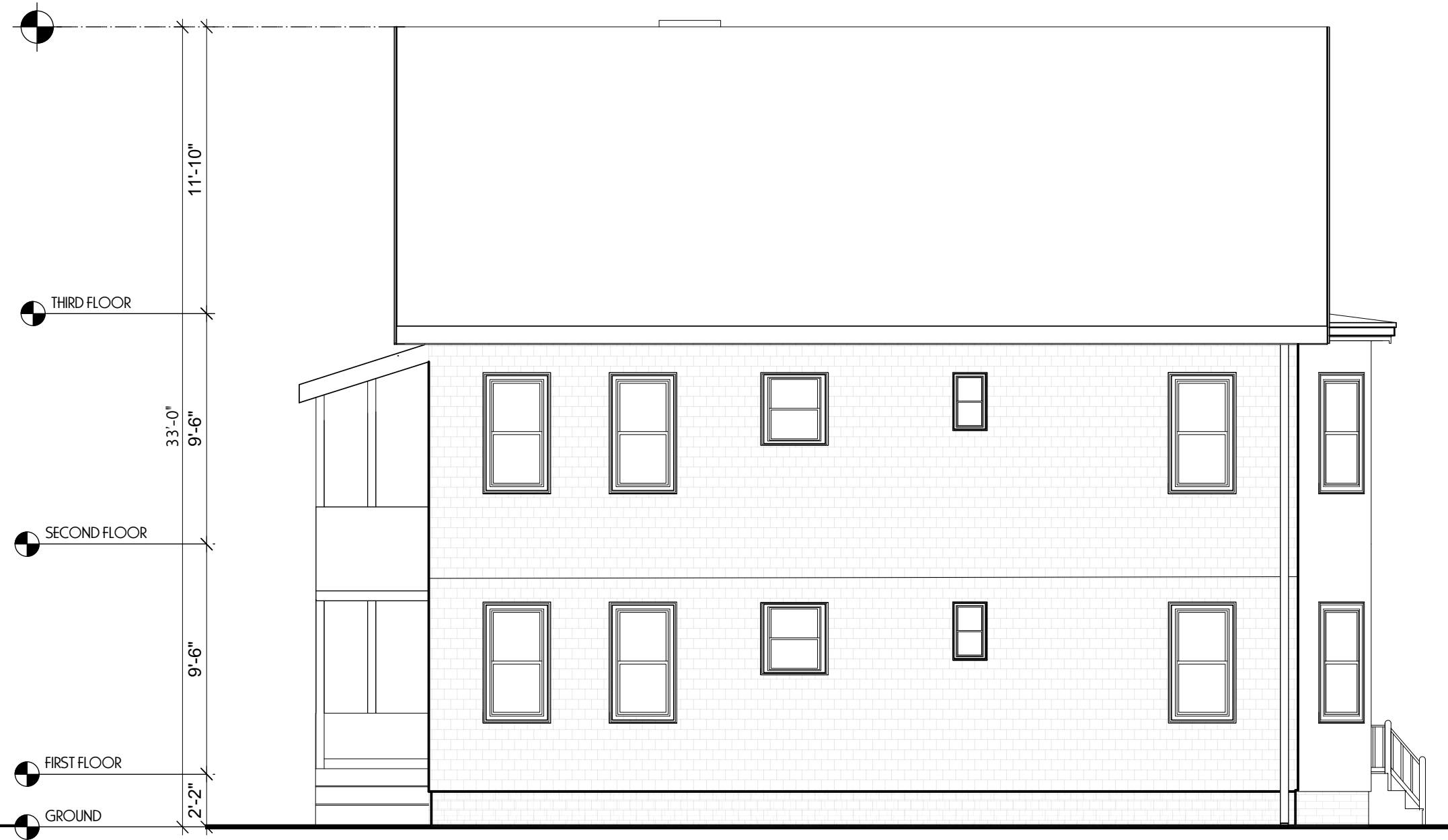


2 Existing 2nd Floor Plan
Scale: 3/16" = 1'-0"



3 Existing 3rd Floor Plan
Scale: 3/16" = 1'-0"

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		07/24/19	



1 Scale: 3/16" = 1'-0"
Existing Front Elevation

2 Scale: 3/16" = 1'-0"
Existing Left Elevation

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3 Scale: 3/16" = 1'-0"
Existing Rear Elevation



4 Scale: 3/16" = 1'-0"
Existing Right Elevation

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		07/24/19	



1 Scale: 3/16" = 1'-0"
SECTION REAR BEDROOM

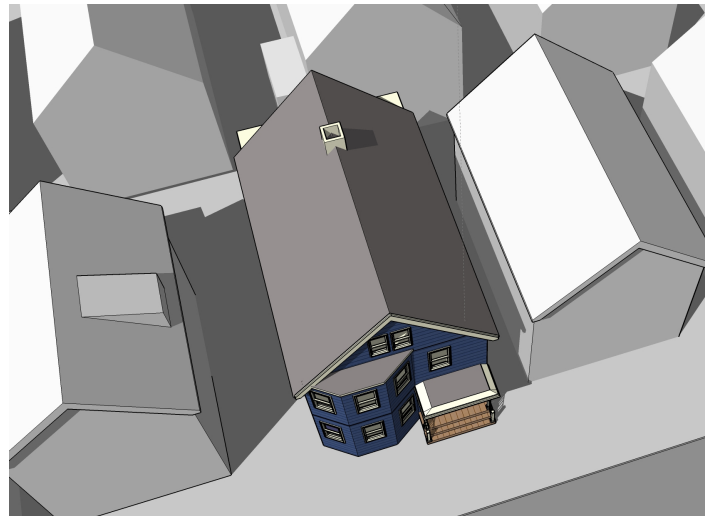
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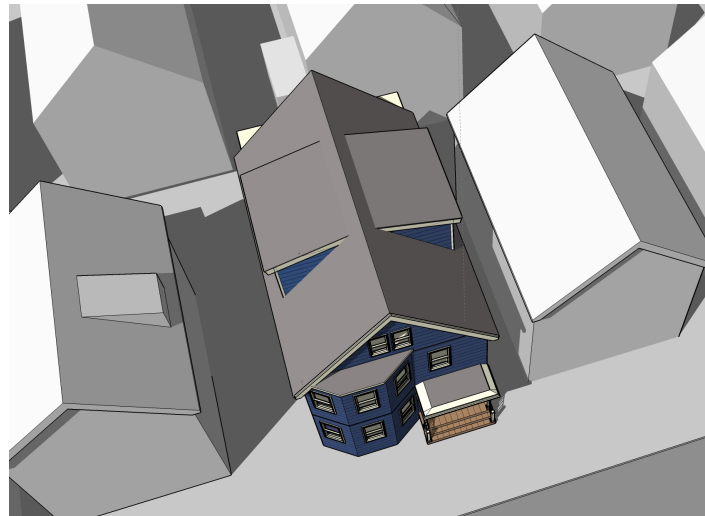
Date:
07/24/19

X3.0

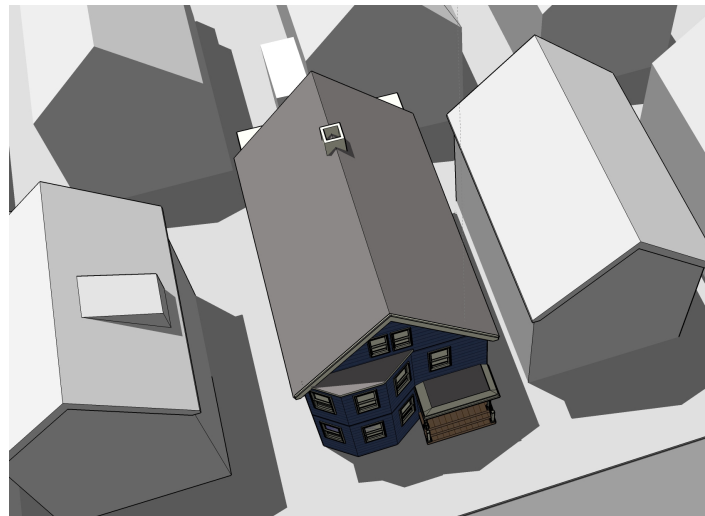
1 Existing Shadow Study, 06/21 9am
Scale: 1:80



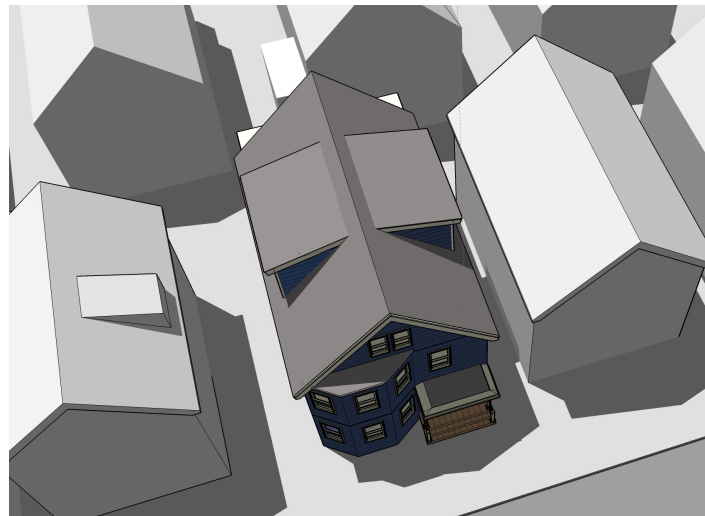
2 Proposed Shadow Study, 06/21 9am
Scale: 1:80



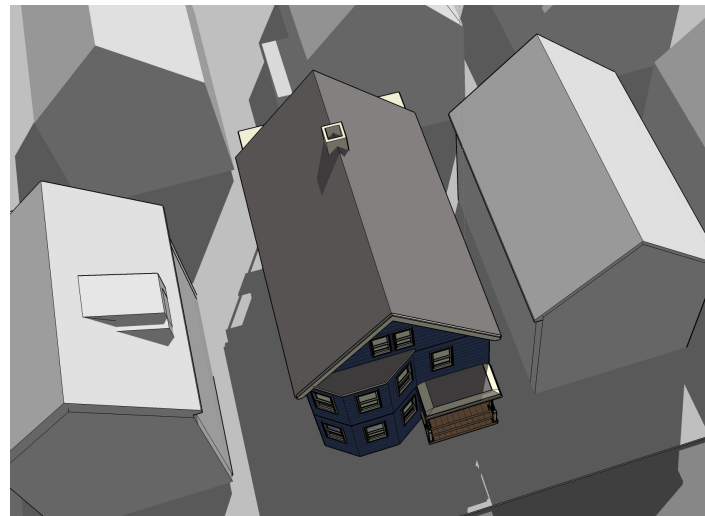
3 Existing Shadow Study, 06/21 12pm
Scale: 3/16" = 1'-0"



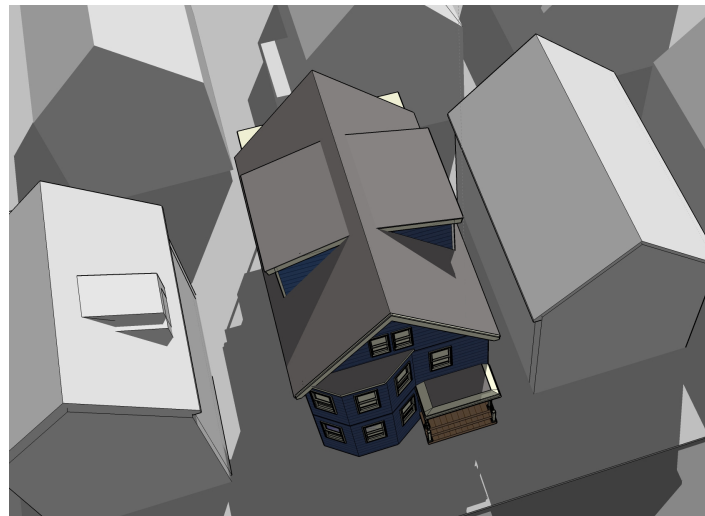
4 Proposed Shadow Study, 06/21 12pm
Scale: 3/16" = 1'-0"



5 Existing Shadow Study, 06/21 3pm
Scale: 3/16" = 1'-0"



6 Proposed Shadow Study, 06/21 3pm
Scale: 3/16" = 1'-0"



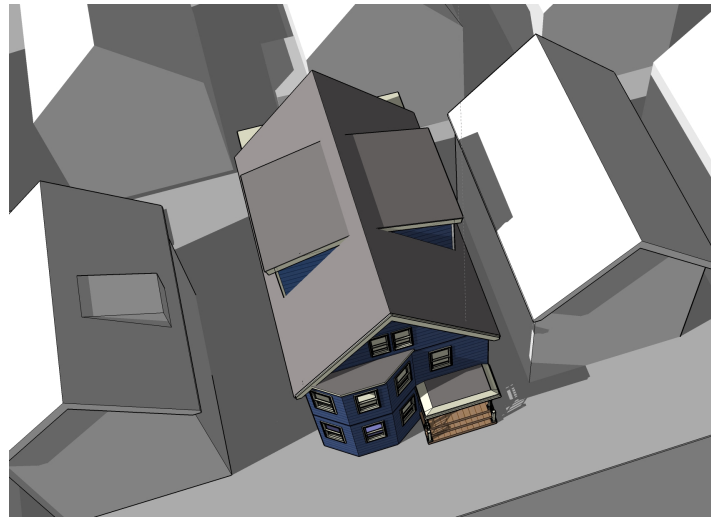
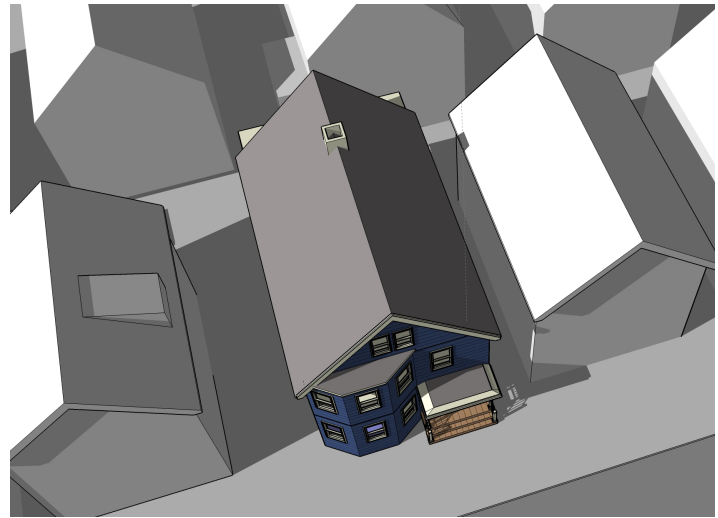
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07/24/19

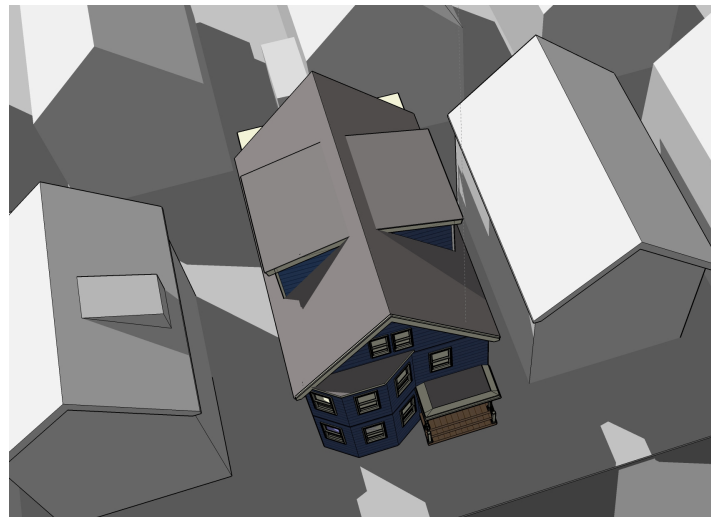
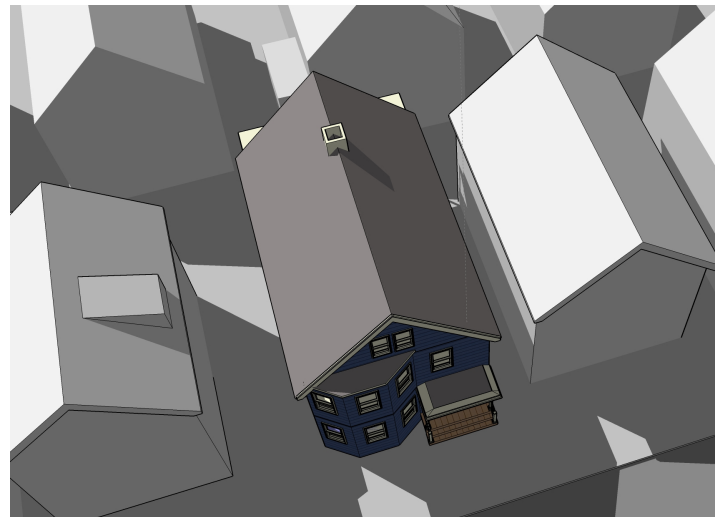
R.0

1 Existing Shadow Study, 09/22 9am
Scale: 3/16" = 1'-0"



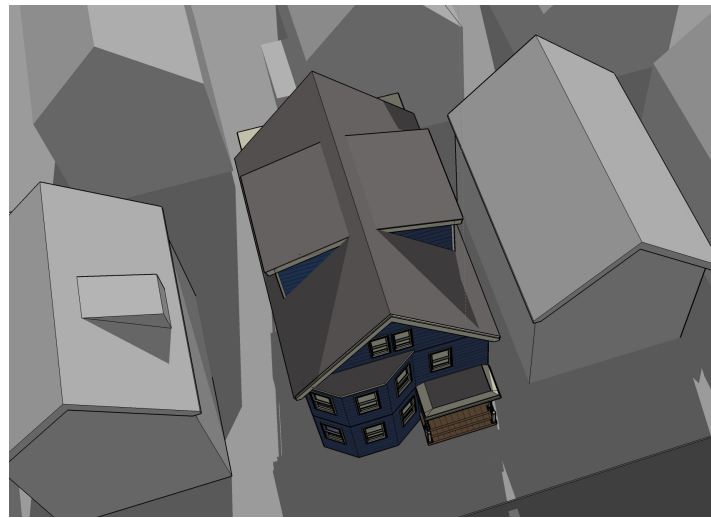
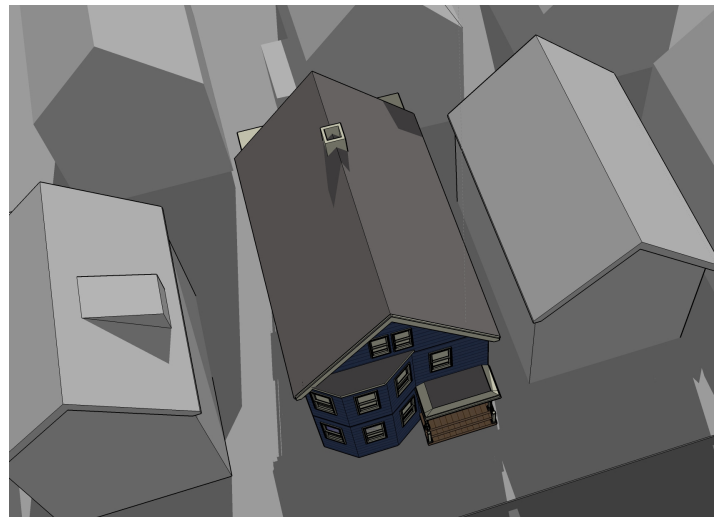
2 Proposed Shadow Study, 09/22 9am
Scale: 3/16" = 1'-0"

3 Existing Shadow Study, 09/22 12pm
Scale: 3/16" = 1'-0"



4 Proposed Shadow Study, 09/22 12pm
Scale: 3/16" = 1'-0"

5 Existing Shadow Study, 09/22 3pm
Scale: 3/16" = 1'-0"



6 Proposed Shadow Study, 09/22 3pm
Scale: 3/16" = 1'-0"

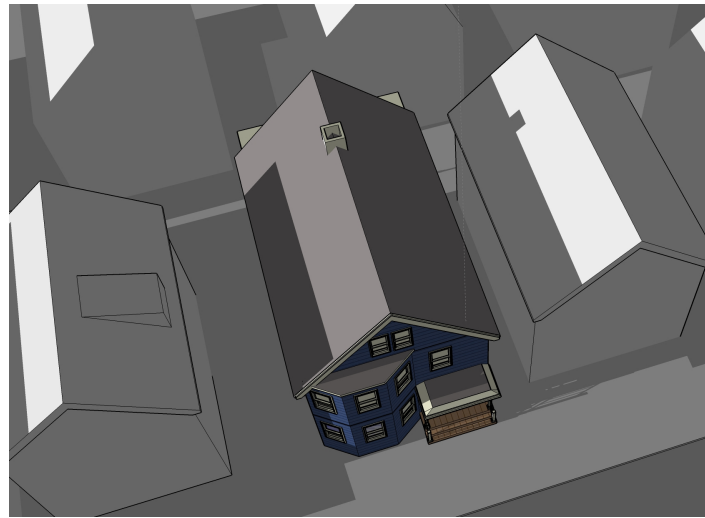
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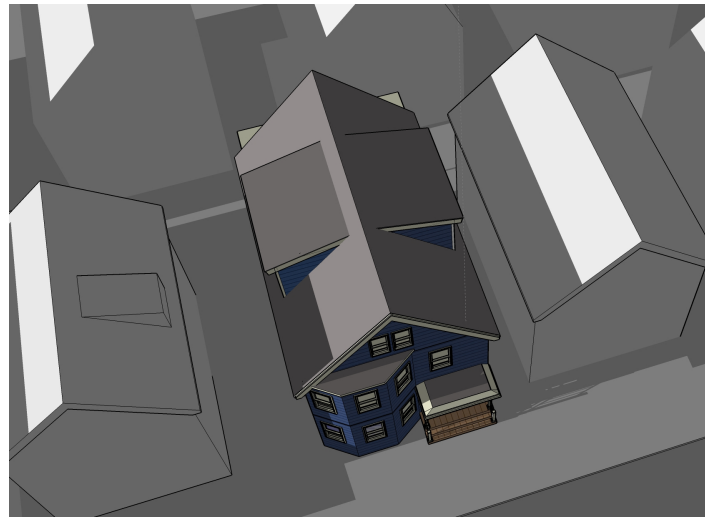
Date:
07/24/19

R.1

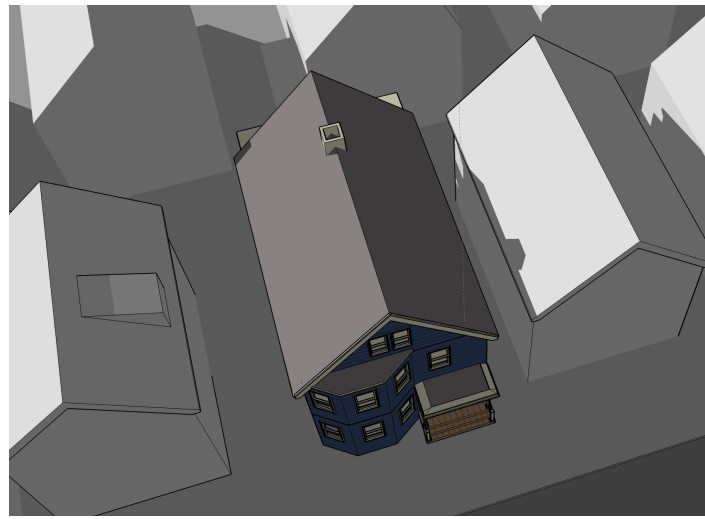
1 Existing Shadow Study, 12/21 9am
Scale: 3/16" = 1'-0"



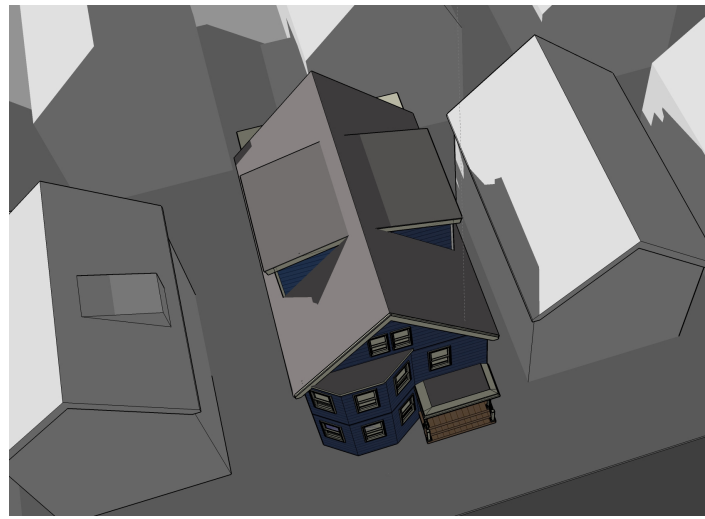
2 Proposed Shadow Study, 12/21 9am
Scale: 3/16" = 1'-0"



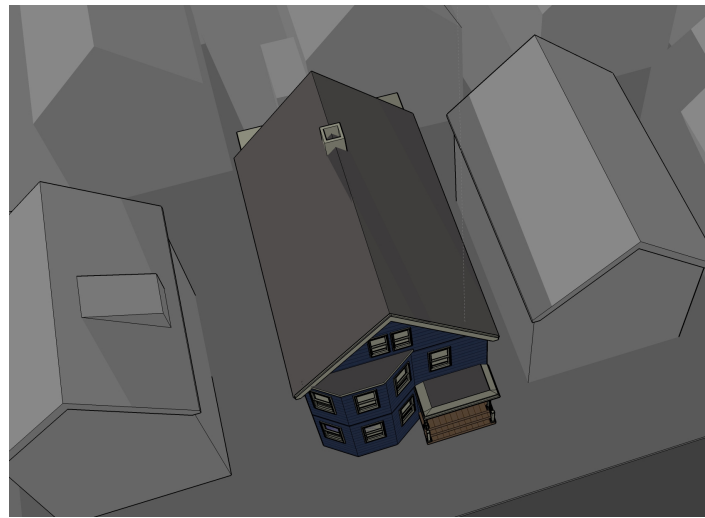
3 Existing Shadow Study, 12/21 12pm
Scale: 3/16" = 1'-0"



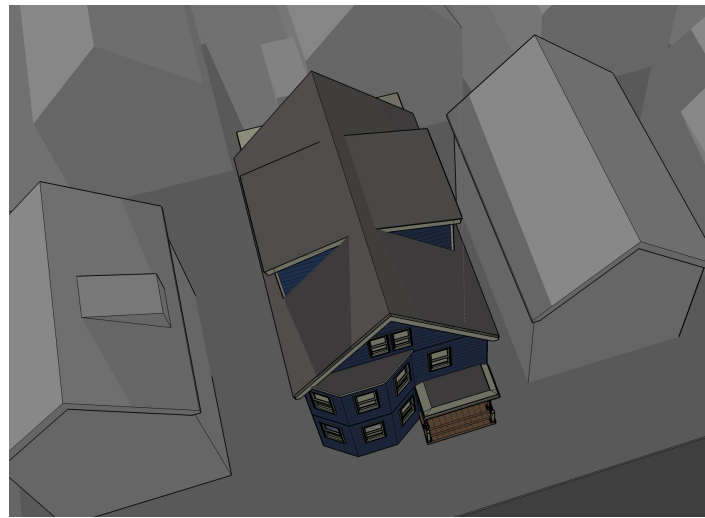
4 Proposed Shadow Study, 12/21 12pm
Scale: 3/16" = 1'-0"



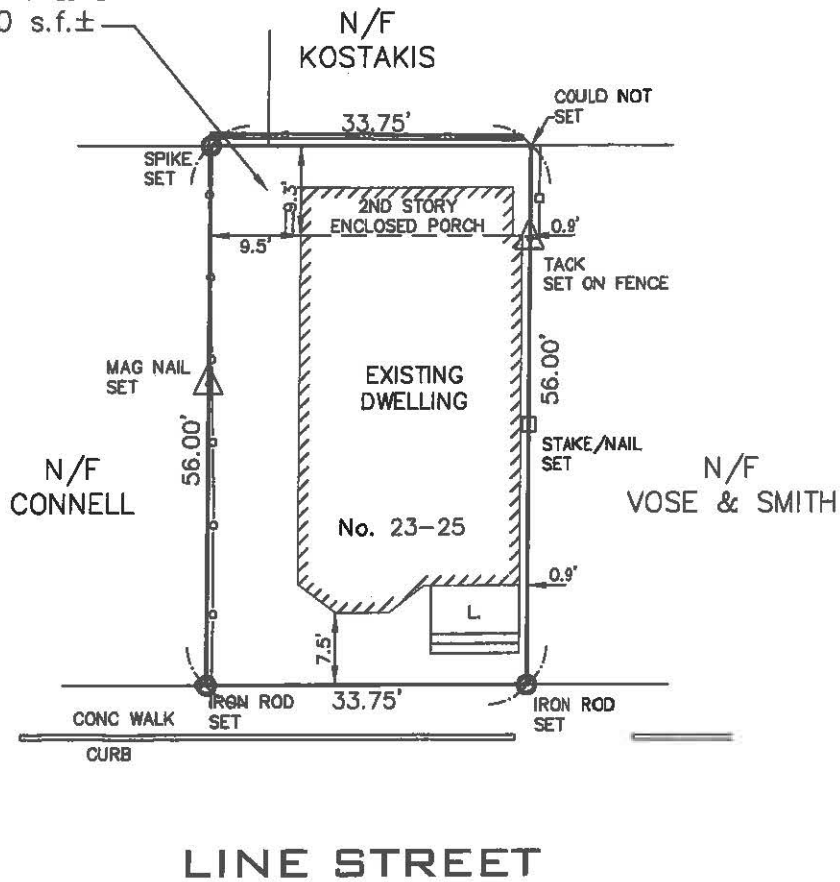
5 Existing Shadow Study, 12/21 3pm
Scale: 3/16" = 1'-0"



6 Proposed Shadow Study, 12/21 3pm
Scale: 3/16" = 1'-0"



PART OF LOTS 4 & 5
 AREA = 1,890 s.f.±

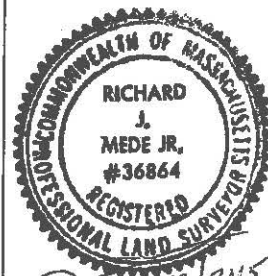


LINE STREET

CERTIFIED
 PLOT PLAN OF LAND
 23-25 LINE STREET
 CAMBRIDGE, MA

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

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



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 22149 PG 329

DATE: SEPTEMBER 9, 2015

FILE No. 19155/19169

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

DATE:

09/09/2015

09/09/2015