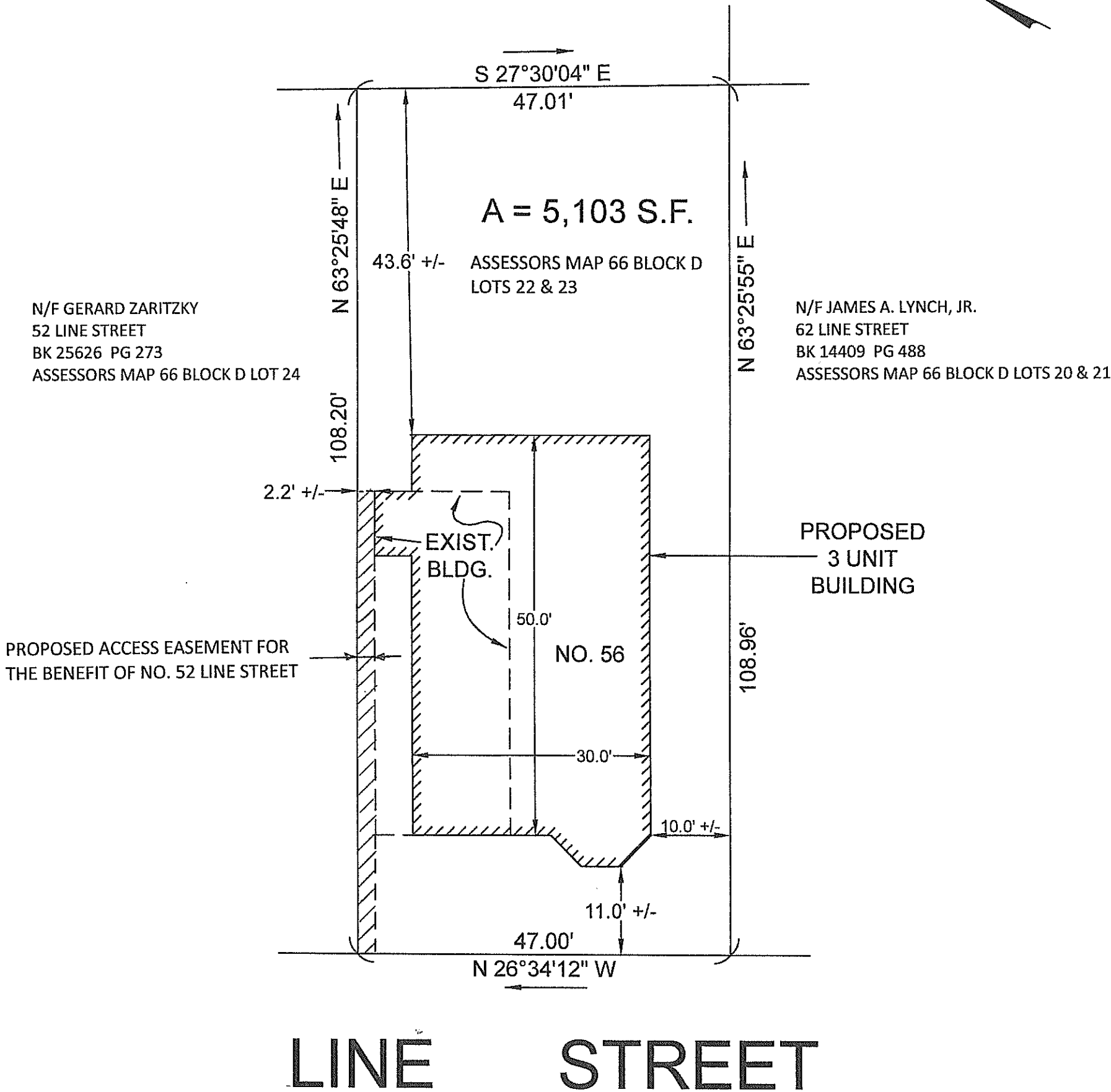


N/F BEACON PLACE CONDOMINIUM  
94 BEACON STREET  
MASTER DEED IN BK 15035 PG 361  
PLAN NO. 553 OF 1983  
ASSESSORS MAP 66 BLOCK D LOT 1



NOTES:

- 1.) RECORD OWNER LINE STREET LLC
- 2.) DEED REFERENCE: BK 65184 PG 589
- 3.) THIS PLAN IS BASED ON INFORMATION SHOWN ON A CERTIFIED PLOT PLAN BY MEDFORD ENGINEERING & SURVEY DATED JUNE 11, 2014 THAT WAS PROVIDED BY THE CURRENT OWNER. NO FIELD SURVEY WAS PERFORMED BY D & A SURVEY ASSOCIATES, INC. THIS PLAN IS INTENDED FOR ILLUSTRATION PURPOSES ONLY AND UPON ACCEPTANCE A FULL INSTRUMENT SURVEY WILL BE PERFORMED TO PRODUCE AN EASEMENT PLAN SUITABLE FOR RECORDING AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS.

(DRAFT)  
PLAN SHOWING  
PROPOSED  
EASEMENT  
IN  
SOMERVILLE, MA  
56 LINE STREET

0' 15' 30' 45'

SCALE: 1" = 15'-0"  
AUGUST 27, 2015  
D & A SURVEY ASSOCIATES, INC.  
P.O. BOX 621 MEDFORD, MA 02155  
(781) 324 - 9566



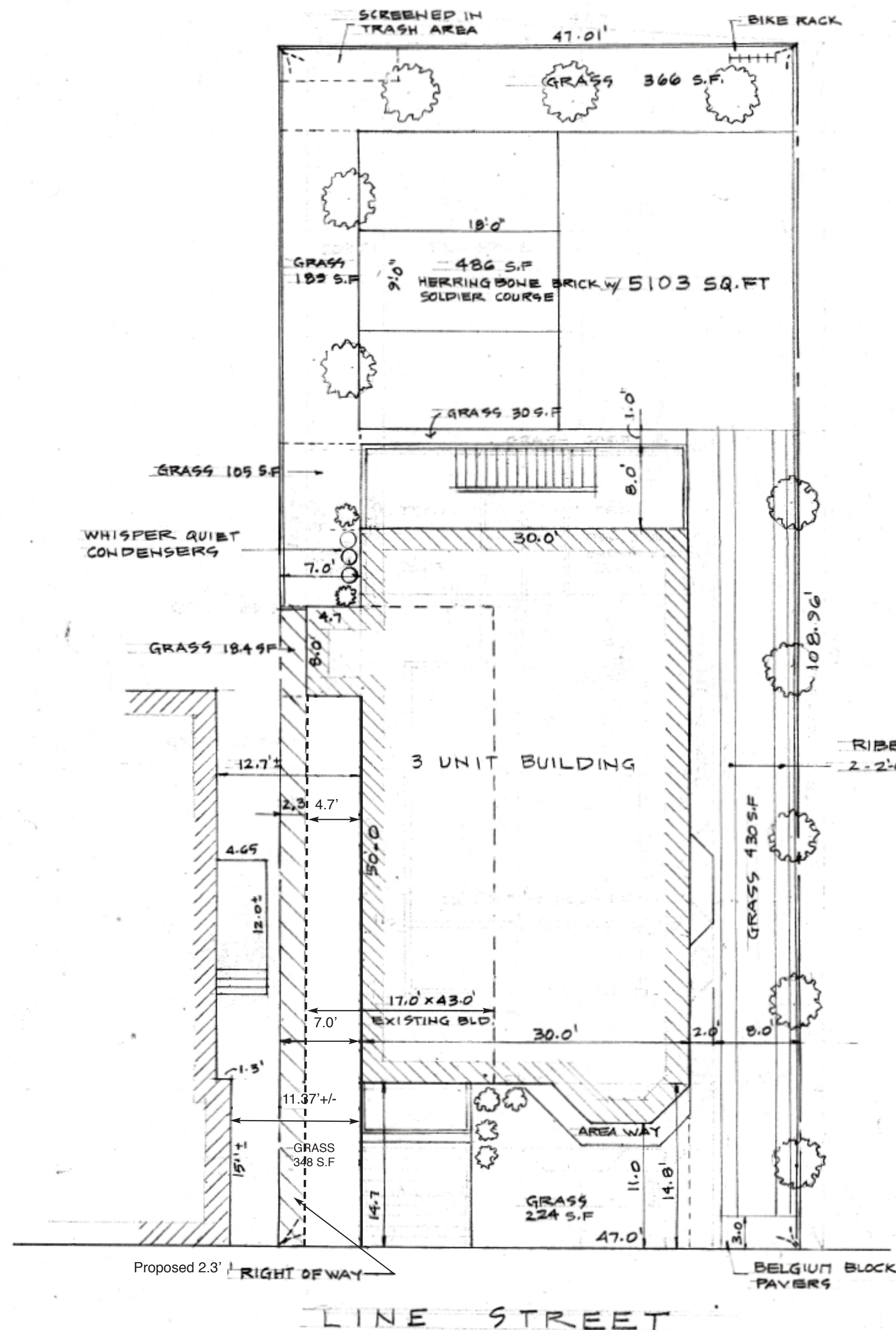
These are the design changes I wish to make to improve my neighbors circumstances

1. I intend to move the bulk of the building 2ft to the right; this will mean that the majority of the left side setback will be 7ft from our boundary line instead of the proposed 5ft.
2. I intend to move that part of my building that is on the existing property and provides me with the nonconformity relief to the end of the footprint of the existing building.
3. I intend to completely remove the entrance to the basement on the left side of the buildings.
4. I intend to lower the height of the building by 4'-6"
5. I intend to design out the roof deck.
6. I will paint the left side of the building in a light color to help enhance daylight
7. I will create a right of way for common use between 52 and 56-Line Street to access the rear yard. The right of way shall always be kept open and unobstructed for the use of the owners and occupants of 52-Line Street.



3 family located at 56 line street Somerville  
proposed changes to design  
For Eamon Fee  
not to scale  
August 31st 2015





# REQUIRED

## MAIN BODY

FACADE BUILDOUT (MIN) 60%  
 WIDTH (MIN/MAX) 24' MIN 30' MAX  
 DEPTH (MIN/MAX) 36' MIN 50' MAX  
 BUILDING HEIGHT 3 STORIES 40' MAX  
 STORY HEIGHT (MIN/MAX) 9 FT / 12 FT  
 FIRST FLOOR MIN 2'-0"  
 LOT WIDTH MIN 34'-0"  
 LOT DEPTH MIN 80'-0"  
 PERMEABLE SURFACE 35% (1786 S.F.)  
 LANDSCAPE (MIN) 25% (1275.75 S.F.)  
 SIDE SETBACK (MIN) 2.3 EXISTING  
 REAR SETBACK (MIN) 20.0'  
 CONTEXTUAL FRONT SETBACK 9 FT

# ACTUAL

100%  
 30.0' WIDTH  
 50.0' DEPTH  
 29.6' HEIGHT  
 2'-0" FROM FRONT GRADE  
 47.0' WIDTH LOT  
 108.20' / 108.96  
 2196.4 S.F. 4304 %  
 1710.4 S.F. 33.52 %  
 2.3' LEFT 10.0' RIGHT  
 43.5' ± REAR  
 11.0' / 14.7' FRONT





REAR ELEVATION

SCALE 1/4"=1'-0"



FRONT ELEVATION

SCALE 1/4"=1'-0"

A-

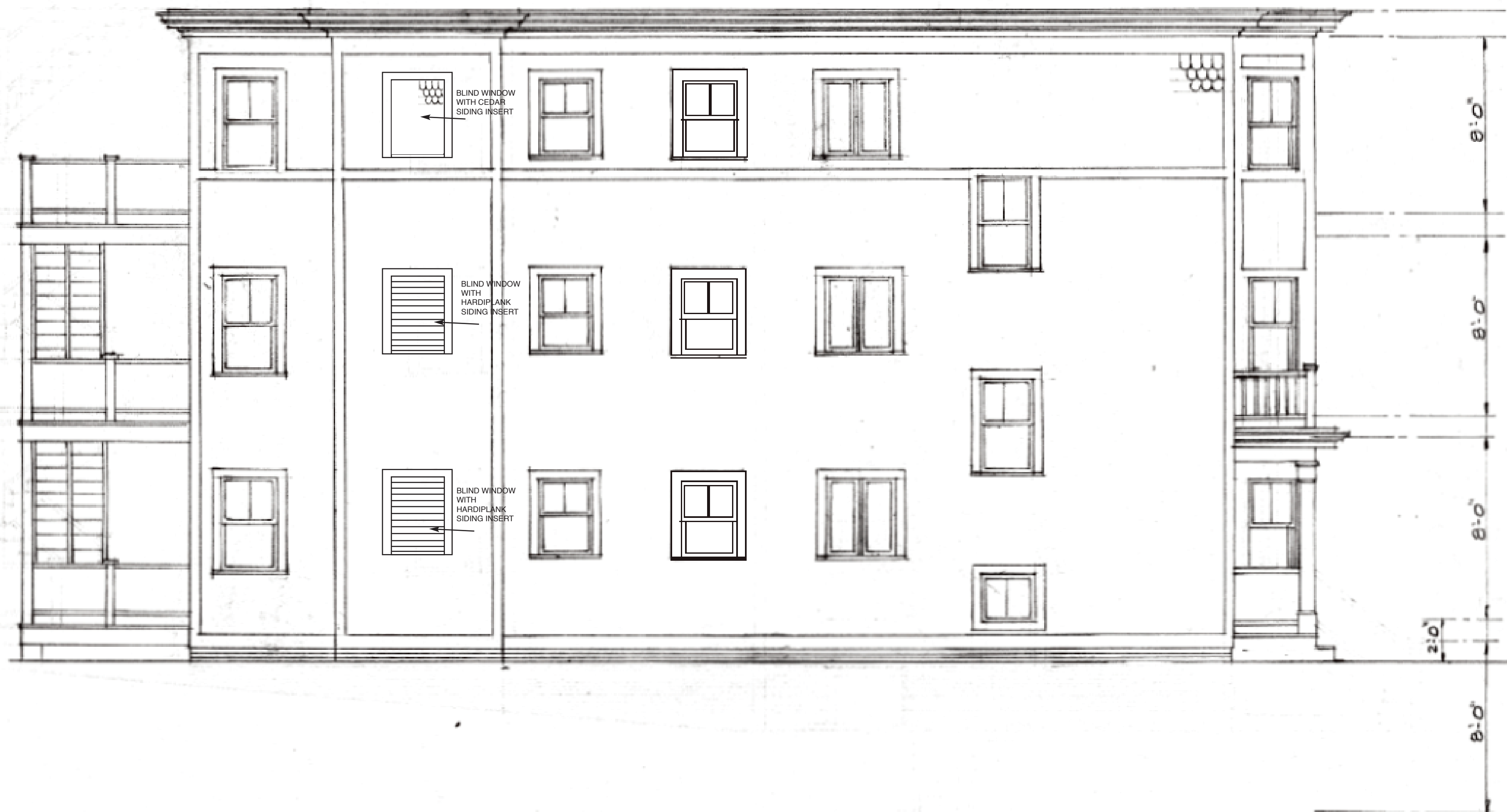
NEW 3 UNIT BUILDING FOR  
EAMON FEE  
56 LINE ST

SOMERVILLE MA,

RESIDENTIAL DESIGNS BY  
ROBER M. CONNELL  
22 NORTH ST, WILMINGTON MA.

SCALE 1/4"=1'-0"  
DATE 9-9-2015

A1



LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

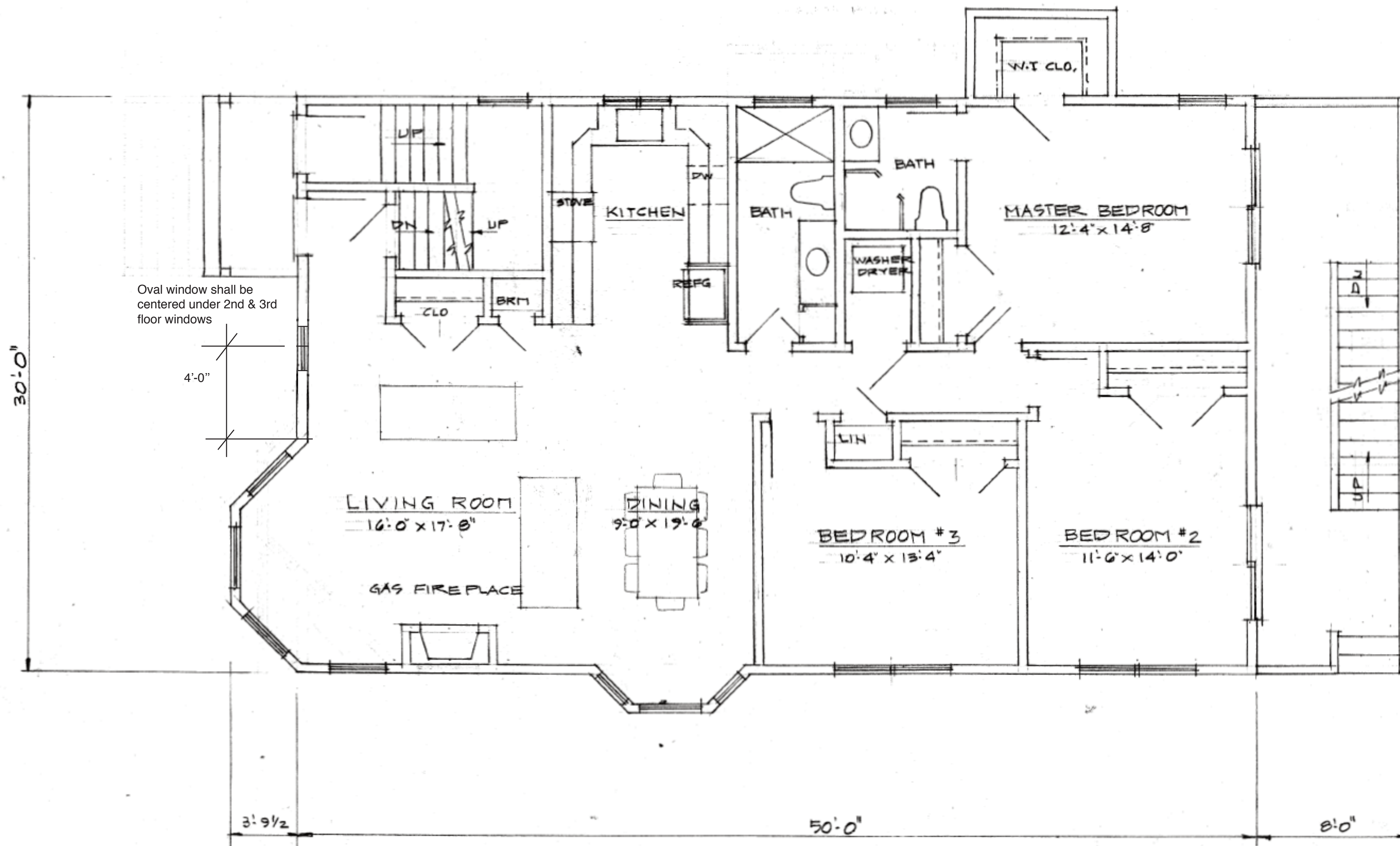
NEW 3 UNIT BUILDING FOR  
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RESIDENTIAL DESIGNS BY  
ROBERT M. CONNELL  
22 NORTH ST. WILMINGTON MA

SCALE 1/4"=1'-0"  
DATE 9-9-2015  
A3

A3





FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"



