

RECEIVED  
TOWN CLERK  
BELMONT, MA

CASE NO. 20-34

2020 OCT 26 AM 9:59

NOTICE OF PUBLIC HEARING BY THE  
ZONING BOARD OF APPEALS

ON APPLICATION FOR ONE SPECIAL PERMIT

Notice is hereby given that the Belmont Zoning Board of Appeals will hold a public hearing on Monday, November 9, 2020 at 7:00 PM by remote access through the Zoom app. to consider the application of Mark Mezzanotte, to construct a sunroom at 4 Dunbarton Road located in Single Residence C (SRC) Zoning District for One Special Permit under Section 1.5 of the Zoning By-Law. §4.2.2 A (7) of the Zoning By-Law Dimensional Regulations allow the reduction of a rear setback of corner lots by a Special permit granted by the Board of Appeals. Special Permit, 1.- The required rear setback is 30.0', the existing and the proposed rear setback to the sunroom is 18.1'.

ZONING BOARD OF APPEALS



Town of Belmont  
Zoning Board of Appeals

**APPLICATION FOR A SPECIAL PERMIT**

Date: 10/01/2020


Zoning Board of Appeals  
Homer Municipal Building  
19 Moore Street  
Belmont, MA 02478

To Whom It May Concern:

Pursuant to the provisions of Massachusetts General Laws, Chapter 40A, Section 9, as amended, and the Zoning By-Laws of the Town of Belmont, I/we the undersigned, being the owner(s) of a certain parcel of land (with the buildings thereon) situated on 4 Dunbarton Road Street/Road, hereby apply to your Board for a **SPECIAL PERMIT** for the erection or alteration on said premises or the use thereof under the applicable Section of the Zoning By-Law of said Town for \_\_\_\_\_

Construct a sunroom

on the ground that the same will be in harmony with the general purpose and intent of said Zoning By-Law.

Signature of Petitioner   
Print Name Mark Mezzanote  
Address 4 Dunbarton Road  
Belmont, MA 02478  
Daytime Telephone Number 603-957-2900



OFFICE OF COMMUNITY DEVELOPMENT  
TOWN OF BELMONT

19 Moore Street  
Homer Municipal Building  
Belmont, Massachusetts 02478-0900

Telephone: (617) 993-2650 Fax: (617) 993-2651

Building Division  
(617) 993-2664  
Engineering Division  
(617) 993-2665  
Planning Division  
(617) 993-2666

September 9, 2020

Mark Mezzanotte  
4 Dunbarton Road  
Belmont, MA 02478

RE: Denial to Construct a Sunroom.

Dear Mr. Mezzanotte,

The Office of Community Development is in receipt of your building permit application for your proposal to construct a sunroom at 4 Dunbarton Road located in a Single Residence C Zoning District.

Your application has been denied because it does not comply with the current Town of Belmont Zoning By-Law. More specifically, Section 4.2.2 A (7) of the Zoning By-Law allows the reduction of rear setback for corner lots by no less than the required side setback by a Special Permit granted by the Board of Appeals. The required rear setbacks of your addition is 30.0'.

1. The proposed rear setback to the sunroom is 18.1' and is allowed by a Special Permit granted by the Board of Appeals.

You may alter your plans to conform to the current Town of Belmont Zoning By-Law and resubmit a building permit application, or you may request one (1) Special Permit from the Zoning Board of Appeals to reduce the rear setback of the structure to no less than a side setback at 10.0'. If you choose this option, please contact the Office of Community Development to schedule an appointment with Ara Yogurtian, Assistant Director, at (617) 993-2650 in order to begin the process.

Sincerely,

Glenn R. Clancy, P.E.  
Inspector of Buildings

## **Executive Summary - Scope of project:**

Simply said, we are reconstructing an existing sunroom in place.

There is no change to:

- Square footage. The footprint is exactly the same.
- Location of walls. Walls will be constructed in place.
- Footprint/floorplan. No additional space is being created, living, storage or otherwise.
- Use case. It will remain a sunroom.

We are seeking relief because:

- The proposed gable roof peak will be 30 inches higher than the existing shed peak

## **A More Detailed Description:**

The existing sunroom is “sunken” by two steps down and covered by a low-pitched shed roof. It has a strong 1970’s design element from when it was added to the home. The design is incongruent with the 1930’s Brick Revival architecture of the home, neighborhood and general character of the town. We also need senior safe living space are concerned about the tripping hazard of a sunken room.

We are proposing to raise the sunroom floor to be planer with the rest of the 1<sup>st</sup> floor and rebuild the shed roof as a gable end roof.

We are doing this because:

- Removing the steps down eliminates a hazard for our Mom, 80yrs old and confined to a walker.
- The gable end roof is more consistent with the period and architecture of the home, neighborhood and center of town.
- We will insulate the uninsulated floor, which is currently tile, direct set, on a cold slab.

The new wall height (+11”) combined with the new peak of a pitched gable roof (+19”) will increase the peak elevation by approximately 30 inches above existing.

4 Dunbarton is a corner lot. The sunroom is positioned in the rear of the house, in my private back yard, surrounded by trees, hedge row of shrubs, fence on one boundary, and is an obstructed view from any vantage point off my property.

We contacted our neighbors, abutters and impacted persons and remain grateful for their support of our application and project. (See attached letters of support.) The proposed modifications to the structure are more consistent with the period of the home, character of the neighborhood and architecture of the town.

**ZONING DISTRICT: SC (SINGLE RESIDENCE C)**

EXISTING HOUSE 2,079±S.F. + NEW ROOF 23±S.F.  
 EXISTING COVERAGE 2,079±S.F. PROPOSED 2,102±S.F.

EXISTING LOT COVERAGE: 21.9%  
 PROPOSED LOT COVERAGE: 22.2%

EXISTING DRIVEWAYS & PARKING 593±S.F.  
 EXISTING OPEN SPACE: 71.6%  
 PROPOSED OPEN SPACE: 71.5%

	REQUIRED	EXIST.	PROP.
FRONT SETBACK:	25'	30.2'	30.2'
SIDE SETBACK:	10'	8.1'	8.1'
REAR SETBACK:*	10.0'	18.1'	18.1'
MAXI. LOT COVERAGE:	25%	21.9%	22.2%
MIN. LOT OPEN SPACE:	50%	71.8%	71.5%

\*PER SECTION 4.2.2 Section 7, PROPOSED SET BACK IS NO LESS THAN SIDE YARD REQUIREMENT PRAY THIS SPECIAL PERMIT BE GRANTED.

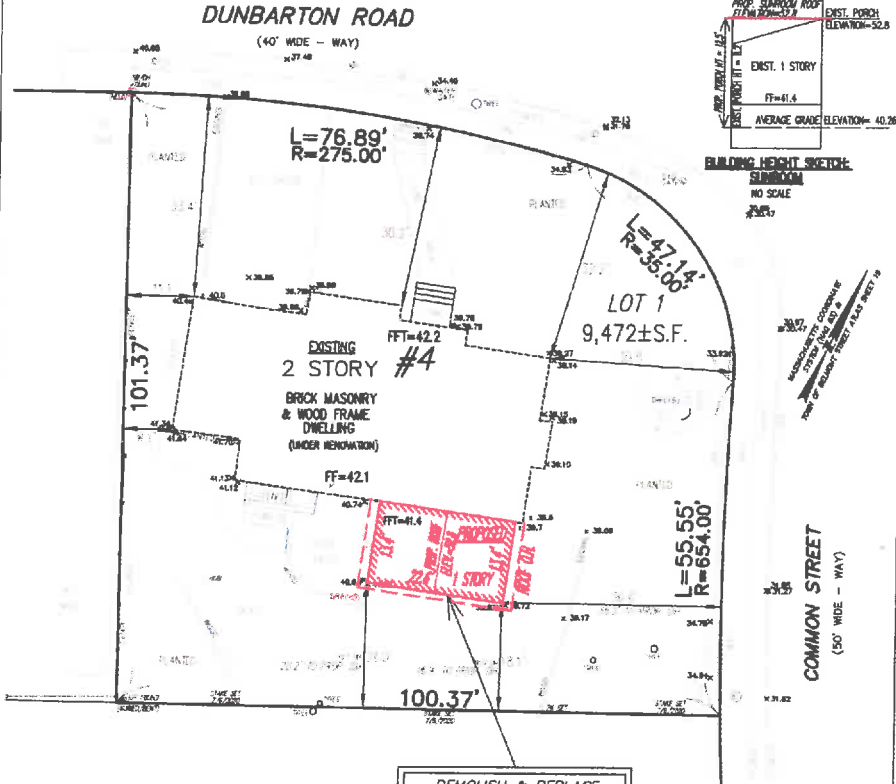
**NOTE:** PLAN IS FOR ZONING PURPOSES ONLY & NOT FOR CONSTRUCTION.  
 SEE PLANS OF 4/18/2020 BY MCKAY ARCHITECTS, MICHAEL MCKAY AIA.  
 GOODNESS OF FIT, ADEQUACY OF DETAIL, SOLE RESPONSIBILITY OF DESIGNER/CONTRACTOR.  
 ALL OVERHANGS, UTILITIES, TREES, FENCES & LANDSCAPING ARE NOT SHOWN.

EXIST. SUNROOF ROOF ELEVATION = 52.8  
 EXIST. SUNROOF ELEVATION (FFT) = 41.4  
 EXIST. SUNROOM AVERAGE GRADE = 40.26

**LEGEND**

- BIT BITUMINOUS
- CONC CONCRETE
- ELEC ELECTRIC UTILITY
- ELEV ELEVATION
- FFT FLOOR/TREAD ELEVATION
- O.H. OVERHEAD/OVERHANG
- SB/DH STONE BOUND/DRILL HOLE
- S.F. SQUARE FEET(SQ.FT.)
- UP UTILITY POLE
- I.P. IRON PIPE
- S.F. SQUARE FEET(SQ.FT.)
- X12.34 SPOT ELEVATION
- (E) ELECTRIC MANHOLE

---3.4'--- EXISTING BUILDING SETBACK  
 ---1.2'--- PROPOSED SETBACK



DEMOLISH & REPLACE  
 (13.4' x 22.6' SUNROOM)  
 EXISTING SHED ROOF WITH  
 NEW GABLE ROOF SUNROOM

TO THE MARK & KRISTA MEZZANOTTE & THE TOWN OF BELMONT:  
 I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL  
 KNOWLEDGE, INFORMATION AND BELIEF THAT:

THIS PLAN SHOWS THE RESULTS OF AN INSTRUMENT  
 SURVEY OF THE PREMISES BY ME USING A LEICA TS 12  
 TOTAL STATION ON JUNE 6, 2020.

NO PUBLIC SHADE TREES ARE LOCATED WITHIN THE LIMITS OF THE  
 OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY; EXCEPT  
 AS SHOWN.

THE LOT IS NOT WITHIN WETLANDS OR WETLAND BUFFER ZONE.



ELEVATIONS SHOWN REFERS TO N.G.V.D. 1988.

THE PREMISES IS IN ZONE C & DOES NOT LIE IN AN AREA OF  
 SPECIAL FLOOD HAZARD AS DEFINED BY THE FLOOD INSURANCE  
 RATE MAP #250 17C 0418E, EFFECTIVE JUNE 4, 2010.

**Special Permit  
 PLOT PLAN  
 OF  
 #4 DUNBARTON ROAD  
 BELMONT, MASS.**

ASSESSORS MAP 31, PARCEL 27

MARK E. & KRISTA M. MEZZANOTTE  
 Owner: DEED REFERENCE: BOOK 74211 PAGE 552  
 Loc. House No. #4  
 Lot No. Lot 1, Plan 601 of 1931  
 App. No. \_\_\_\_\_  
 Date JUNE 23, 2020  
 Scale 1" = 20'

DENNY LAND SURVEYING & ENGINEERING  
 51 PARK DRIVE (617) 875-1725 BOSTON, MASS.

# Zoning Compliance Check List

(Registered Land Surveyor)

1 STORY SUNROOM DEMO AND NEW ROOF @

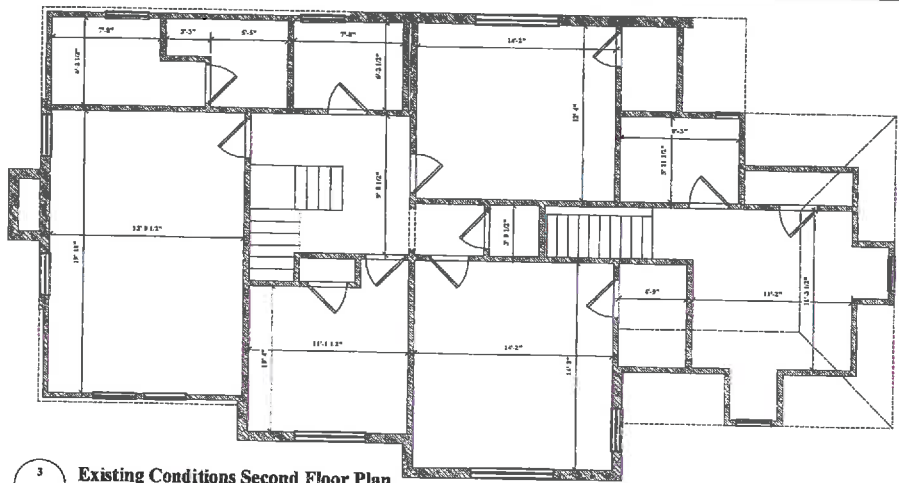
Property Address: A DUNBAR Zone: SC

Surveyor Signature and Stamp:  Date: 7/24/2020

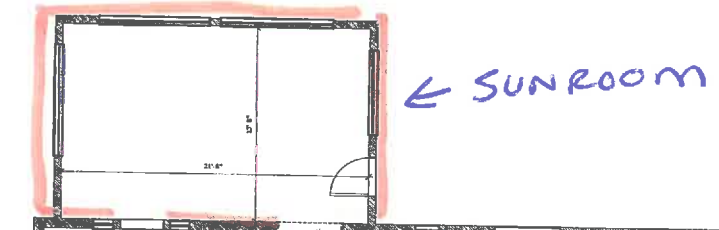
	REQUIRED	EXISTING	PROPOSED
Lot Area	9000	9,472	9,472
Lot Frontage	75'	76.89'	76.89'
Floor Area Ratio	—	—	—
Lot Coverage	max 25%	21.9%	22.2%
Open Space	min. 50%	71.8%	71.5%
Front Setback	25'	30.2'	30.2'
Side Setback (L)	10'	8.1'	8.1'
Side Setback (R) <sup>Ⓐ</sup>	10' 25'	30.8'	30.8'
Rear Setback* <sup>Ⓑ</sup>	10' *	18.1'	18.1'
Building Height* <sup>Ⓒ</sup>	30'	8.2'	12.5'
Stories	2.5 max.	1	1
½ Story Calculation	—		

- NOTES:**
- A) SIDE SETBACK (R) IS FRONTAGE ON COMMON STREET
  - B) CORNER LOT REAR SETBACK TO BE NO LESS THAN 10' PER 4.2.2 SECTION 7. PER A.S.T.
  - C) BUILDING HEIGHT IS FOR SUNROOM ADDITION

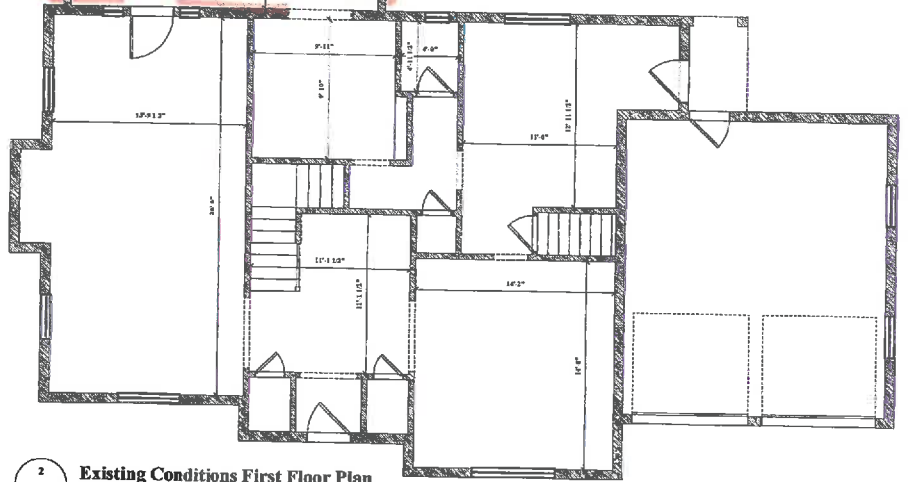
ALL DIMENSIONS ARE APPROXIMATE, FIELD VARY



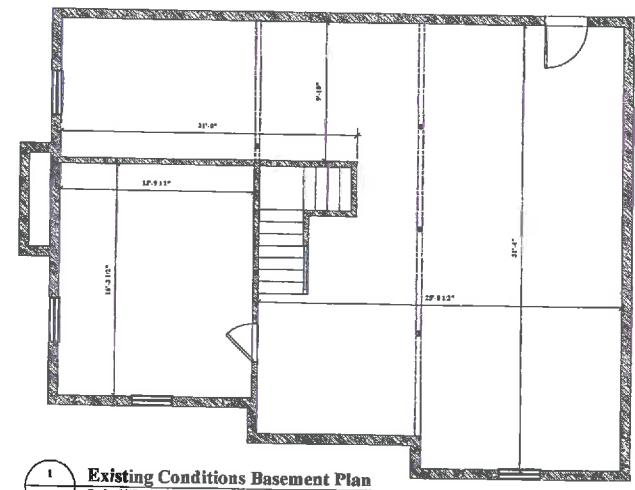
3 Existing Conditions Second Floor Plan  
Scale: 1/4" = 1'-0"



← SUN ROOM



2 Existing Conditions First Floor Plan  
Scale: 1/4" = 1'-0"



1 Existing Conditions Basement Plan  
Scale: 1/4" = 1'-0"

Renovation  
4  
Dunbarton Road  
Belmont, MA

OWNER  
  
mckay architects  
115 EASTERN AVENUE SUITE 100 BELMONT, MA 02457  
TEL: 617.862.1000 FAX: 617.862.1001



REV	DATE	DESCRIPTION
1	11/20/09	Existing Conditions
2	1/28/10	Final Draft
3	1/22/10	Concept Draft
4	2/25/10	Final Draft
5	2/24/10	Final Draft
6	2/25/10	Final Draft
7	2/25/10	Final
8	2/25/10	Final
9	2/25/10	Final
10	2/25/10	Final
11	2/25/10	Final

DISSEMINATE A USE OF DOCUMENTS  
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Contractor to verify all information and dimensions in this field prior to start of construction and to notify McKay Architects of any discrepancies.

Existing Floor Plans

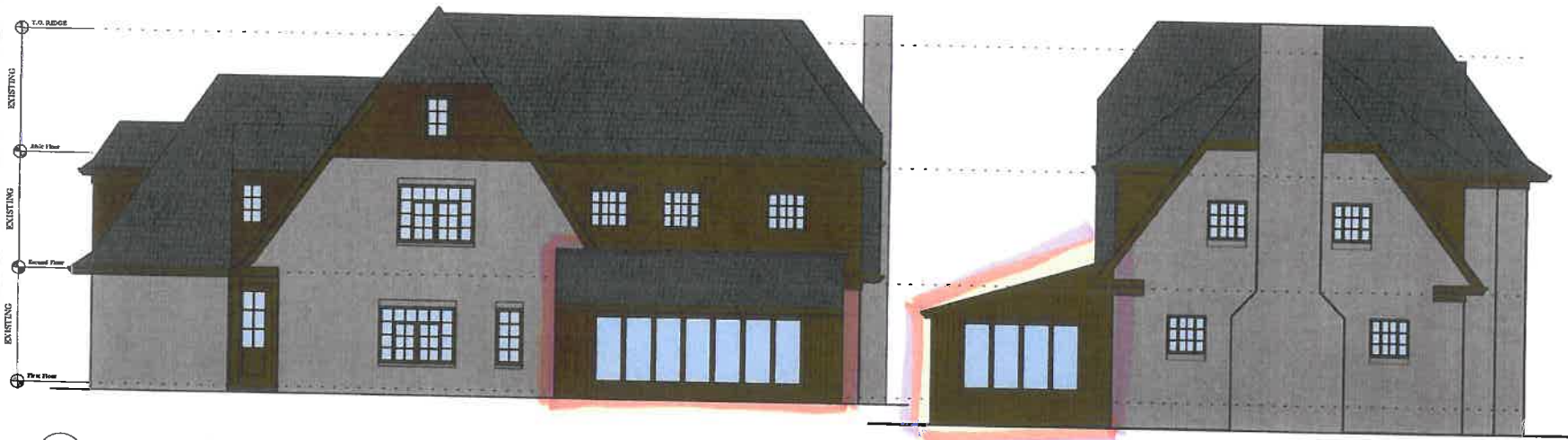
JOB NO	
DATE	11/14
DWG BY	JM
CHK BY	MLM
SCALE	AS NOTED

Ex-1.1



1 Existing Front Elevation  
 Ex-2.1 Scale: 1/4" = 1'-0"

3 Existing Right Elevation  
 Ex-2.1 Scale: 1/4" = 1'-0"



2 Existing Rear Elevation  
 Ex-2.1 Scale: 1/4" = 1'-0"

4 Existing Left Elevation  
 Ex-2.1 Scale: 1/4" = 1'-0"

SUNROOM

**Renovation**

4  
**Dunbarton Road**  
 Belmont, MA

OWNER

---

architects  
**mckay**

33 Broad Street  
 Boston, MA 02109  
 Tel: 617-552-1111  
 www.mckayarchitects.com

---

  
 STATE OF MASSACHUSETTS  
 REGISTERED PROFESSIONAL ARCHITECT  
 No. 10123  
 Dated 10/15/2010

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REV #	DATE	DESCRIPTION
1	1/27/20	Existing Conditions
2	2/26/20	Plan Set
3	3/22/20	Revised Draft
4	3/26/20	Client Approval
5	5/14/20	Revised Draft
6	5/27/20	Final Set
7	05/27/20	Per
8	05/28/20	Permitted
9	05/28/20	Permitted
10	04/21/20	Revised
11	04/21/20	Permit

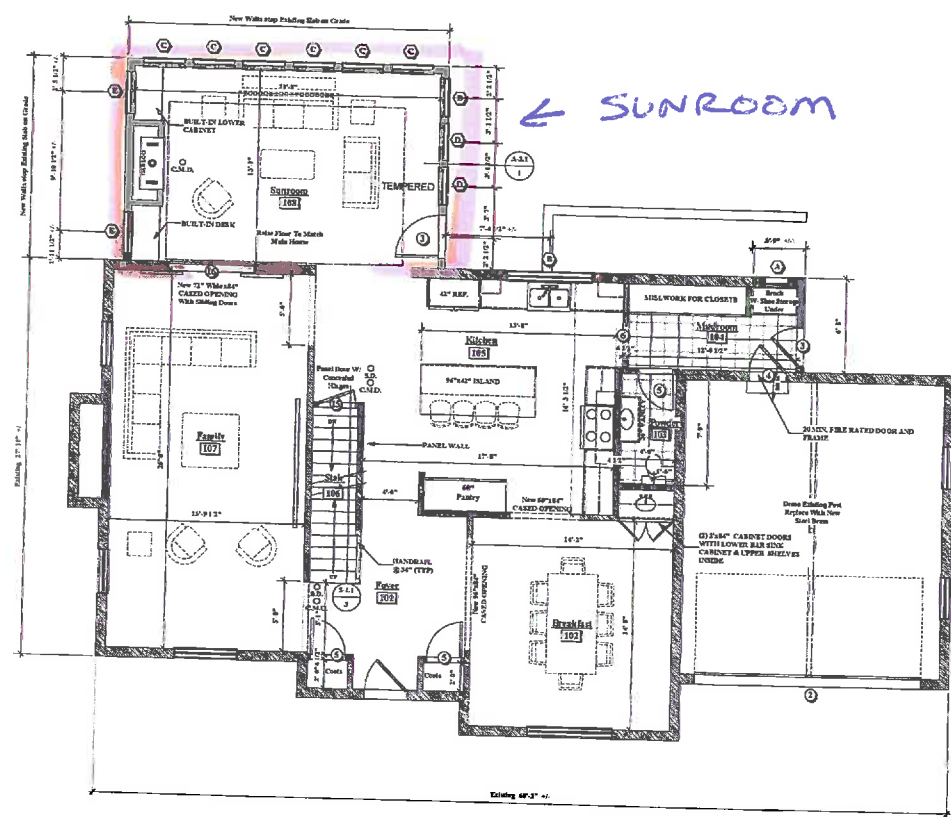
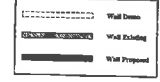
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**Existing Elevations**

JOB NO.	DATE	SCALE
	11/13	
DRAWN BY	JP	<b>Ex-2.1</b>
CHECK BY	MLM	
SCALE	AS NOTED	



ALL DIMENSIONS ARE APPROXIMATE, FIELD VERIFY



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

Renovation

4  
Dunbaron Road  
Belmont, MA

OWNER

architects  
mckay

11 Appleton  
Belmont, MA 02458  
617 338 5622  
www.mckayarchitect.com



REV #	DATE	DESCRIPTION
1	12/20	Planning Conference
2	1/28/20	Final Draw
3	1/28/20	General Detail
4	2/12/20	Final Draw
5	2/14/20	Final Draw
6	3/17/20	Final Draw
7	3/18/20	Final
8	3/18/20	Permitted
9	3/18/20	Construction
10	04/21/20	As Noted
11	04/21/20	Permit

**CONTENTS & USE OF DOCUMENTS**  
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Contractor to verify all information and dimensions in the field prior to start of construction and to notify McKay Architects of any discrepancies.

First Floor Plan

JOB NO  
DATE 3.17.20  
DWG BY JB  
CHK BY NLM  
SCALE AS NOTED

A-1.2

ALL DIMENSIONS ARE APPROXIMATE, FIELD VERIFY

	Wall Dem.
	Wall Ext'dg.
	Wall Proposed

Renovation

4

Dunbarton Road  
Belmont, MA

OWNER

architects  
**mckay**

25 Howe Street  
Belmont, MA 02458  
978.335.8200  
www.mckayarchitects.com



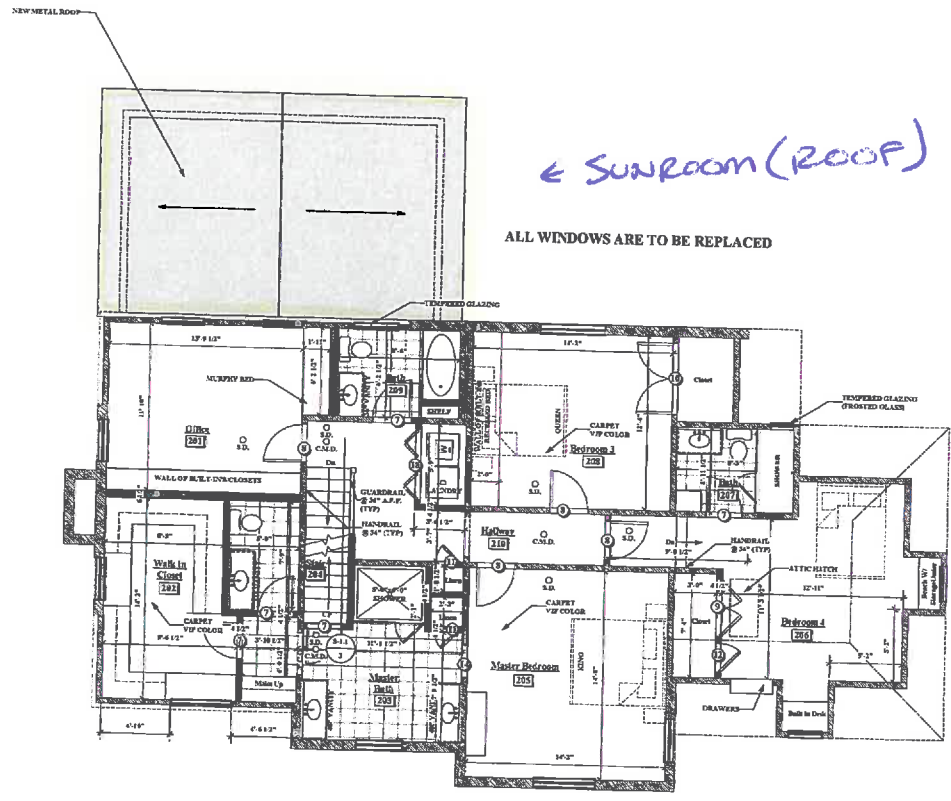
REV #	DATE	ISSUANCE
1	1.27.09	Complete set of plans
2	1.28.09	Revised Plans
3	1.28.09	Structural Draw
4	2.02.09	Final Permit
5	2.02.09	Permit to Start
6	1.27.09	Arch. Drawings
7	01.13.09	Set
8	01.13.09	Structures
9	01.13.09	Structures
10	04.02.09	Structures
11	04.02.09	Permit

**CONSENT TO A SET OF DOCUMENTS**  
These drawings and specifications are the property and copyright of the Architect and shall not be used in whole or in part, or modified, without the written consent of the Architect. Contractors to verify all dimensions and elevations in the field prior to start of construction, and to notify the Architect of any discrepancies.

Second Floor Plan

JOB NO.	
DATE	2.17.09
DWG BY	JL
CHECK BY	MLK
SCALE	AS NOTED

A-1.3



1 Second Floor Plan  
Scale: 1/4" = 1'-0"

NOTE:  
CUTTERS TO BE COPPER



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



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

SUNROOM

FINISH GRADE:  
SEE DIMENSIONS SHOWN ON THE ELEVATIONS AND DIAGNOSTIC  
REFER TO SITE PLAN PREPARED BY OTHERS FOR FINAL GRADE/DO.

Renovation

4  
Dunbarton Road  
Belmont, MA

OWNER

architects  
mckay

10 Frost Drive  
Belmont, MA 02458  
617-352-8822  
www.mckayarch.com



REV #	DATE	REVISION
1	1.27.20	Planning Conditions
2	1.16.20	Final Plans
3	1.16.20	Second Floor
4	1.16.20	Third Floor
5	2.10.20	Unwork Detail
6	2.25.20	Final Review
7	05.05.20	Set
8	08.08.20	Excavation
9	08.11.20	Excavation
10	08.26.20	Excavation
11	08.26.20	Final

**RESPONSIBILITY AND USE OF DOCUMENTS**  
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Contractor to verify all information and dimensions in the field prior to start of construction and to notify the McKay Architects of any discrepancies.

Proposed Front & Rear Elevations

JOB NO.

DATE 5/17/20

DWG BY JB

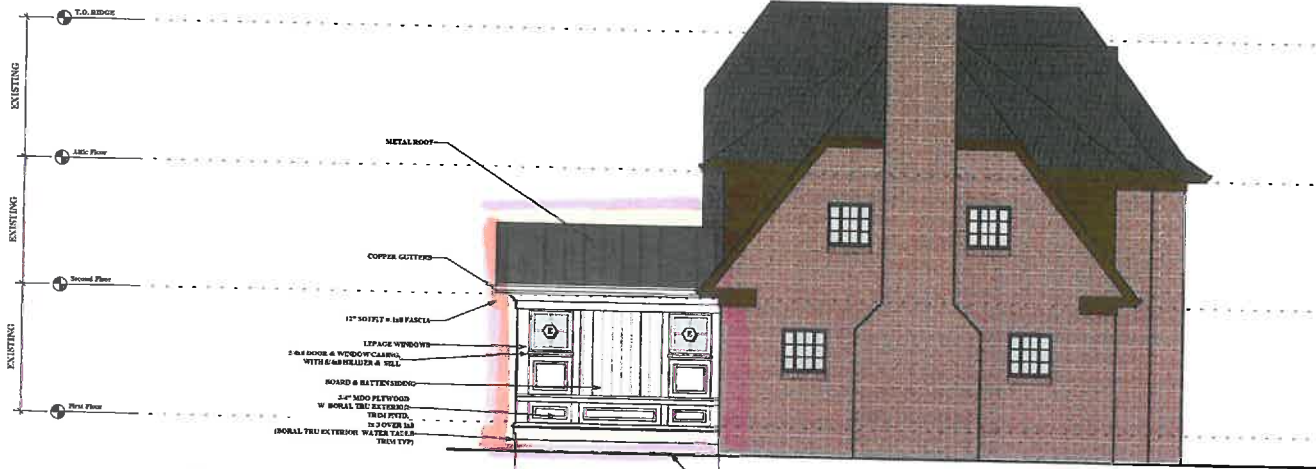
CHECK MDM

SCALE

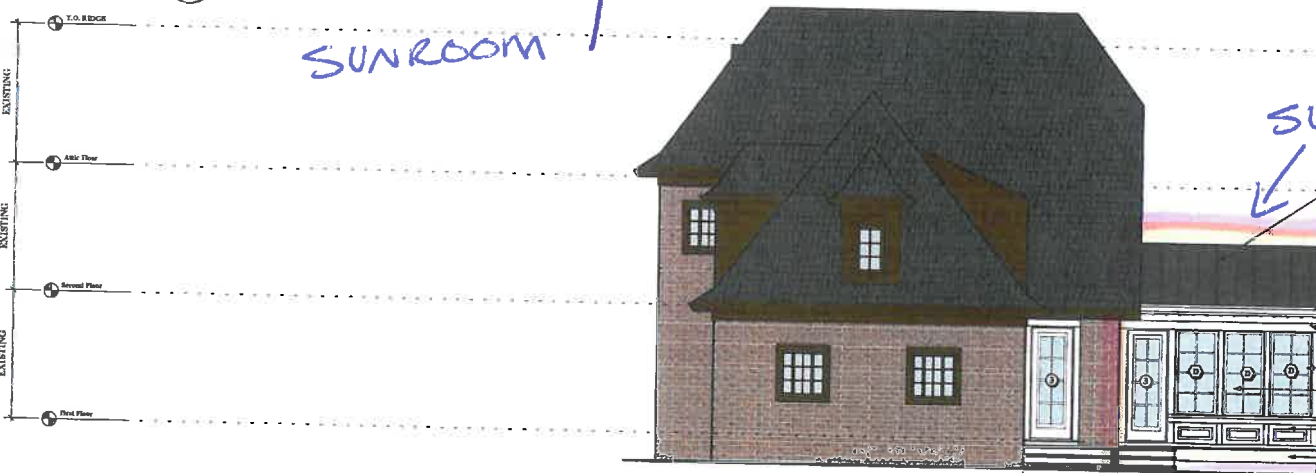
AS NOTED

A-2.1

NOTE:  
GUTTERS TO BE COPPER



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



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

Rencovation

4  
Dunbarton Road  
Belmont, MA

OWNER

architects  
mckay

210 New York  
Drive, MA 02458  
617-339-1100  
www.mckayarch.com



REV #	DATE	BY	DESCRIPTION
1	1/27/20	JR	Existing Conditions
2	1/28/20	JR	Final Draft
3	1/28/20	JR	Revised Draft
4	2/12/20	JR	Third Issue
5	2/12/20	JR	Fourth Issue
6	2/17/20	JR	Fifth Issue
7	2/17/20	JR	Sixth Issue
8	2/17/20	JR	Seventh Issue
9	2/17/20	JR	Eighth Issue
10	2/17/20	JR	Ninth Issue
11	2/17/20	JR	Tenth Issue

**DISCLAIMER AND LIMITATION OF LIABILITY**  
These drawings and specifications are the property and copyright of McKay Architects and shall not be used for any other project without the written permission of McKay Architects. Contractor to verify all dimensions and elevations in the field prior to start of construction and to notify McKay Architects of any discrepancies.

Proposed  
Side  
Elevations

JOB NO.	
DATE	1/13/20
DRAWN BY	JR
CHECKED BY	NLS
SCALE	AS NOTED

A-2.2

August 26, 2020

To the Office of Community Development, Building Inspector, Zoning Board, and other interested parties,

We have received and reviewed the information provided by Mark and Krista Mezzanotte of #4 Dunbarton Road, that details the proposed changes to the rear sunroom on their home. We believe that the proposed changes will be in harmony with the general intent of our Zoning by-laws.

They indicated that:

- The floor plan will not change.
- The square footage will not change.
- There will be no additional living space added.
- The use will remain the same.

They also indicated that:

- The wall and roof heights will increase by approximately 11" and 19" respectively
- The highest point will increase by approximately 30".

As members of the neighborhood, either abutters, neighbors or impacted persons, we are either supportive or do not object to this application for a variance. The proposed modifications to the structure are more consistent with the period of the home, character of the neighborhood and architecture of the town.

We encourage the Committee to swiftly approve the application for variance so the project can be completed as soon as possible.

Thank you for your consideration of this application.

Susan Bennett

Name

11 Dunbarton Rd.

Address

Belmont, MA 02478

Preferred means of communication

(email, phone, cell)

suebennett8@yahoo.com

August 26, 2020

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Thank you for your consideration of this application.

LAWRENCE S. WALLACH  
Name

50 COMMON ST  
Address

WALLACHLS@GMAIL.COM  
Preferred means of communication  
(email, phone, cell)

August 26, 2020

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Thank you for your consideration of this application.



TIM STRUDWICK

Name

12 DUNBARTON RD, BELMONT

Address

tstrudwick@gmail.com

Preferred means of communication

(email, phone, cell)

August 26, 2020

To the Office of Community Development, Building Inspector, Zoning Board, and other interested parties,

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Thank you for your consideration of this application.

Adam Rahbee

Name

45 Common St

Address

email arahbee@alum.mit.edu

Preferred means of communication  
(email, phone, cell)



**ZONING DISTRICT: SC (SINGLE RESIDENCE C)**

EXISTING HOUSE 2,079±S.F. + NEW ROOF 23±S.F.  
 EXISTING COVERAGE 2,079±S.F. PROPOSED 2,102±S.F.  
**EXISTING LOT COVERAGE: 21.9%**  
**PROPOSED LOT COVERAGE: 22.2%**

EXISTING DRIVEWAYS & PARKING 593±S.F.  
**EXISTING OPEN SPACE: 71.8%**  
**PROPOSED OPEN SPACE: 71.5%**

	REQUIRED	EXIST.	PROP.
FRONT SETBACK:	25'	30.2'	30.2'
SIDE SETBACK:	10'	8.1'	8.1'
REAR SETBACK:*	10.0'*	18.1'	18.1'
MAXI. LOT COVERAGE:	25%	21.9%	22.2%
MIN. LOT OPEN SPACE:	50%	71.8%	71.5%

\*PER. SECTION 4.2.2 Section 7, PROPOSED SET BACK IS NO LESS THAN SIDE YARD REQUIREMENT PRAY THIS SPECIAL PERMIT BE GRANTED.

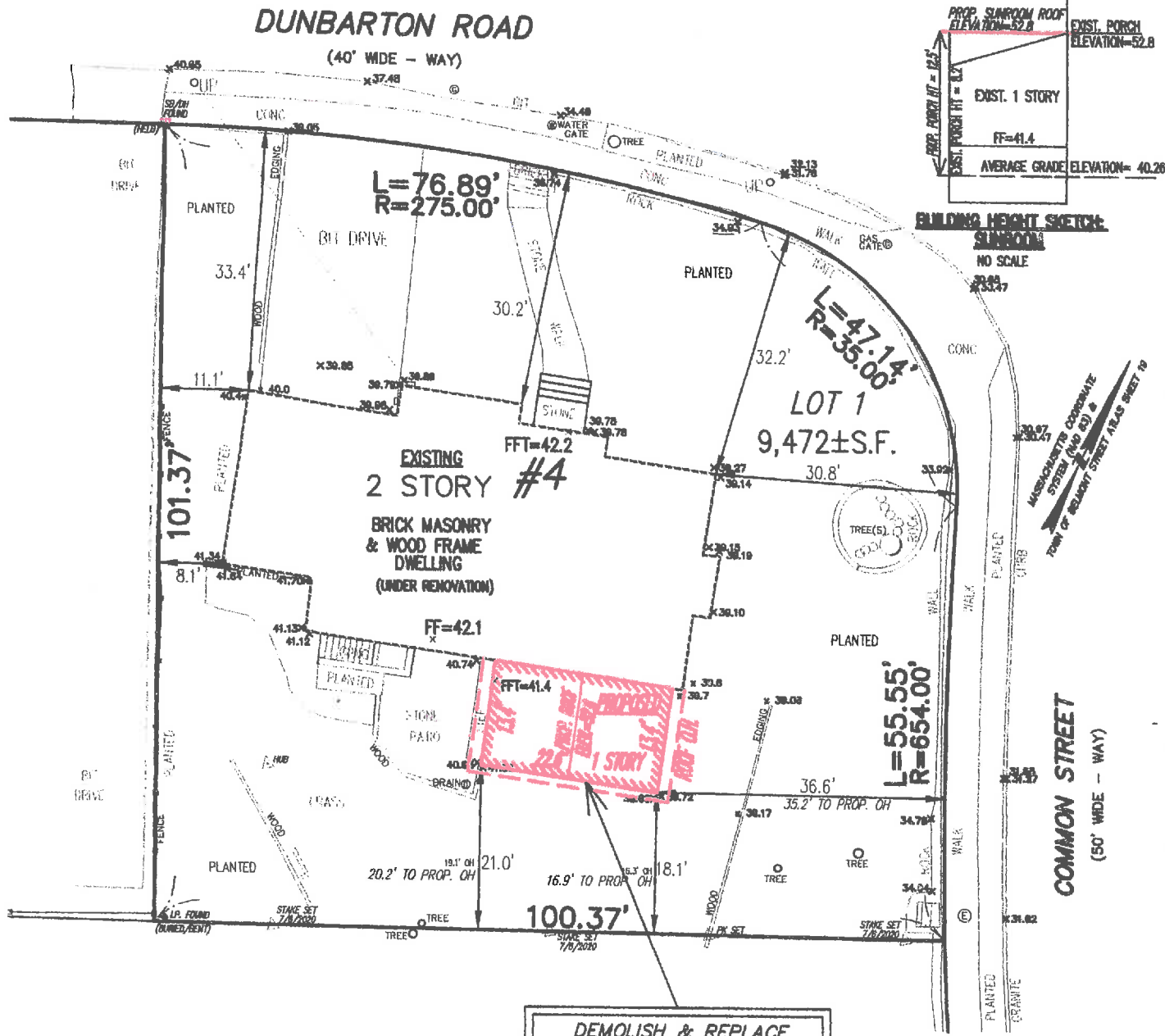
**LEGEND**

- BIT BITUMINOUS
- CONC CONCRETE
- ELEC ELECTRIC UTILITY
- ELEV ELEVATION
- FFT FLOOR/TREAD ELEVATION
- O.H. OVERHEAD/OVERHANG
- SB/DH STONE BOUND/DRILL HOLE
- S.F. SQUARE FEET(SQ.FT.)
- UP UTILITY POLE
- I.P. IRON PIPE
- S.F. SQUARE FEET(SQ.FT.)
- X12.34 SPOT ELEVATION
- (E) ELECTRIC MANHOLE

→ 3.4' → EXISTING BUILDING SETBACK  
 → 1.2' → PROPOSED SETBACK

**NOTE:** PLAN IS FOR ZONING PURPOSES ONLY & NOT FOR CONSTRUCTION.  
 SEE PLANS OF 4/18/2020 BY McKAY ARCHITECTS, MICHAEL McKAY AIA,  
 GOODNESS OF FIT, ADEQUACY OF DETAIL SOLE RESPONSIBILITY  
 OF DESIGNER/CONTRACTOR.  
 ALL OVERHANGS, UTILITIES, TREES, FENCES & LANDSCAPING  
 ARE NOT SHOWN.

EXIST. SUNROOF ROOF ELEVATION = 52.8  
 EXIST. SUNROOF ELEVATION (FFT) = 41.4  
 EXIST. SUNROOM AVERAGE GRADE = 40.28



**DEMOLISH & REPLACE  
 (13.4' x 22.6' SUNROOM)  
 EXISTING SHED ROOF WITH  
 NEW GABLE ROOF SUNROOM**

TO THE MARK & KRISTA MEZZANOTTE & THE TOWN OF BELMONT;  
 I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL  
 KNOWLEDGE, INFORMATION AND BELIEF THAT:

THIS PLAN SHOWS THE RESULTS OF AN INSTRUMENT  
 SURVEY OF THE PREMISES BY ME USING A LEICA TS 12  
 TOTAL STATION ON JUNE 6, 2020.

NO PUBLIC SHADE TREES ARE LOCATED WITHIN THE LIMITS OF THE  
 OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY; EXCEPT  
 AS SHOWN.  
 THE LOT IS NOT WITHIN WETLANDS OR WETLAND BUFFER ZONE.

**Special Permit  
 PLOT PLAN  
 OF  
 #4 DUNBARTON ROAD  
 BELMONT, MASS.**

ASSESSORS MAP 31, PARCEL 27



MARK E. & KRISTA M. MEZZANOTTE  
 Owner: DEED REFERENCE: BOOK 74211 PAGE 552  
 Loc. House No. #4  
 Lot No. Lot 1, Plan 601 of 1931  
 App. No. \_\_\_\_\_  
 Date JUNE 23, 2020  
 Scale 1" = 20'

ELEVATIONS SHOWN REFERS TO N.G.V.D. 1988.

THE PREMISES IS IN ZONE C & DOES NOT LIE IN AN AREA OF  
 SPECIAL FLOOD HAZARD AS DEFINED BY THE FLOOD INSURANCE  
 RATE MAP #250 17C 0418E, EFFECTIVE JUNE 4, 2010.

DENNY LAND SURVEYING & ENGINEERING  
 51 PARK DRIVE (617) 875-1725 BOSTON, MASS.