

Hummel, Robert

From: Scott Miller <scott@autographproperties.com>
Sent: Monday, July 18, 2022 2:09 PM
To: Hummel, Robert; Scott Miller
Subject: [EXTERNAL]Fwd: Photos
Attachments: 15 grant plans.pdf; 7-9 grant plans.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Robert In the body of this email are some time stamped photos of morning light that I took on June 7th. As you can see, at 7am there is a shadow on only the first floor of 9 Grant from the existing structure at 13 Grant. The new structure maintains a 17.5 foot distance to the property line. The distance is currently 18.3 feet (it's not changing much). At 9:19 am, There is no shadow at all on 9 Grant. You can also see in one of the 7Am photos that the front of 13 Grant is in Sunlight. The sun passes in front of 13 Grant in the morning, so a longer structure won't change the morning light on 9 Grant. The height of the existing structure is 25.44' and only changes to 26' with the new structure. There would be virtually no change in morning light on 9 Grant with the proposed structure. We also included a privacy fence in our Landscape plan for added privacy. There is only a chain link fence currently between 13 and 9 Grant.

I have also attached the recorded condo plans for both 15 Grant and 7-9 Grant as I have referenced them in my narrative.

Thank you,
Scott

Scott Miller
President, Realtor
Autograph Properties
617-216-9260
scott@autographproperties.com

----- Forwarded message -----

From: Scott Miller <scott@autographproperties.com>
Date: Mon, Jul 18, 2022 at 1:42 PM
Subject: Photos
To: Scott Miller <scott@autographproperties.com>

1:39



Belmont
June 7 6:58 AM

All Photos

📍 LIVE ▾



1:40



Belmont
June 7 7:00 AM

All Photos

📍 LIVE ▾



5:59



Belmont
June 7 9:19 AM

All Photos

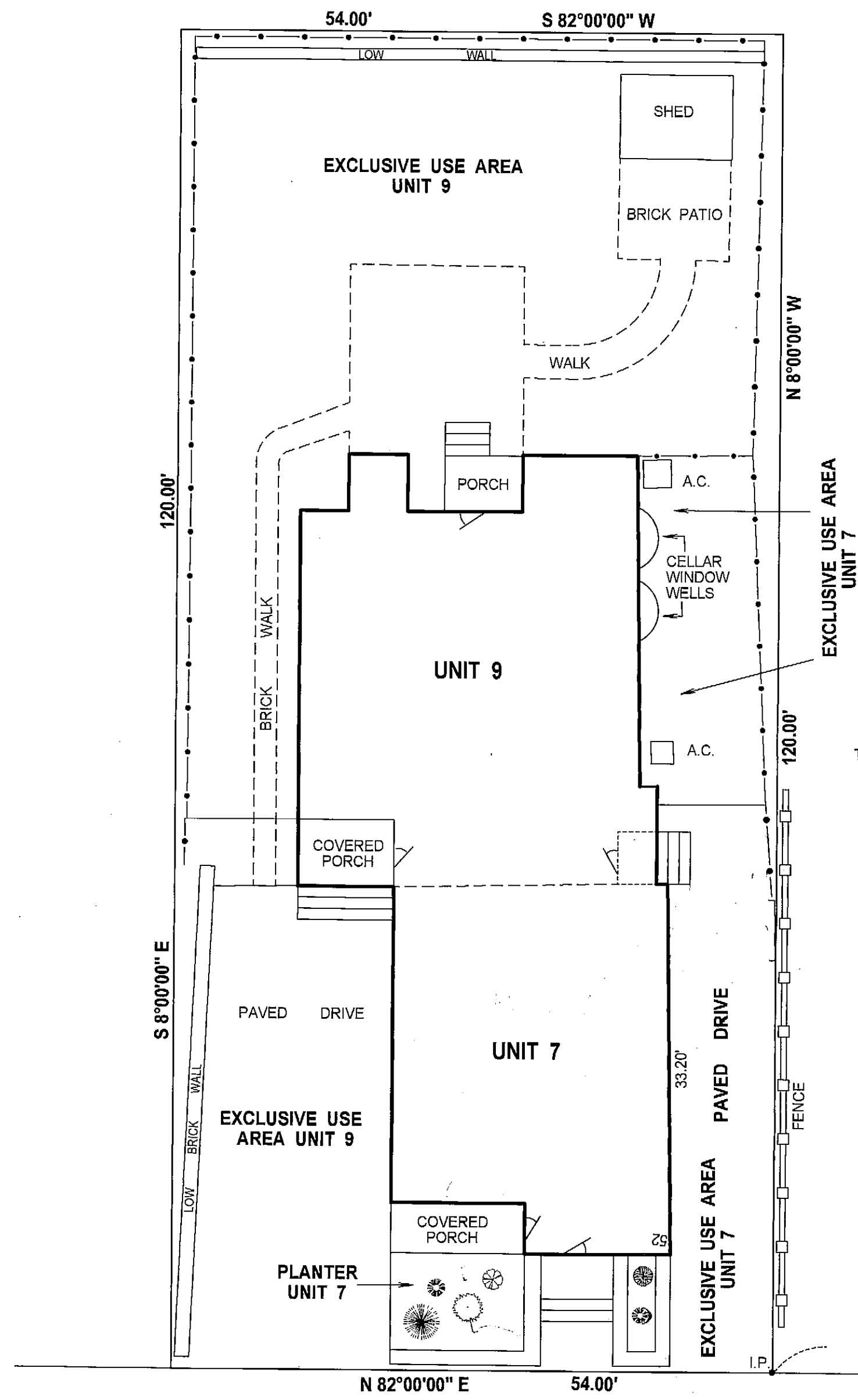
📍 LIVE ▾



12:52 PM

2.27.09

PL: 111



I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

DATE 10/29/08

LAWRENCE E. HUGHES P.L.S.



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

10/29/08 DATE P.L.S.

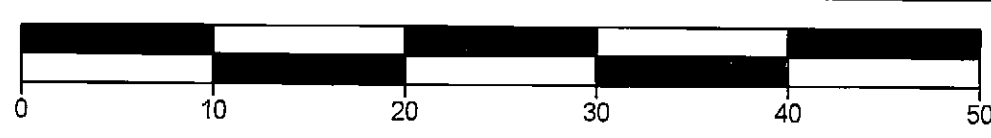
Middlesex Registry of Deeds, Southern District
Cambridge, Massachusetts
Plan No. 111 (10F5) of 2009
Rec'd 2.27.09
at 12 H 52 M P M

Attest
Register

FOR REGISTRY USE ONLY

7-9 GRANT AVENUE CONDOMINIUMS
BELMONT, MA.

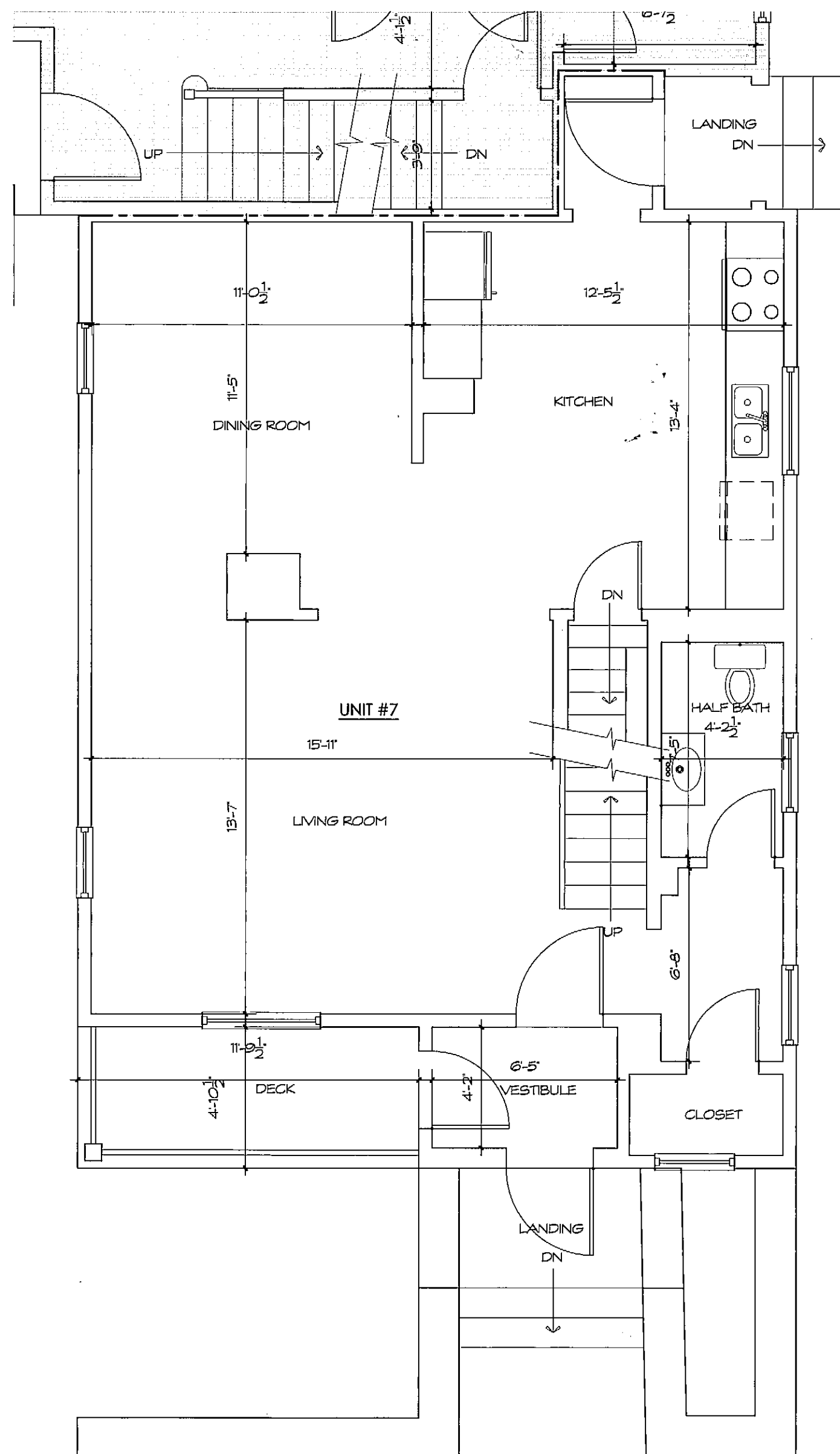
JUNE 2, 2008
REV JULY 22, 2008



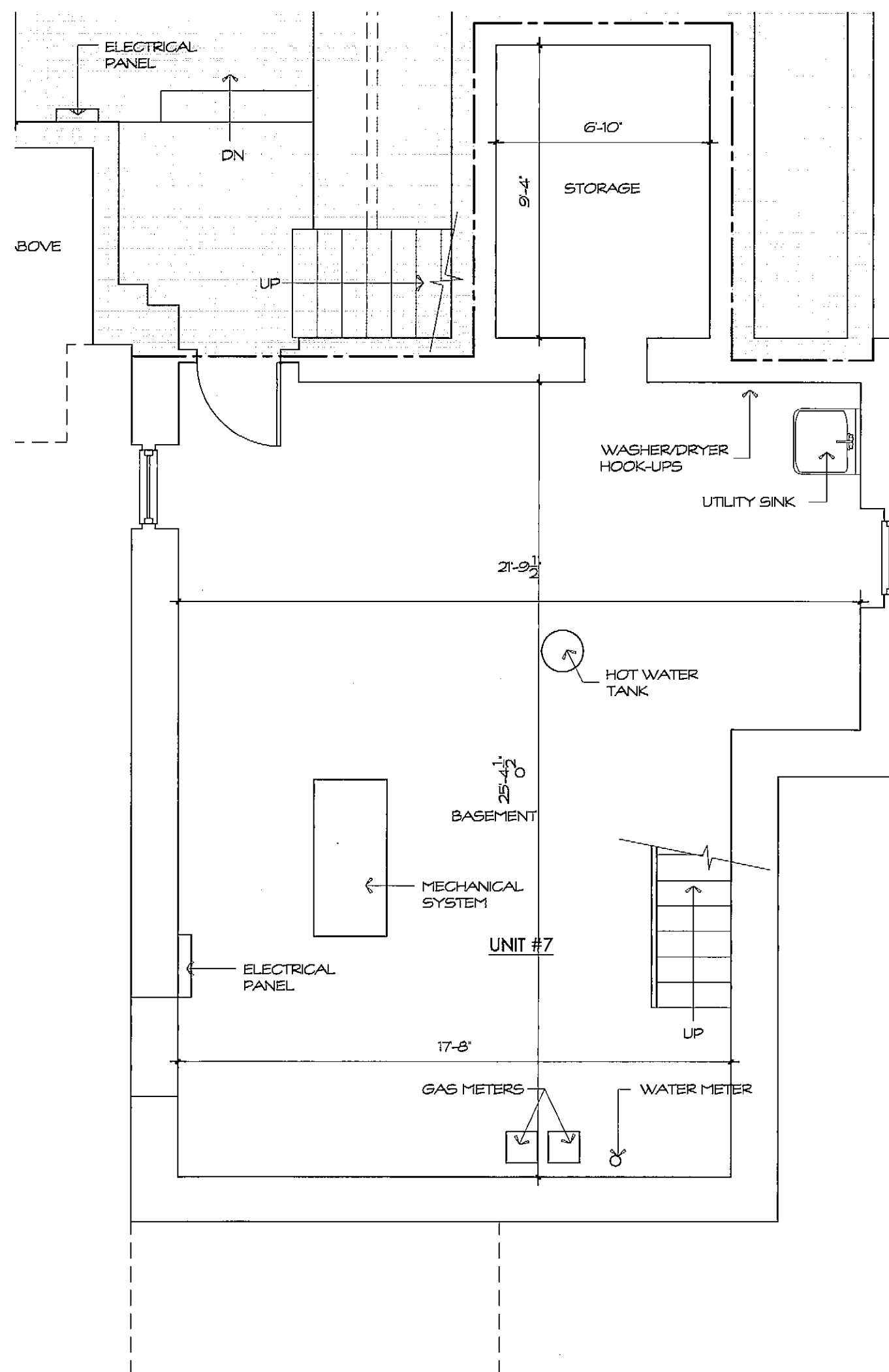
SCALE 1"=10 FEET

LAWRENCE E. HUGHES, REGISTERED PROFESSIONAL LAND SURVEYOR
1160 OCEAN STREET, MARSHFIELD, MA. 02050
781-834-0134 FAX 781-834-2534

111 10F5



FIRST FLOOR PLAN



BASEMENT PLAN

UNIT #7
 BASEMENT AREA: 713.9 SQ. FT.
 FIRST FLOOR AREA: 776.8 SQ. FT.
 SECOND FLOOR AREA: 568.1 SQ. FT.
 ATTIC FLOOR AREA: 325.4 SQ. FT.
 TOTAL FLOOR AREA: 2,384.2 SQ. FT.

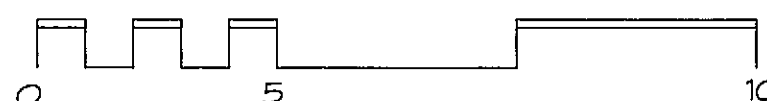
EXCLUSIVE USE AREA
 DECKS & LANDING: 124.5 SQ. FT.

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE UNIT #7 OF 7-9 GRANT AVENUE CONDOMINIUM AND THE UNIT DESIGNATION OF THE IMMEDIATELY ADJOINING UNIT(S), AND I FURTHER CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS AS BUILT. I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN PREPARING THE PLANS.

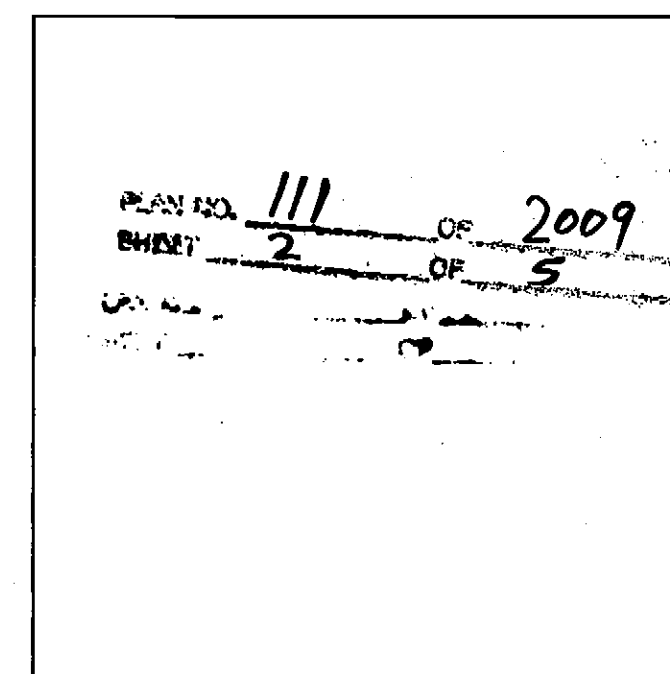
DATE 10-28-08 SIGNED *Edward & Porzio*



GRAPHIC SCALE



LEGEND KEY	
	COMMON AREA
	OTHER UNIT
	UNIT



Condo Deeds
 7-9 Grant Ave. Condominiums
 Belmont, MA
 UNIT DEED

DATE: 10/28/08

SCALE: As Noted

DRAWN BY: DD
 CHECKED BY: ESP

Phung Porzio
 Phung/Porzio
 STUDIO OF ARCHITECTURE
 204 Adams St # 5
 Dorchester, MA 02122
 (617) 282 3600 Phone
 (617) 282 6966 Fax

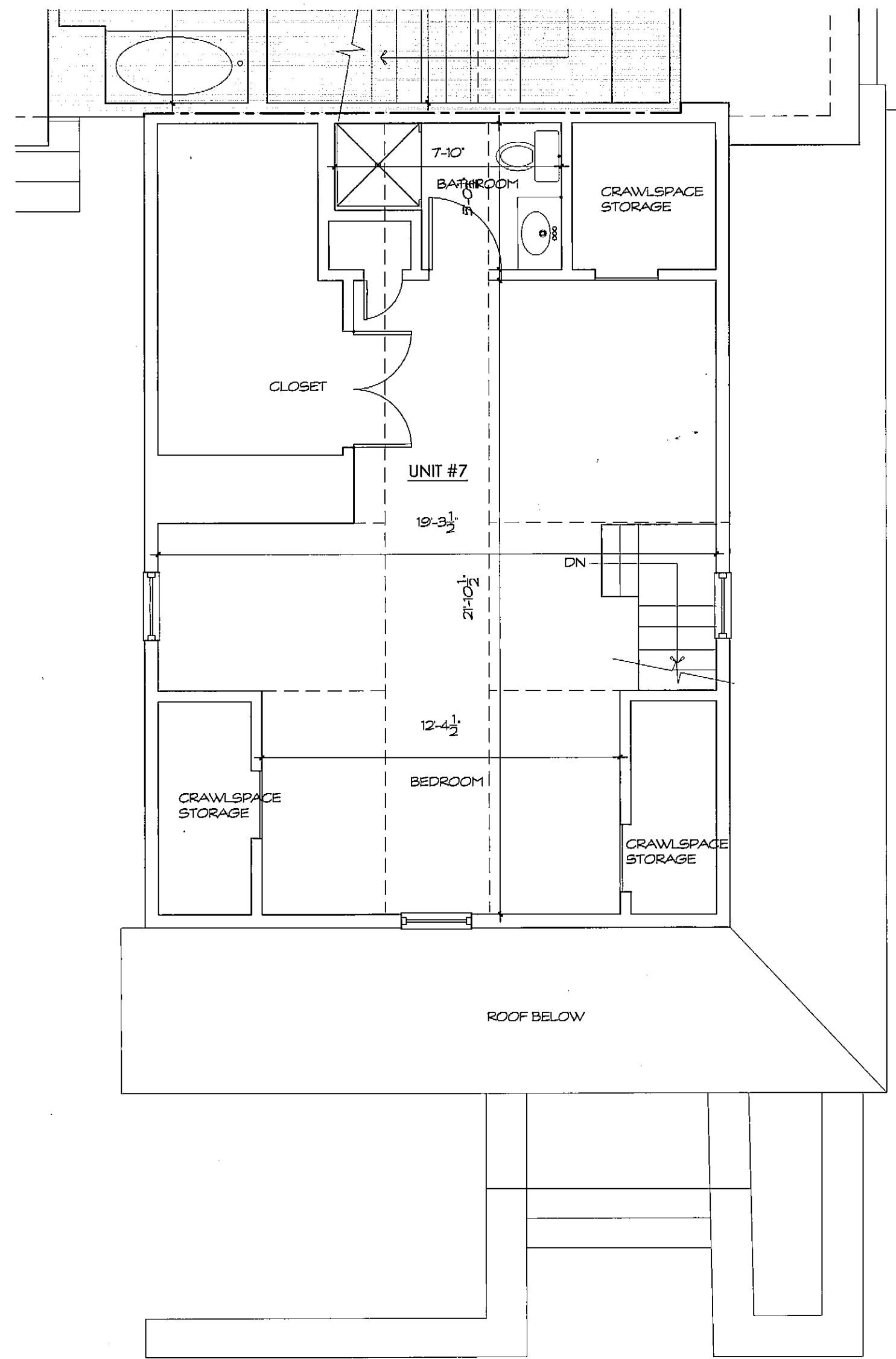
REVISION:	DATE:

DRAWING TITLE:

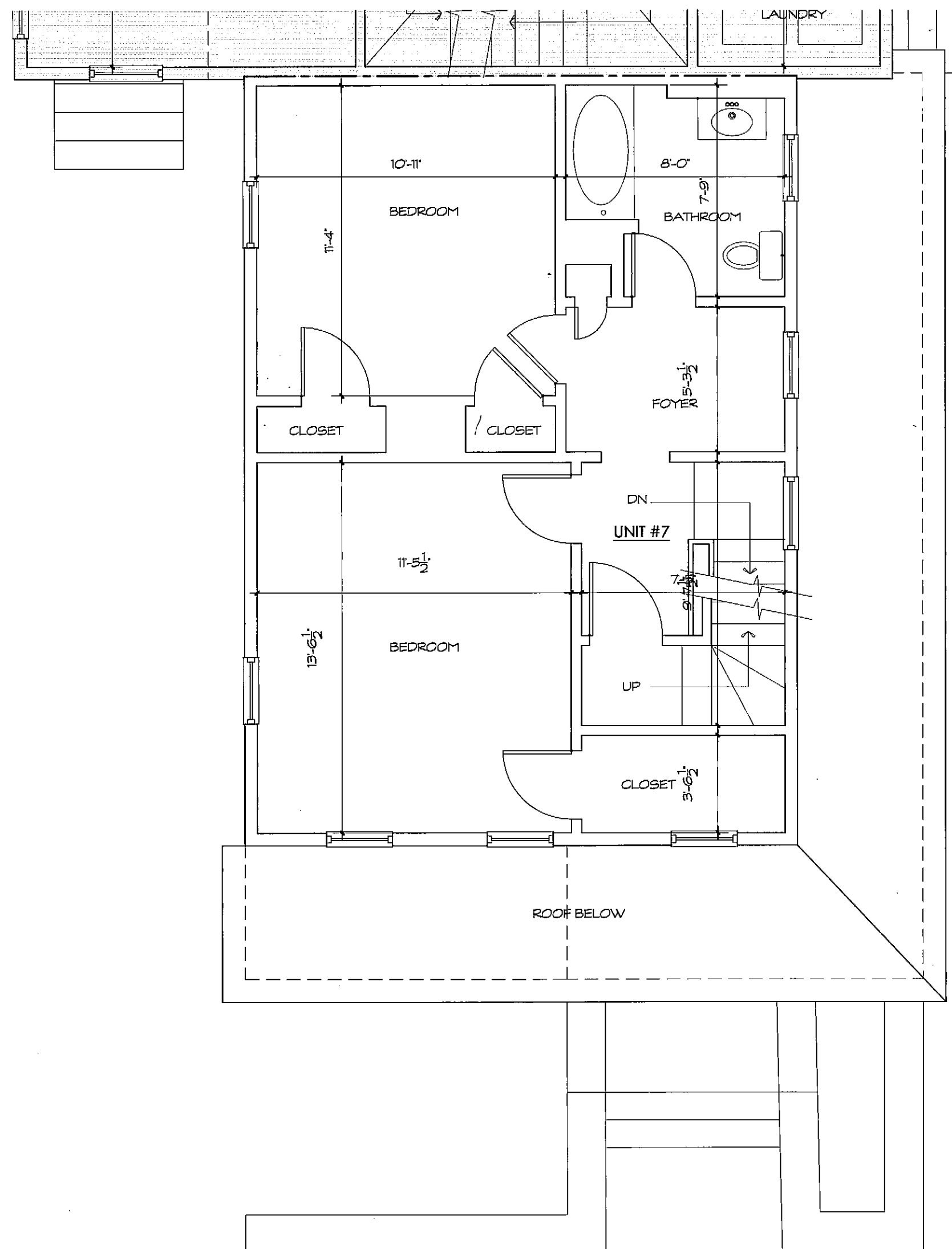
UNIT PLAN

SHEET NUMBER:

U-7



ATTIC FLOOR PLAN



SECOND FLOOR PLAN

UNIT #7

BASEMENT AREA: 713.9 SQ. FT.
 FIRST FLOOR AREA: 776.8 SQ. FT.
 SECOND FLOOR AREA: 568.1 SQ. FT.
 ATTIC FLOOR AREA: 325.4 SQ. FT.
 TOTAL FLOOR AREA: 2,384.2 SQ. FT.

EXCLUSIVE USE AREA

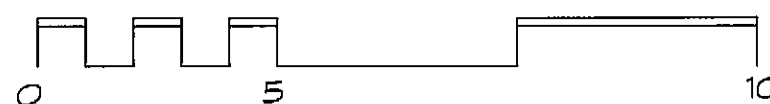
DECKS & LANDING: 124.5 SQ. FT.

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE UNIT #7 OF 7-9 GRANT AVENUE CONDOMINIUM AND THE UNIT DESIGNATION OF THE IMMEDIATELY ADJOINING UNIT(S), AND I FURTHER CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS AS BUILT. I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN PREPARING THE PLANS.

DATE 10.28.08 SIGNED *Edward Porzio*



GRAPHIC SCALE



LEGEND KEY	
	COMMON AREA
	OTHER UNIT
	UNIT

PLAN NO. 111 OF 2009
 SHEET 3 OF 3

Condo Deeds
 7-9 Grant Ave. Condominiums
 Belmont, MA
 UNIT DEED

DATE: 10/28/08
 SCALE: As Noted
 DRAWN BY: DD
 CHECKED BY: ESP

Phung Porzio
 Phung/Porzio
 STUDIO OF ARCHITECTURE
 204 Adams St # 5
 Dorchester, MA 02122
 (617) 282 3600 Phone
 (617) 282 6966 Fax

REVISION:	DATE:

DRAWING TITLE:

UNIT PLAN

SHEET NUMBER:

U-7.1

Condo Deeds
7-9 Grant Ave. Condominiums
Belmont, MA
UNIT DEED

DATE: 10/28/08
SCALE: As Noted
DRAWN BY: DD
CHECKED BY: ESP

Phung Porzio
Phung Porzio
STUDIO OF ARCHITECTURE
204 Adams St # 5
Dorchester, MA 02122
(617) 282 3600 Phone
(617) 282 6966 Fax

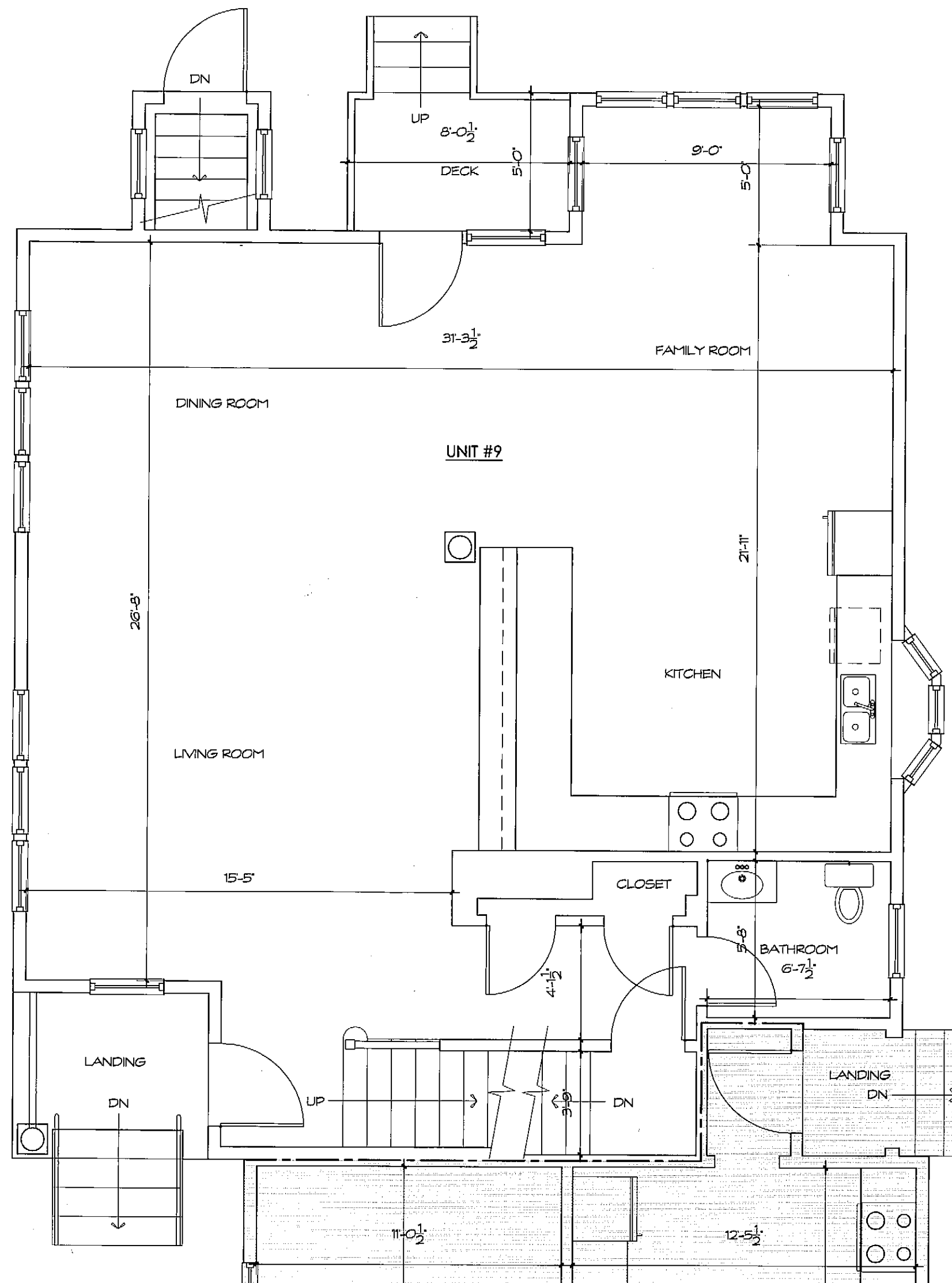
REVISION: DATE:

DRAWING TITLE:

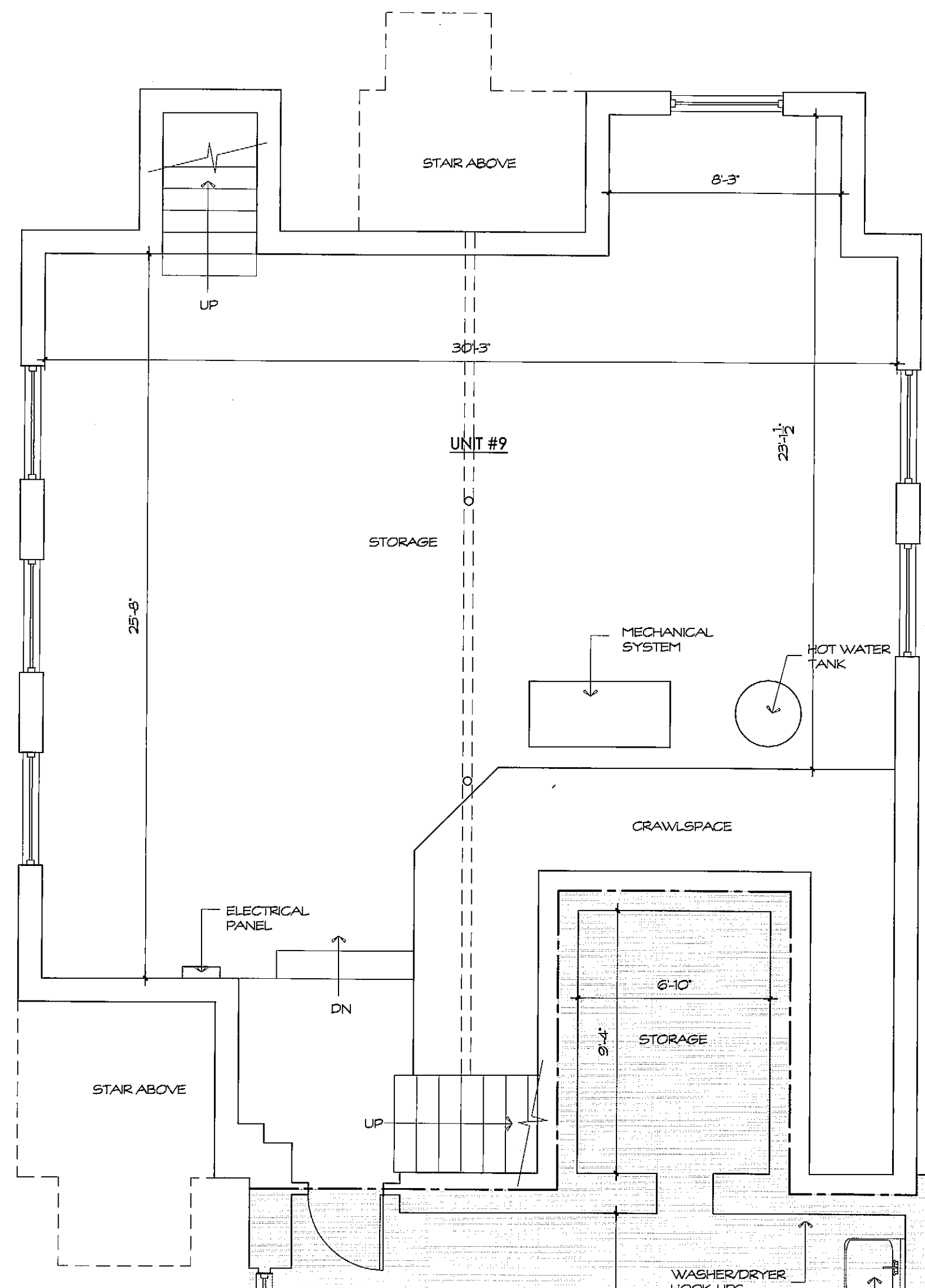
UNIT PLAN

SHEET NUMBER:

U-9



FIRST FLOOR PLAN



BASEMENT PLAN

UNIT #9

BASEMENT AREA: 869.3 SQ. FT.
FIRST FLOOR AREA: 1,053.2 SQ. FT.
SECOND FLOOR AREA: 1,075.8 SQ. FT.
ATTIC FLOOR AREA: 775.3 SQ. FT.
TOTAL FLOOR AREA: 3,773.6 SQ. FT.

EXCLUSIVE USE AREA

DECKS & LANDING: 235.8 SQ. FT.

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE UNIT #9 OF 7-9 GRANT AVENUE CONDOMINIUM AND THE UNIT DESIGNATION OF THE IMMEDIATELY ADJOINING UNIT(S), AND I FURTHER CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS AS BUILT. I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN PREPARING THE PLANS.

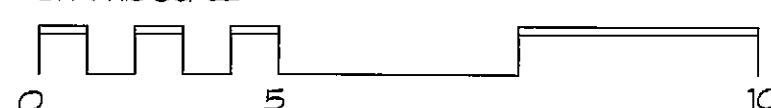
DATE 10.28.08

SIGNED

Edward S. Porzio



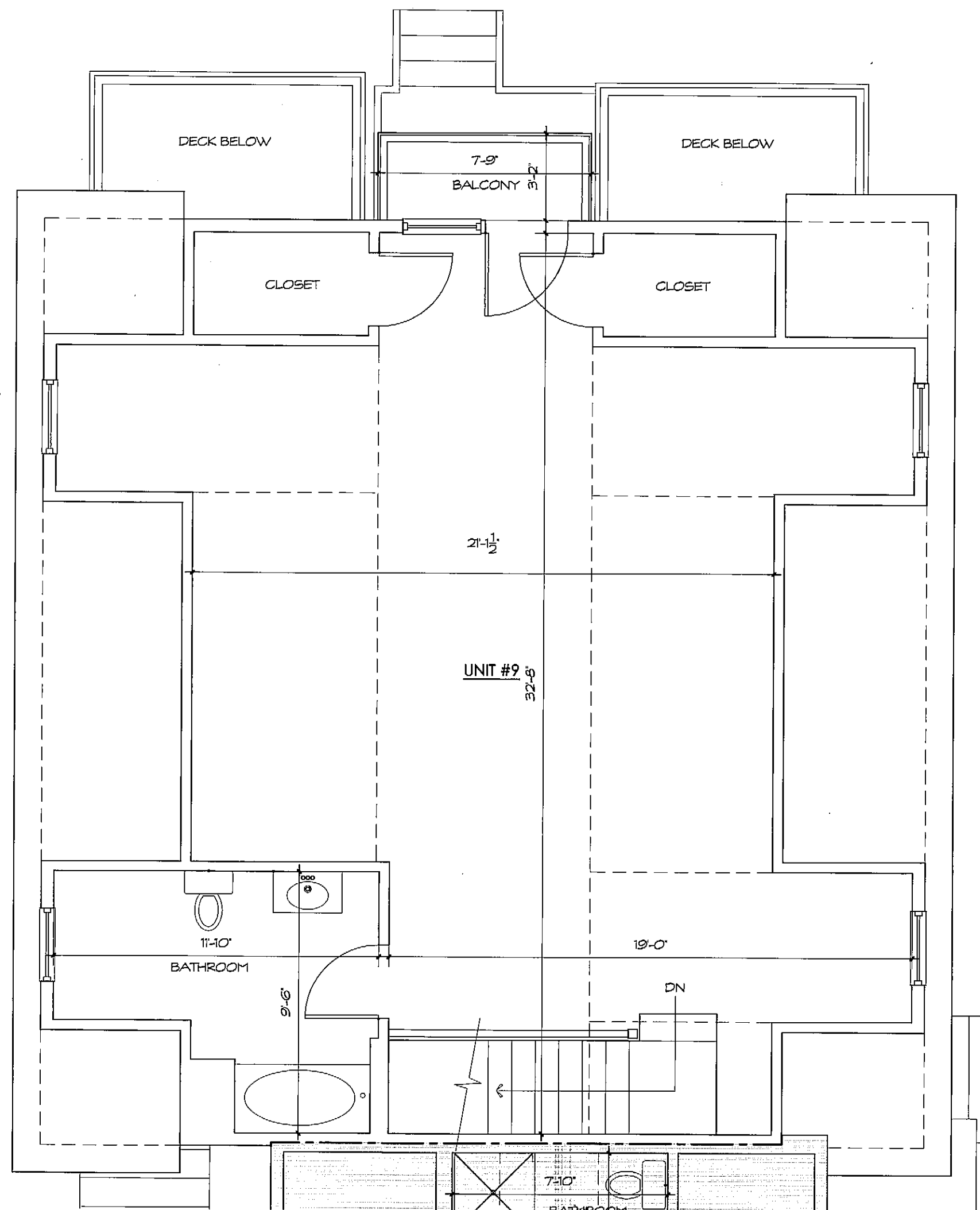
GRAPHIC SCALE



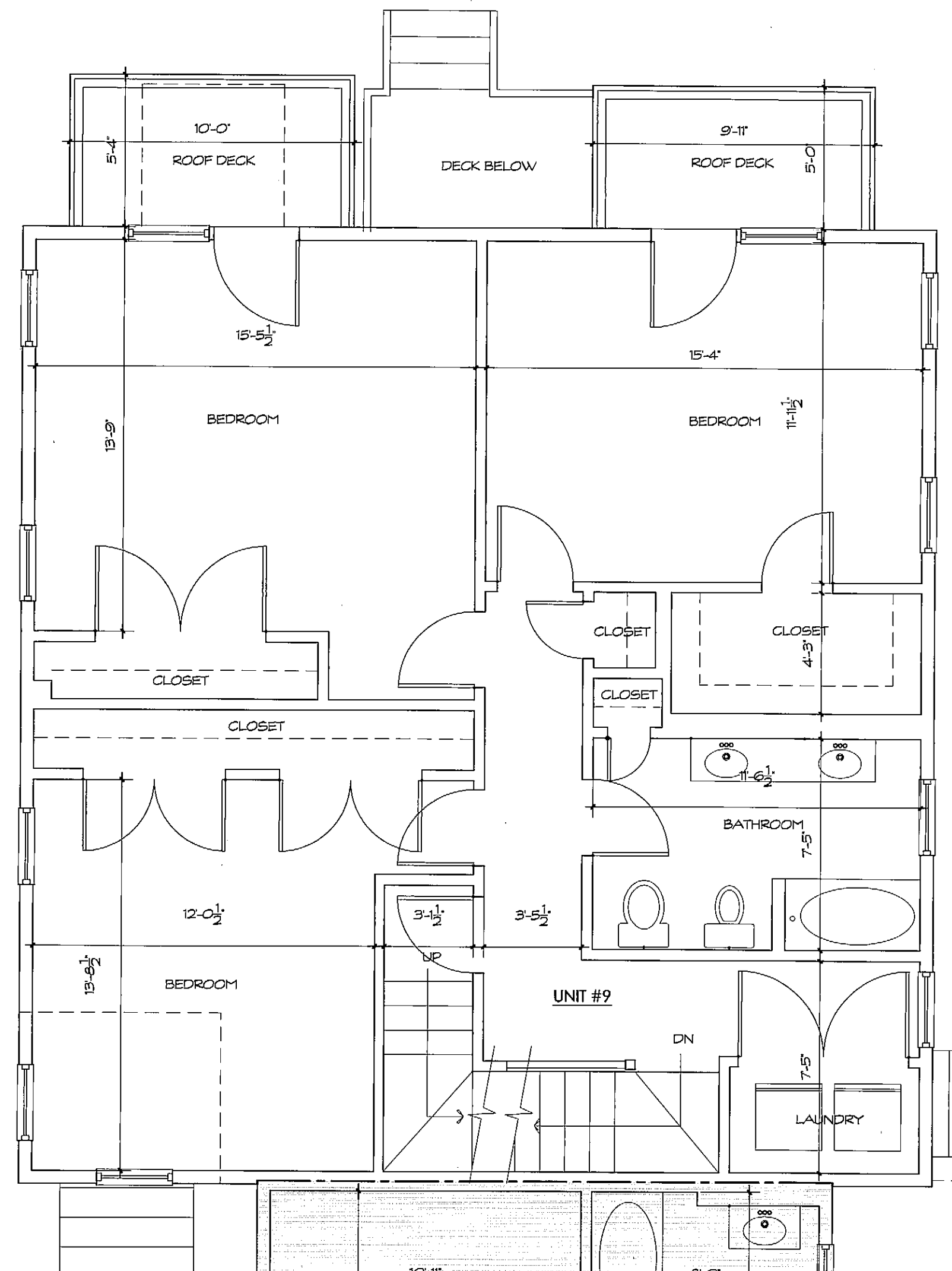
LEGEND KEY

- COMMON AREA
- OTHER UNIT
- UNIT

PLAN NO. 111
SHEET 4 OF 5
OF 2009



ATTIC FLOOR PLAN



SECOND FLOOR PLAN

UNIT #9
 BASEMENT AREA: 869.3 SQ. FT.
 FIRST FLOOR AREA: 1,053.2 SQ. FT.
 SECOND FLOOR AREA: 1,075.8 SQ. FT.
 ATTIC FLOOR AREA: 775.3 SQ. FT.
 TOTAL FLOOR AREA: 3,773.6 SQ. FT.

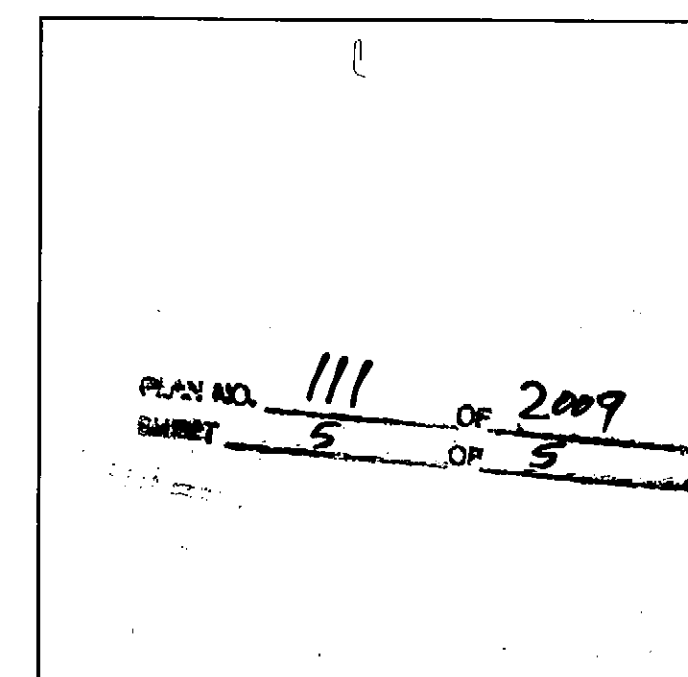
EXCLUSIVE USE AREA
 DECKS & LANDING: 235.8 SQ. FT.

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE UNIT #9 OF 7-9 GRANT AVENUE CONDOMINIUM AND THE UNIT DESIGNATION OF THE IMMEDIATELY ADJOINING UNIT(S), AND I FURTHER CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT DESIGNATION, DIMENSIONS, APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS AS BUILT. I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN PREPARING THE PLANS.

DATE 10.28.08 SIGNED *Edward J. Porzio*



LEGEND KEY	
	COMMON AREA
	OTHER UNIT
	UNIT



Condo Deeds
 7-9 Grant Ave. Condominiums
 Belmont, MA
 UNIT DEED

DATE: 10/28/08
 SCALE: As Noted
 DRAWN BY: DD
 CHECKED BY: ESP

Phung Porzio
 Phung/Porzio
 STUDIO OF ARCHITECTURE
 204 Adams St # 5
 Dorchester, MA 02122
 (617) 282 3600 Phone
 (617) 282 6966 Fax

REVISION:	DATE:

DRAWING TITLE:

UNIT PLAN

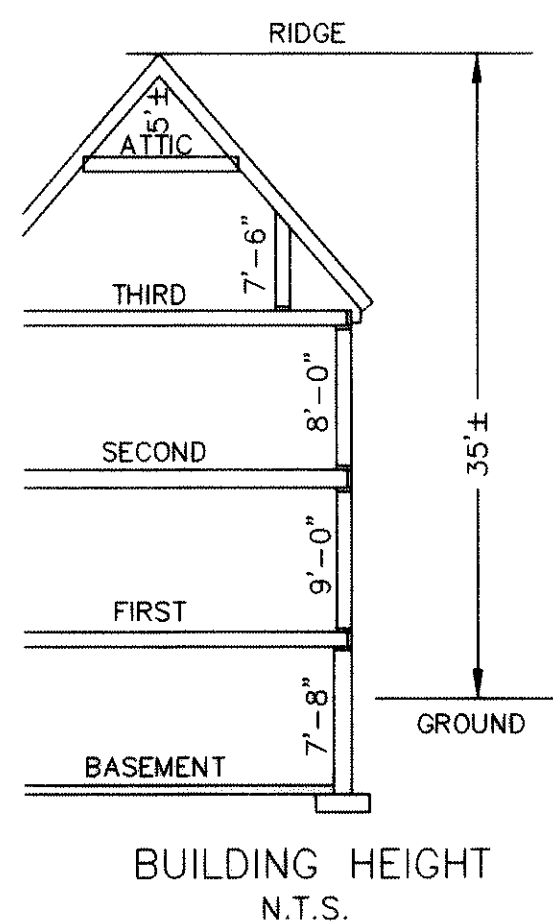
SHEET NUMBER:

U-9.1

111

S.F.5

PL# 938 11-27-2013 12:19 P.M.



Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 938 of 2013
Rec'd 11-27-2013
at 12:19 P.M.

Attest
[Signature]
Register

OWNER:
BELMONT PROPERTY HOLDINGS LLC
21 PINE ROAD
WESTFORD, MA 01886

DEED REFERENCE:
BOOK 62158 PAGE 503-504

PLAN REFERENCE:
BOOK 1667 PLAN END

AREA AND DIMENSIONS SHOWN
ARE A COMPOSITE OF DEEDS OF
RECORD, PLANS OF RECORD, AND
A FIELD SURVEY.

PROPERTY LOCATED IN THE
GR ZONING DISTRICT.

UNIT AREAS SHOWN ARE BASED ON
EXTERIOR WALL DIMENSIONS.

THE BUILDING HAS NO NAME.

ALL AREAS NOT LABELED E.U.A.
(EXCLUSIVE USE AREA) SHALL
BE DEEMED COMMON.

THE BUILDING SHOWN ON THIS PLAN IS IN
FLOOD ZONE "X". AREA OF MINIMAL FLOODING
AS DESIGNATED BY THE FLOOD INSURANCE
RATE MAP #25017C0418E, DATED JUNE 4, 2010.

I HEREBY CERTIFY THAT THIS PLAN FULLY
AND ACCURATELY DEPICTS THE LAYOUT,
LOCATION, UNIT NUMBERS AND DIMENSIONS
OF THE UNITS, UNIT 1 & UNIT 2 OF THE
15 GRANT AVENUE CONDOMINIUM, AS BUILT.

I HEREBY CERTIFY THAT THIS PLAN SHOWS THE
UNIT DESIGNATION OF THE UNIT BEING CONVEYED
AND OF IMMEDIATELY ADJOINING UNITS, AND THAT
IT FULLY AND ACCURATELY DEPICTS THE LAYOUT
OF THE UNIT, ITS LOCATION, DIMENSIONS,
APPROXIMATE AREA, MAIN ENTRANCE AND IMMEDIATE
COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

I HEREBY CERTIFY THAT THE PROPERTY LINES
SHOWN ON THIS PLAN ARE THE LINES DIVIDING
EXISTING OWNERSHIPS, AND THE LINES OF THE
STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC
OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED
AND THAT NO NEW LINES FOR DIVISION OF EXISTING
OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE RULES AND REGULATIONS OF
THE REGISTER OF DEEDS OF THE COMMONWEALTH
OF MASSACHUSETTS.

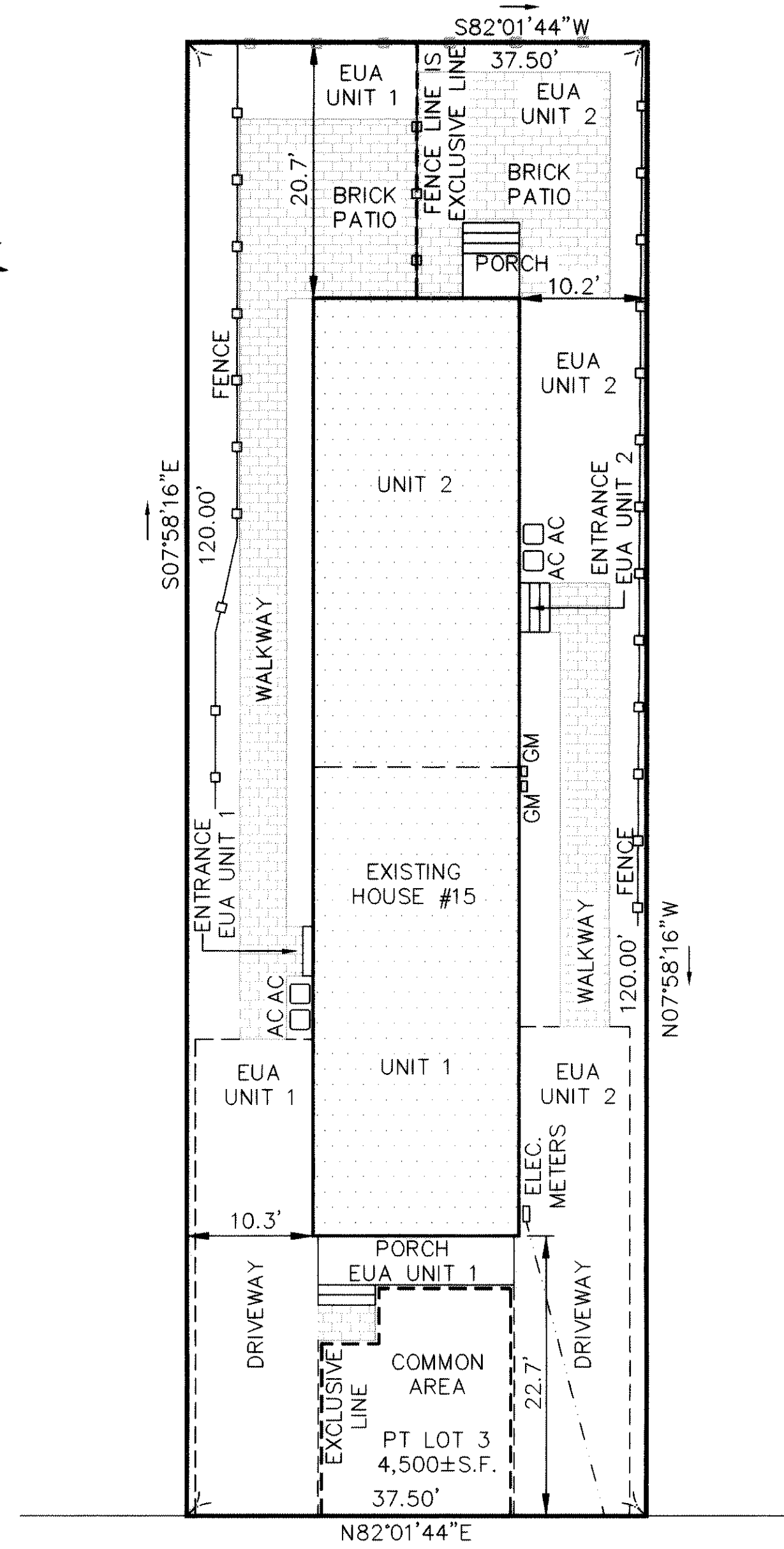
[Signature]
PROFESSIONAL LAND SURVEYOR
DATE Nov 26, 2013

LEGEND

AC = AIR CONDENSOR
GM = GAS METER
CL = CLOSET
DN = DOWN
WM = WATER METER
GM = GAS METER
SCO = SEWER CLEAN OUT
EM = ELECTRICAL METER
LAV = HALF BATH
DW = DISH WASHER
WH = WATER HEATER
WD = WASHER AND DRYER
EUA = EXCLUSIVE USE AREA

AREA OF UNITS

UNIT 1		UNIT 2	
BASEMENT	= 607±S.F.	BASEMENT	= 607±S.F.
FIRST FLOOR	= 628±S.F.	FIRST FLOOR	= 628±S.F.
SECOND FLOOR	= 643±S.F.	SECOND FLOOR	= 643±S.F.
THIRD FLOOR	= 485±S.F.	THIRD FLOOR	= 485±S.F.



GRANT (40' WIDE, PUBLIC) AVE

SITE PLAN

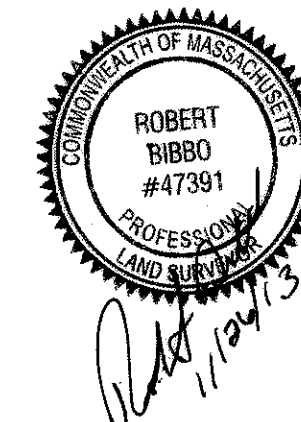
15 GRANT AVENUE CONDOMINIUM UNIT 1 AND UNIT 2 15 GRANT AVENUE BELMONT, MASSACHUSETTS

UNITS FLOOR PLAN
SCALE: 1/8" = 1'

SITE PLAN
SCALE: 1" = 10'

DATE: NOVEMBER 1, 2013

PREPARED BY:
BIBBO BROTHERS & ASSOCIATES
SURVEYING, ENGINEERING &
CONSTRUCTION CONSULTING
10 HAMMER STREET, WALTHAM, MA 02453
TEL: 781-891-0417 - bibbobrothers@comcast.net
RALPH J. BIBBO, JR., MANAGER, OWNER
ROBERT J. BIBBO, P.L.S., OWNER



938