



Town of Hull

BUILDING DEPARTMENT

TEL: (781) 925-1330

FAX: (781) 925-2228

253 ATLANTIC AVE

HULL, MASSACHUSETTS 02045

January 22, 2020

Joseph Redman
300 Whiting Street
Hanover, MA 02339

Re: Josh & Nancy Werner
112 Samoset Ave
Hull, MA 02045

Dear Mr. Redman,

I am in receipt of your building permit application dated December 23, 2019 on which you propose to perform the following work:

“Construct a 24’X18’ single story addition off the rear of the house and a 16’X10’ deck in the rear of new addition”

After having reviewed said application I have determined that this would be in violation of the Town’s Zoning by-law(s).

Section 61, Non-Conforming Uses, paragraph 61-2, sub para f, Pre-Existing Structures.
The proposed addition requires a special permit from the Zoning Board of Appeals.

Existing (9.1’) and proposed (9.4’) side setback is less than required.

Therefore, you are required to file all necessary applications for a public hearing and appeal with the Hull Zoning Board of Appeals, pursuant to MGL Chapter 40-A.

Any questions regarding this matter may be directed to this department.

Very Truly Yours,

Bartley Kelly,
Building Commissioner

6. Reason for petition/application:

X Special Permit

-----Hull By-Law§: 61-2

Variance

-----Hull By-Law§: _____

Appeal Decision of Bldg. Comrn.

-----Hull By-Law§: _____

7. Describe why you seek a Special Permit, Variance or Other Relief:

The proposed addition does not meet side setback requirements.

(Use Additional Sheets as Necessary)

9. Name, address and phone number of your land surveyor (if applicable):

David G. Ray, PLS 781-773-1701

46 Edgewater Road

Hull, MA 02045

Signed under the pains and penalties of perjury, this 6th day of February, 2020.

(Applicant, or Attorney)

(Applicant Attorney)

NOTE: DO NOT ATTEMPT TO DISCUSS THE MERITS OF YOUR CASE WITH ANY INDIVIDUAL MEMBER OF THE BOARD OF APPEALS AT ANY TIME. YOU WILL HAVE AN OPPORTUNITY TO SPEAK AT THE PUBLIC HEARING ON YOUR APPLICATION BEFORE THE FULL BOARD.

SPECIAL PERMIT QUESTIONNAIRE

1. Describe why the proposed change to your property would be in harmony with the general purpose and intent *of* the By-Law:

The proposed addition does not increase any non-conformities.

2. Describe how the proposed change to your property would potentially impact your neighborhood (either visually or in any other manner), especially abutting and nearby properties (i.e., describe the potential effects of lighting, drainage, noise, views on neighboring properties):

No change.

3. Describe how the proposed change to your property would potentially affect the character of your zoning district:

No change.

4. Describe why you believe that the proposed change to your property would not be more detrimental to the neighborhood, especially to abutting and nearby properties:

The proposed addition would only add value to the neighborhood.

5. Describe how the proposed change to your property would potentially affect on-site and off-site parking. In addition, please describe how the proposed change to your property would potentially affect traffic in the immediate area:

No changes.

VARIANCE QUESTIONNAIRE

1. Is your property (lot/structure) unique in any of the following ways?

- _____ Shape of your lot
- _____ topography of your lot
- _____ Soil conditions of your land
- _____ structure/layout of your building (Use Variances only)

If so, describe in detail those characteristics that are unique to your land (i.e. those that do exist on your land but do not exist on abutting or nearby properties in your neighborhood or zoning district).

2. Do you have a "substantial hardship" related to the uniqueness of your property (as you have described immediately above) that prevents you from either:

(i) complying with our By-Law, or (ii) using your land or building as it currently exists?

_____ yes _____ no

3. If your answer is yes, describe in detail:

- how this hardship is related to the uniqueness of your property:

Please note that the "substantial hardship" must be related to your property, not to your individual circumstances

The Board would like you to describe exactly how the shape of your lot, the topography of your lot, the soil conditions of your lot or the structure/layout of your building (i) are unique or substantially different from neighboring properties and (ii) how these unique circumstances prevent you from using your property for its intended use as a single family home, as a business, etc.

For example, the mere fact that your property will be worth more if a Variance is granted does not constitute a "substantial hardship".

how this hardship prevents you from complying with the Hull Zoning By-Law or
prevents you from using your land or building as it currently exists.

4. Describe how your property can still comply with the purpose and intent of the Hull Zoning By-Law if your Variance is allowed:

112 Samoset Ave

TO BE COMPLETED BY BUILDING COMMISSIONER:

- ◆ Date Building Permit Requested: 12/23/19 (if applicable)
- ◆ Date Building Permit Denied: 1/22/20 (attach letter of denial)
- ◆ Any prior appeals on this property: YES _____ NO X (attach copies of decisions)
- ◆ IF YES, provide date of decision and action taken:

N/A

◆ **ATTACHMENTS:** (place ✓ beside each)

- N/A Prior Decisions of Board Re: Property (if applicable)
- _____ Letter of Denial & Copies of All Correspondence (if applicable)

◆ **APPLICANT HAS ATTACHED THE FOLLOWING:** (place ✓ beside each)

- ✓ Copy of Deed/Transfer Certificate of Title
- ✓ Copy of Plot Plan or Survey & Proposed Building Plans
- ✓ Pictures of Building (views of front, rear, left side & right side)
- N/A Copy of P&S Agreement (if applicable)
- ✓ Certified List of Abutters (from Assessor's Office)
- ✓ Filing Fee

◆ **APPLICATION INCLUDES:** (place ✓ beside each)

- ✓ Signature (page 2)
- ✓ Zoning District (page 1)
- ✓ Assessor's Information (page 1)
- ✓ Phone Number (page 1)
- ✓ Title Reference (page 1)
- ✓ Description of Relief Sought (page 2)
- ✓ Special Permit Questionnaire or Variance Questionnaire (page 3 or page 4)
- ✓ Answers to All Other Questions on Application

****BUILDING COMMISSIONER'S CERTIFICATION****

I have reviewed this Application and, based on its contents and the information available in the Building Department's files on this date, certify that it is complete in all respects.

Date: 3/17/20

Bruce Kelly
Building Commissioner, Town of Hull

QUITCLAIM DEED

I, Carl S. Werner, of Hull, Plymouth County, Massachusetts,
in consideration of Two Hundred Thousand (\$200,000) Dollars,

grant to Joshua D. Werner and Andrea W. Insoft as Co-
Trustees of the One Hundred Twelve Samoset Avenue Realty
Trust of even date herewith and recorded herewith and with

GRANTEE MAILING ADDRESS care of
944 Washington Street, Suite 2, Easton, MA 02375

with QUITCLAIM COVENANTS,

the land, including any improvements, with
PROPERTY ADDRESS of 112 Samoset Avenue, Hull, MA 02045
described as follows: SEE ATTACHED DESCRIPTION.

Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
29 NOV 2000 10:05AM
RICHARD C. SEIBERT
REGISTER
Bk 19108 Pg 282-283

For Grantor's title, see deed recorded with Plymouth County
Registry of Deeds, Book 3155, Page 286 and death certificate
of Audrey J. Werner recorded herewith.


Executed as a sealed instrument this 28th day of Nov, 2000.


Carl S. Werner

NORFOLK COUNTY, MASSACHUSETTS

11/28, 2000

Then personally appeared the above named Carl S. Werner
and acknowledged the foregoing instrument to be his free act
and deed,

Before me, 

Notary Public: MARK MACHADO

My comm. expires: 1/26/2001

PLEASE REMIT TO:

Joshua D. Werner, Esq.
Arcadia Place, Suite 2
944 Washington Street
Easton, MA 02375

CASH \$912.00

FEE \$912.00

11/29/00 11:03AM 01
000000 #7341

ERRORED
DEEDS REG#2
CANCELLED

**DESCRIPTION OF
112 SAMOSET AVENUE
HULL, MA 02045**

Situated in that part of Hull known as "Nantasket Beach" and being lot numbered 154 on a plan of land entitled, "Plan B, Showing Subdivision of Lots at Nantasket Beach in the Town of Hull, February 3, 1913", by Frederick E. Tupper, Civil Engineer, and recorded with Plymouth Deeds. Said parcel of land is bounded and described as follows:

- BEGINNING** at a point in the Easterly line of Samoset Avenue, at the Northwesterly corner of lot 153 on said plan; thence running
- NORTHWESTERLY** along said Samoset Avenue, sixty (60) feet; thence running
- NORTHEASTERLY** along land of owners unknown, one hundred and twenty (120) feet; thence running
- SOUTHEASTERLY** along the westerly line of the current or former location of the New York, New Haven and Hartford Railroad, sixty (60) feet; thence running
- SOUTHWESTERLY** along said lot 153, one hundred and twenty (120) feet, to the point of beginning.

Containing about 7200 square feet.

Subject to and with the benefit of all rights, easements, covenants, agreements, reservations, encumbrances and restrictions of record if the same are in force and applicable.











PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		SAMOSET AVE, HULL

OWNERSHIP

Owner 1:	WERNER JOSHUA D & INSOF T ANDRE A W TRS
Owner 2:	C/O WERNER JOSHUA D
Owner 3:	
Street 1:	43 BELMONT ST
Street 2:	
Town/City:	S EASTON

SU/Prov:	MA	Cntry		Own Occ:	P
Postal:	02375-0000			Type:	

PREVIOUS OWNER

Owner 1:	WERNER CARL S -		
Owner 2:	-		
Street 1:			
Town/City:			
SV/Prov:		Cnty	
Postal:			

NARRATIVE DESCRIPTION

This Parcel contains 7,200 SQ. FT. of land mainly classified as 1 FAMILY with a(n) COLONIAL Building Built about 1915, Having Primarily VINYL Exterior and ASPHALT SH Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms Total, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrp/No	Amount	Com. Int
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	186,600		7200.000	184,500	371,100	154 PLAN B	23-105
Total Card	186,600		0.165	184,500	371,100	Entered Lot Size	GIS Ref
Total Parcel	186,600		0.165	184,500	371,100	Total Land: 7200	GIS Ref
Source:	Market Adj Cost	Total Value per SQ. unit /Card: 239.73		/Parcel: 239.73		Land Unit Type: SF	Insp Date
							08/12/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	186,600	0	7,200	184,500	371,100	371,100	Year End Roll	12/17/2019
2020	101	NC	186,600	0	7,200	184,500	371,100	371,100	Year End Roll	10/18/2019
2019	101	FV	180,700	0	7,200	177,100	357,800	357,800	Year End Roll	1/15/2019
2018	101	FV	157,100	0	7,200	177,100	334,200	334,200	Year End Roll	1/9/2018
2017	101	FV	145,300	0	7,200	177,100	322,400	322,400	Year End Roll	1/5/2017
2016	101	FV	145,300	0	7,200	206,600	351,900	351,900	Year End Roll	1/12/2016
2015	101	FV	145,300	0	7,200	147,600	292,900	292,900	Year End Roll	1/8/2015
2014	101	FV	145,300	0	7,200	147,600	292,900	292,900	Year end roll	1/8/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WERNER CARL S	19108-282		11/29/2000		200,000	No	No			
	9843-200		1/1/1900			No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
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ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2013	MEASURED	189	J HARRIS
6/5/2003	INSPECTED	294	DENNIS MATTE
1/24/2003	MEASURED	189	J HARRIS
5/9/2001	MEAS+INSP-CTD	SAL	

PROPERTY FACTORS

Item Code	Descrp	%	Item	Code	Descrp
Z	SFA	100	U		
0			†		
n			1		
Census:	5001		Exmpt		
Flood Haz:	1				
D			Topo		
s			Street		
†			Traffic		

LAND SECTION (First 7 lines only)

Use Code	Descrp	LUC Fact	No of Units	Depth / PricelUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Influ	Neigh Mod	Inft 1	%	Inft 2	%	Inft 3	%	Appraised Value	Alt Class	Spec Land	Code	Fact	Use Value	Notes
101	† FAMILY		7200		SQ. FT.	SITE		0	25.	1.025	22	1.00							184,500		0				184,500

Sign: _____

Total ACHA: 0.16529	Total SF/SqM: 7200.00	Parcel LUC: 101	1 FAMILY	Prime NB Desc NO WTR INF	Total: 184,500	Spl Credit	Total: 184,500
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EXTERIOR INFORMATION

Type: 6	- COLONIAL	Full Bath	1	Rating:	AVERAGE
Sty Ht: 2	- TWO STORY	A Bath:		Rating:	
(Liv) Units: 1	Total: 1	3/4 Bath:		Rating:	
Foundation: 1	- CONCRETE	A 3Qbth		Rating:	
Frame: 1	- WOOD	1/2 Bath: 1		Rating:	AVERAGE
Prime Wall: 4	- VINYL	A HBth:		Rating:	
Sec Wall:		Other Fix:		Rating:	
		%			

OTHER FEATURES

Roof Cover: 1	- ASPHALT SH	Kits: 1	Rating:	AVERAGE
	Color: WHITE	A Kits:	Rating:	
View / Desir:		Fpl: 1	Rating:	AVERAGE
GENERAL INFORMATION		WSF:ue:	Rating:	

GENERAL INFORMATION

Grade: C	- AVERAGE			CONDO INFORMATION
Year Blt: 1915	Eff Yr Blt:	Location:		
Alt LUC:	Alt %:	Total Units:		
Jurisdiclt:	Fact.:	Floor:		
Const Mod:		% Own:		
Lump Sum Adj:		Name:		

INTERIOR INFORMATION

Avg H/F/L: STD		Phys Cond: AG - Avg-Good	27.7%
Prim Int Wal 2 - PLASTER		Functional:	
Sec Int Wall:	%	Economic:	
Partition: T - TYPICAL		Special:	
Prim Floors: 4 - CARPET/LAMIN		Override:	
Sec Floors:	%	Total:	27.9%

CALC SUMMARY

Bsmnt Gar:			Basic \$ / SQ: 130.00	Rate
Electric: 3	- TYPICAL		Size Adj.: 0.93255818	
Insulation: 2	- TYPICAL		Const Adj.: 1.00999999	
Int vs Ext: S			Adj \$ / SQ: 122.445	
Heat Fuel: 2	- GAS		Other Features: 36000	
Heat Type: 3	- FORCED H/W		Grade Factor: 1.00	
# Heat Sys: 1			Neighborhood Inf: 1.00000000	W/L
% Heated: 100	% AC:		LUC Factor: 1.00	
Solar HW: NO	Central Vac: NO		Adj Total: 256804	Spec
% Com Wal	% Sprinkled		Depreciation: 72206	
			Depreciated Total: 186598	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Pr
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COMMENTS

REHAB 80S, PDAS.

RESIDENTIAL GRID

1st Res	Grid	Desc:	Line 1	# Units
Level	FY	LR	DR	D K FR RR BR FB HB L O
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMS:	7	BRs:	3
	Baths:	1		HB: 1

REMODELING

	No Unit	RMS	BRS	FL
Exterior:	1		7	3 M
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1		7	3

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH

FFL (36) 6	WDX (168) 6	28	6
27	3FL FFL BWT (756)	27	35
8	OFF (434)	28	34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Underp Value
FFL	1ST FLOOR	792	122.440	96,976
BMT	BASEMENT	756	30.610	23,142
SFL	2ND FLOOR	756	122.440	92,568
OPF	OPEN PORCH	434	18.680	8,109
WDK	DECK	168	11.950	2,008

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu Ten
5					
2					
3					
9					
8					

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sal	Price
WAV	\$/SQ.		AvRate:	Ind. Val	
Juris. Factor:			Before Depr:	122.44	
Special Features: 0			Val/Su Net:	64.21	
Final Total: 186600			Val/Su SzAd	120.54	

IMAGE

Net Stretched Area:	2,906	Total:	222,803
Size Ad	1548 Gross Area	2906 FinArea	1548

AssessPro Patriot Properties, Inc



More: N

Total Yard Items:

Total Special Features:

Total:

THOMPSON MICHAEL P & CHRISTINE
131A KENBERMA STREET
HULL, MA 02045-0000

CAMPEDELLI JOSEPH F & NOREEN A
14 TAD LANE
COHASSET, MA 02025-0000

COGGINS JOHN J JR & GAIL A
9 WEBSTER ST
HULL, MA 02045-0000

MCKENNA KATHLEEN
101 SAMOSET AVE
HULL, MA 02045

CAMPEDELLI JOSEPH F & NOREEN A
14 TAD LANE
COHASSET, MA 02025-0000

KOPP BEVERLY M & MARTIN LIFE
11 WEBSTER ST
HULL, MA 02045-0000

FELDMAN DAVID M
4451 GULF SHORE BLVD N #605
NAPLES, FL 34103

RUBIN GERALD M & LYNN M
44450 SCIENTIFIC WAY
ASHBURN, VA 20147

BLANCHARD RICHARD A & AUDREY S
70 OVERLOOK ROAD
STOUGHTON, MA 02072

SARABIA DIANE D/DIPIETRANTONIO
105 SAMOSET AVE
HULL, MA 02045-0000

FAGREY
66 MONTVIEW STREET
W ROXBURY, MA 02132-0000

BASTIANELLI III BENJAMIN
123 SAMOSET AVE
HULL, MA 02045

TIBETS CHRISTOPHER J
107 SAMOSET AVE
HULL, MA 02045

SCHANDLER REALTY LLC
107 MANOMET AVE
HULL, MA 02045

ERM HULL, LLC
PO BOX 2119
QUINCY, MA 02169

LARSON LOUIS A & ANNE R
12 LINCOLN STREET
HULL, MA 02045-0000

O`CALLAGHAN THOMAS & STACIE
113 SAMOSET AVE
HULL, MA 02045

FORMAN JONATHAN S & DEBORAH R
42 HAMLIN ROAD
NEWTON, MA 02459

MCBRIDE & PATRICIA A LIFE EST
10 LINCOLN STREET
HULL, MA 02045-0000

BORNHEIM MARK G & CAROLYN
117 SAMOSET AVE
HULL, MA 02045-0000

FLATTICH PHILIP & MARLENE T
PO BOX 713
HULL, MA 02045-0000

DONATO FRANCESCO N & MARIA
8 LINCOLN STREET
HULL, MA 02045-0000

DUNN DAVID & KATHRYN A
119 SAMOSET AVE
HULL, MA 02045-0000

MASSACHUSETTS LIMITED CO LLC
69 CANTON POINT RD
CANTON, MA 02021

GAFFURI ELISABETH
1 LINCOLN TERRACE
HULL, MA 02045-0000

TOBIN DAVID G & LAUREN
12 WEBSTER STREET
HULL, MA 02045

FLATTICH PHILIP & MARLENE
PO BOX 713
HULL, MA 02045

BURBRIDGE RICHARD S & ALISE M
98R KILBY ST
HINGHAM, MA 02043

DUCHARME CHARLES J LIFE ESTATE
6 WEBSTER ST
HULL, MA 02045-0000

USTACH FRANCIS R. & MARY WEST
120 SAMOSET AVE
HULL, MA 02045-0000

BRIGHTMAN LOUISE W & DONALD N
58 ROYCE RD
NEWTON CENTER, MA 02459-0000

ERCOLANO ANTOINETTE
250 W 27TH ST APT 6A
NEW YORK, NY 10001-5924

FROIO CHRISTOPHER G & SHARON
83 MANOMET AVE
HULL, MA 02045-0000

LAVERY SUSAN
94 MESSENGER ST
PLAINVILLE, MA 02762

WHITMAN
139 KENBERMA ST
HULL, MA 02045-0000

MORSE JACK W & JEANNE E TRS
89 MANOMET AVE
HULL, MA 02045-0000

ADELSTEIN GARY
116 SAMOSET AVE
HULL, MA 02045

CORKERY TIMOTHY J & MARY C TRS
PO BOX 454
HINGHAM, MA 02043-0000

REICHART BRIAN & CAITLIN L
91 MANOMET AVE
HULL, MA 02045-0000

SHAPIRO BARRY TRS
3293 ARIZONA LN
COSTA MESA, CA 92626-2010

CIBLEY DONNA
73 MANOMET AVE
HULL, MA 02045-0000

HEITIN WILLIAM A & SUZANNE B
7 INCA TRAIL
SHARON, MA 02067

POSTELL MICHELE A
114A SAMOSET AVE
HULL, MA 02045-0000

COSTELLO WILLIAM T & MARY T
2 ALDEN STREET
HULL, MA 02045-0000

CHARLES JONATHAN TRS
99 WEST STREET
BRAINTREE, MA 02184

BURNS CARL G & JOAN K
110 SAMOSET
HULL, MA 02045

FAZIO
1 ALDEN STREET
HULL, MA 02045-0000

COCCA CARMEN & MARY ANN
48 WOODLAWN AVE
EVERETT, MA 02149

ROSE EDWARD P & MARY I MARTIN
108 SAMOSET AVE
HULL, MA 02045-0000

PINI JOHN J
77 MANOMET AVE
HULL, MA 02045

DUGGAN WILLIAM JR
98 PROSPECT ST
SO EASTON, MA 02375

WU BAOCHUAN & DANIELLE
42 TUMBLEBROOK LANE
WEST HARTFOD, CT 06117

BEVILACQUA ANTHONY M
79 MANOMET AVE
HULL, MA 02045

BATES ANNE M
84 MANOMET AVE
HULL, MA 02045-0000

SILVERMAN AARON
104 SAMOSET AVENUE
HULL, MA 02045

DAVEY FRANCES A LIFE EST & DAV
81 MANOMET AVENUE
HULL, MA 02045-0000

SLOTNICK AMY K & DANIEL J
155 SHAW ROAD
CHESTNUT HILL, MA 02467

STILPHEN GISELLE A
685 NANTASKET AVE
HULL, MA 02045-0000

FROIO CHRISTOPHER G & SHARON C
83 MANOMET AVENUE
HULL, MA 02045-0000

MAYER ROSS & JOAN
11 SUMAC LANE
SHARON, MA 02067



5960®

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge™

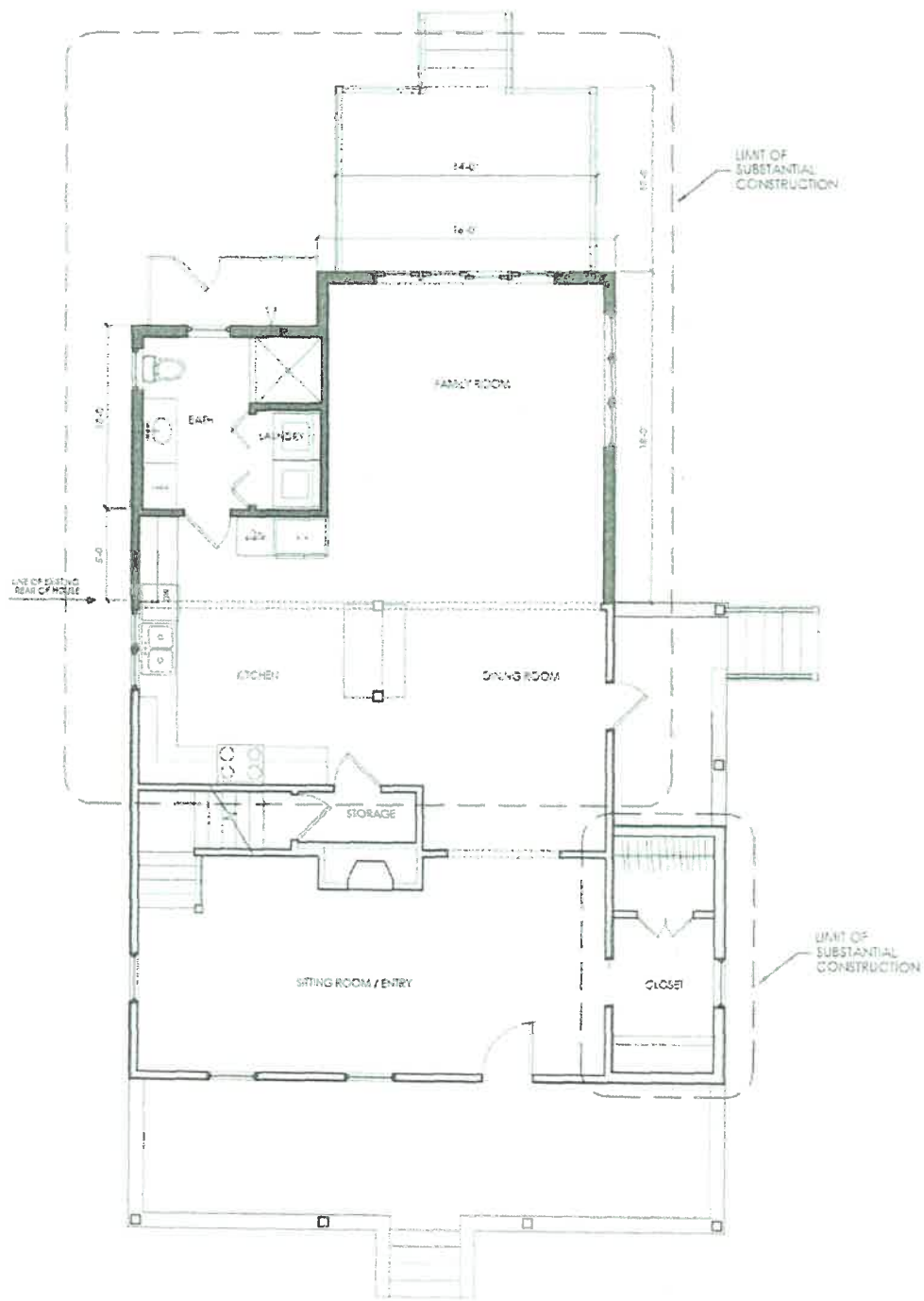
Go to avery.com/templates
Use Avery Template 5160

WEINIER SANDIE
7 ALDEN STREET
HULL, MA 02045-0000

LACAVA EUGENE & KELLY TRS
97 BEACH AVENUE
HULL, MA 02045

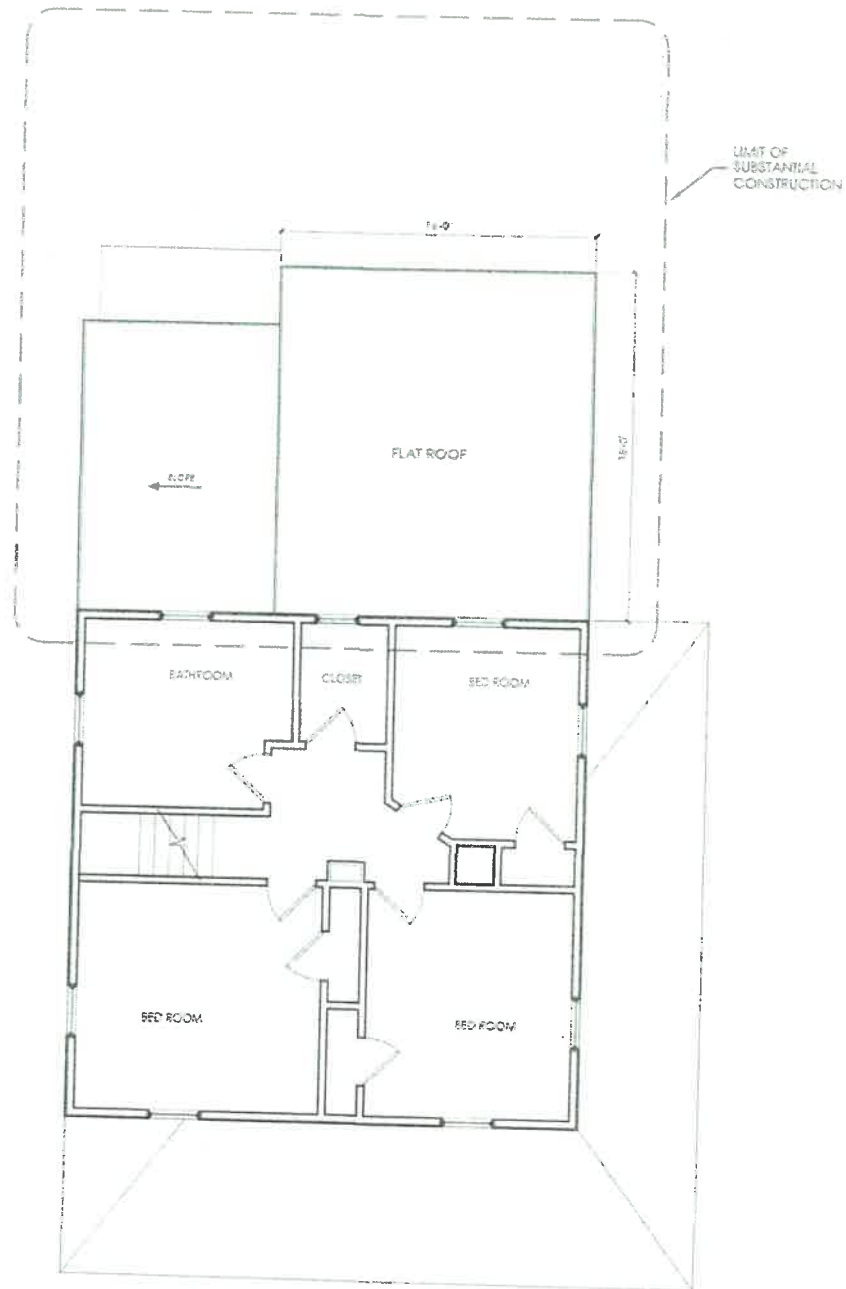
ROTHMAN LEAH TRS
76 MANOMET AVENUE
HULL, MA 02045





WERNER
112 VANOSSET AVE. HULL, MA

FIRST FLOOR
12.16.2019



WERNER
112 SANDOZ AVE. HULL, MA

SECOND FLOOR
12.16.2019



WERNER
112 SAMOSET AVE, HULL, MA

EAST
REAR ELEVATION - 12-16-2019



WERNER
112 SALSBOY AVE HULL, MA

NORTH
SIDE ELEVATION - 12/16/2019



WERNER
112 SAMOSET AVE, WAIL, MA

SOUTH
SIDE ELEVATION - 12.16.2019