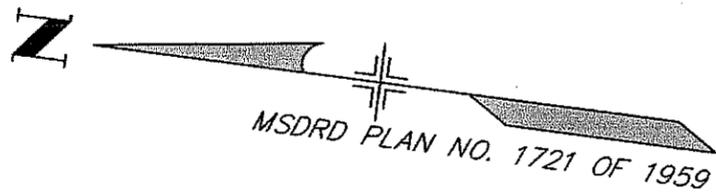
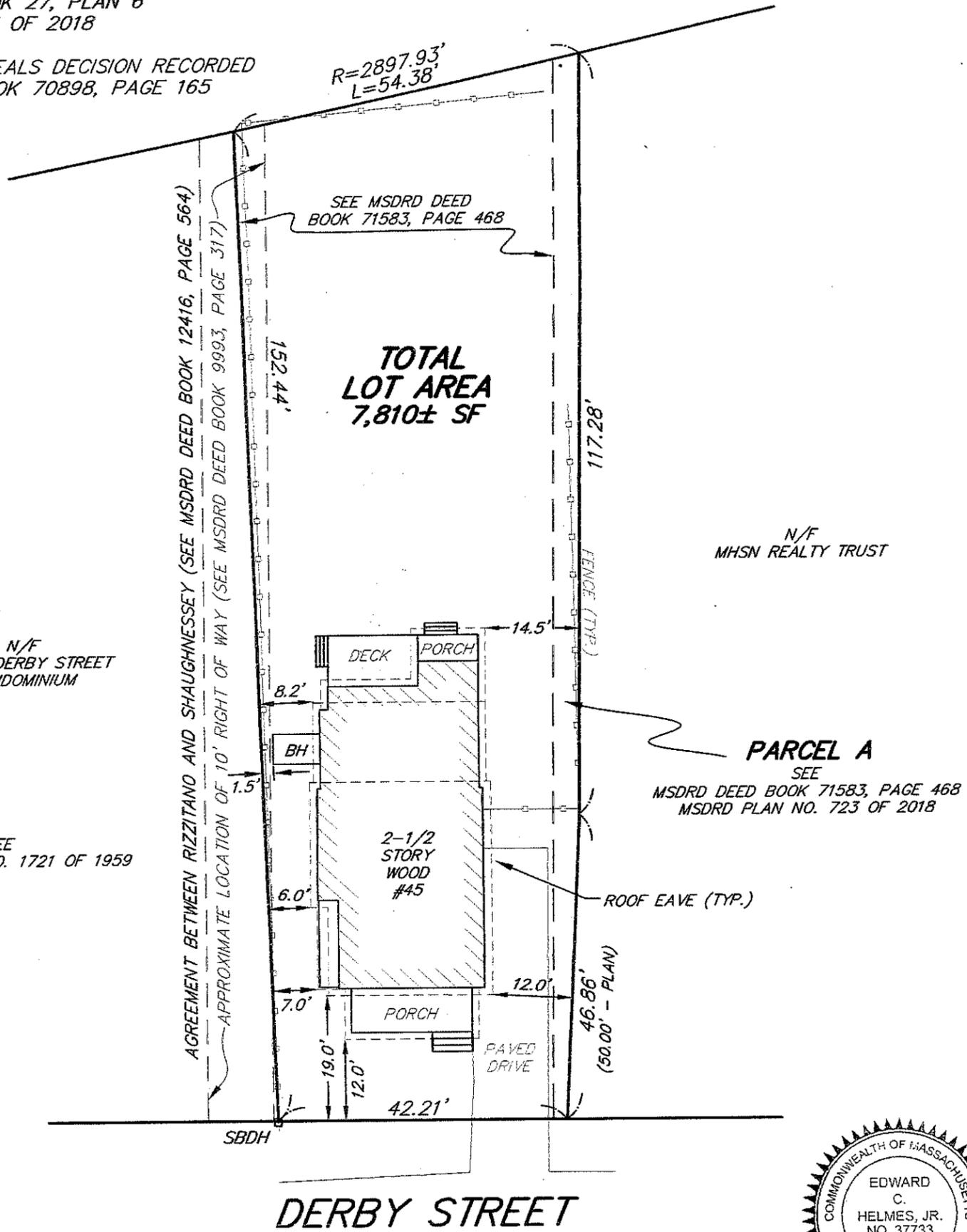


NOTES:

1. ASSESSORS MAP D10, PARCEL 2464
2. ZONING DISTRICT - RESIDENCE C (RC)
3. OWNERS OF RECORD:
 MATTHEW R. & ALLISON RAE ANNESE
 45 DERBY STREET
 CONCORD, MA 01742
4. DEED REFERENCE:
 MSDRD DEED BOOK 70428, PAGE 581
 MSDRD DEED BOOK 71583, PAGE 468
5. PLAN REFERENCE:
 MSDRD PLAN BOOK 27, PLAN 6
 MSDRD PLAN 723 OF 2018
6. SEE BOARD OF APPEALS DECISION RECORDED
 IN MSDRD DEED BOOK 70898, PAGE 165



N/F
FRAMINGHAM &
LOWELL RAILROAD



SEE
MSDRD PLAN NO. 1721 OF 1959

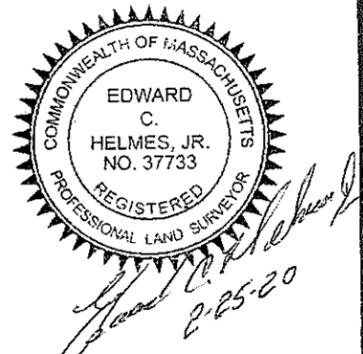
N/F
37-39 DERBY STREET
CONDOMINIUM

N/F
MHSN REALTY TRUST

PARCEL A

SEE
MSDRD DEED BOOK 71583, PAGE 468
MSDRD PLAN NO. 723 OF 2018

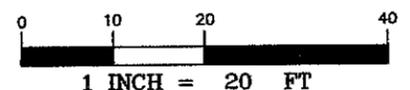
DERBY STREET



I CERTIFY THAT THE STRUCTURES SHOWN ABOVE LIE ENTIRELY WITHIN THE LOT LINES AS SHOWN AND ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON FLOOD HAZARD INSURANCE RATE MAPS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NO. 25017C0359E, EFFECTIVE DATE OF JULY 7, 2014.

RECEIVED

GRAPHIC SCALE



FEB 25 2020

Edward C. Helmes, Jr.
PROFESSIONAL LAND SURVEYOR

FEBRUARY 25, 2020
DATE

CERTIFIED PLOT PLAN

45 DERBY STREET
CONCORD, MASSACHUSETTS

SCALE: 1=20' FEBRUARY 25, 2020

JOB NO. 266-27

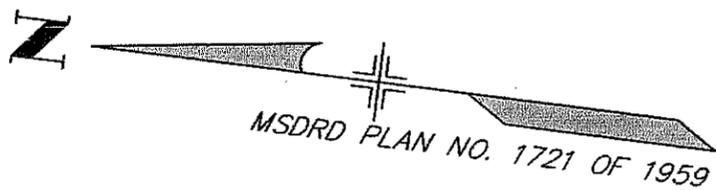
SHEET 1 OF 1

Town of Concord Board of Appeals
PREPARED FOR
MATTHEW R. ANNESE

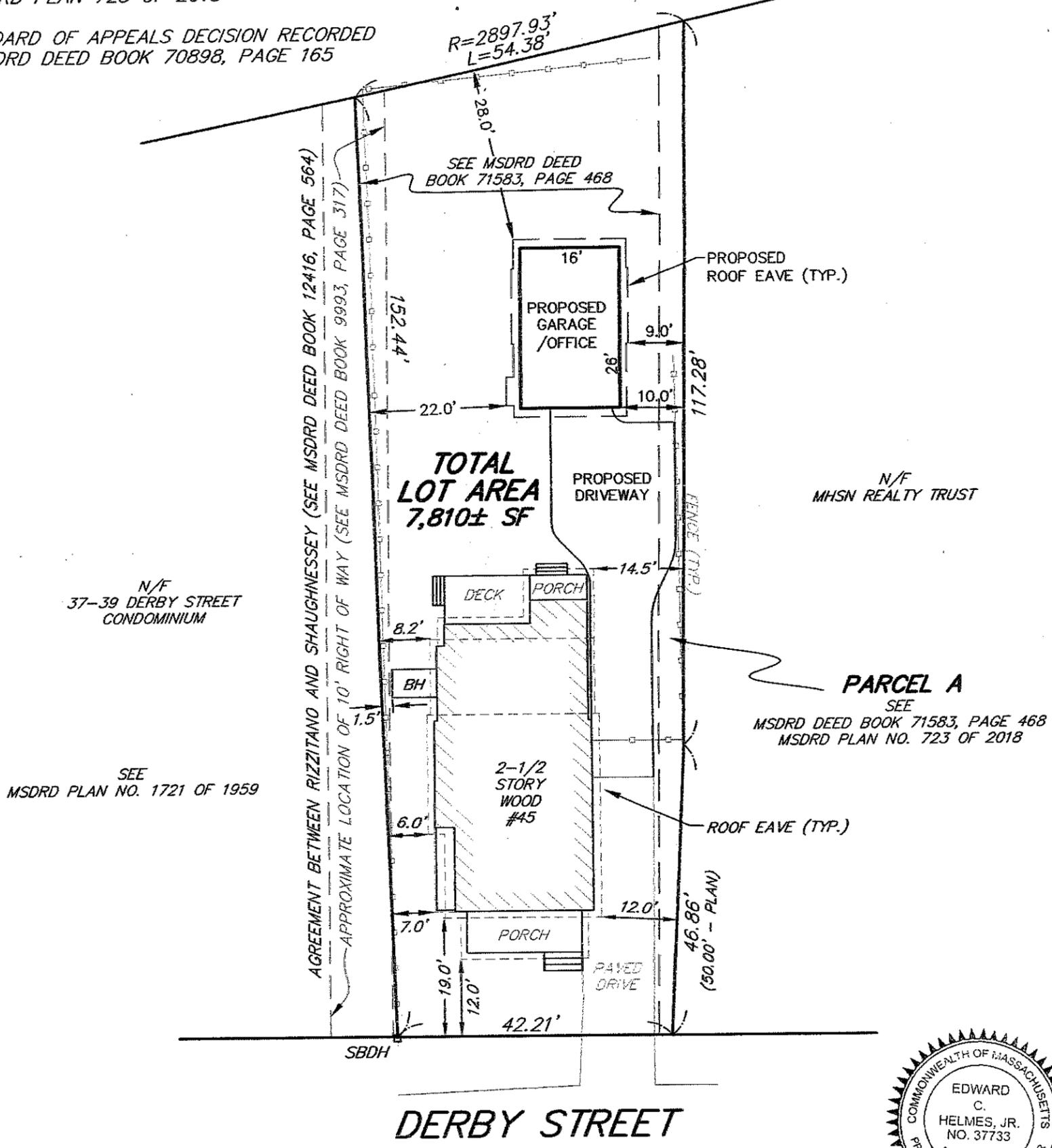
PREPARED BY
Land Engineering & Environmental Services, Inc.
130 Middlesex Road, Tyngsboro, Massachusetts 01879
Telephone (978) 649-4642

NOTES:

- ASSESSORS MAP D10, PARCEL 2464
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- DEED REFERENCE:
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MSDRD PLAN 723 OF 2018
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IN MSDRD DEED BOOK 70898, PAGE 165



N/F
FRAMINGHAM &
LOWELL RAILROAD

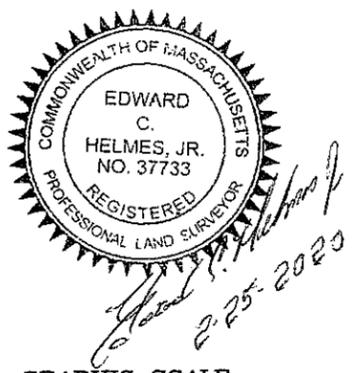


N/F
37-39 DERBY STREET
CONDOMINIUM

SEE
MSDRD PLAN NO. 1721 OF 1959

N/F
MHSN REALTY TRUST

PARCEL A
SEE
MSDRD DEED BOOK 71583, PAGE 468
MSDRD PLAN NO. 723 OF 2018



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RECEIVED
FEB 25 2020

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT

Edward C. Helmes, Jr.
PROFESSIONAL LAND SURVEYOR

FEBRUARY 25, 2020
DATE

Town of Concord
Board of Appeals
PREPARED FOR
MATTHEW R. ANNESE

PREPARED BY
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PROPOSED PLOT PLAN

45 DERBY STREET
CONCORD, MASSACHUSETTS

SCALE: 1=20' FEBRUARY 25, 2020

JOB NO. 266-27
SHEET 1 OF 1



3 North (Side) Elevation
1/8" = 1'-0"



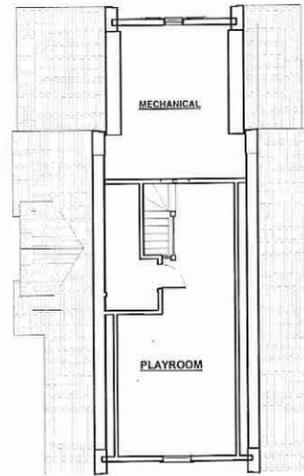
1 East (Rear) Elevation
1/8" = 1'-0"



4 South (Side) Elevation
1/8" = 1'-0"



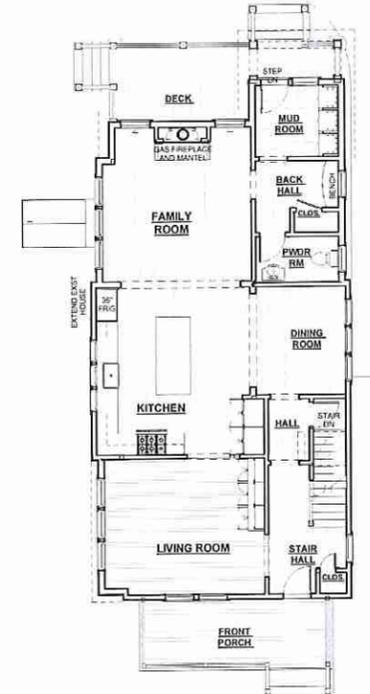
2 West (Front) Elevation
1/8" = 1'-0"



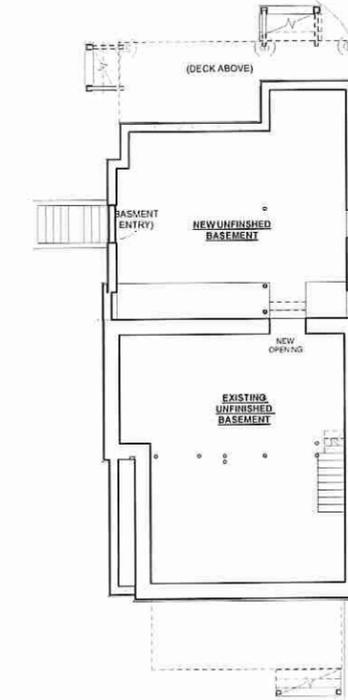
8 Finished Attic Plan
1/8" = 1'-0"



7 2nd Floor Plan
1/8" = 1'-0"



6 1st Floor Plan
1/8" = 1'-0"



5 Unfinished Basement Plan
1/8" = 1'-0"

MARSHALL MCLEAN // ARCHITECT
199 Sudbury Road, Ste 1B
Concord, MA 01742
617-429-6496
mmcleanarchitect@gmail.com
www.marshallmcleanarchitect.com

Proposed Renovations
Annese Residence
45 Derby Street
Concord, MA 01742

No	Date	Revision

ELEVATIONS:
Existing House
Plans & Exterior
Elevations

Scale: 1/8" = 1'-0"
Date: February 24, 2020

A.E.1

Job No. | 1709

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Board of Appeals

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Town of Concord
Board of Appeals



4 Proposed North Elevation
1/8" = 1'-0"



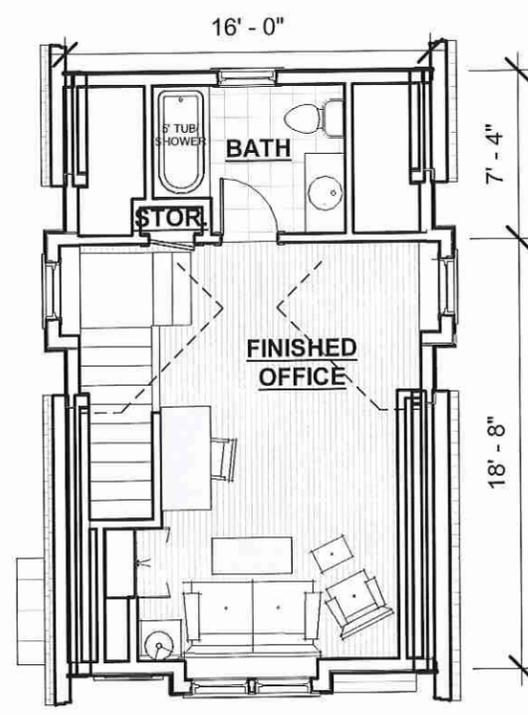
6 Proposed West Elevation
1/8" = 1'-0"



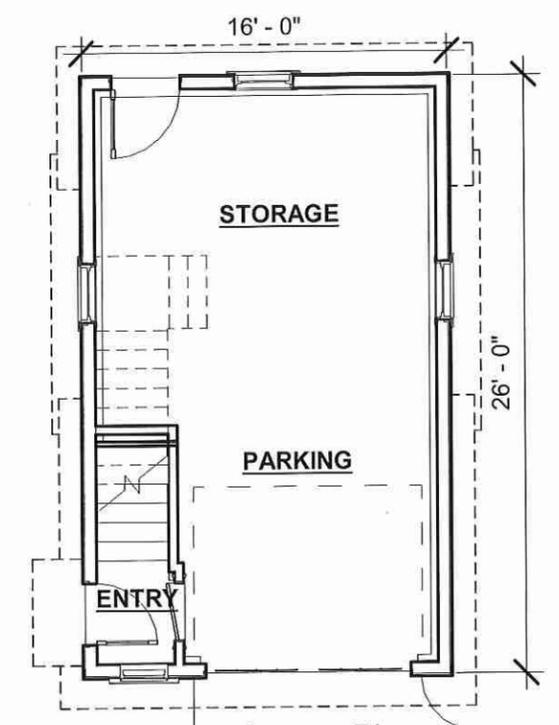
5 Proposed South Elevation
1/8" = 1'-0"



3 Proposed East Elevation
1/8" = 1'-0"



2 Proposed Office Plan
1/8" = 1'-0"



1 Proposed Garage Plan
1/8" = 1'-0"

.SKA.1.1
022420

Garage/Office Plans & Elevations Annese Res. - 45 Derby St.

MARSHALL MCLEAN // ARCHITECT
199 Sudbury Road, Ste 1B
Concord, MA 01742
617.429.6496
mmcleanarchitect@gmail.com
www.marshallmcleanarchitect.com

NOTES:

1. ASSESSORS MAP D10, PARCEL 2464
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4. DEED REFERENCE:
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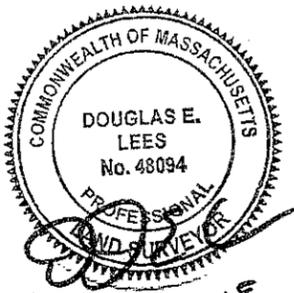
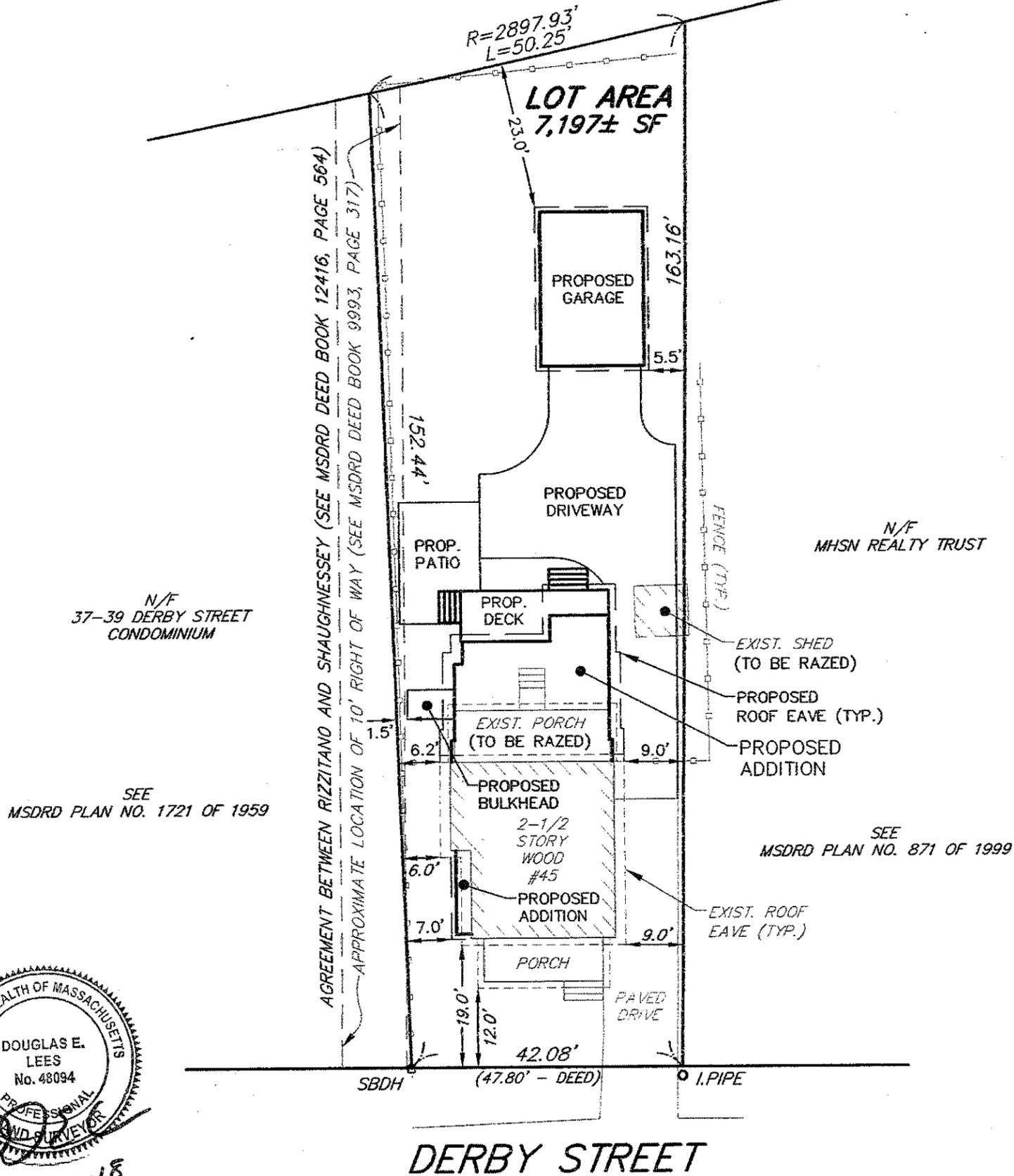
5. PLAN REFERENCE:
MSDRD PLAN BOOK 27, PLAN 6

ZONE RC

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000± SF.	7,197± SF.	7,197± SF.
MIN. FRONTAGE	80 FT.	42.08 FT.	42.08 FT.
MIN. FRONT YARD	20 FT.	12.0 FT.	12.0 FT.
MIN. SIDE YARD	15 FT.	6.5 FT.	1.5 FT. (BULKHEAD)
MIN. REAR YARD	30 FT.	96.0 FT.	23.0 FT. (GARAGE)
MAX. FLOOR AREA RATIO	40.7%	~	40% ±



N/F
FRAMINGHAM &
LOWELL RAILROAD



1-29-18

I CERTIFY THAT THE STRUCTURES SHOWN ABOVE LIE ENTIRELY WITHIN THE LOT LINES AS SHOWN AND ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON FLOOD HAZARD INSURANCE RATE MAPS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP NO. 25017C0359E, EFFECTIVE DATE OF JULY 7, 2014.

[Signature]

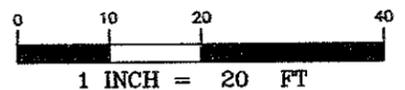
PROFESSIONAL LAND SURVEYOR

1-29-18

DATE

RECEIVED

GRAPHIC SCALE



FEB 23 2020

PROPOSED PLOT PLAN

45 DERBY STREET
CONCORD, MASSACHUSETTS

SCALE: 1=20' JANUARY 29, 2018

Town of Concord
Board of Appeals

PREPARED FOR
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SHEET 1 OF 1