

BEACON UNITARIAN UNIVERSALIST CHURCH
695 SPRINGFIELD AVENUE
BLOCK No. 1702, LOT No. 47
CITY OF SUMMIT, UNION COUNTY, NEW JERSEY

CREATED BY: LOUIS CHERRY ARCHITECTURE
SUBMISSION DATE: MAY 05, 2025
REVISION DATE: JUNE 13, 2025

VIEWS FROM ADJACENT PROPERTIES

These diagrams were created by the Architect in response to a request from community members and the City of Summit Zoning Board Members to demonstrate the visibility of the proposed building design at 695 Springfield Avenue from adjacent properties.

Please note the conditions of the following diagrams:

- Refer to photo description for information on how and when the photo was captured:
 - A) In Situ - these photos were taken by a member of the congregation during the Winter season which provides the most amount of visibility through the existing trees at 695 Springfield Ave and vegetation on adjacent properties.
 - B) Google - these pictures were captured from Google Maps and Streetview (seasons vary)
- Silhouettes are approximate outlines of visible structures from that view
- Diagrams show the proposed building silhouette with and without the proposed plantings that will provide additional screening
- **WHITE** silhouette represents the Existing Building at 695 Springfield Ave
- **RED** silhouette represents the Proposed Building and accessory solar panel canopy structures

Conclusion

- During winter when the trees are bare there will be very limited visibility of the proposed building from adjacent properties on Oakley Avenue. During the warmer seasons, there will be no visibility of the proposed building or accessory structures from these locations.

Architect's Seal & Signature

Signature

Date

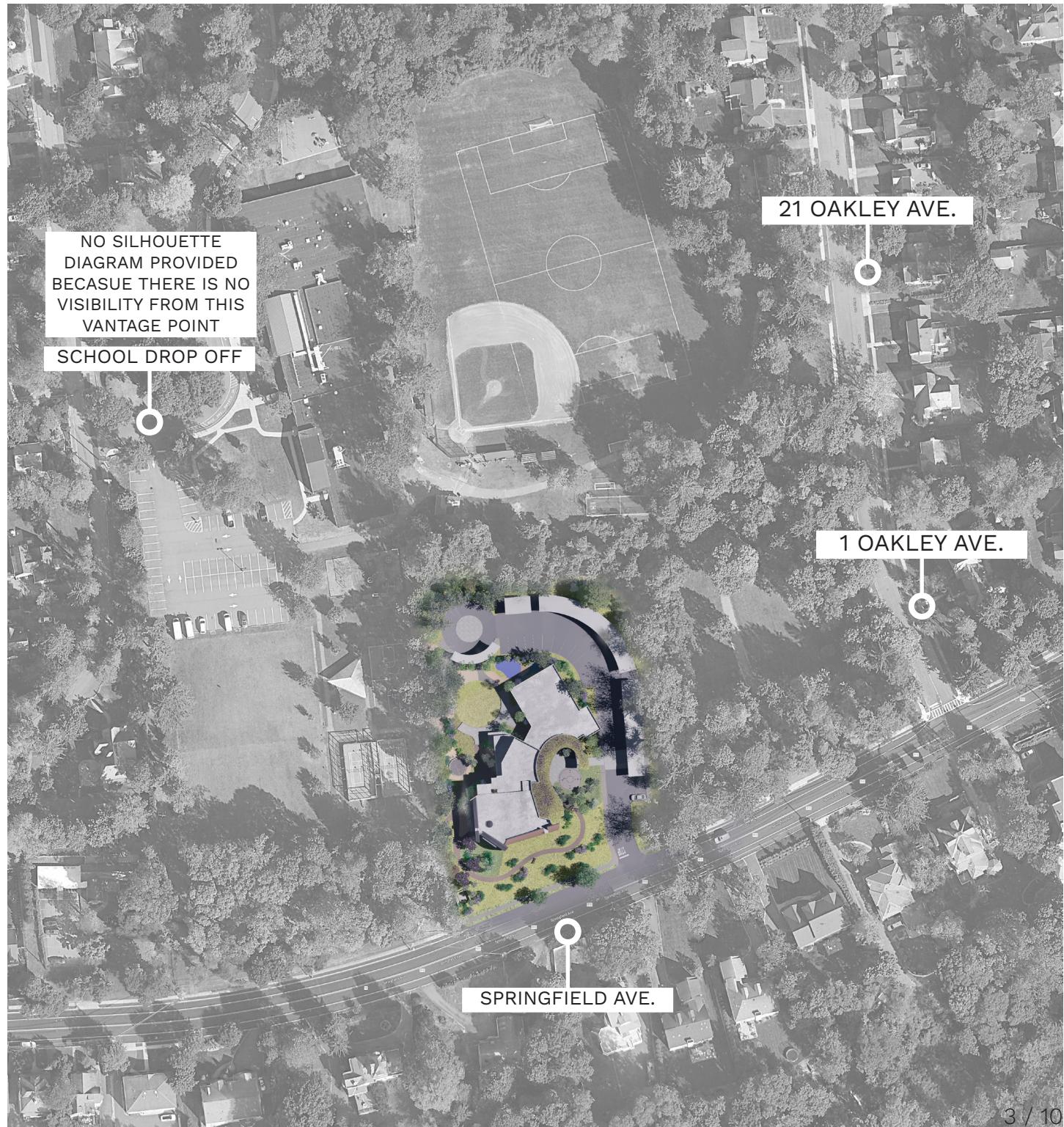
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VIEWS FROM ADJACENT PROPERTIES
'SITE PLAN - EXISTING'



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VIEWS FROM ADJACENT PROPERTIES
'SITE PLAN - PROPOSED PLAN'



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VIEWS FROM ADJACENT PROPERTIES
'1 OAKLEY AVE - Without Trees'



Standing near **1 OAKLEY AVE.** facing towards 695 Springfield Ave.

[Proposed Building Silhouette WITHOUT Proposed Landscaping]

- IN SITU PHOTO
- **WHITE** silhouette represents the Existing Building at 695 Springfield Ave
- **RED** silhouette represents the Proposed Building and accessory solar panel canopy structures

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VIEWS FROM ADJACENT PROPERTIES
'1 OAKLEY AVE - With Trees'



Standing near **1 OAKLEY AVE.** facing towards 695 Springfield Ave.

[Proposed Building Silhouette WITH Proposed Landscaping]

- IN SITU PHOTO
- **WHITE** silhouette represents the Existing Building at 695 Springfield Ave
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VIEWS FROM ADJACENT PROPERTIES
'21 OAKLEY AVE - Without Trees'



Standing near **21 OAKLEY AVE.** facing towards 695 Springfield Ave.

*[Proposed Building Silhouette **WITHOUT** Proposed Landscaping]*

- IN SITU PHOTO
- **WHITE** silhouette represents the Existing Building at 695 Springfield Ave
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VIEWS FROM ADJACENT PROPERTIES
'21 OAKLEY AVE - With Trees'



Standing near **21 OAKLEY AVE.** facing towards 695 Springfield Ave.

*[Proposed Building Silhouette **WITH** Proposed Landscaping]*

- IN SITU PHOTO
- **WHITE** silhouette represents the Existing Building at 695 Springfield Ave
- **RED** silhouette represents the Proposed Building and accessory solar panel canopy structures

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VIEWS FROM ADJACENT PROPERTIES
'Springfield Avenue - View 1'



[Existing Building]

Standing across from Springfield Ave. facing towards 695 Springfield Ave.

[Proposed Building]



GOOGLE STREET VIEW PHOTOS + 3D RENDERINGS OF PROPOSED DESIGN

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VIEWS FROM ADJACENT PROPERTIES
'Springfield Avenue - View 2'



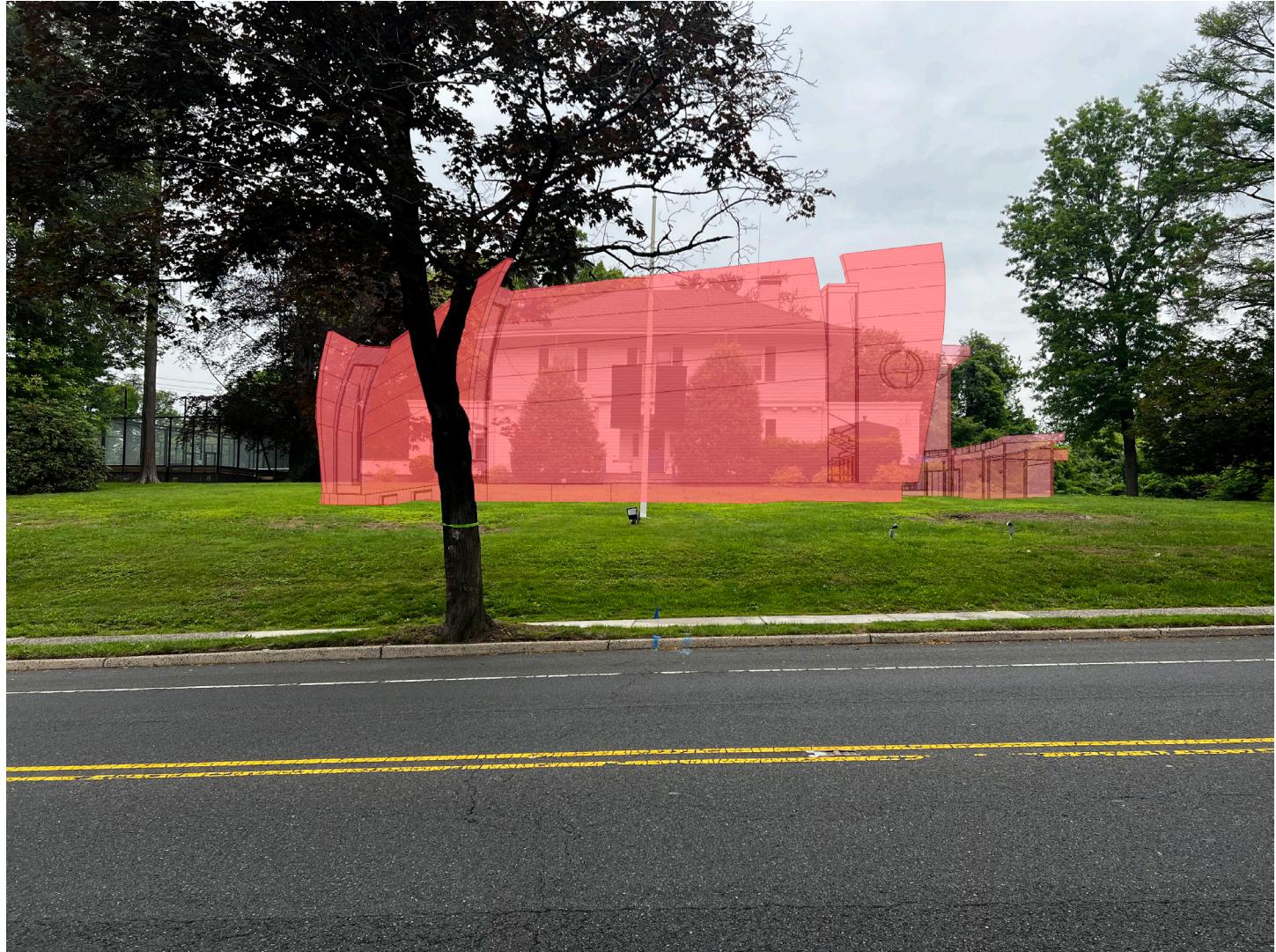
Standing across from Springfield Ave. facing towards 695 Springfield Ave.

[Existing Building]

GOOGLE STREET VIEW PHOTOS + SILHOUETTE OF PROPOSED DESIGN

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VIEWS FROM ADJACENT PROPERTIES
'Springfield Avenue - View 2'



Standing across from Springfield Ave. facing towards 695 Springfield Ave.

[Proposed Building Silhouette]

GOOGLE STREET VIEW PHOTOS + SILHOUETTE OF PROPOSED DESIGN