

existing garage

22 Kirkstall Road, Newton MA Garage Addition

Public Hearing

Special Permit Request for Zoning Relief

January 11, 2022

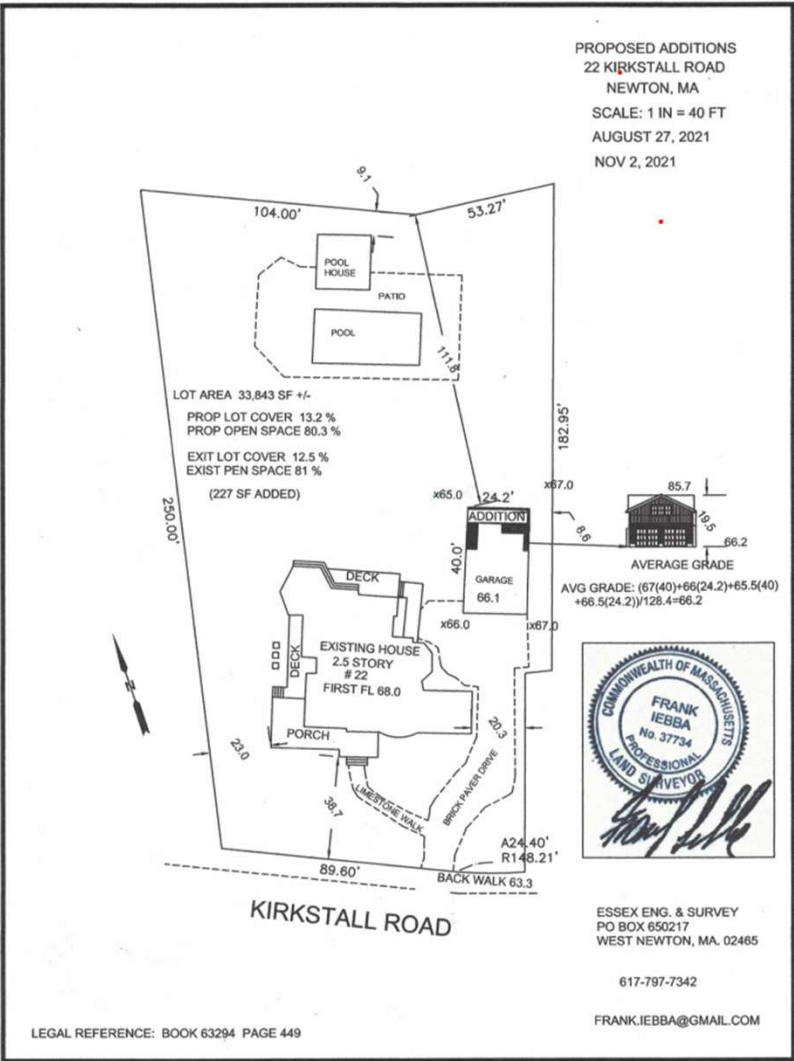
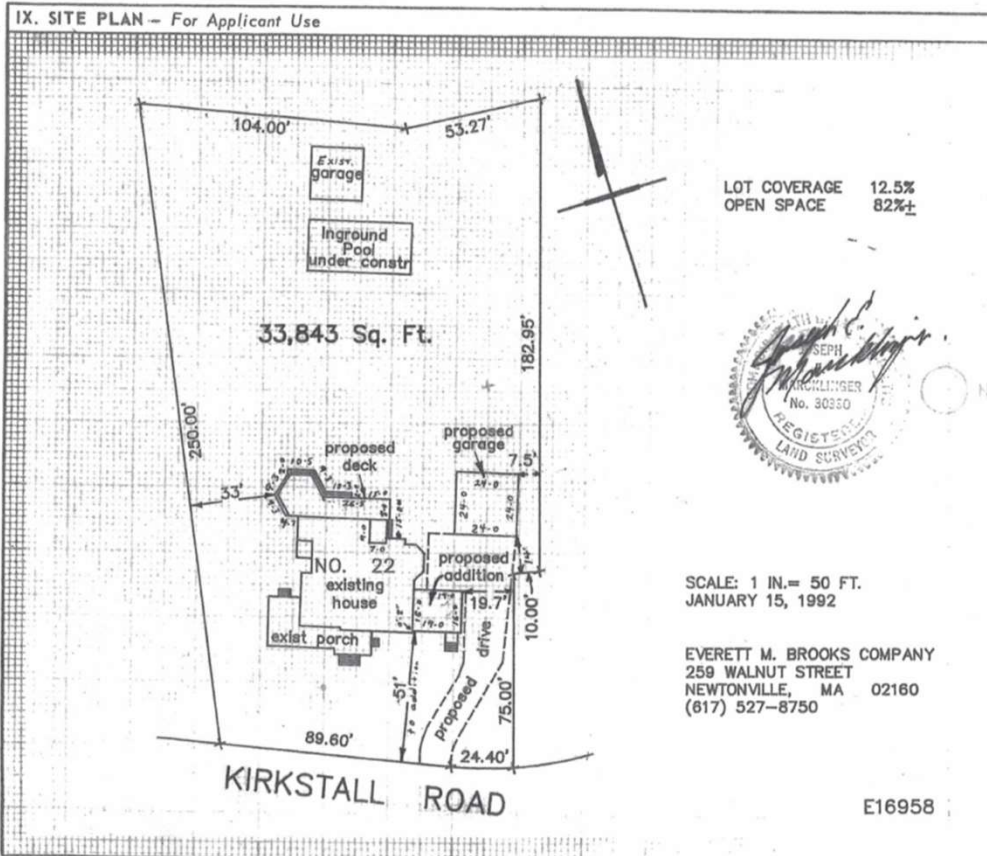
Clients: Courtney Kain & Brendan Smith

Architect of Record: Andrea Zaff – Zaff Architecture

Existing Garage Photos



IX. SITE PLAN - For Applicant Use



Existing Garage Front Elevation



Victorian built 1895

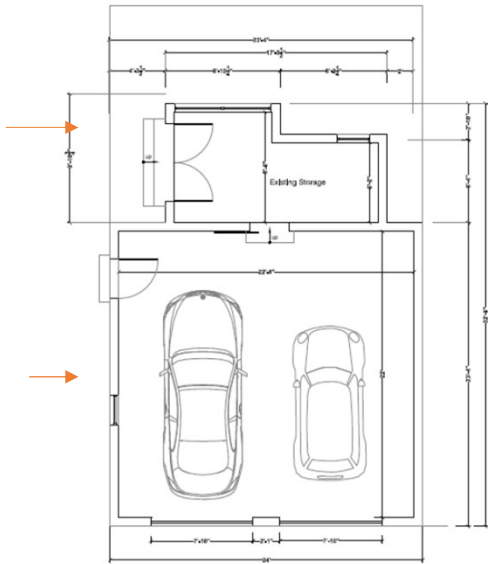


Existing Garage built 1992

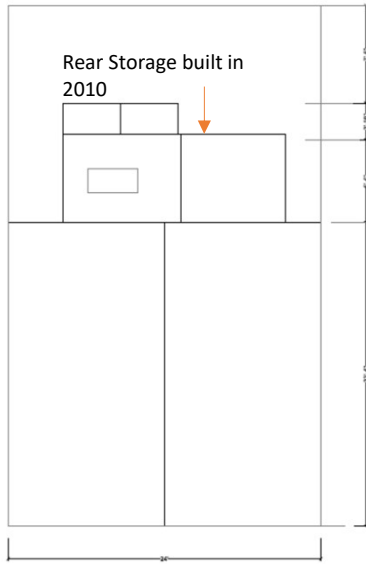
Existing Garage Plans & Elevations

Rear storage built in 2010

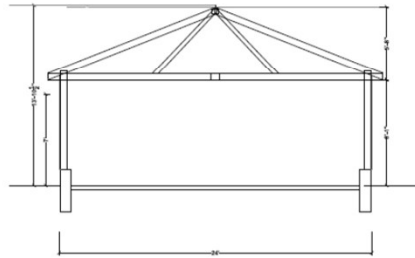
Original garage built in 1992



Existing Garage Plan

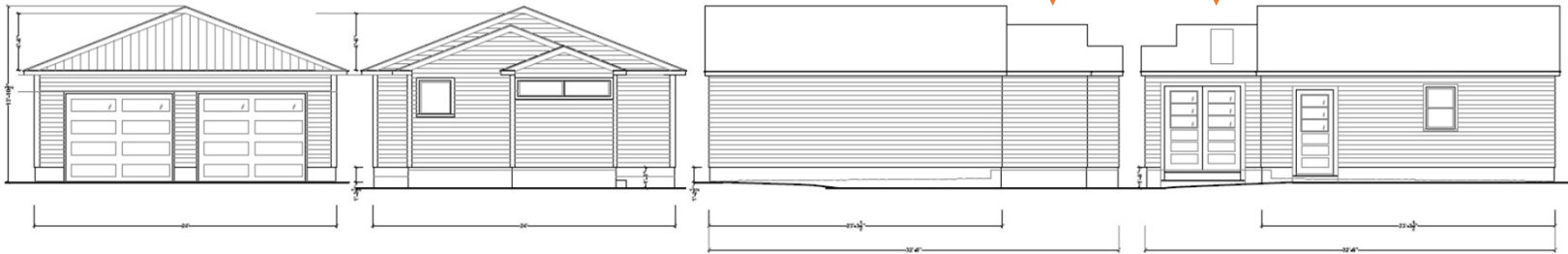


Existing Garage Roof Plan



Existing Garage Section

Rear Storage built in 2010



Front

Back

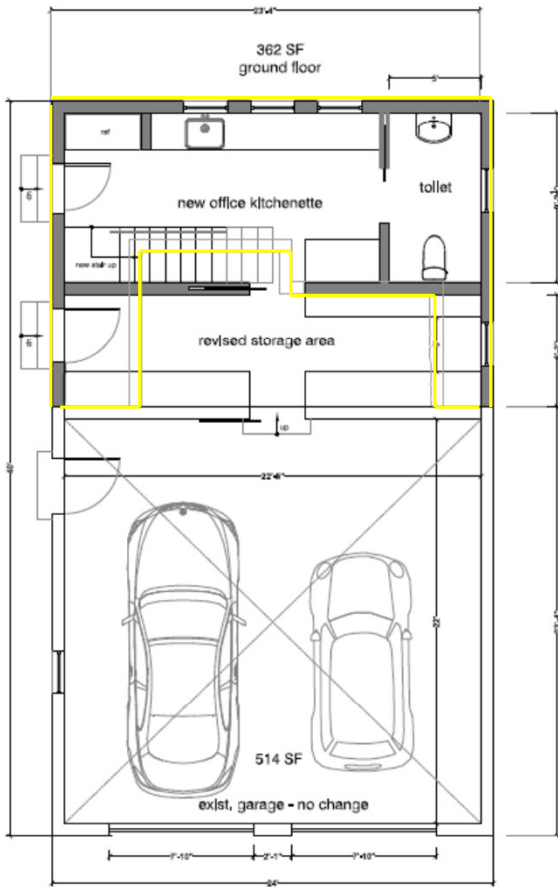
East

West

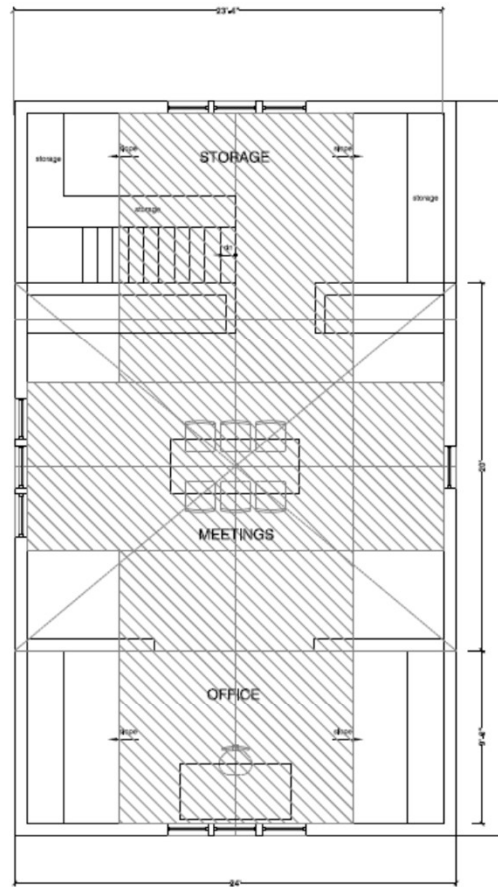
Proposed Front Garage Elevation



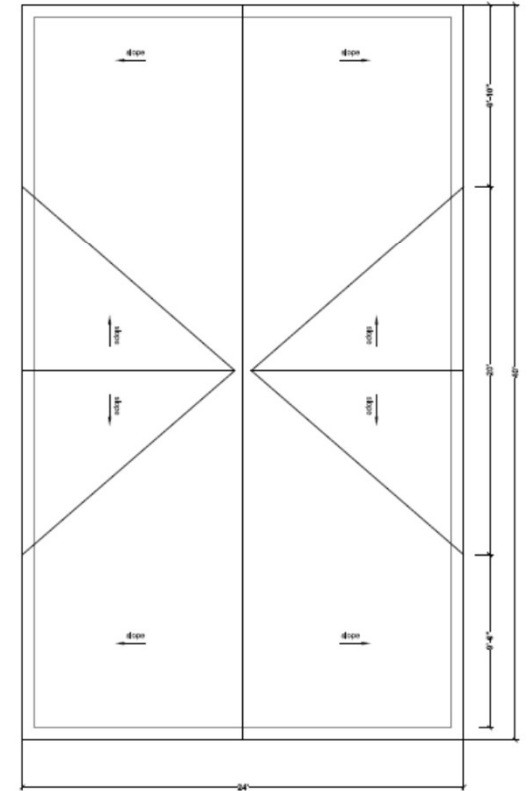
Proposed Garage Plans



Ground Floor



2nd Story Addlition



Roof Plan



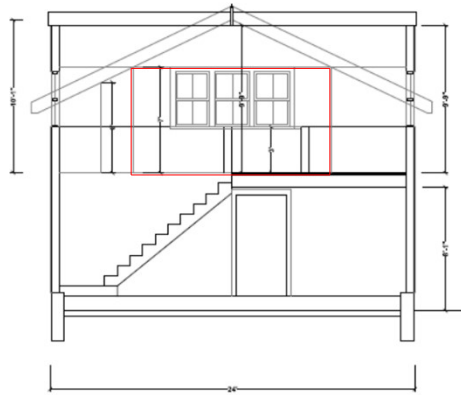
Front



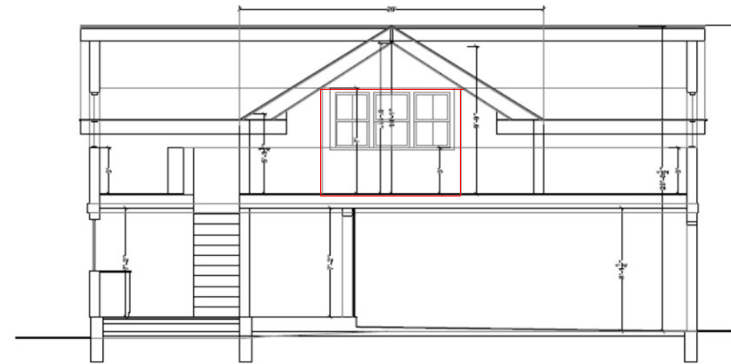
Back



West Side



Proposed Garage Section



Proposed Garage Side Section

similar scale Newton homes with 2nd story garage – smaller lots



27 Grove Hill Avenue



43 Grove Hill Avenue

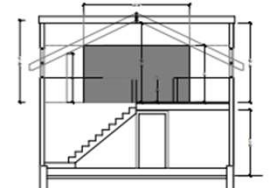
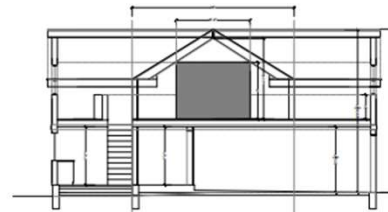


109 Highland Avenue

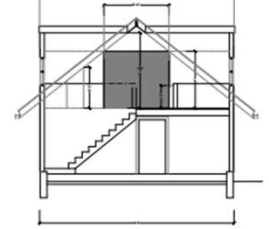


104 Highland Avenue

Dormer studies

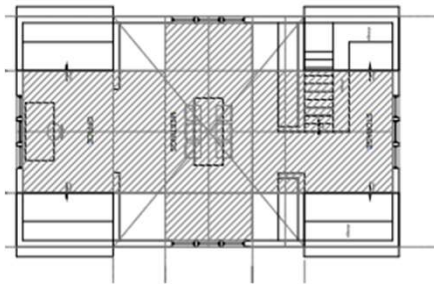


Proposed Garage – 582 sf @ office



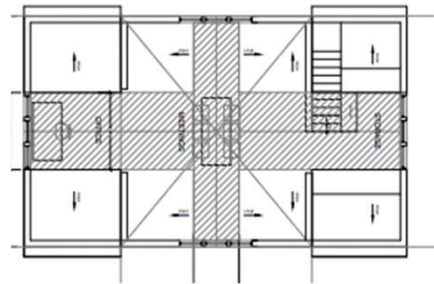
Gable ends @ floor – 395 sf @ office

9' x 12'



Proposed Garage – 582 sf @ office

4'6" x 8'



Gable ends @ floor – 395 sf @ office