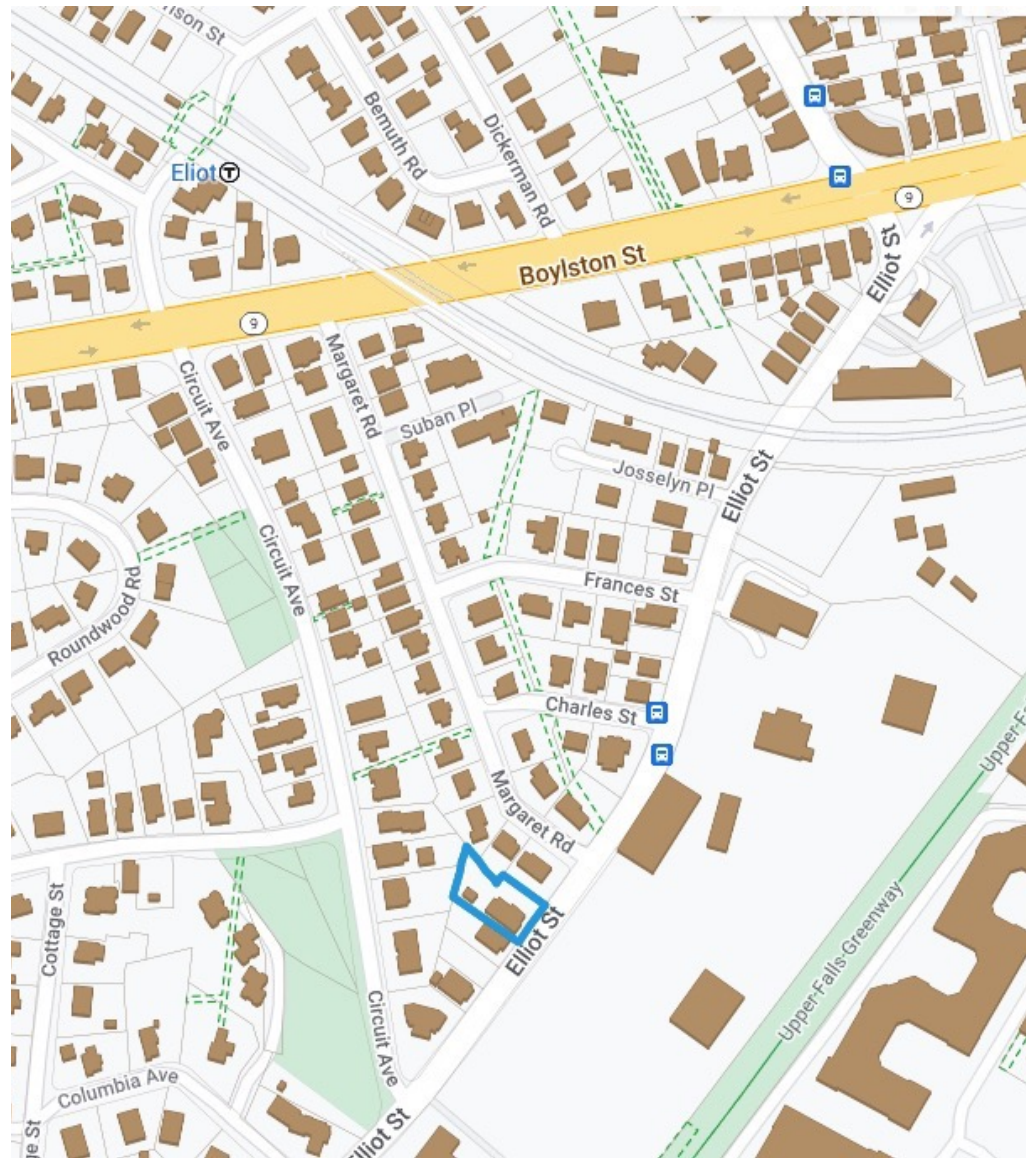


107-109
ELLIOT
STREET

City of Newton

Land Use Committee

Public Hearing – June 27, 2023



ASSESSORS MAP & SITE INFORMATION

- MR2 Zone
- 12,189 SF of Land
- Existing 2-Family House
- 3.5 Stories/36.1 Feet Height & 0.63 FAR (Non-Conforming)
- Not Historically Significant (Per NHC)



PROPOSED PROJECT

- Replace Two-Family Dwelling with Four-Family Dwelling
- Elevator Access to All Floors with Common Stairs
- Garage with Seven Stalls; One Exterior Space
- Units Sizes 1808 SF, 2029 SF, 2455 SF, 2584 SF





AERIAL MAP

(SOURCE: GOOGLE EARTH)

*Frank Barney
Conservation
Area*

109

Newton Department
of Public Works...

AERIAL MAP

(SOURCE: GOOGLE EARTH)





STREET VIEW (SOURCE: GOOGLE MAPS)



Existing House - Front and Side Views

EXISTING



PROPOSED



PROPOSED (IMPOSED ONTO EXISTING)





PROPOSED FRONT ELEVATION



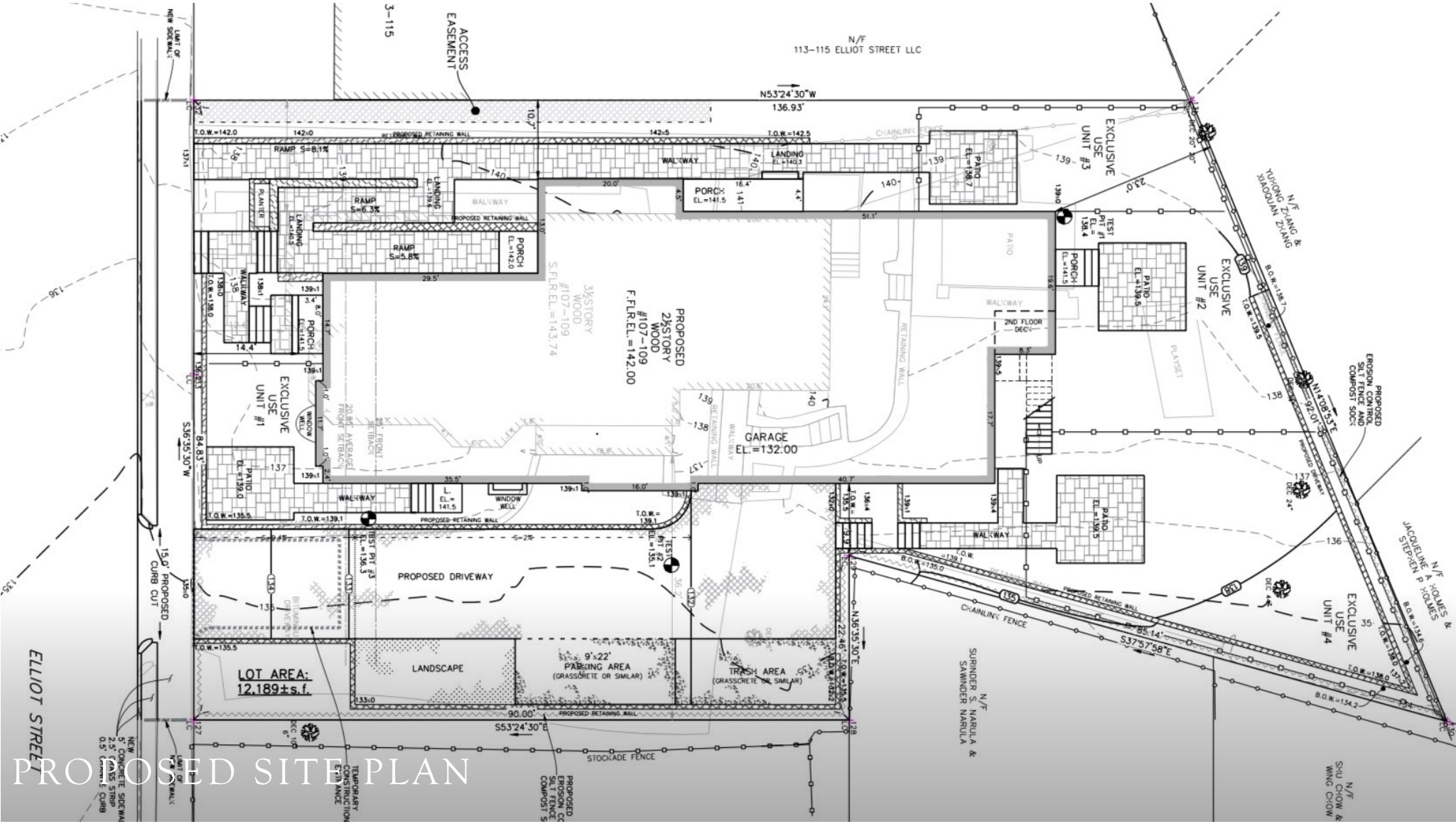
PROPOSED LEFT ELEVATION



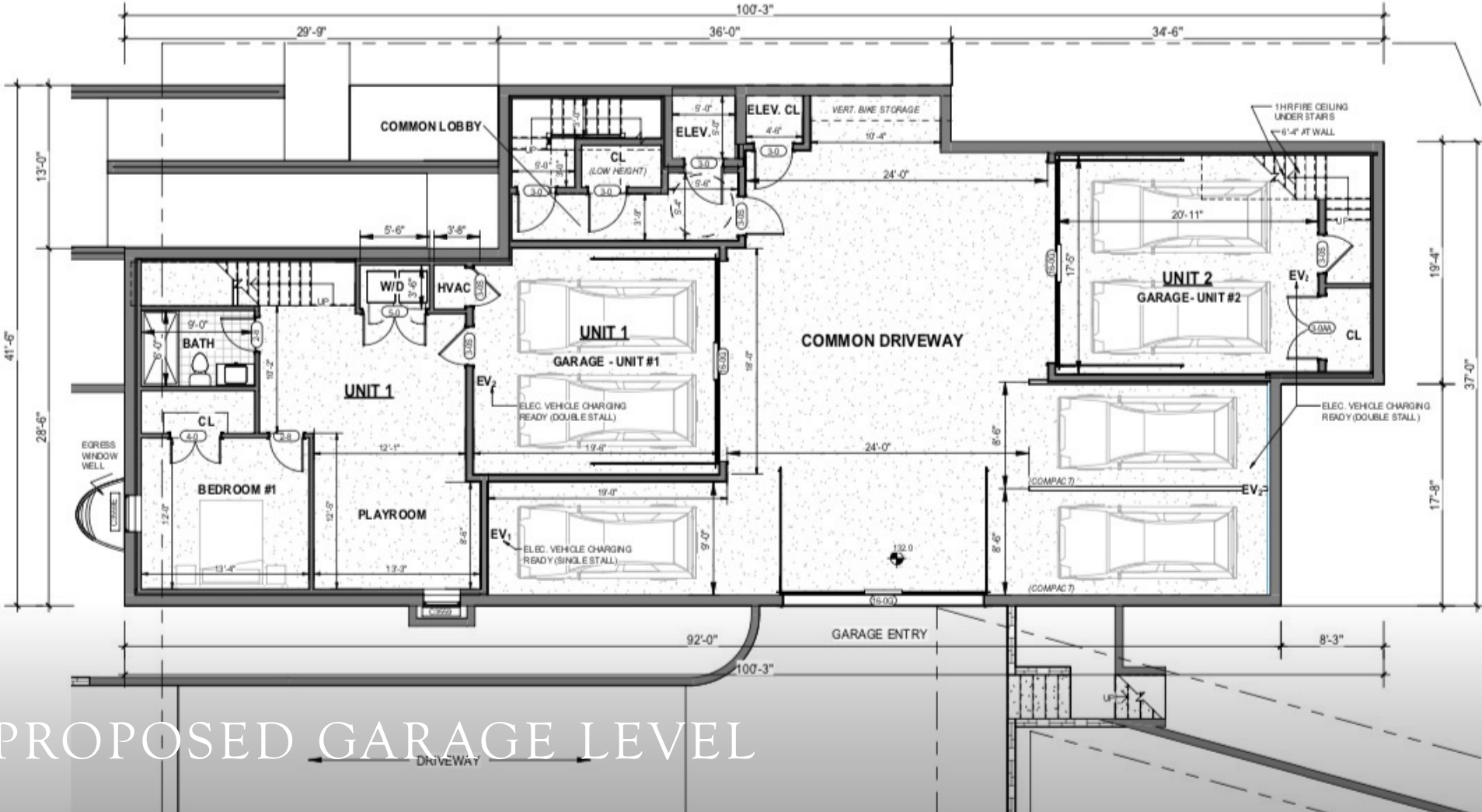
PROPOSED REAR ELEVATION



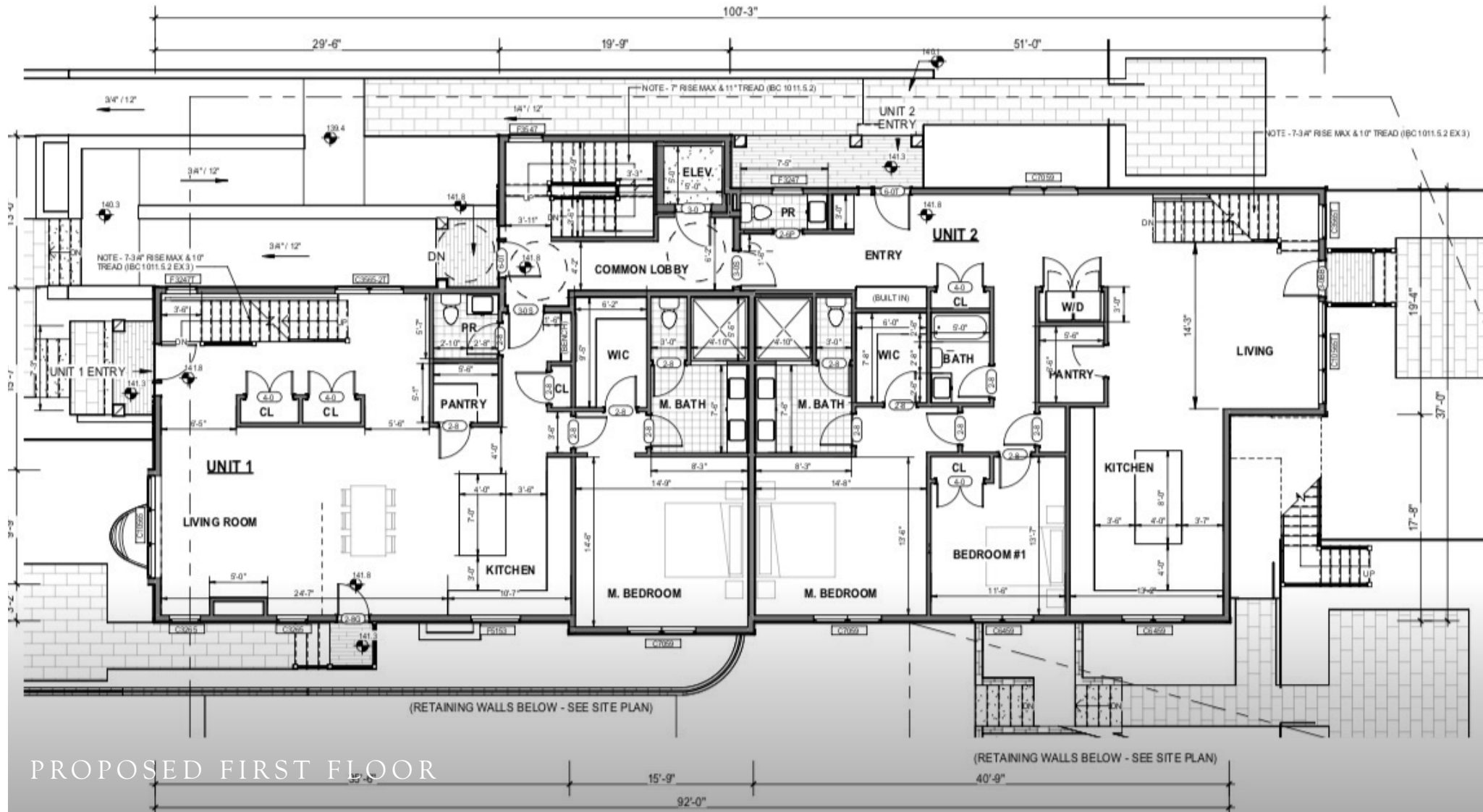
PROPOSED RIGHT SIDE ELEVATION

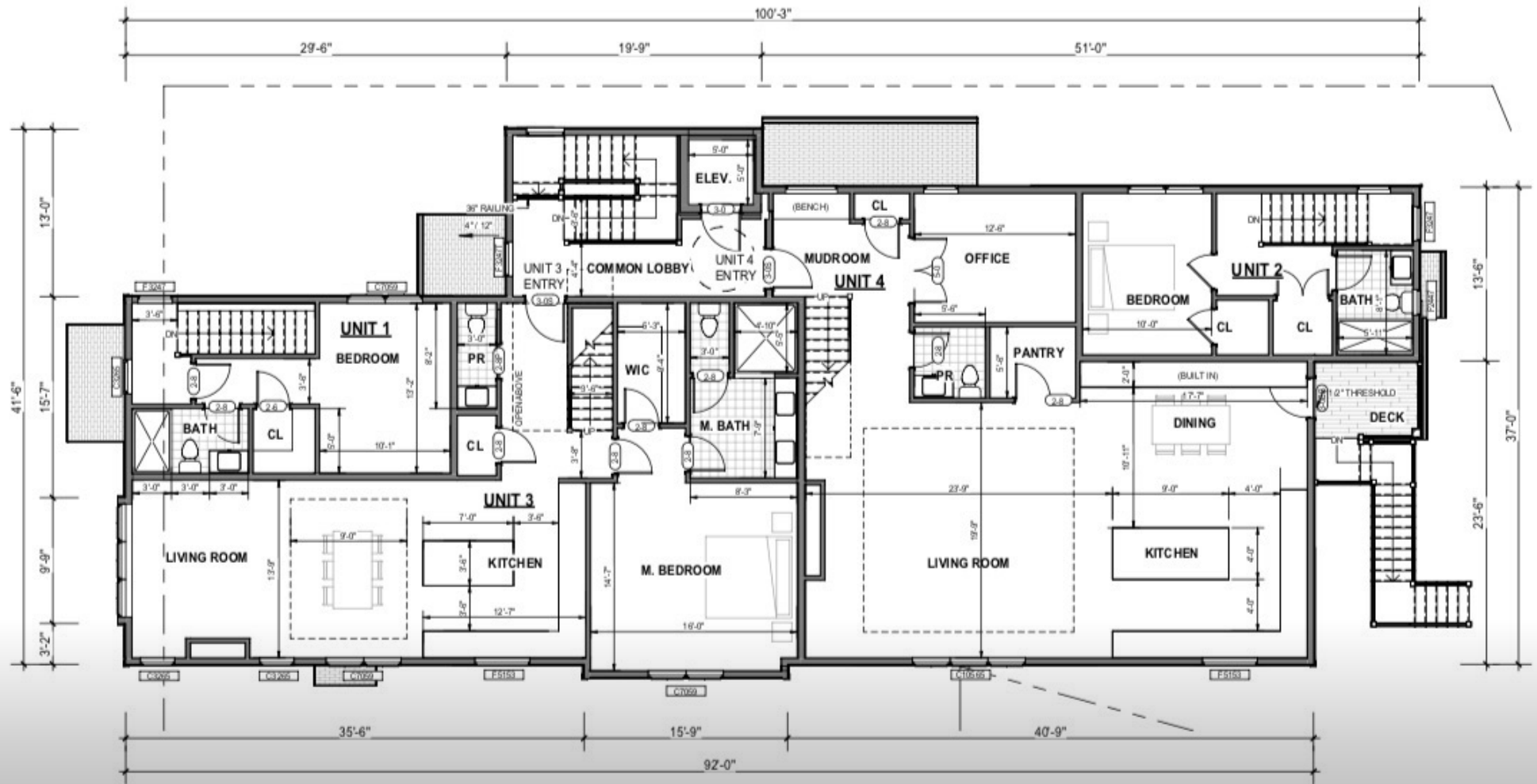


PROPOSED SITE PLAN



PROPOSED GARAGE LEVEL





PROPOSED SECOND FLOOR





PROPOSED LANDSCAPE PLAN

PLANTING	
SH	ILEX CRENATA "STEEDS"
COMMON NAME: STEEDS HOLLY MATURE SIZE: 4-6' H x 2-3' W INSTALL SIZE: 2-3' H QUANTITY: 6	
CAS	CALYCANTHUS FLORIDUS "CAROLINA ALLSPICE"
COMMON NAME: CAROLINA ALLSPICE MATURE SIZE: 6-10' W X 6-10' H INSTALL SIZE: 3' W QUANTITY: 8	
TLV	LIRIODENDRON TULIPIFERA "LITTLE VOLUNTEER"
COMMON NAME: LITTLE VOLUNTEER MATURE SIZE: 20' H x 10' W INSTALL SIZE: 10' H QUANTITY: 4	
ARD	ACER SHIRASAWANUM "RED DAWN"
COMMON NAME: RED DAWN MATURE SIZE: 10-15' H x 10' W INSTALL SIZE: <8' H QUANTITY: 1	
BXW	BUXUS SINICA "WINTERGREEN"
COMMON NAME: WINTERGREEN MATURE SIZE: 3-4' H x 4-5' W INSTALL SIZE: ~2' H QUANTITY: 8	
SITE ELEMENTS	
BLUESTONE PAVERS TO BE USED FOR WALKWAYS AND UNIT PATIOS	
POURED ASPHALT TO BE USED IN DRIVEWAY.	
GRASSCRETE PAVERS TO BE USED THROUGHOUT TRASH / SNOW STORAGE AREA.	
MIN. 6' WOOD PRIVACY FENCE TO BE USED THROUGHOUT PROPERTY. PAINTED BLACK.	
RETAINING WALLS	

NOTE: TREES SHOWN IN PLAN ARE FOR ILLUSTRATIVE PURPOSES, ACTUAL COLORS MAY VARY

① Landscape Plan
1/16" = 1'-0"