



**HIGHPOINT ENGINEERING, INC.**  
 LAND PLANNING  
 PERMIT EXPEDITING  
 CIVIL ENGINEERING  
 CONSULTING

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06-27-2022

344 WOODWARD STREET  
 RESIDENCE

344 WOODWARD STREET  
 NEWTON, MA

OWNER/APPLICANT: TALIA WILDES

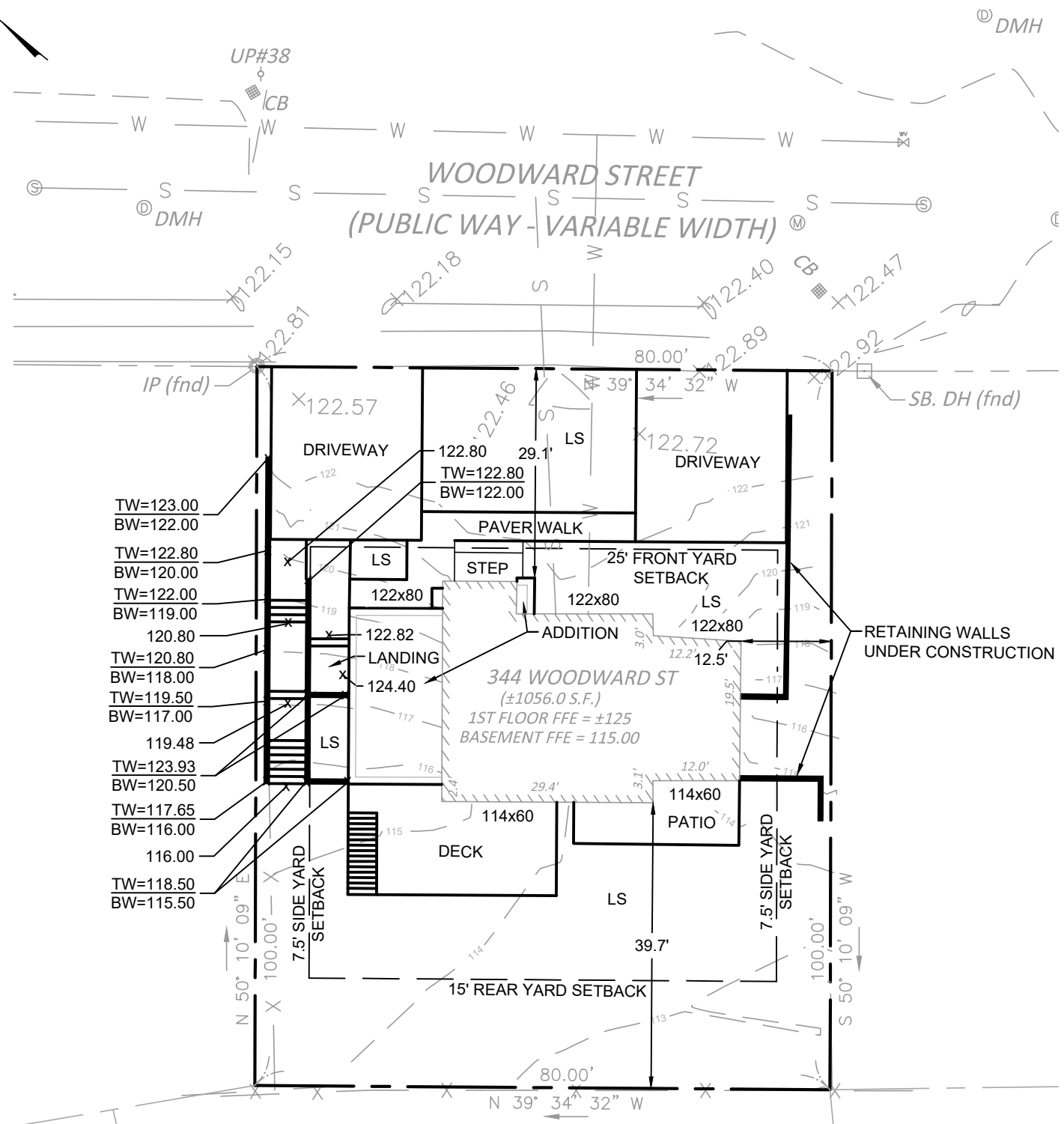
ISSUE DATE:  
 06/27/22

PROJECT NUMBER:  
 22029

SHEET TITLE:  
**PARTIAL  
 AS-BUILT PLAN**

SHEET NUMBER:

**A100**



**ZONING SUMMARY**

PRIMARY ZONING DISTRICT: SINGLE RESIDENCE 2 (SR2)

LOT CREATED NOVEMBER 14, 1924 (PRE-1953 LOT)

**BUILDING DIMENSIONAL REQUIREMENTS**

CRITERIA	REQUIRED	AS-BUILT
LOT AREA (MIN.)	10,000 SF	7,999.92 SF <sup>(3)</sup>
LOT FRONTAGE (MIN.)	80 FT	80 FT
FRONT YARD SETBACK (MIN.)	25 FT	29.1 FT
SIDE YARD SETBACK (MIN.)	7.5 FT	12.5 FT
REAR YARD SETBACK (MIN.)	15 FT	39.7 FT
BUILDING HEIGHT (MAX.)	2.5 STORIES/36 FT	35.1 FT
FAR (MAX.)	0.413	_(2)
MIN. USABLE OPEN SPACE	50%	55%
LOT COVERAGE (MAX.)	30%	18%
IMPERVIOUS AREA	±3,401 SF (MAX)	3,104 SF
GRADE PLANE AVERAGE		119.57 FT

- NOTES:
- SITE VISIT PERFORMED ON 6/14/22 BY HIGHPOINT ENGINEERING TO CONFIRM AS-BUILT CONDITIONS.
  - REFER TO ARCHITECTURAL PLANS FOR FLOOR AREA RATIO.
  - SPECIAL PERMIT FOR NON-CONFORMING BUILDINGS NOT REQUIRED PER SECTION 7.8.2.1 A.

