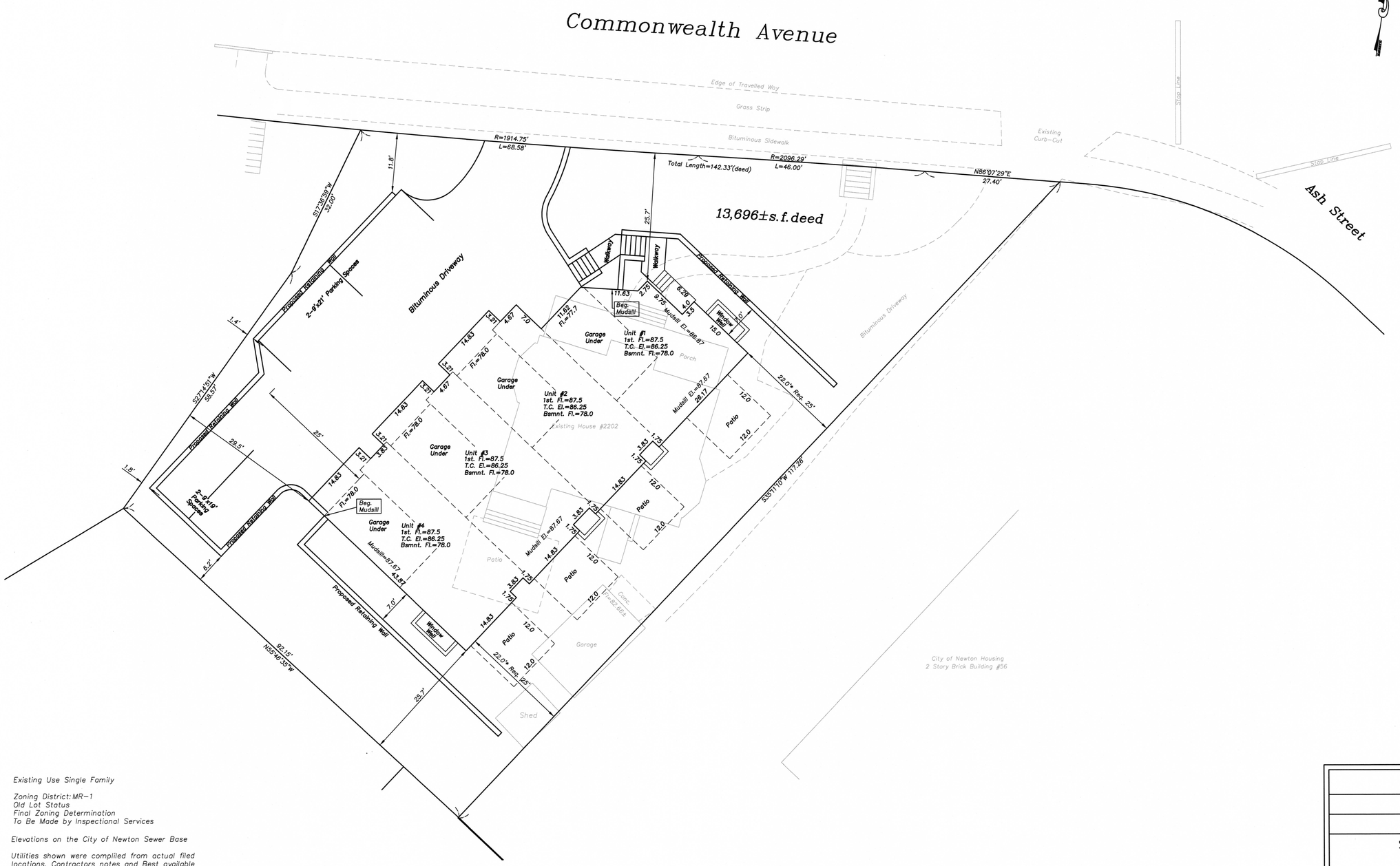
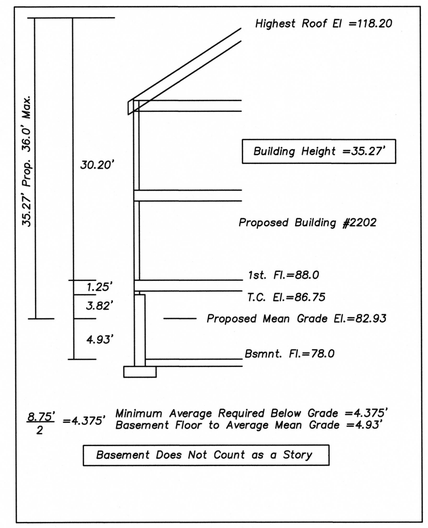
Dig Safe
•Excavators
Before you dig contact the Dig Safe Center. To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free
Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.



ZONING CHART			
2202 Commonwealth Ave, Newton, Massachusetts			
ZONE: MR-1 Old			
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,000SF	13,696±SF deed	13,696±SF deed
LOT FRONTAGE	70'	142.33'±deed	142.33'±deed
FRONT SETBACK	25'/25'SP	30.0'	25.7'
SIDE SETBACK	7.5'/25'SP	50.0'/7.9'	29.5'/22.0'
REAR SETBACK	15.0'/25'SP	47.3'	25.7'
BUILDING HEIGHT	36.0'	31.3'±	35.27'±
LOT COVERAGE	30%	13.75%	23.70%
OPEN SPACE	50%	73.88%	56.79%

Note
25' Setbacks required for Single-Family attached by Special Permit.



Existing Use Single Family

Zoning District: MR-1
Old Lot Status
Final Zoning Determination
To Be Made by Inspectional Services

Elevations on the City of Newton Sewer Base

Utilities shown were complied from actual filed locations, Contractors notes and Best available information and may or may not be correct or complete. Contractor to field verify prior to any excavation.

Owner:
2202 Commonwealth Avenue LLC
14 Rangeley Road
Brookline, Ma. 02467

Book 80918 Page 377
13,696±s.f. Deed

REVISIONS	
DATE	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS
VERNE F. PORTER JR.
LAND SURVEYOR
37738
REGISTERED PROFESSIONAL LAND SURVEYOR

~Zoning Plan~

2202 Commonwealth Avenue

Newton, Massachusetts

Scale: 1"=10' April 3, 2023

Dellorco Associates
Land Surveyors - Civil Engineers
7 Oak Street, Foxborough, Ma. 02035
dellorcoassociates@gmail.com 508-549-9965

0 10 20 30 40

Sheet 2 of 6

Project:
Desinged By:
Drawn By:
Checked By: