



280 Nevada Street

Land Use Committee

Public Hearing

October 17, 2023



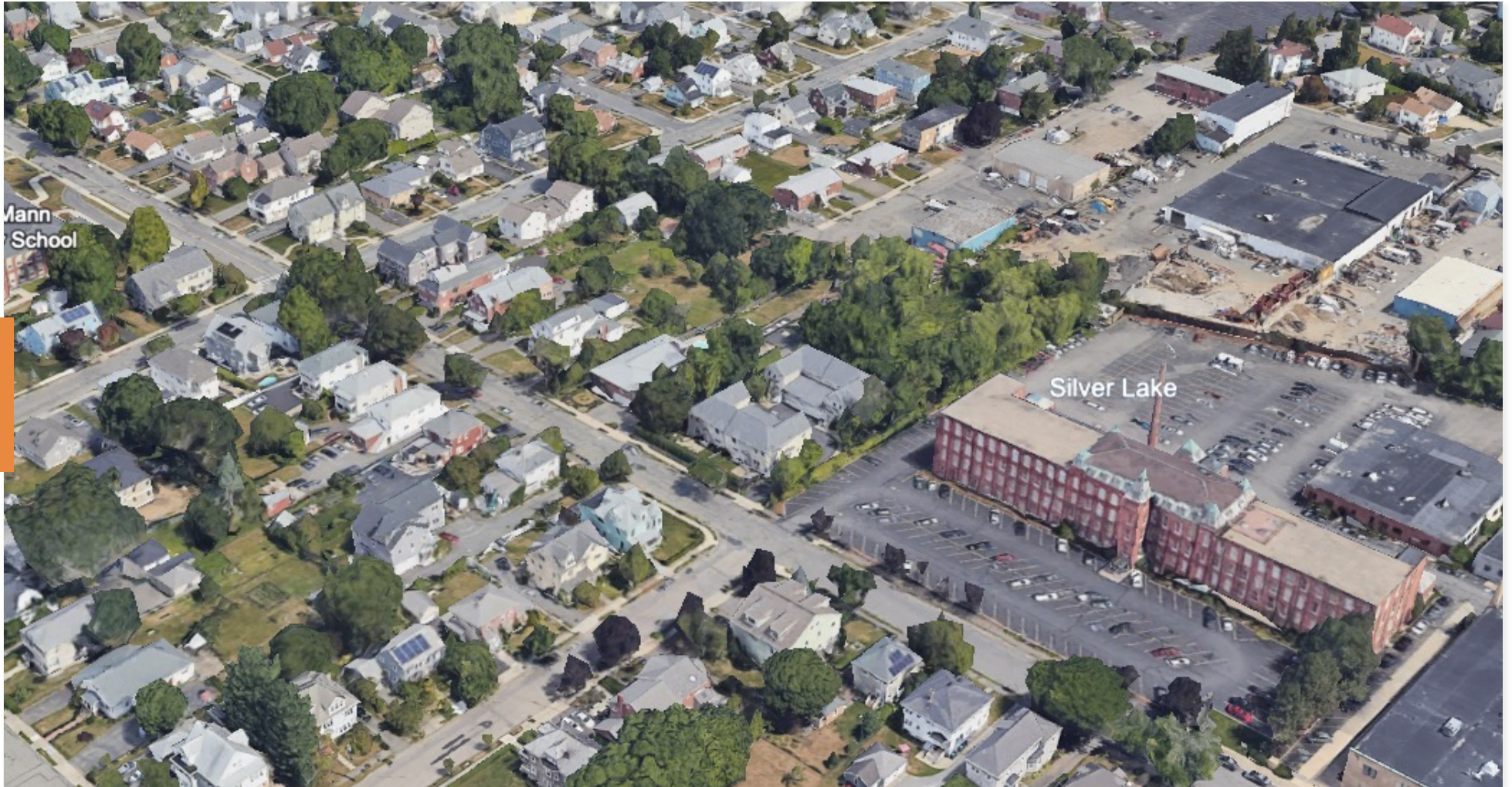
Current Site Conditions

- MR1 Zone
- 29,550 SF of land
- Improved with Single Family House
- Neighborhood Mixed with Single, Two, Four-Family and Commercial Buildings in MR1, MR2, Manufacturing Zones

Proposed Conditions

- Six Residential Units; Two Parking Spaces Each Unit
- 4,925 SF of Lot Area Per Unit
- Conservation Commission Approved Improvements to Rear of Property for Private "Park" - Order of Conditions Issued





Aerial Map (Source: Google Earth)



Aerial Map (Source: Google Earth)



Existing Driveway



Existing House and Driveway - From Rear Looking Towards Street



Existing Conditions - Rear of Property

Neighborhood/Street Photos





Right Side Elevation

1/8" = 1'-0"


2



4 Rear Elevation

1/8" = 1'-0"

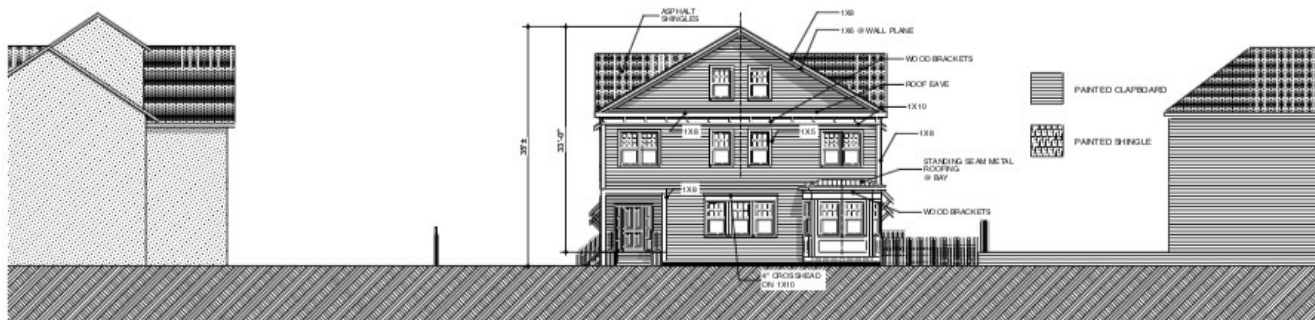
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Project: 280 NEVADA ST, NEWTON MA		
Owner: EDGE BUILDERS		Date: 6-6-23
Architect: SANGIULO ASSOCIATES, ARCHITECTS		Revision: 2023.03



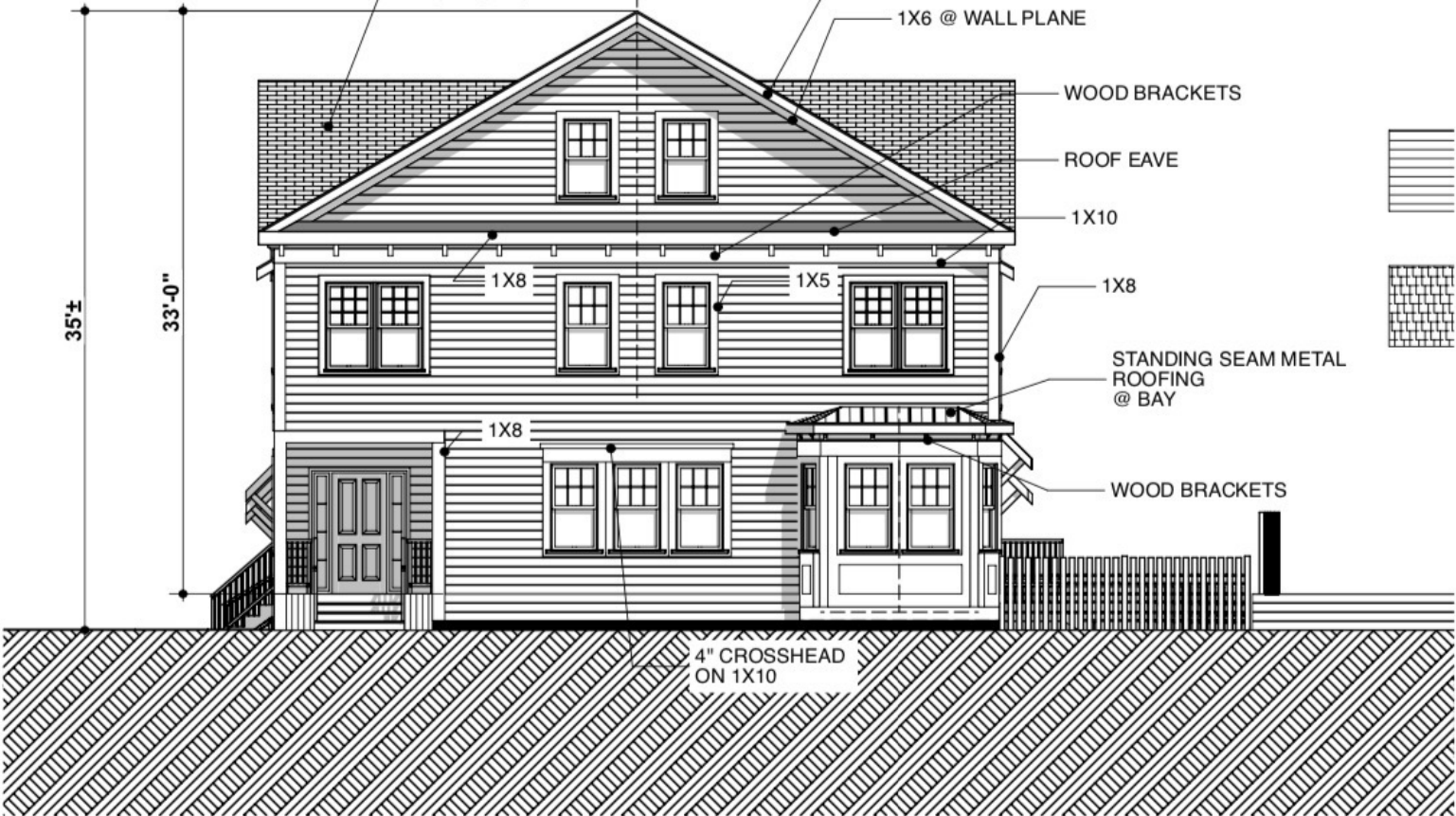
Left Side Elevation

1/8" = 1'-0"



NOTES ARE TYPICAL FOR ALL ELEVATIONS

Project		280 NEVADA ST, NEWTON MA	
Owner:	EDGE BUILDERS	Date:	6-6-23
Architect:	SANGIOLLO ASSOCIATES, ARCHITECTS 9 Silas deane Way,	Revision:	10-2-23



Front Elevation

Landscape Plan

