

MAP 33, BLOCK 11, LOT 1  
N/F LANDS OF  
CITY OF NEWTON  
USE: POLICE

POLICE HEADQUARTERS  
#1331 WASHINGTON STREET

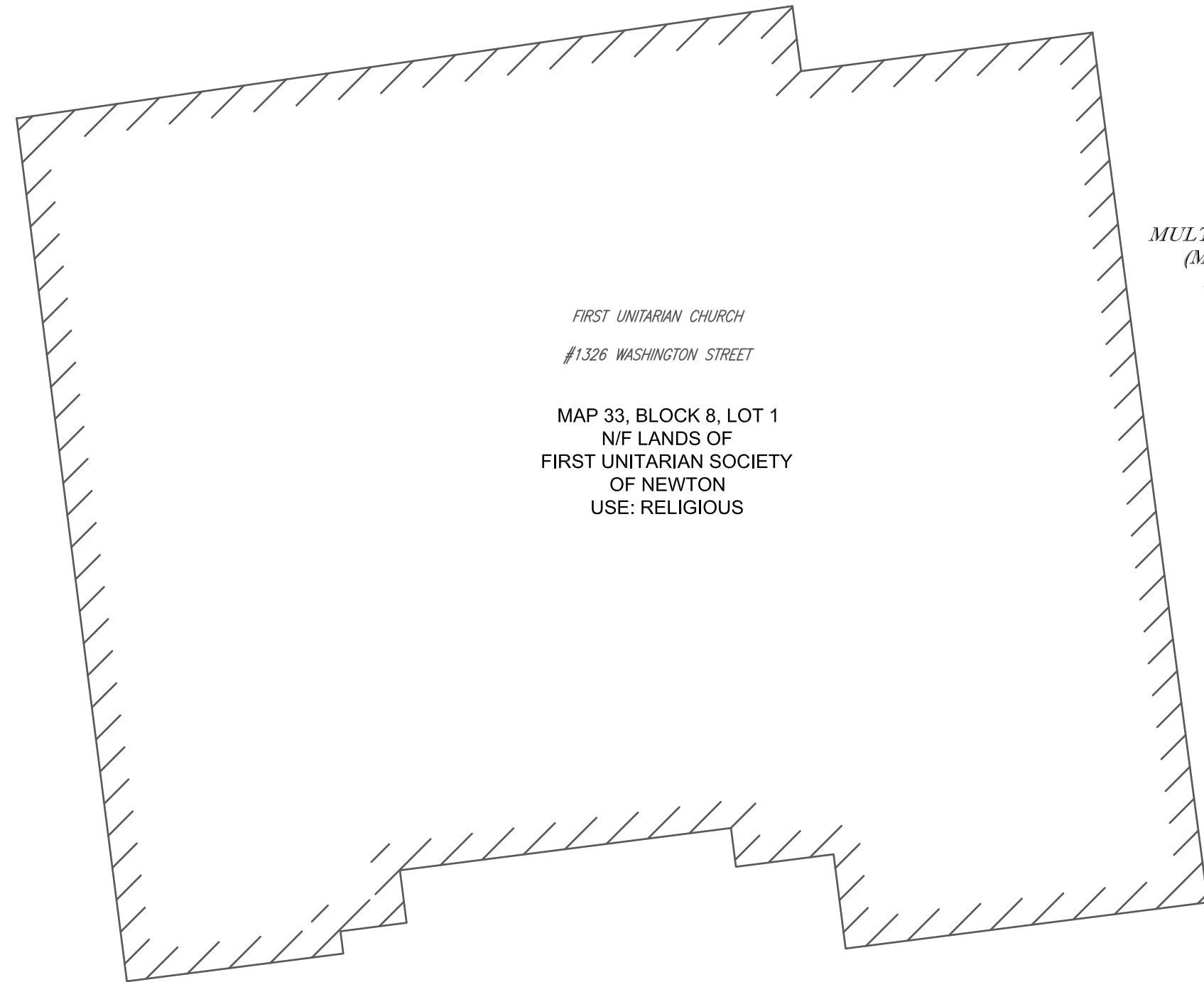
MAP 33, BLOCK 11, LOT 14  
N/F LANDS OF  
COUNTY OF MIDDLESEX  
USE: COURT

MAP 33, BLOCK 11, LOT 13  
N/F LANDS OF  
KENMORE REALTY  
COMPANY  
USE: RETAIL

### ZONING ANALYSIS TABLE

ZONING DISTRICT	ZONING: BUSINESS 1 (BU1) ZONING DISTRICT		
ZONE CRITERIA	REQUIRED / ALLOWED BY RIGHT	ALLOWED BY SPECIAL PERMIT	PROPOSED
MINIMUM LOT AREA	10,000 SF	10,000 SF	30,031 SF (0.69 AC.)
MAX. F.A.R.	1.0	1.5	0.86
MIN. FRONT SETBACK	AVERAGE (1)	AVERAGE (1)	9.4 FT (WASHINGTON STREET) 12.1' (HIGHLAND ST. BUILDING) 8.1' (HIGHLAND ST. CANOPY) (2)
MIN. SIDE SETBACK	1/2 BUILDING HEIGHT OR EQUAL TO ABUTTING SIDE YARD SETBACK (3)	1/2 BUILDING HEIGHT OR EQUAL TO ABUTTING SIDE YARD SETBACK (3)	0 FT (4)
MIN. REAR SETBACK	0 FT	0 FT	137.3 FT
MAX. BUILDING HEIGHT / # OF STORIES	24 FT / 2 STORIES	36 FT / 3 STORIES	40 FT / 3 STORIES
GROSS FLOOR AREA	<20,000 SF	≥ 20,000 SF	25,709 SF

- (1) - IN A BUSINESS USE 1 DISTRICT, A VACANT LOT OR A LOT WHERE A BUILDING IS SET BACK MORE THAN 10 FEET IS COUNTED AS THOUGH OCCUPIED BY A BUILDING SET BACK 10 FEET.
- (2) - ORNAMENTAL FEATURES MAY PROJECT UP TO 2 FEET INTO THE SETBACK (SEC. 1.5.3.D)
- (3) - ABUTTING SIDE YARD SETBACK = 9.5 FT
- (4) - EXISTING NON-CONFORMING



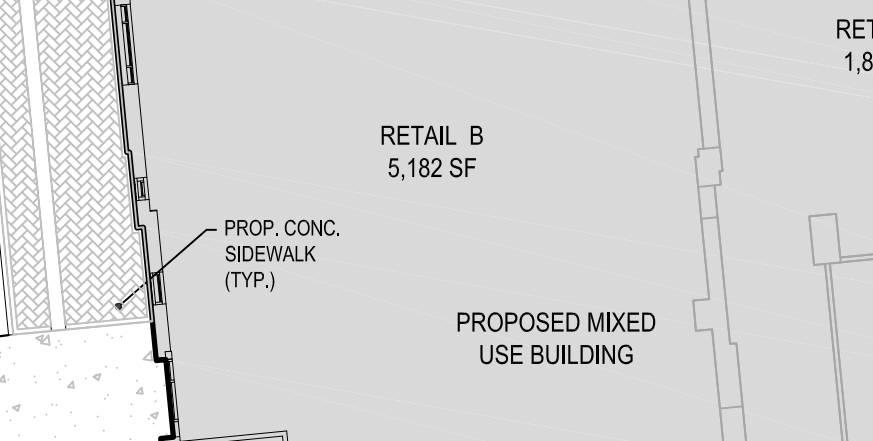
MULTI-RESIDENCE 1 (MRI) ZONING DISTRICT

HIGHLAND STREET  
(PUBLIC - VARIABLE WIDTH)  
(ASPHALT ROADWAY)

WASHINGTON STREET  
(AKA ROUTE 16)  
(PUBLIC - VARIABLE WIDTH)  
(ASPHALT ROADWAY)

PUBLIC USE (PUB) ZONING DISTRICT

BUSINESS 1 (BU1) ZONING DISTRICT



MAP 33, BLOCK 10, LOT 2  
N/F LANDS OF  
KENMORE REALTY  
CORPORATION  
CERT # 59273  
USE: RETAIL/RESTAURANT  
#1298-1308 WASHINGTON STREET

MAP 33, BLOCK 10, LOT 3  
N/F LANDS OF  
KENMORE REALTY  
CORPORATION  
(PER TAX RECORDS)

MAP 33, BLOCK 10, LOT 2A  
N/F LANDS OF  
STAR THEATERS INC  
BK. 1060, PG. 67  
USE: RETAIL  
1 STORY MASONRY BUILDING  
"WEST NEWTON CINEMA"  
#1296 WASHINGTON STREET

MAP 33, BLOCK 10,  
LOT 7  
N/F LANDS OF  
YSUFF M &  
HALEEMA  
S SALLIE  
BK. 51361, PG. 65  
USE: RETAIL  
1 STORY MASONRY BUILDING  
"BAKERY/QUEEN BEE"

MAP 33, BLOCK 10, LOT 10  
N/F LANDS OF  
JOAN A THORNE  
BK. 16711, PG. 294  
USE: RESIDENTIAL

MAP 33, BLOCK 10, LOT 9  
N/F LANDS OF  
WILLIAM SEAWARD  
BK. 22015, PG. 310  
USE: RESIDENTIAL

MAP 33, BLOCK 10, LOT 8  
N/F LANDS OF  
SEAMUS T TUOHY &  
KIRSTEN M MCCARTHY  
BK. 29609, PG. 177  
USE: RESIDENTIAL  
1 STORY MASONRY BUILDING  
"BLDG HT= 19.7'±"



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MIAMI, FL  
NEW YORK, NY  
PHILADELPHIA, PA  
RICHMOND, VA  
SAN ANTONIO, TX  
WASHINGTON, DC

REVISIONS

REV	DATE	COMMENT	BY
1	4/27/18	SUBMITTED FOR SPECIAL PERMIT	CFD
2	7/30/18	ADDED FENCE	CFD
3	8/07/18	REVISED PER TEAM COORDINATION	CFD
4			
5			
6			
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12			
13			
14			
15			

PROJECT No.: W181014  
DRAWN BY: CFD  
CHECKED BY: RMM  
DATE: 03/05/2018  
SCALE: AS NOTED  
CAD I.D.: W181014SS3

PROJECT: **MARK DEVELOPMENT**

**MARK DEVELOPMENT**

LOCATION OF SITE  
MAP #33, BLOCK #10, LOTS #1, 11 & 12  
31 & 33 DAVIS STREET AND 1314 WASHINGTON STREET  
CITY OF NEWTON  
MIDDLESEX COUNTY  
MASSACHUSETTS

**BOHLER ENGINEERING**

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**J.G. SWERLING**

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CONNECTICUT LICENSE No. 30785  
RHODE ISLAND LICENSE No. 11425

SHEET TITLE:  
**PROPOSED SITE PLAN**

SHEET NUMBER:  
**1**  
OF 4

REV 3 - 08/07/2018

