

1099 Walnut Street  
 Newton, Massachusetts 02461

Owner - Kurosh Mizrahi

Zoning District - SR-2

Dimensional Statistics

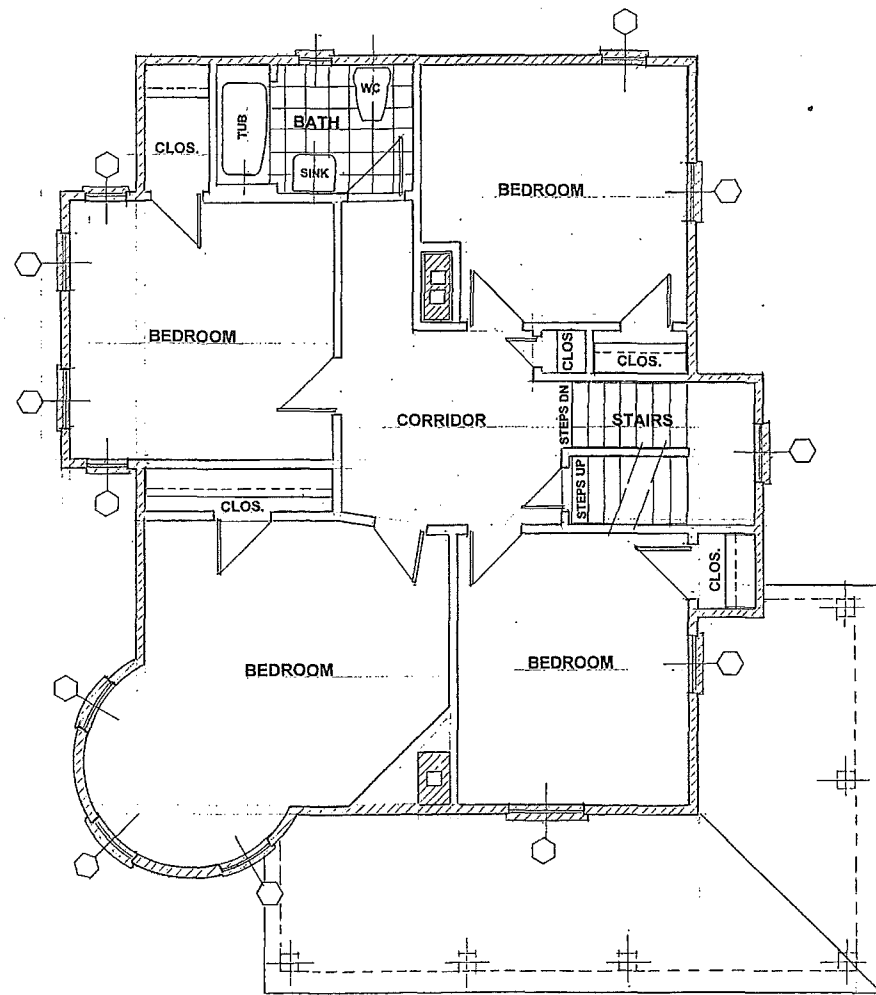
<u>Category</u>	<u>Bylaw</u>	<u>Actual</u>	<u>Status</u>
<u>Min. Lot Area</u>	8,000 S.F.	13,816 S.F.	OK
<u>Setbacks</u>			
Front Yard	25'-0"	29'-0"	OK
Side Yard	5'-0"	4.2' and 11.2'	Variance
Rear	25'-0"	34'-0"	
<u>Min. Lot Dimension</u>			
Frontage	50'-0"	81.1'	OK
Lot Depth	120'-0"	125' and 185'	OK
Lot Width	65'-0"	81.1'	OK
Max. Building Height	40'-0"	32'-0"	OK
Max. Lot Coverage	30%	14%	OK

There is the need for a side-yard variance of .8' on the left side of the accessory structure. Accessory structure is pre-existing

There is a need for a special permit for an accessory structure (pre-existing) to be used as an accessory apartment unit.

The area of the accessory structure as it relates to the primary structure is less than the required 33% maximum allowance.



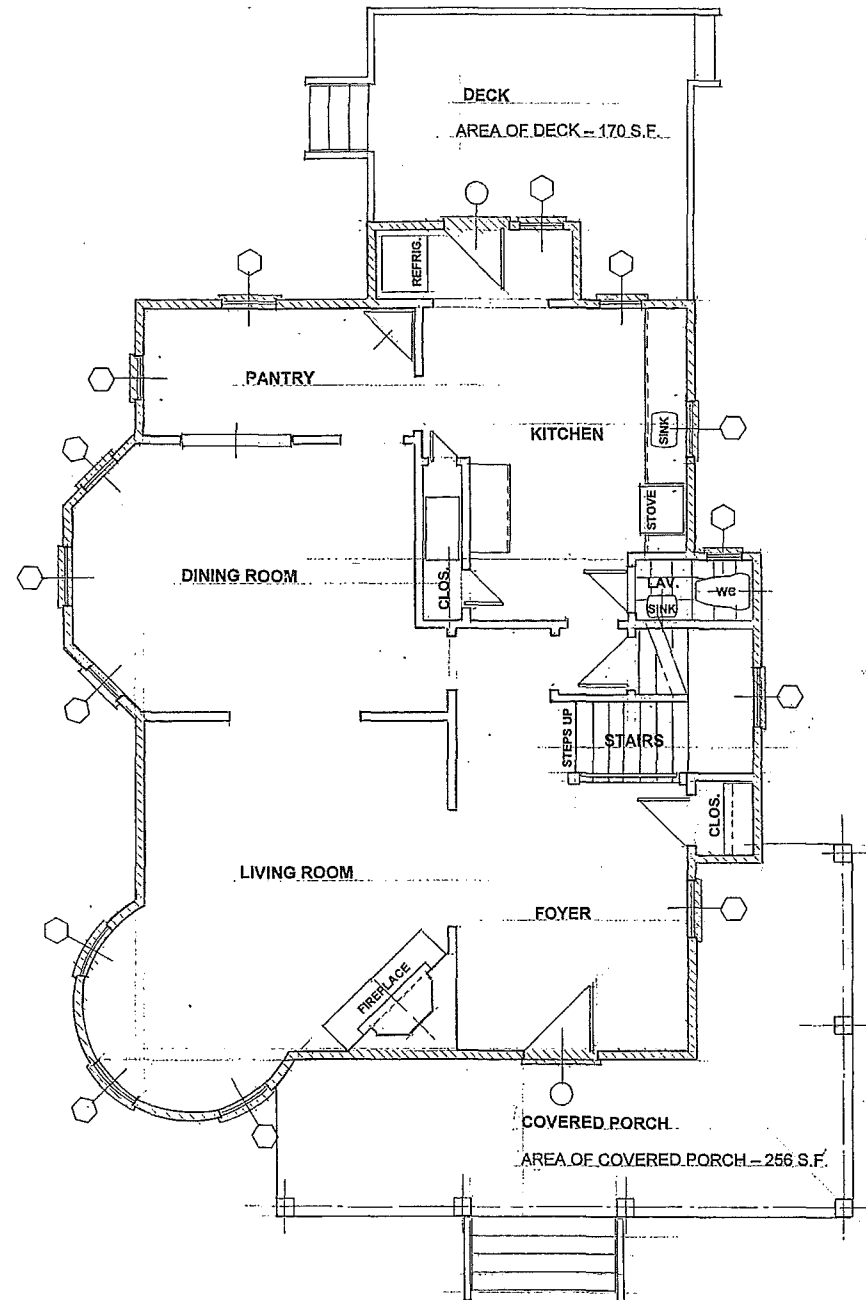


**SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

SECOND FLOOR AREA OF PRIMARY HOUSE - 1,056 S.F.

TOTAL AREA OF PRIMARY HOUSE - 2,963 S.F.



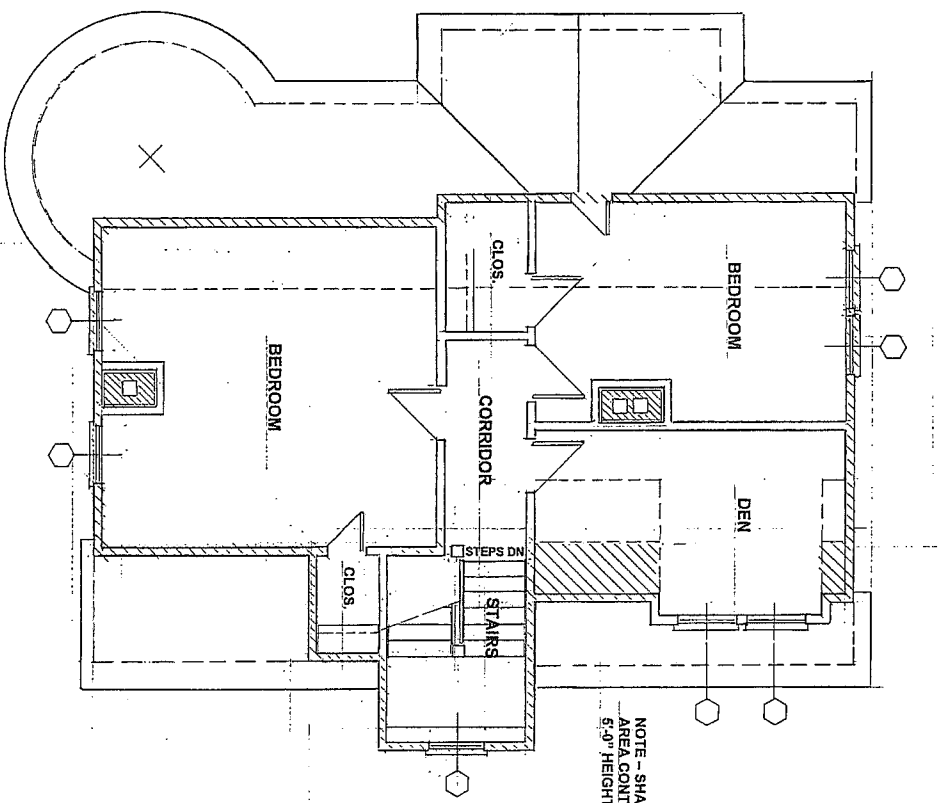
**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

FIRST FLOOR AREA OF PRIMARY HOUSE - 1,222 S.F.

REVISION - 10-20-11

DATE	11-30-09
SCALE	AS SHOWN
DRAWN BY	JWM
PLAN OF EXISTING RESIDENCE FOR: <b>KEVIN MIZRAHI</b> 1099 WALNUT STREET - NEWTON, MASSACHUSETTS <b>J.W. Melick - Design</b> RESIDENTIAL DESIGN SERVICES 100 GROVE STREET (SUITE 409) - WORCESTER, MASSACHUSETTS 01605	
<b>A-1</b>	



NOTE - SHADED AREA DENOTES  
AREA CONTAINING LESS THAN  
5'-0" HEIGHT OF CEILING.

**ATTIC FLOOR AREA**  
SCALE: 1/4" = 1'-0"  
ATTIC FLOOR AREA  
OF PRIMARY HOUSE - 685 S.F.

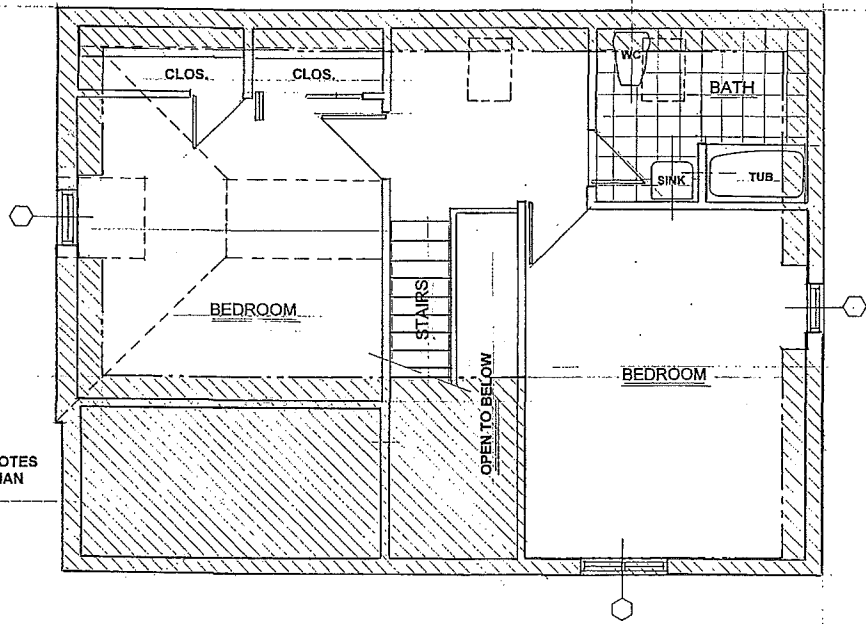
REVISION - 10-20-11

DATE	11-30-09	PLAN OF EXISTING RESIDENCE FOR:
SCALE	AS SHOWN	<b>KEVIN MIZRAHI</b>
DRAWN BY	JWM	1099 WALNUT STREET - NEWTON, MASSACHUSETTS
<b>A-2</b>		<b>J.W Melick - Design</b> RESIDENTIAL DESIGN SERVICES 100 GROVE STREET (SUITE 406) - WORCESTER MASSACHUSETTS 01605



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

TOTAL AREA OF PRIMARY HOUSE - 2,963 S.F.  
 TOTAL AREA OF ACCESSORY BUILDING - 1,445 S.F.  
 TOTAL AREA OF BOTH STRUCTURES - 4,408 S.F.  
 MAXIMUM ALLOWABLE AREA OF ACCESSORY STRUCTURE (33%) - 1,469 S.F.  
 ACTUAL AREA OF ACCESSORY STRUCTURE - 1,445 S.F.

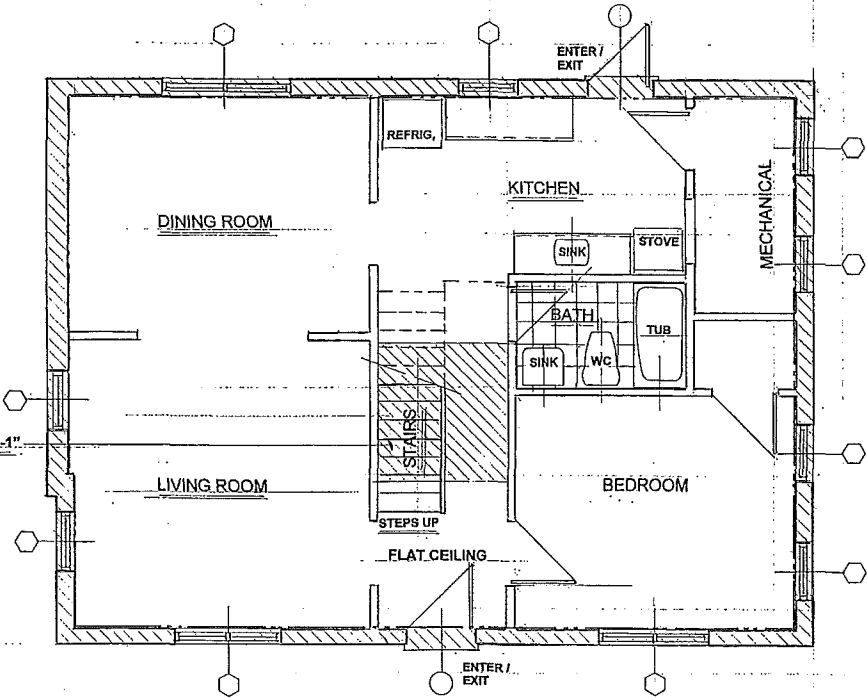


NOTE - SHADED AREA DENOTES AREA CONTAINING LESS THAN 5'-0" HEIGHT OF CEILING

**SECOND FLOOR AREA**  
SCALE: 1/4" = 1'-0"

SECOND FLOOR AREA OF ACCESSORY BUILDING - 598 S.F.

TOTAL AREA OF ACCESSORY BUILDING - 1,445 S.F.



SHADED AREA DENOTES ATRIA AREA - 39 S.F. (FLOOR AREA)  
 SLOPED CEILING ABOVE - AVERAGE HEIGHT - 17'-1"

--- DENOTES LIMIT OF ACCESSORY APARTMENT AREA

**FIRST FLOOR AREA**  
SCALE: 1/4" = 1'-0"

FIRST FLOOR AREA OF ACCESSORY BUILDING - 847 S.F.

**ATRIA AREA CALCULATION**  
 ATRIA AREA IS AN OPEN WELL SPACE  
 AVERAGE CEILING HEIGHT FOR AREA = 17'-1"  
 $17'-1" / 10 = 1.70$   
 $39 \text{ S.F.} \times 1.70 = 66'-0"$

REVISION - 10-20-11	DATE	5-22-10	PLAN OF ACCESSORY APARTMENT FOR:
SCALE	AS SHOWN	DATE	KEVIN MIZRAHI
DRAWN BY	JWH	ADDRESS	1099 WALNUT STREET - NEWTON, MASSACHUSETTS
		DESIGNER	J.W. Melick - Design
		RESIDENTIAL DESIGN SERVICES	100 GROVE STREET (SUITE 409) - WORCESTER MASSACHUSETTS 01605
			<b>A-3</b>