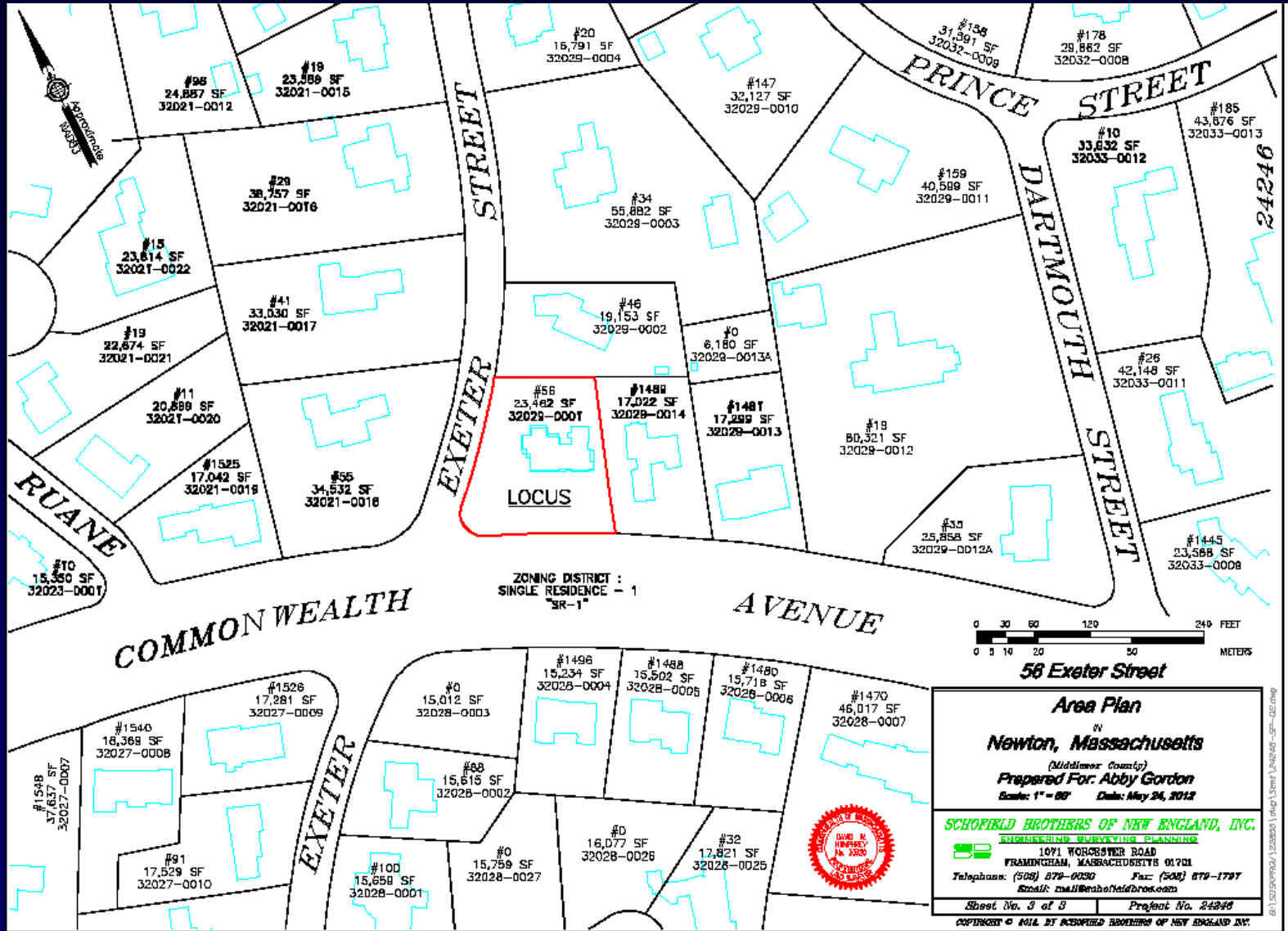


56 Exeter Street

Special Permit Application to City of Newton Board of Aldermen



Area Plan



Area Plan
 in
Newton, Massachusetts
 (Middlesex County)
 Prepared For: **Abby Gordon**
 Scale: 1" = 80' Date: May 26, 2012

SCHOFIELD BROTHERS OF NEW ENGLAND, INC.
 ENGINEERING SURVEYING PLANNING

1071 WORCESTER ROAD
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 Telephone: (508) 879-0050 Fax: (508) 879-1797
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Sheet No. 3 of 3 Project No. 24846

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Existing Garage Interior



Relief Requested



- special permit required for:
 - extension of a nonconforming structure as to rear setback in connection with a proposed addition (Section 30-21(b))
 - extension of a nonconforming structure to legalize a 1996 addition built pursuant to a validly issued building permit which was improvidently issued (Section 30-21(b))

Existing Conditions (from Exeter Street)



Existing Conditions (from Commonwealth Avenue)



Zoning Table

	Required	Existing	Proposed
Lot Area	15,000 sf minimum	23,462 sf	23,462 sf
Frontage	100' minimum	141'	141'
Front Setback	25' minimum	40.3'	40.3'
Side Setback	12.5' minimum	52.7'	52.7'
Rear Setback	25' minimum	14.3'	6.3'
Total FAR	0.27 maximum	0.216	0.224
Building Height	36' maximum	26.6'	26.6
Number of Stories	2.5 maximum	2	2
Lot Coverage	20% maximum	12.9%	13.7%
Open Space	65% minimum	79.1%	78%

Proposed Front Elevation



PROPOSED
FRONT GARAGE ELEVATION 1/4"=1'-0"



PROPOSED GARAGE ADDITION AT THE
GORDON RESIDENCE
56 EXETER STREET
NEWTON, MASSACHUSETTS

22 MAY 2012

SCOTT WILLIAM GRADY
ARCHITECT
P. 617.620.2420
SWGRADY@AOL.COM

Proposed Side Elevation

RETAIN EXISTING SLATE
ROOFING DURING DEMO. FOR
REUSE

MATCH SIDING/CLAP. EXPOSURE
KEEP SHINGLES WITH EXISTING



PROPOSED
SIDE GARAGE ELEVATION 1/4"=1'-0"



PROPOSED GARAGE ADDITION AT THE
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