

74 Newtonville Ave

Driveway project

SP # 141-13

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Newton City Clerk
2014 MAY 13 PM 10:15

David A. Olson, CMC
Newton, MA 02459

Petition to reduce the grade of the driveway

- ▶ Special permit due to wall higher than 4 feet within the front setback
- ▶ Parking within the front setback



Wall higher than 4 feet

- ▶ We pulled the previous petition because we were aware of the board's concern with the wall height of the previous design
 - ▶ New design highest point is ~5.5feet
 - ▶ This is achievable by having a little slope
 - ▶ Additionally we discovered an error in the old plan



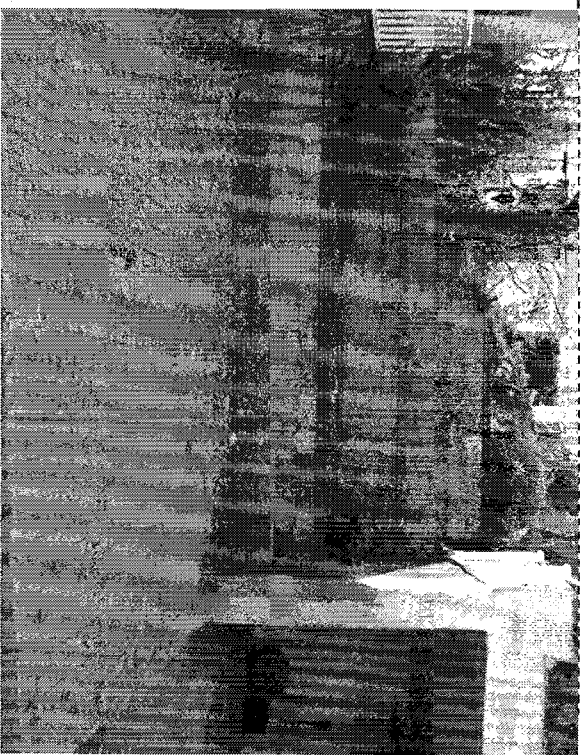
Retaining walls in our street

- ▶ Retaining walls higher than 4 feet is very common for many properties in our street
- ▶ Examples:
 - ▶ 130 Newtonville Ave.
 - ▶ 68 Newtonville Ave.



Retaining walls continued

- ▶ Additional examples
- ▶ Newtonville Ave.



- ▶ Wiswall Rd.

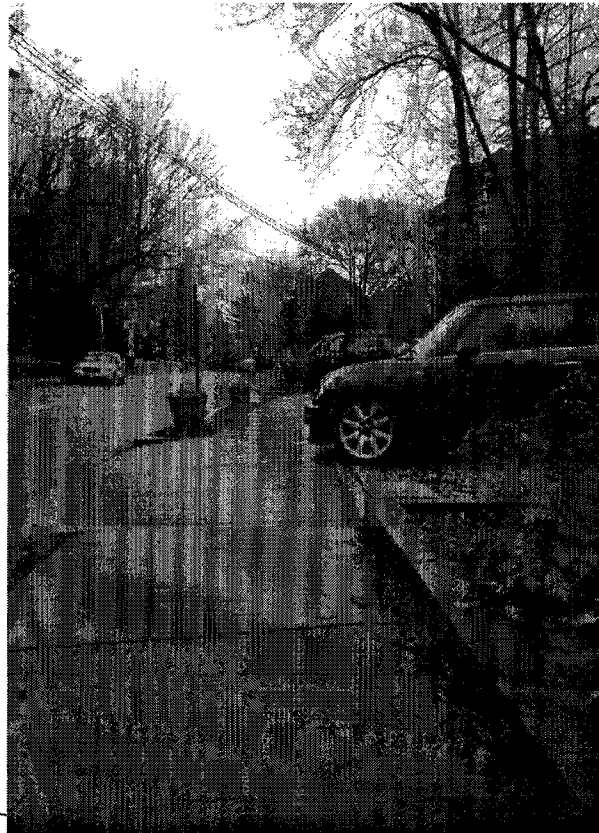


Parking within the front setback

- ▶ The two parking places we currently have will be replaced by two parking spots in the graded driveway.
- ▶ This is a very common solution to many properties in Newtonville Ave

Examples:

- ▶ 71-73 Newtonville Ave



Parking within the front setback

- ▶ Additional examples:

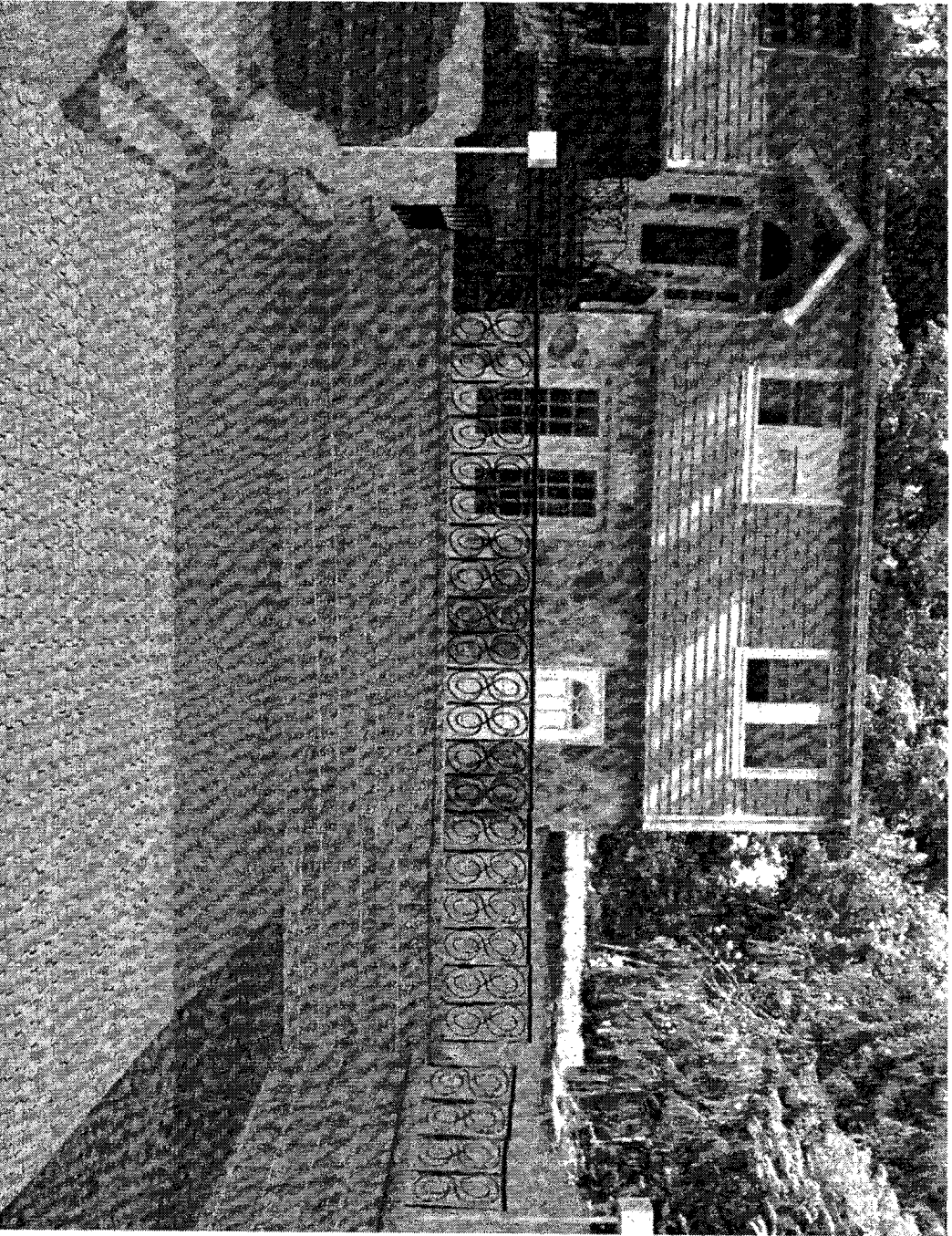
- ▶ 130 Newtonville Ave



- ▶ Newtonville Ave



The Proposed Design



Design benefits

- ▶ Design incorporates a trench system to capture runoff from reaching the street
- ▶ Materials used will make a visual improvement to the façade of the house
- ▶ Design will make it safer for our family as we enter and exist the vehicles



Thank you

Nitzan Gordon