

**ZONING**  
DISTRICT: SINGLE-RESIDENCE 2: Before 12/7/1953 (BUILT 1890 PER ASSESSORS)

CRITERIA:	REQUIRED:	EXISTING:	PROPOSED:
LOT AREA	10,000 S.F.	10,610 S.F.	NO CHANGE
LOT AREA PER UNIT	15,000 S.F.	10,610 S.F.	NO CHANGE
FRONTAGE	80'	82.01'	NO CHANGE
FRONT SETBACK	25'	25.2'	NO CHANGE
SIDE SETBACK	7.5'	9.3'	NO CHANGE
REAR SETBACK	15'	40.4'	NO CHANGE
BUILDING HEIGHT	36' (SLOPED)	30' (FLAT)	SEE ARCH. PLANS
MAX. STORIES	2.5 (3 BY SPECIAL PERMIT)		
OPEN SPACE	5,305 S.F. (50%)	2,338 S.F. (22.0%)	NO CHANGE
LOT COVERAGE	3,183 S.F. (30%)	1,841± S.F. (17.4%)	NO CHANGE

SEE ARCHITECTURAL PLANS FOR FAR CALCULATIONS

**RECORD OWNER:**  
ASSESSORS PARCEL I.D. No. 64020 0022  
#43 KENWOOD AVENUE

MARK FISHMAN AND MARTHA FISHMAN  
43 KENWOOD AVENUE  
NEWTON, MA 02459  
DEED BOOK 42746 PAGE 338

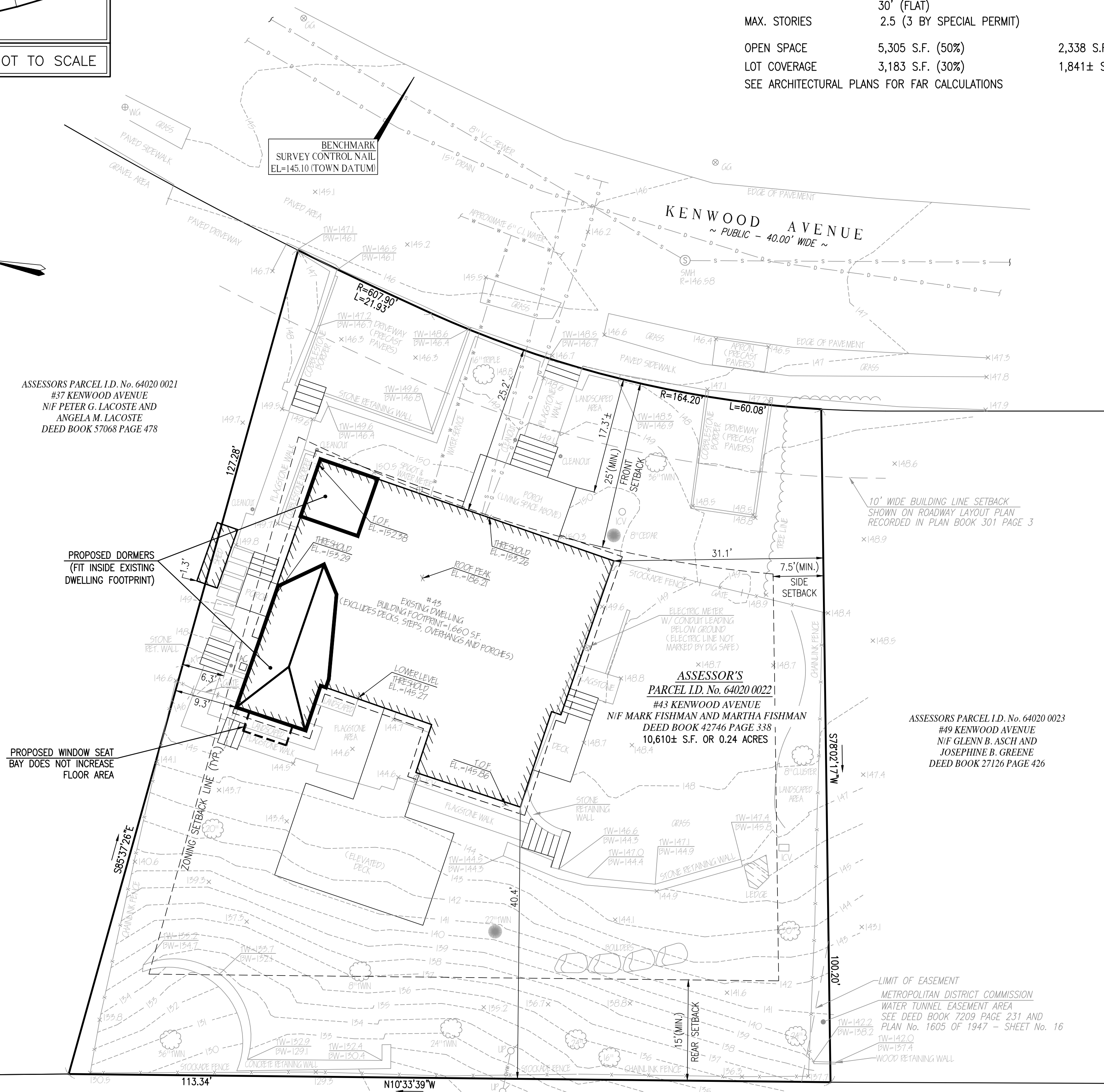
**NOTES:**

- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE MIDDLESEX COUNTY REGISTRY OF DEEDS AND THE TOWN OF NEWTON ASSESSORS DEPARTMENT.
- TOPOGRAPHY AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS ON JUNE 20, 2017.
- ALL ELEVATIONS SHOWN HEREON REFERENCE THE TOWN OF NEWTON VERTICAL DATUM.
- SUBJECT SITE IS IN THE "SINGLE RESIDENCE (SR2)" ZONE AS DEPICTED ON THE TOWN OF NEWTON ZONING MAP.
- EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25017C0554E, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ASSESSORS PARCEL I.D. No. 64020 0021  
#37 KENWOOD AVENUE  
N/F PETER G. LACOSTE AND  
ANGELA M. LACOSTE  
DEED BOOK 57068 PAGE 478



**MERRILL ENGINEERS AND LAND SURVEYORS**  
427 COLUMBIA ROAD, HANOVER, MA. 02339  
TEL. (781) 826-9200

JOB 17-138 43 Kenwood Ave, Newton  
SHEET NO. 1 of 1  
CALC. BY DB  
CK BY DLA DATE: 3/8/2021

SEGMENT	ELEV. 1	ELEV. 2	AVG GRADE	SEGMENT LENGTH	AVG. GRADE x L
ALONG KENWOOD	149.53	150.11	149.82	46.2	6921.68
SOUTH SIDE 1	150.11	148.68	149.40	24.2	3615.36
SOUTH SIDE 2	148.68	144.46	146.57	19.8	2902.09
SW REAR SIDE	144.46	144.48	144.47	16.4	2369.31
7.5' RETURN INTO HSE	144.48	144.67	144.58	7.5	1084.31
MIDDLE REAR	144.67	144.76	144.72	17.5	2532.51
NW REAR RETURN	144.76	144.54	144.65	7	1012.55
NW REAR	144.54	144.47	144.51	10.9	1575.10
NORTH SIDE 1	144.47	148.96	146.72	14.2	2083.35
NORTH SIDE 2	148.96	149.53	149.25	25.8	3850.52
<b>TOTALS:</b>				<b>189.50</b>	<b>27946.79</b>

AVERAGE GRADE= (AVG GRADE x L)/(TOTAL L) = **147.48**

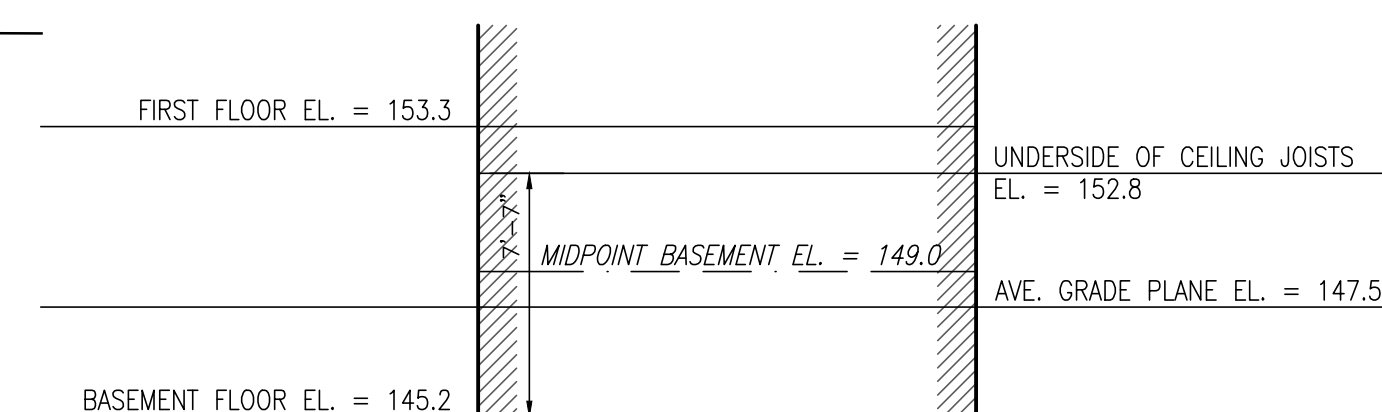
PROPOSED DORMERS  
(FIT INSIDE EXISTING DWELLING FOOTPRINT)

PROPOSED WINDOW SEAT BAY DOES NOT INCREASE FLOOR AREA

**LEGEND**

EXISTING	DESCRIPTION
--- 90 ---	1' CONTOUR
+90.5	SPOT ELEVATION
TW-142.0 BW-157.4	TOP OF WALL GRADE BOTTOM OF WALL GRADE
---	PROPERTY LINE
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
---	BRICK WALK
---	RETAINING WALL
---	WATER LINE
---	GAS LINE
---	OVERHEAD WIRE
---	FENCE
⊕ WG	WATER GATE
⊕ GG	GAS GATE
⊕ EM	ELECTRICAL METER
⊕ IP	UTILITY POLE
⊕ SMH	SEWER MANHOLE
⊕ AC	AIR CONDITIONER UNITS
⊕ CV	IRRIGATION CONTROL VALVE

**MIDPOINT BASEMENT DIAGRAM**  
(NOT TO SCALE)



ASSESSORS PARCEL I.D. No. 64020 0010  
#44 MANEMET ROAD  
N/F RACHEL G. KOPLOW  
DEED BOOK 32280 PAGE 342

ASSESSORS PARCEL I.D. No. 64020 0009  
#50 MANEMET ROAD  
N/F DAVID A. OLIPHANT AND  
ANNE-MARIE P. OLIPHANT  
DEED BOOK 61206 PAGE 238

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REVISIONS

**DRAFT**

DRAWN BY: BKL/VLC

DESIGNED BY:

CHECKED BY: DA

**Merrill**  
Engineers and Land Surveyors  
427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200  
26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060  
WWW.MERRILLINC.COM

**CERTIFIED PLOT PLAN**  
#43 KENWOOD AVENUE  
NEWTON, MASSACHUSETTS  
PREPARED FOR: MARK FISHMAN AND MARTHA FISHMAN  
43 KENWOOD AVENUE  
NEWTON, MA 02459

MARCH 4, 2021

SCALE: 1"=10'

JOB No. 17-138

LATEST REVISION:

CERTIFIED PLOT PLAN

# CITY OF NEWTON

## INSTRUCTIONS FOR FILING APPLICATIONS FOR PERMITS UNDER THE ZONING LAW (CHAPTER 30)

1. The Inspectional Services Department determines whether a special permit is necessary.
2. If a special permit is necessary, the Petitioner meets with the Planning & Development Department to discuss the petition and the requirements for his/her particular petition; an application and instructions for filing a special permit petition may be obtained from the Planning Department or the Clerk of the City Council.
3. Upon completion of the application and required plans, Petitioner returns to the Department of Planning & Development for approval and endorsement of application, after which it may be filed with the Clerk of the Council's office with a filing fee (please see below.)

### THE FOLLOWING MUST BE INCLUDED WHEN FILING

1. Four (4) copies of the completed petition.
2. Site Plans: Fifteen (15) sets (11"x17"). These plans must be accurately drawn at a scale of 1" = 40' or 1" = 20' and contain the stamp of a Registered Engineer or a Land Surveyor. Such site plan shall show on the petitioned lot or lots (where applicable) "...all existing and proposed buildings, structures, parking stalls, aisles, driveway openings, driveways, service areas and other open uses, all facilities for sewage, refuse and other waste disposal, water, electrical and telephone facilities, surface water drainage, topography and all landscape features such as fences, walls, planting areas, including quantity, type and size of plant materials, walks, lighting facilities and free-standing signs." Plans shall include Petitioner's name, date of plan, scale and name of person drawing the same. Plans must show boundary lines and lot areas of lots and adjacent to Petitioner's lot, as well as the location of any and all buildings."
3. Where applicable, architectural rendering showing building elevations, facade treatment, and typical floor plans illustrating unit types for residential use, or proposed interior layout for commercial or other uses.
4. A copy of site plan as described above must be filed with the City Engineer, and when applicable, the Fire Department, at the time of presentation to the Clerk of the Council of the application and accompanying plans.

### FEES (REFERENCE SEC.17-3 - MADE PAYABLE TO THE CITY OF NEWTON)

- |   |         |
|---|---------|
| (1) Special Permits and/or Site Plan Approval; Extension of non-conforming use/structure: |         |
| a. Residential Districts  | \$350   |
| plus \$100 for each new residential unit proposed with max of                             | \$2,500 |
| b. Business, Mixed Use and Manufacturing Districts  | \$750   |
| c. Accessory Apartments   | \$250   |
| d. Signs (all districts)  | \$350   |
| (2) Change of zone petitions  | \$350   |
| (3) Offers for City-owned land (all Districts)  | \$250   |
| (4) Application for Administrative Site Plan Review ( <b>Planning Department</b> )        | \$350   |