

162 MIDDLESEX ROAD, NEWTON, MA

ZONING LEGEND (from interior lot line):

DUCKHAM
ARCHITECTURE & INTERIORS

OCTOBER 22, 2021 - DESIGN PROGRESS

ZONING DISTRICT: SR1

LOT SIZE = 15,308 S.F. x 0.29 FAR = 4,439 S.F. MAX. FOR OLD LOT 1-FAMILY + ADDITIONAL 0.02 (NEW LOT SETBACKS) = 306 S.F. - TOTAL 4,745 S.F. MAX.

CATEGORY	REQUIRED	EXISTING	PROPOSED	FINDING
USE	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY	COMPLIANT
MINIMUM LOT SIZE	15,000 S.F. (OLD LOT) 25,000 S.F. (NEW LOT)	15,308 S.F.	15,308 S.F.	COMPLIANT
GROSS FLOOR AREA	4,439 S.F. (OLD LOT) 4,745 S.F. (NEW LOT SETBACKS)	4,222 S.F. (MAIN HOUSE) 3,164 S.F. (CARRIAGE HSE) 7,386 S.F. TOTAL	4,855 S.F. (MAIN HOUSE) 3,164 S.F. (CARRIAGE HSE) 8,019 S.F. TOTAL	EXISTING NON-CONFORMING
FLOOR AREA RATIO	0.29	0.48	0.52	EXISTING NON-CONFORMING
LOT WIDTH	100' (OLD LOT) 140' (NEW LOT)	116.8'	116.8'	COMPLIANT
FRONT YARD SETBACK	25' (OLD LOT) 40' (NEW LOT)	21.8' - (TO EX. ENTRY) (IN BROOKLINE)	21.8' - (TO EX. ENTRY) 30.6' - (TO PROPOSED ADDITION)	EXISTING NON-CONFORMING
SIDE YARD SETBACK	12.5' (OLD LOT) 20' (NEW LOT)	12.3' - (TO EX. HSE RIGHT)	12.3' - (TO EX. HSE RIGHT)	COMPLIANT
		55.9' - (TO EX. HSE LEFT)	39' - (TO ADDITION LEFT)	COMPLIANT
REAR YARD SETBACK	25' (OLD LOT) 25' (NEW LOT)	54.6' - (TO EX. HOUSE)	48.8' - (TO REAR ADDITION)	COMPLIANT
MAXIMUM BUILDING HEIGHT	36' (MAIN HOUSE)	41.4' (MAIN HOUSE)	41.4' (MAIN HOUSE)	EXISTING NON-CONFORMING
	22' (ACCESSORY BLDG.)	32.3' (ACCESSORY BLDG.)	32.3' (ACCESSORY BLDG.)	EXISTING NON-CONFORMING
ACCESSORY BUILDING IN SIDE YARD SETBACK	5'	69.5' - (TO EX. BLDG. RIGHT)	69.5' - (TO EX. BLDG. RIGHT)	COMPLIANT
		8.9' - (TO EX. BLDG. LEFT)	8.9' - (TO EX. BLDG. LEFT)	COMPLIANT
ACCESSORY BUILDING IN REAR YARD SETBACK	5'	7.3' - (TO EX. BLDG.)	7.3' - (TO EX. BLDG.)	COMPLIANT
LOT COVERAGE	20% MAX. 3,061.6 S.F.	3,428 S.F. (22.4%)	3,998 S.F. (26.1%)	EXISTING NON-CONFORMING
USABLE OPEN SPACE	65% MIN. 9,950.2 S.F.	10,424 S.F. (68.1%)	10,108 S.F. (66%)	COMPLIANT
PARKING OFF STREET PARKING REQ'S.	2 SPACE/RES. UNIT	2 SPACES	2 SPACES	COMPLIANT