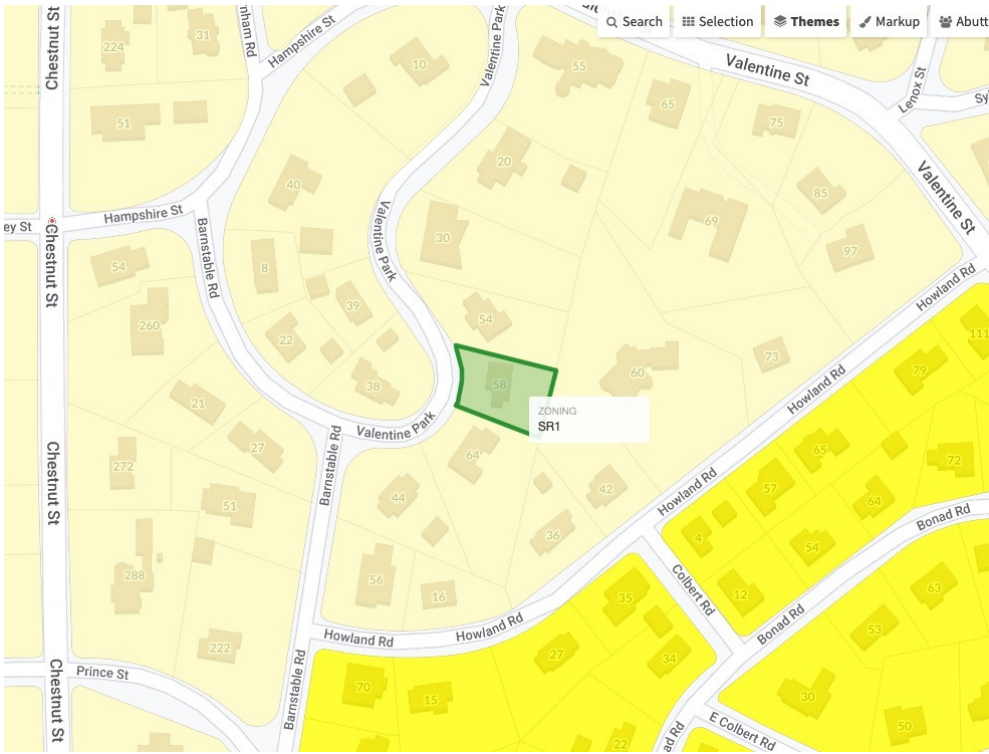


The background features a pattern of concentric circles in various shades of teal and green, with a distressed, speckled texture. A white rectangular document is overlaid on the left side, appearing to be pinned to the background with a light-colored paperclip at the top edge.

58  
VALENTINE  
PARK

Land Use Committee  
Public Hearing  
September 13, 2022

# NEWTON ZONING MAP – 58 VALENTINE PARK



## SITE INFORMATION

SR1 Zoning District

12,025 SF of Land

Current/Existing FAR: 0.32 (Allowed 0.32)

Single Family House with Detached Garage

Existing Non-Conforming Open Space of 59.8%

PROJECT  
DESCRIPTION &  
ZONING RELIEF

Proposed FAR: 0.42 (Increase of 1,238 SF House and Garage)

Demolish Existing Detached Garage (375 SF) and Replace with New Detached Garage (661 SF First Floor and 383 Second Floor Studio)

Partial Demolition of enclosed screened porch and Replace with two-story addition (568 SF of which 93 SF is basement)

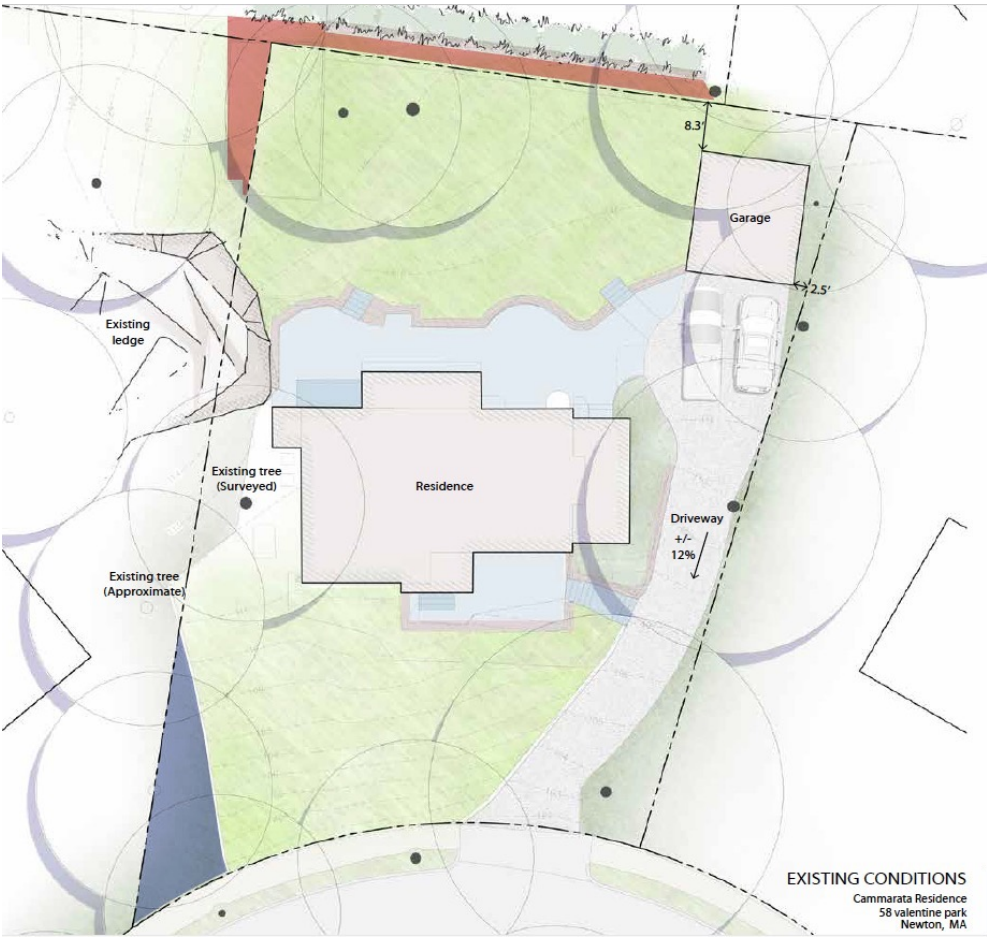
Extension of Non-Conforming Open Space from 59.8% to 54.1%

Proposed House Dormer Exceeding 50% of Floor Below





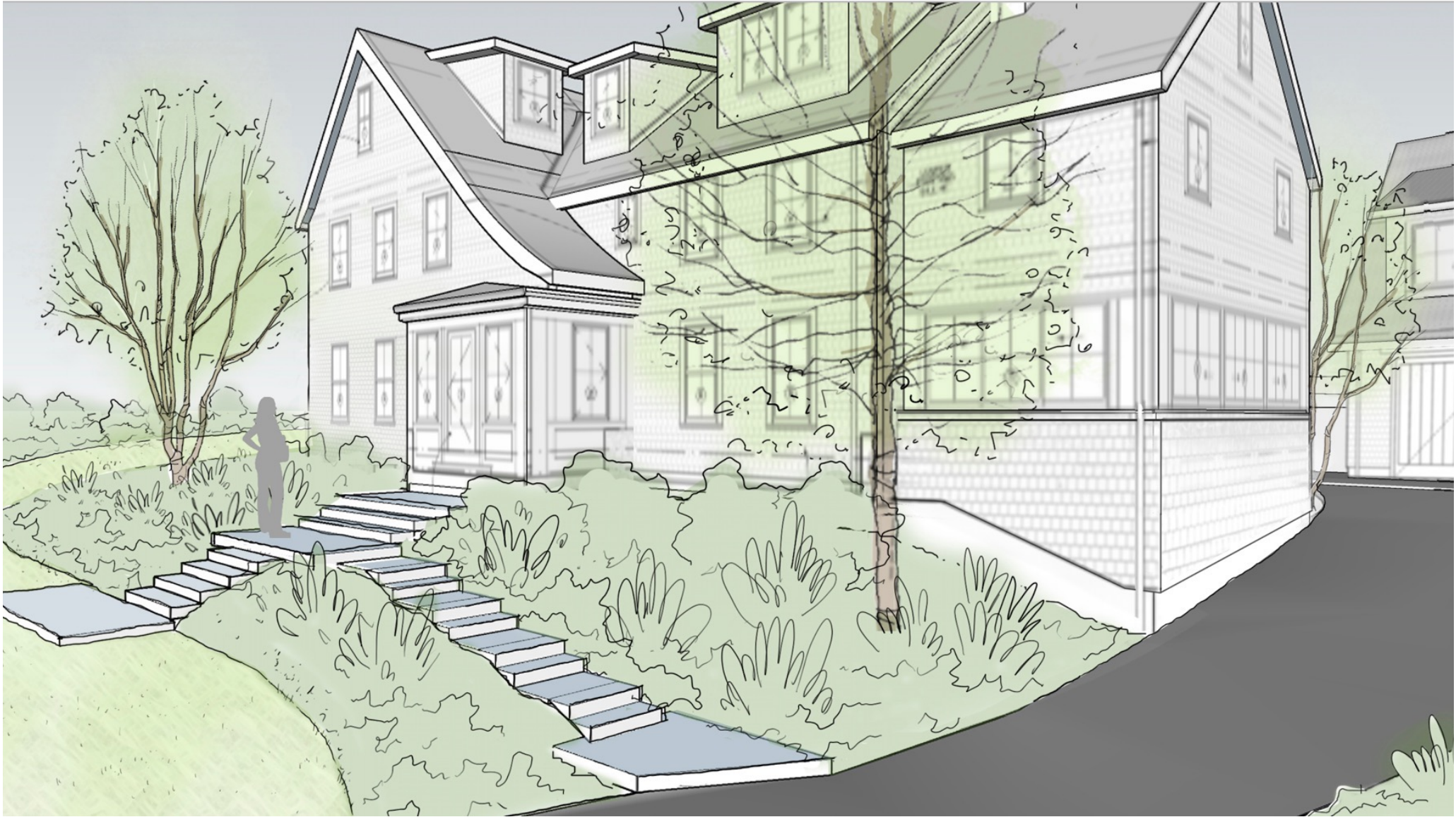
# EXISTING SITE CONDITIONS



# PROPOSED SITE CONDITIONS









**EXISTING  
MAIN HOUSE  
FRONT ELEVATION**  
Scale: 1/8" = 1'-0"



**PROPOSED  
MAIN HOUSE  
FRONT ELEVATION**  
Scale: 1/8" = 1'-0"

# EXISTING & PROPOSED FRONT ELEVATIONS



**EXISTING**  
MAIN HOUSE  
REAR ELEVATION  
Scale: 1/8" = 1'-0"



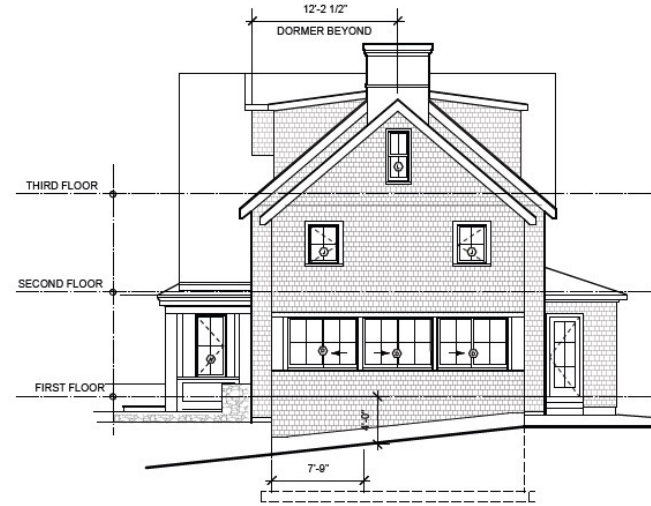
**PROPOSED**  
MAIN HOUSE  
REAR ELEVATION  
Scale: 1/8" = 1'-0"

# EXISTING & PROPOSED REAR ELEVATIONS

# EXISTING & PROPOSED SIDE (SOUTH) ELEVATIONS



**EXISTING**  
MAIN HOUSE  
SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



**PROPOSED**  
MAIN HOUSE  
SOUTH ELEVATION  
Scale: 1/8" = 1'-0"  
TOTAL DORMER WIDTH: 12'-2 1/2"  
NO WALL IN STORY BELOW DORMER



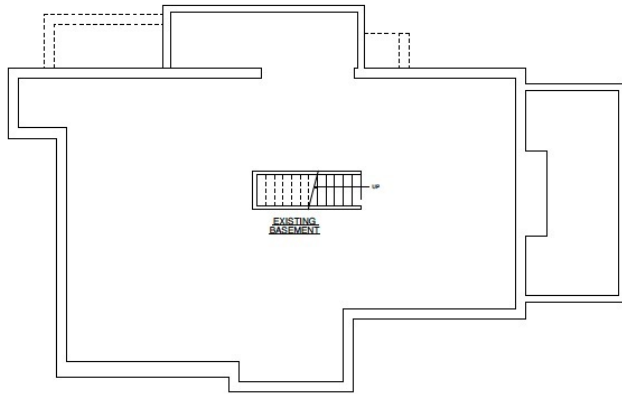
**EXISTING**  
 MAIN HOUSE  
 NORTH ELEVATION  
 Scale: 1/8" = 1'-0"



**PROPOSED**  
 MAIN HOUSE  
 NORTH ELEVATION  
 Scale: 1/8" = 1'-0"

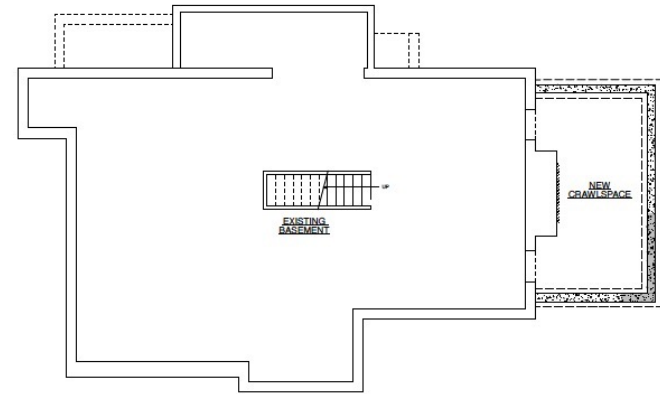
EXISTING & PROPOSED SIDE (NORTH) ELEVATIONS

# EXISTING & PROPOSED BASEMENT



**EXISTING**  
MAIN HOUSE  
BASEMENT FLOOR PLAN  
Scale: 1/8" = 1'-0"

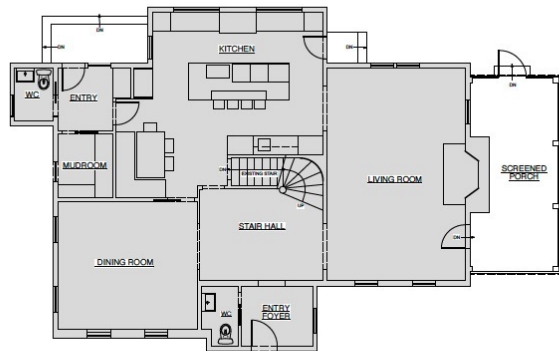
BASEMENT FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 0 S.F.



**PROPOSED**  
MAIN HOUSE  
BASEMENT FLOOR PLAN  
Scale: 1/8" = 1'-0"

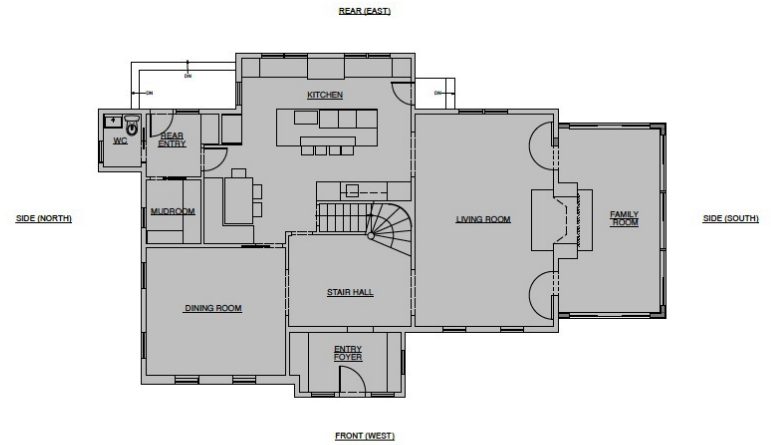
BASEMENT FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 93 S.F.

# EXISTING AND PROPOSED FIRST FLOOR



**EXISTING**  
 MAIN HOUSE  
 FIRST FLOOR PLAN  
 Scale: 1/8" = 1'-0"

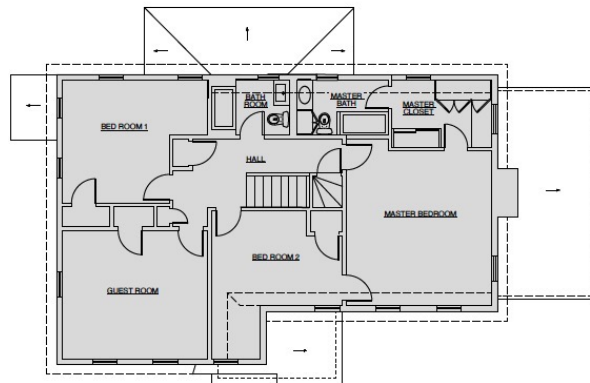
■ FIRST FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 1,469 S.F.



**PROPOSED**  
 MAIN HOUSE  
 FIRST FLOOR PLAN  
 Scale: 1/8" = 1'-0"

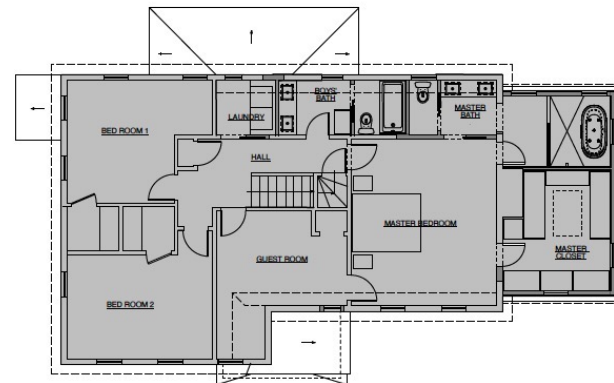
■ FIRST FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 1,698 S.F.

# EXISTING & PROPOSED SECOND FLOOR



**EXISTING**  
 MAIN HOUSE  
 SECOND FLOOR PLAN  
 Scale: 1/8" = 1'-0"

SECOND FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 1,253 S.F.

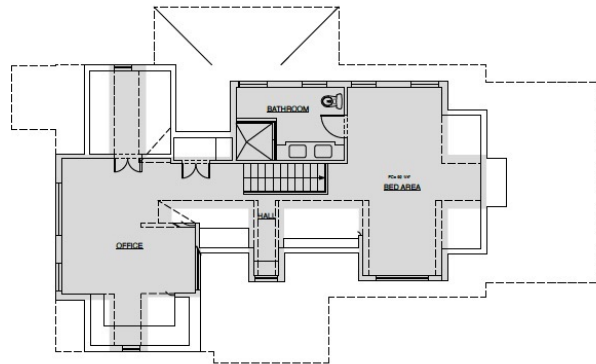


**PROPOSED**  
 MAIN HOUSE  
 SECOND FLOOR PLAN  
 Scale: 1/8" = 1'-0"

SECOND FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 1,494 S.F.

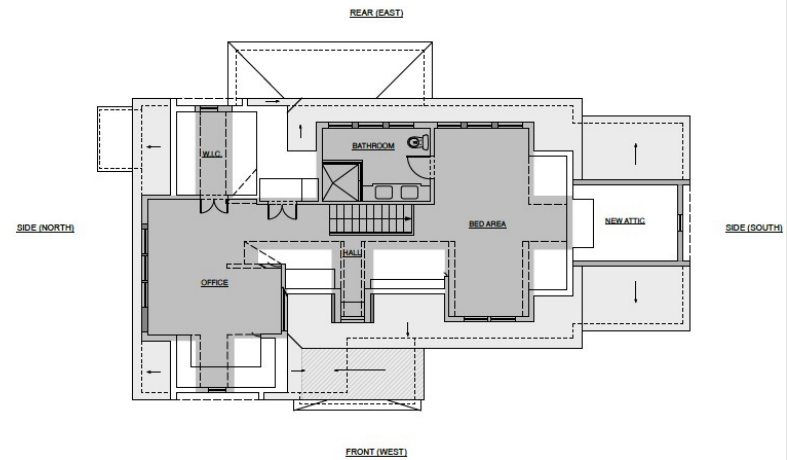


# EXISTING & PROPOSED TOP FLOOR



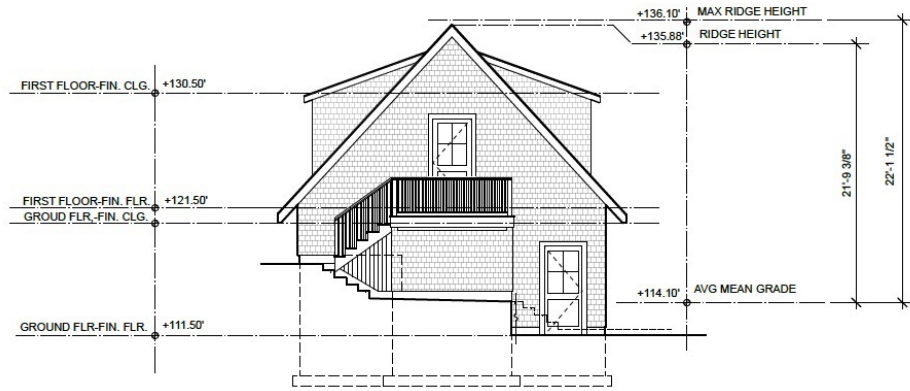
**EXISTING**  
 MAIN HOUSE  
 THIRD FLOOR PLAN  
 Scale: 1/8" = 1'-0"

THIRD FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 743 S.F.

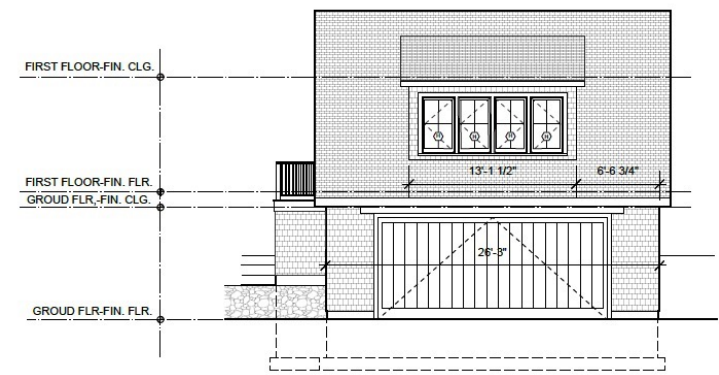


**PROPOSED**  
 MAIN HOUSE  
 THIRD FLOOR PLAN  
 Scale: 1/8" = 1'-0"

THIRD FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 748 S.F.

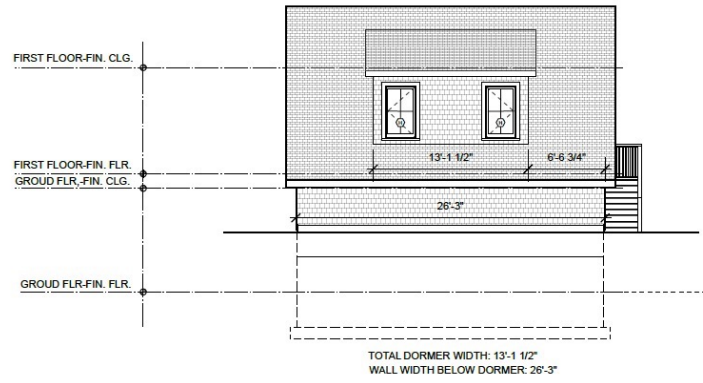


**PROPOSED**  
 GARAGE  
 SIDE ELEVATION  
 Scale: 1/8" = 1'-0"



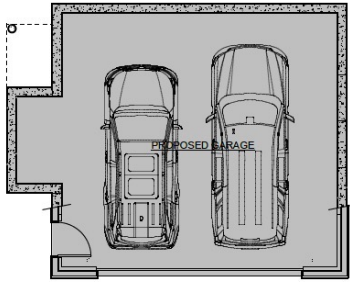
**PROPOSED**  
 GARAGE  
 FRONT ELEVATION  
 Scale: 1/8" = 1'-0"

PROPOSED GARAGE ELEVATIONS



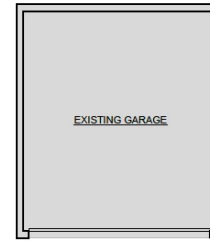
**PROPOSED**  
 GARAGE  
 REAR ELEVATION  
 Scale: 1/8" = 1'-0"

PROPOSED GARAGE REAR ELEVATIONS



**PROPOSED**  
GARAGE  
FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"

■ FIRST FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 661 S.F.

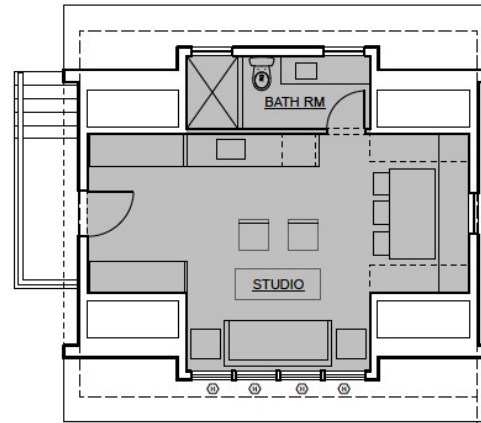


**EXISTING**  
GARAGE  
FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"

■ FIRST FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 374 S.F.


# EXISTING & PROPOSED GARAGE 1<sup>ST</sup> FLOOR PLAN

PROPOSED 2<sup>ND</sup>  
FLOOR OF  
GARAGE



383 S.F. (< 2/3 OF 661 S.F.)

**PROPOSED**  
GARAGE  
SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"

 SECOND FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 383 S.F.