



157 Dudley Road

Schlesinger and Buchbinder, LLP
Attorneys at Law

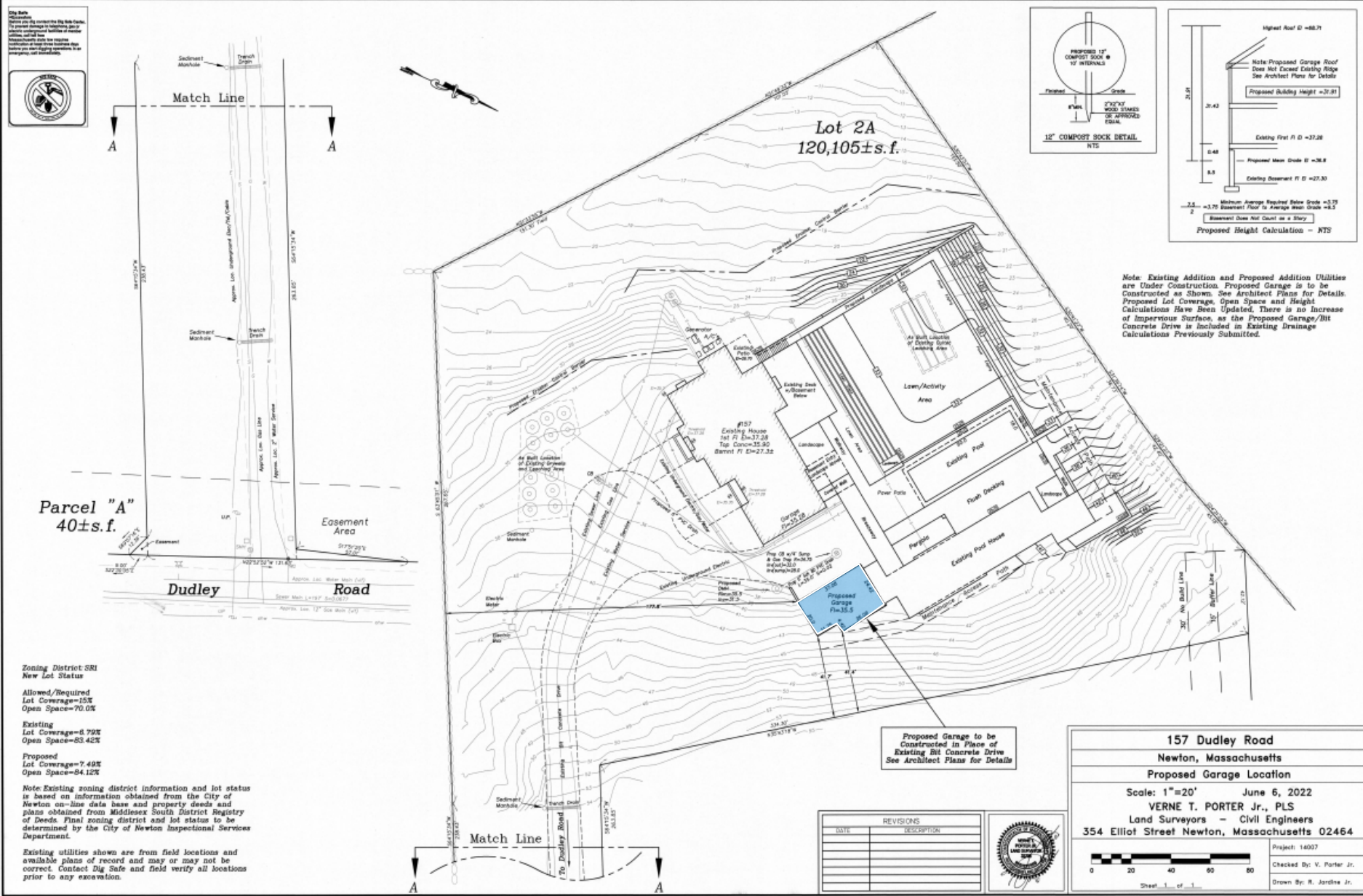
*Presentation to the Land Use Committee of the Newton City Council
December 13, 2022*



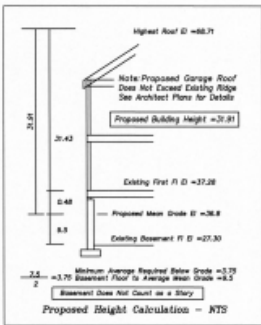
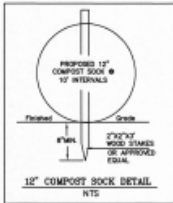
Aerial View



Proposed Conditions



City Seal
 Division of Planning
 Office of the City Engineer
 City of Newton
 Massachusetts
 1850
 1860
 1870
 1880
 1890
 1900
 1910
 1920
 1930
 1940
 1950
 1960
 1970
 1980
 1990
 2000
 2010
 2020



Note: Existing Addition and Proposed Addition Utilities are Under Construction. Proposed Garage is to be Constructed as Shown. See Architect Plans for Details. Proposed Lot Coverage, Open Space and Height Calculations Have Been Updated. There is no Increase of Impervious Surface, as the Proposed Garage/Bit Concrete Drive is Included in Existing Drainage Calculations Previously Submitted.

Parcel "A"
 40±s.f.

Lot 2A
 120,105±s.f.

Dudley Road

Proposed Garage
 Fl=35.5

Proposed Garage to be Constructed in Place of Existing Bit Concrete Drive
 See Architect Plans for Details

157 Dudley Road
 Newton, Massachusetts
 Proposed Garage Location
 Scale: 1"=20' June 6, 2022
 VERNE T. PORTER JR., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464

Project: 14007
 Checked By: V. Porter Jr.
 Drawn By: R. Jardine Jr.

Sheet: 1 of 1

Zoning District: SRI
 New Lot Status
 Allowed/Required
 Lot Coverage=55%
 Open Space=70.0%
 Existing
 Lot Coverage=6.79%
 Open Space=83.42%
 Proposed
 Lot Coverage=7.49%
 Open Space=84.12%

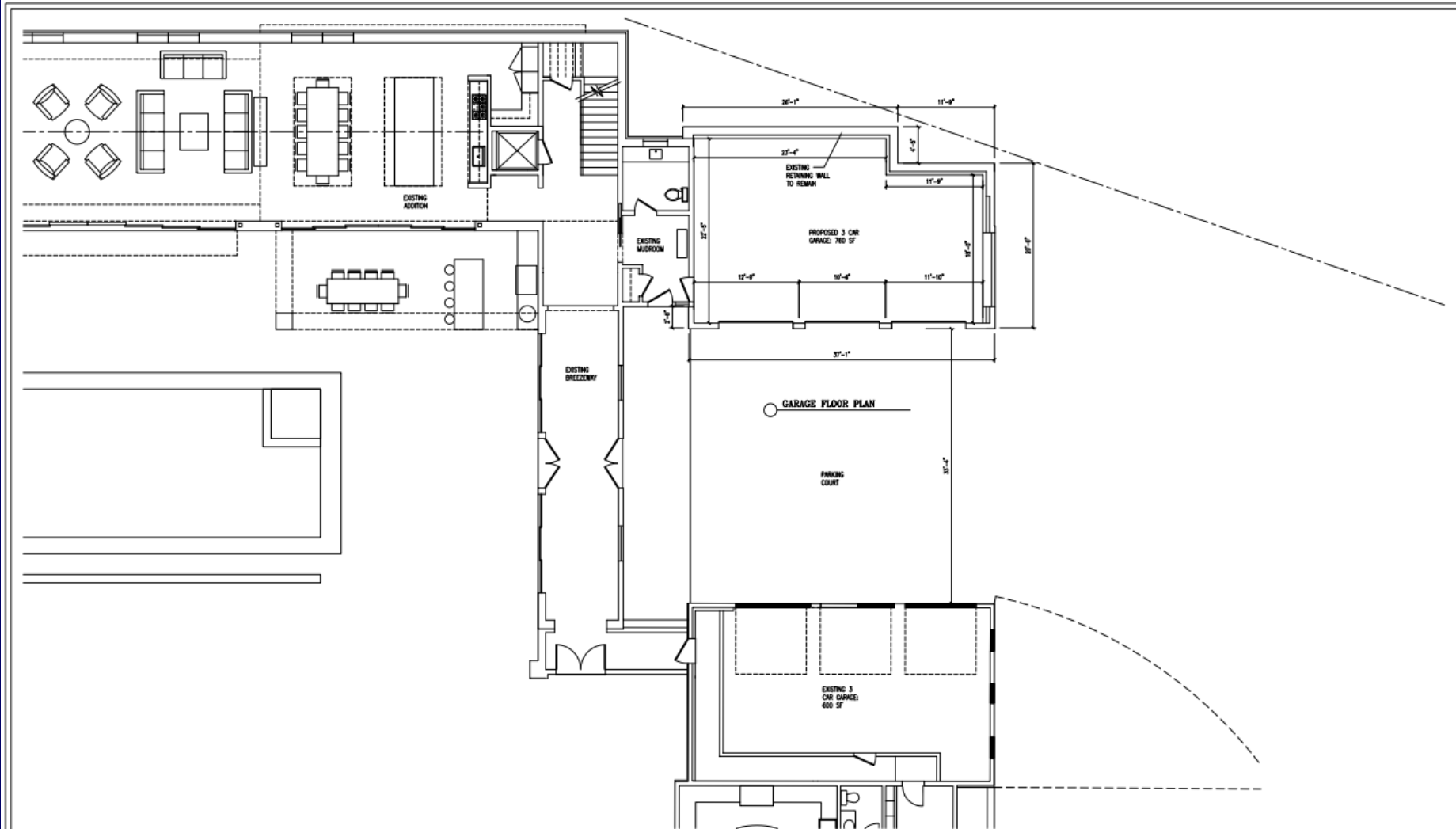
Note: Existing zoning district information and lot status is based on information obtained from the City of Newton on-line data base and property deeds and plans obtained from Middlesex South District Registry of Deeds. Final zoning district and lot status to be determined by the City of Newton Inspectional Services Department.

Existing utilities shown are from field locations and available plans of record and may or may not be correct. Contact Dig Safe and field verify all locations prior to any excavation.

REVISIONS	
DATE	DESCRIPTION



Garage Addition Detail

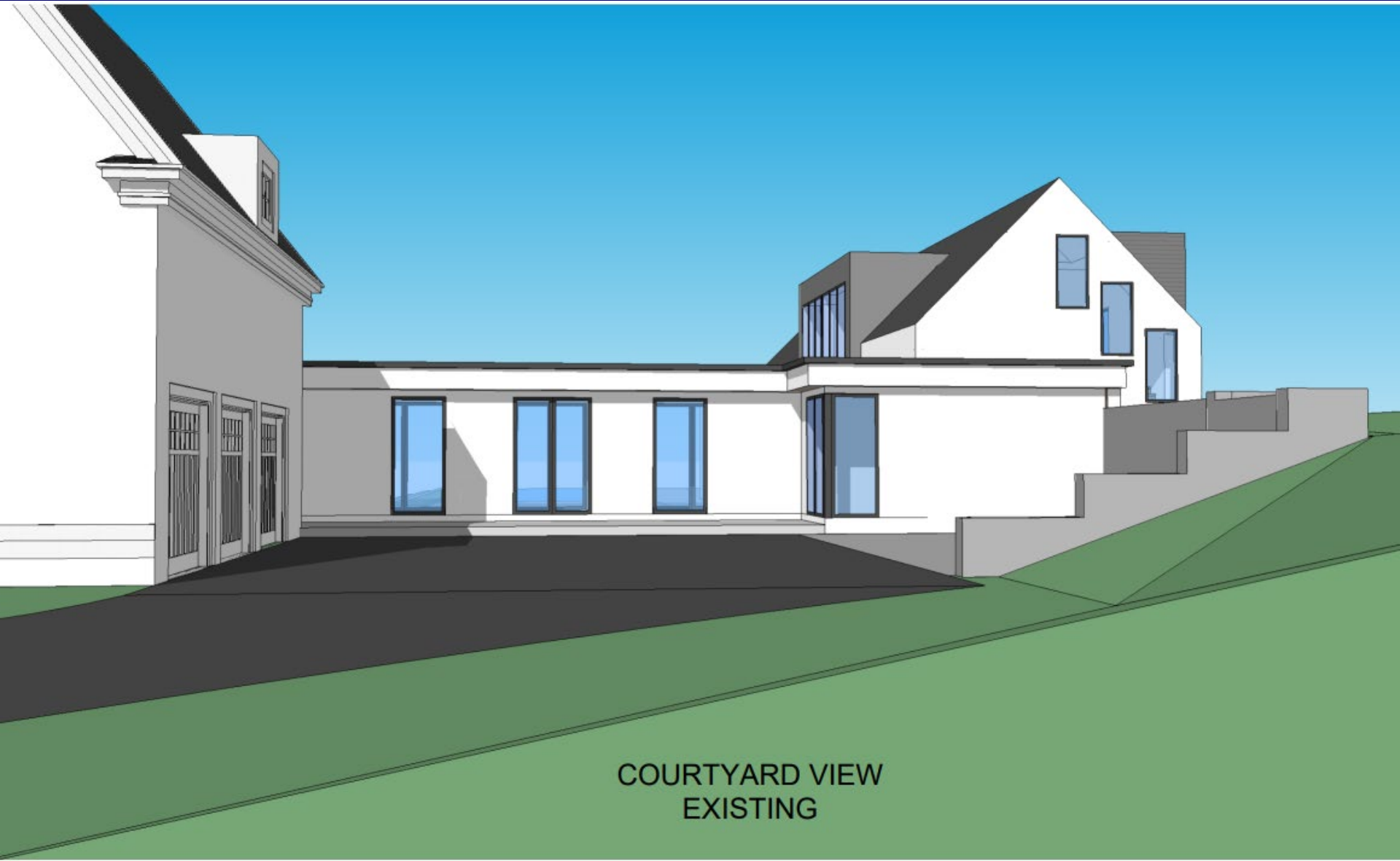


ISSUE DATE	
01 SPECIAL PERMIT SUBMITTAL	10/12/22
02 SPECIAL PERMIT SUBMITTAL	11/09/22

Proposed Conditions Rendering

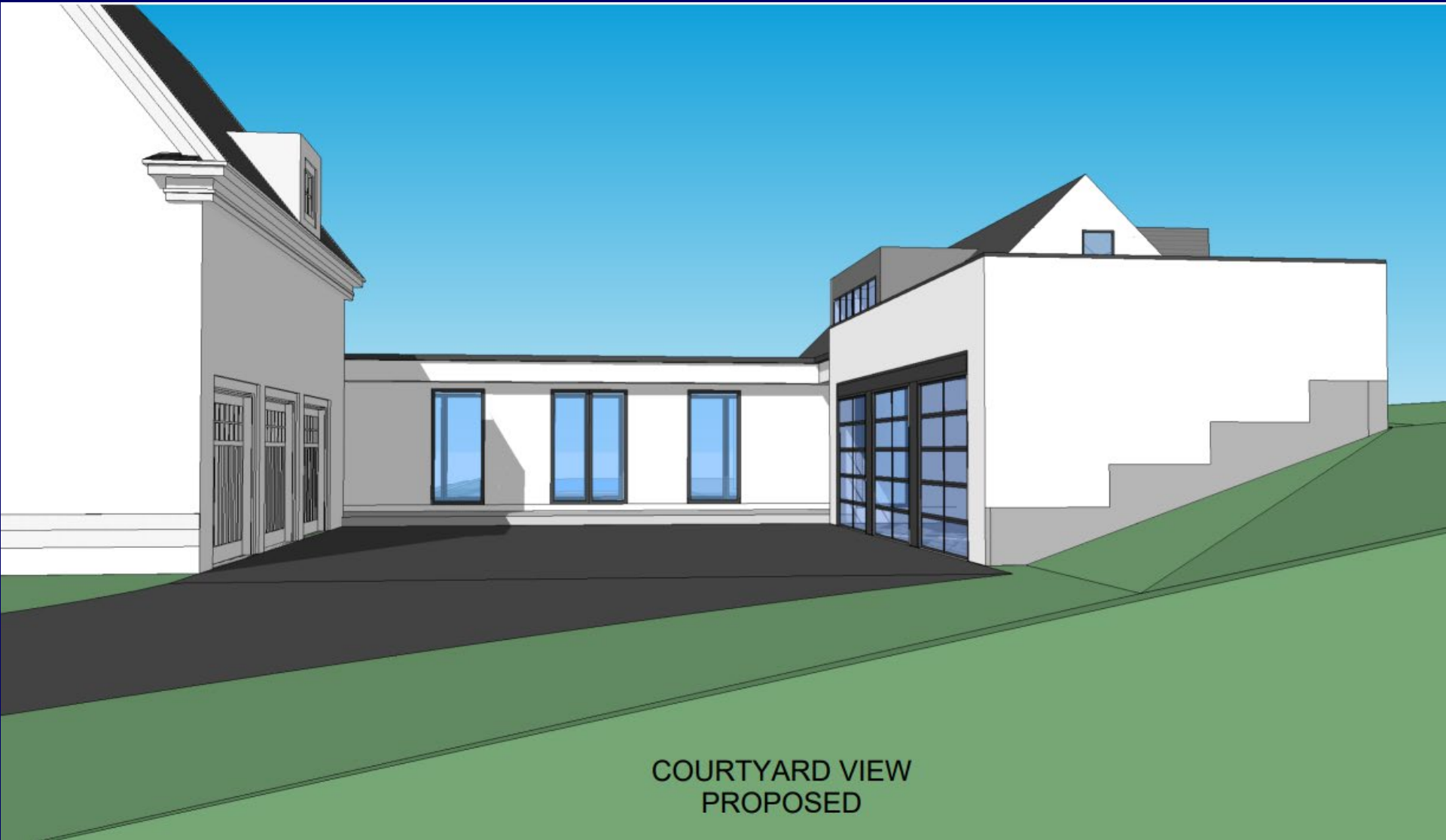


Existing Conditions Rendering



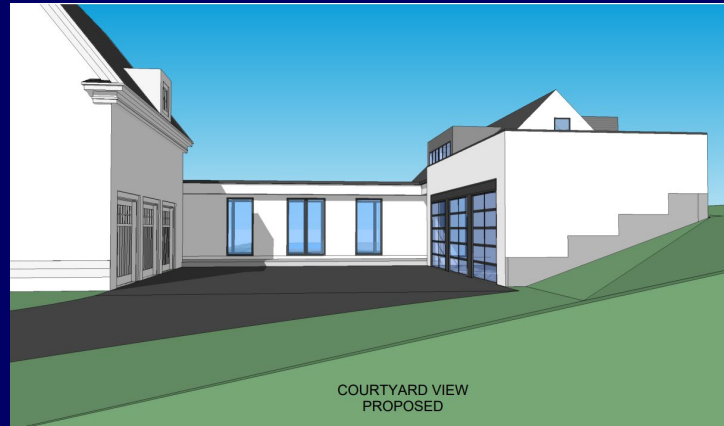
COURTYARD VIEW
EXISTING

Proposed Conditions Rendering



COURTYARD VIEW
PROPOSED

Zoning Relief



- allow an additional three-car garage and garage space over 700 square feet (Sections 3.4.4.E.1 and 7.3.3)

