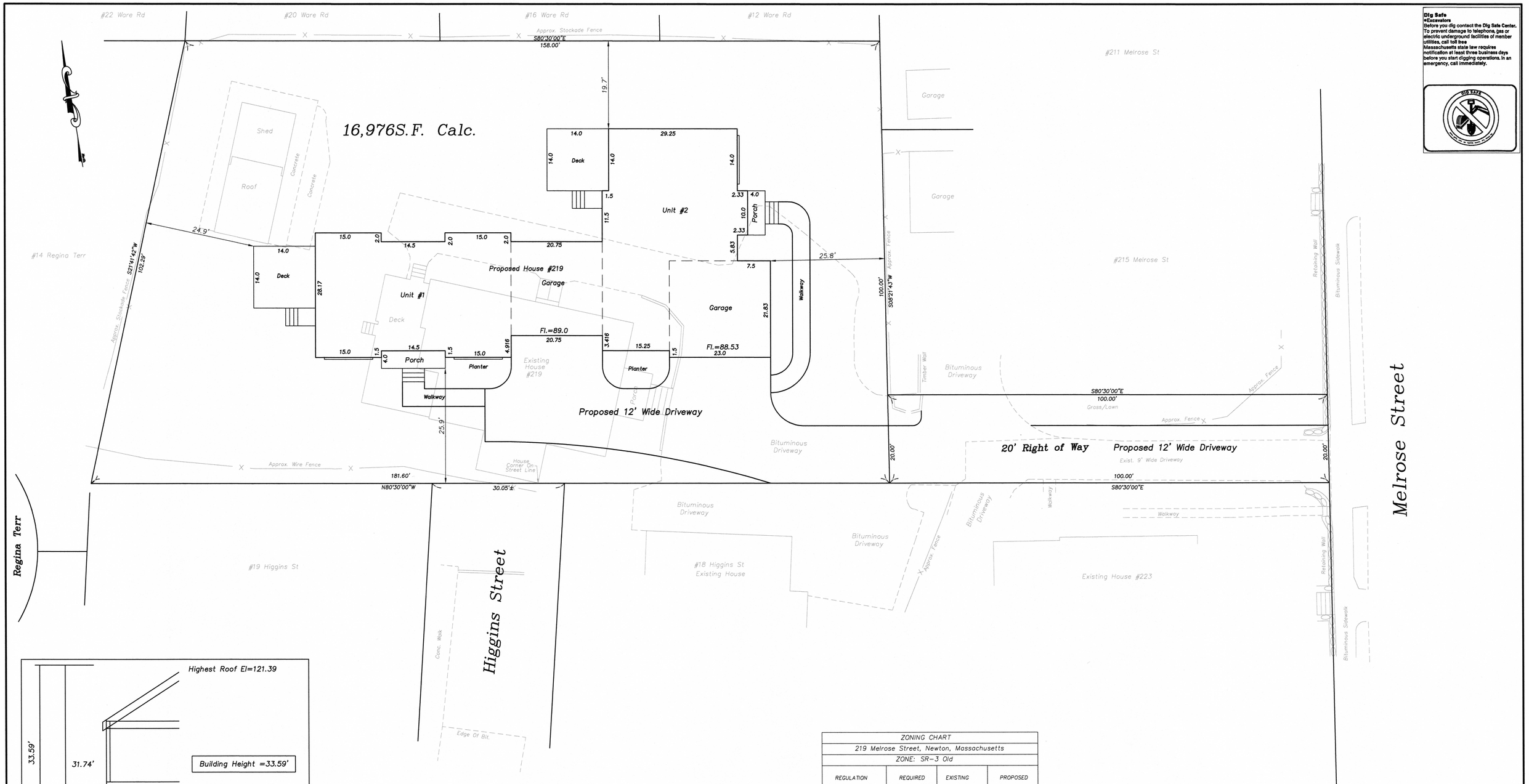
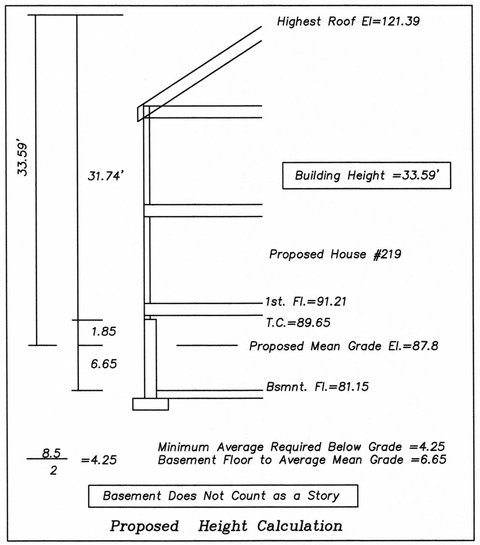


Dig Safe
•Excavators
Before you dig contact the Dig Safe Center. To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free
Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.



Proposed Height Calculation

Existing Use 2 Family

Zoning District: SR-3
Old Lot Status
Final Zoning Determination
To Be Made by Inspectional Services

Owner:
Fox and Toby, LLC
68 Bridle Trail Road
Needham, Ma. 02492
Book 80481 Page 112

Existing Impervious Surface=5942±sf
Proposed Impervious Surface=6013±sf
Increase of Impervious Surface=71±sf

ZONING CHART			
219 Melrose Street, Newton, Massachusetts			
ZONE: SR-3 Old			
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,000SF	16,976±SF	16,976±SF
LOT FRONTAGE	70'	30.05'±	30.05'±
FRONT SETBACK	25'	0.00'	25.9'
SIDE SETBACK	7.5'	55.5'/53.2'	24.9'/25.8'
REAR SETBACK	15.0'	52.6'	19.7'
BUILDING HEIGHT	36.0'	31.4'±	33.59'
LOT COVERAGE	30%	11.74%	20.79%
OPEN SPACE	50%	67.57%	66.47%

REVISIONS	
DATE	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS
VERNE E. PORTER JR.
LAND SURVEYOR
37738
REGISTERED PROFESSIONAL LAND SURVEYOR

~Zoning Plan~

219 Melrose Street

Newton, Massachusetts

Scale: 1"=10' October 19, 2022

Dellorco Associates
Land Surveyors – Civil Engineers
7 Oak Street, Foxborough, Ma. 02035
dellorcoassociates@gmail.com 508-549-9965

0 10 20 30 40

Sheet 2 of 7

Project:
Desinged By:
Drawn By:
Checked By: