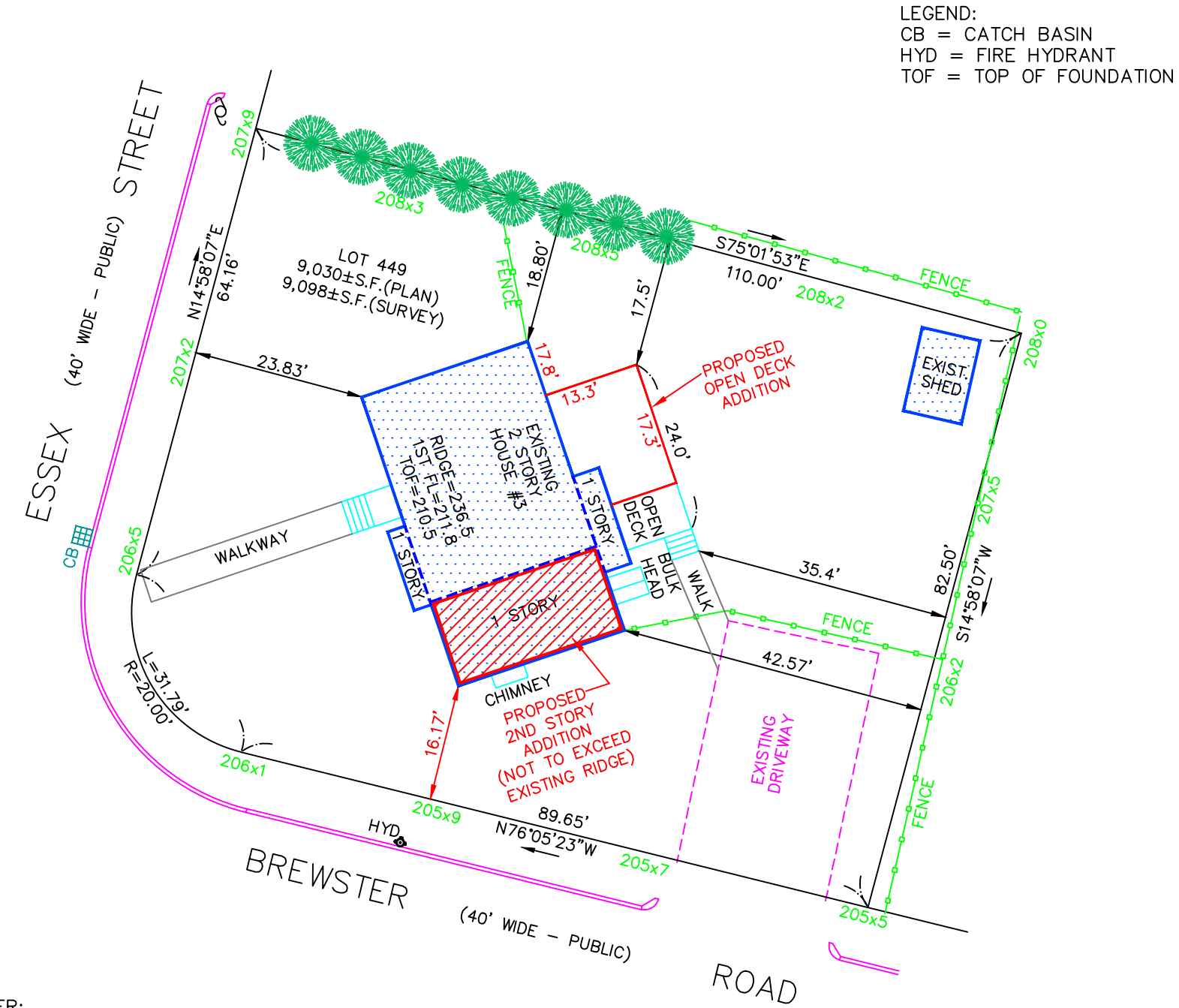


ABUTTERS NAMES, ADDRESSES AND HOUSES SHOWN ARE NOW OR FORMER OWNERS TAKEN FROM THE MOST RECENT CITY OF WALTHAM ASSESSORS LIST AND ATLAS.

THE PROPERTY SHOWN IS LOCATED IN THE RESIDENCE A-3 ZONING DISTRICT.



RECORD OWNER:
MICHAEL W. CREONTE &
SANDRA L. CREONTE

DEED REFERENCE:
BOOK 63596 PAGE 243

PLAN REFERENCE:
PLAN OF GLEN MEADOW PARK WEST
SECTION 2
RECORDED DATE MAY 7, 1952
PLAN 764 OF 1952

PROPERTY LOCATED IN RES A-3 ZONE.

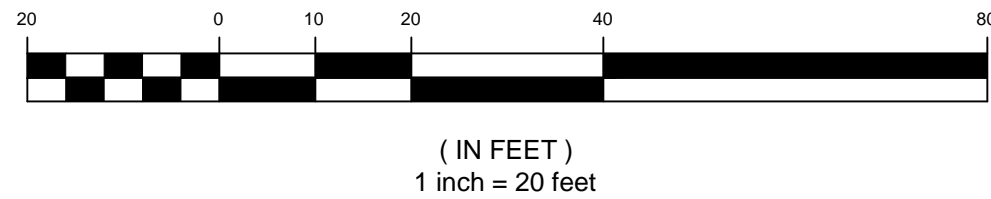
THE PROPERTY SHOWN ON THIS PLAN IS IN FLOOD ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN AREA AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP #25017C0411E DATED JUNE 4, 2010.

I HEREBY CERTIFY THAT THE HOUSE AND SHED SHOWN ON THIS PLAN WERE LOCATED IN THE FIELD BY INSTRUMENT.

ELEVATIONS SHOWN ARE ON THE NAVD 88 SYSTEM.

LOT COVERAGE:
25% OF 9,030±S.F. = 2,257±S.F.
EXISTING HOUSE = 1,110±S.F.
EXISTING SHED = 98±S.F.
TOTAL = 1,208±S.F. OR 13.4%

DETAIL PLAN
GRAPHIC SCALE



| RESIDENCE A-3 ZONE DIMENSIONAL REQUIREMENTS | | | |
|---|------------------|--------------------|----------------------|
| | REQUIRED | EXISTING | PROPOSED |
| FRONT | 25 FEET | 16.17 / 23.83 FEET | 16.17 / 23.83 FEET * |
| SIDE | 15 FEET | 18.80 FEET | 18.80 FEET |
| REAR | 30 FEET | 42.57 FEET | 42.57 FEET |
| MAX. HEIGHT | 35 FEET | 29.5 FEET | 29.5 FEET |
| MAX. STORIES | 2.5 | 2 | 2 |
| LOT COVERAGE | 25% | 13.4% | 13.4% |
| OPEN SPACE | N/A | N/A | N/A |
| LOT AREA | 9600 SQUARE FEET | 9098 SQUARE FEET | 9098 SQUARE FEET |
| LOT FRONTAGE | 70 FEET | 185.60 FEET | 185.60 FEET |

* VARIANCE IS FOR FRONT YARD SETBACK.
EXISTING VARIANCE FOR FRONT SETBACK OF 17 FEET. SEE ZBA CASE# 73-32.

PLAN TO ACCOMPANY PETITION
FOR A VARIANCE AT
3 ESSEX STREET, WALTHAM, MA

OWNER
MICHAEL & SANDRA L. CREONTE

DATE: FEBRUARY 18, 2020

PREPARED BY:
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RALPH J. BIBBO, JR., MANAGER, OWNER
ROBERT J. BIBBO, P.L.S., OWNER

GRAPHIC SCALE

