



# HAMMOND (40' WIDE - PUBLIC) STREET

## LEGEND:

OHW = OVERHEAD WIRES  
EM = ELECTRIC METER  
GM = GAS METER  
WG = WATER GATE  
CLF = CHAINLINK FENCE

## BUILDING:

AVG. AGGREGATE GRADE = 91.4  
RIDGE HEIGHT = 35.0  
MAXIMUM HEIGHT = 126.4

## GARAGE:

AVG. AGGREGATE GRADE = 91.4  
RIDGE HEIGHT = 15.0  
MAXIMUM HEIGHT = 106.4

DEED REFERENCE  
BOOK 71105 PAGE 136-138

PLAN REFERENCE  
PLAN BOOK 193 PLAN 4

SHOWN IN THE CITY OF WALTHAM ATLAS  
AS MAP 50 BLOCK 14 LOT 20.

PROPERTY SHOWN IS LOCATED IN  
RESIDENCE A-4 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 #25017C0413E DATED  
JUNE 4, 2010.

EXISTING LOT COVERAGE:  
25% OF LOT = 3,873±S.F.  
EXISTING BUILDING = 4,211±S.F.  
EXISTING GARAGE = 539±S.F.  
TOTAL = 4,750±S.F. OR 30.7%

PROPOSED LOT COVERAGE:  
25% OF LOT = 3,873±S.F.  
EXISTING BUILDING = 4,211±S.F.  
EXISTING GARAGE = 539±S.F.  
PROPOSED TWO CAR GARAGE  
WITH 2' CONNECTOR = 735±S.F.  
TOTAL = 5,485±S.F. OR 35.4%

SPECIAL PERMIT REQUESTED:

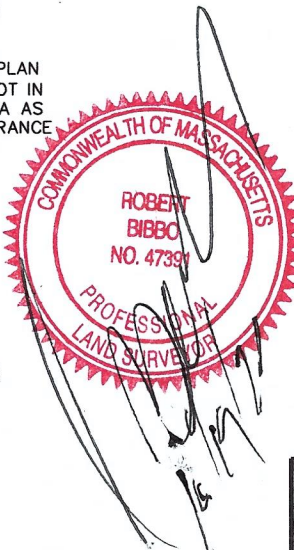
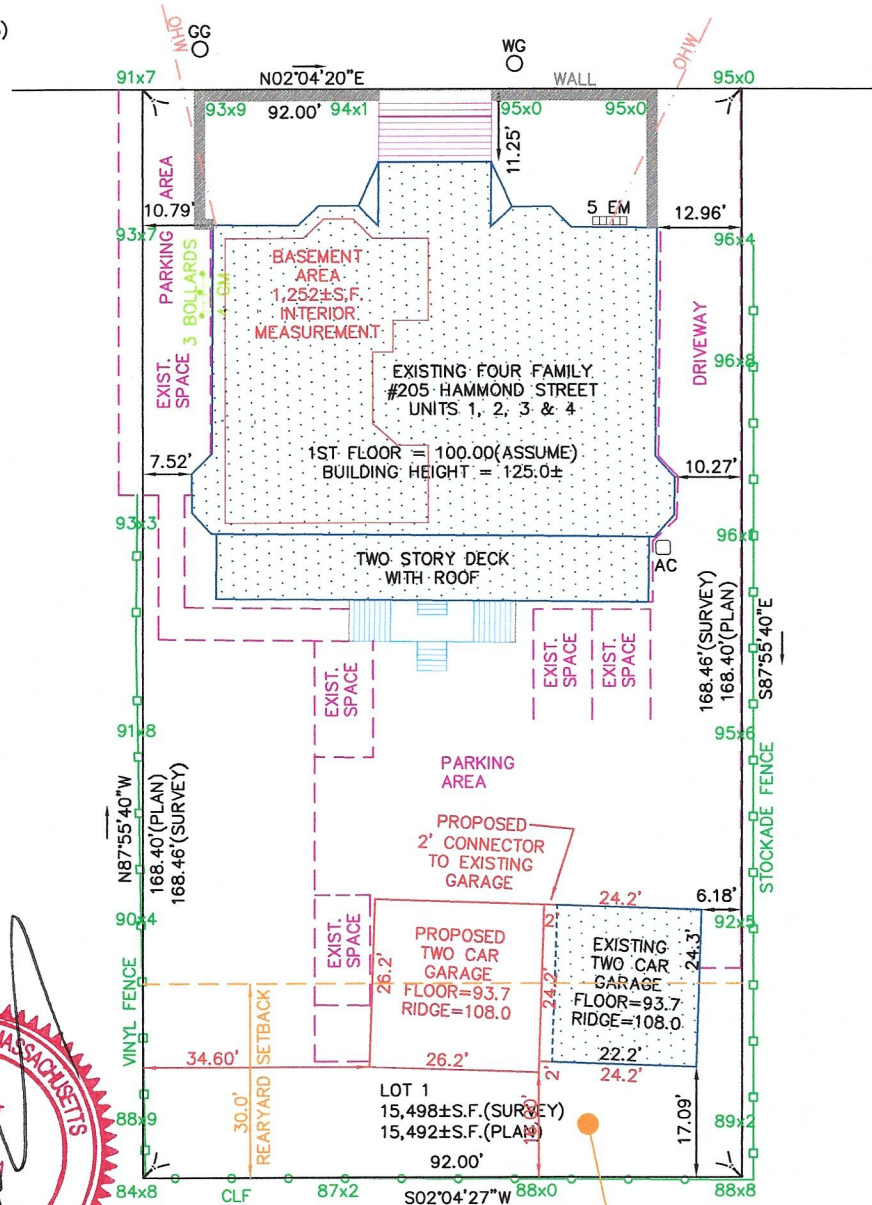
SECTION 3.7222:  
ALTERED OR ENLARGED IN THAT USE TO AN  
EXTENT NOT EXCEEDING 10% OF THE GROUND  
FLOOR AREA OF THE BUILDING OR AREA OF  
LAND USED AT THE TIME OF THE PASSAGE  
OF THIS CHAPTER.

LAND BEING USED:  
HOUSE AND DRIVEWAY AREA = 10,895 SQ. FT.  
10% OF 10,895 SQ. FT. = 1,089 SQ. FT.

PROPOSED BASEMENT AREA = 1,252 SQ. FT.  
PROPOSED GARAGE AND CONNECTOR AREA = 735 SQ. FT.  
TOTAL PROPOSED AREA = 1,987 SQ. FT. OR 18.2%

VARIANCE REQUESTED:

18.2% > 10% ALLOWED



30' REARYARD  
SETBACK AREA = 2,760±S.F.  
25% = 690±S.F.  
PROPOSED AREA = 659±

## RESIDENCE A-4 ZONE - DIMENSIONAL REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
FRONT	25 FEET	11.25 FEET	11.25 FEET
SIDE	15 FEET	7.52 FT/10.27 FT	7.52 FT/10.27 FT
REAR	30 FEET	89.09 FEET	89.09 FEET
MAX HEIGHT	35 FEET	33.6 FEET	33.6 FEET
MAX STORIES	2.5	2.5	2.5
LOT COVERAGE	25%	30.7%	35.4%
LOT AREA	7000 SQUARE FEET	15492 SQUARE FEET	15492 SQUARE FEET
LOT FRONTAGE	60 FEET	92 FEET	92 FEET

## PLAN TO ACCOMPANY PETITION

FOR A SPECIAL PERMIT AND VARIANCE AT

#205 HAMMOND STREET  
UNITS 1, 2, 3 & 4  
WALTHAM, MA