

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

THE LOCUS SHOWN IS LOCATED IN THE RESIDENCE A-4 ZONING DISTRICT.



RECORD OWNER:  
GEORGE AND ELIZABETH  
STEINHUBEL

DEED REFERENCE:  
BOOK 30343 PAGE 323

PLAN REFERENCE:  
PLAN BOOK 225 PLAN 43  
PLAN DATE: AUGUST 1, 1914

BASED ON DEEDS AND PLANS OF  
RECORD THE PROPERTY SHOWN ON  
THIS PLAN IS ELIGIBLE FOR SECTION  
4.2181 OF THE CITY OF WALTHAM  
ZONING CODE.

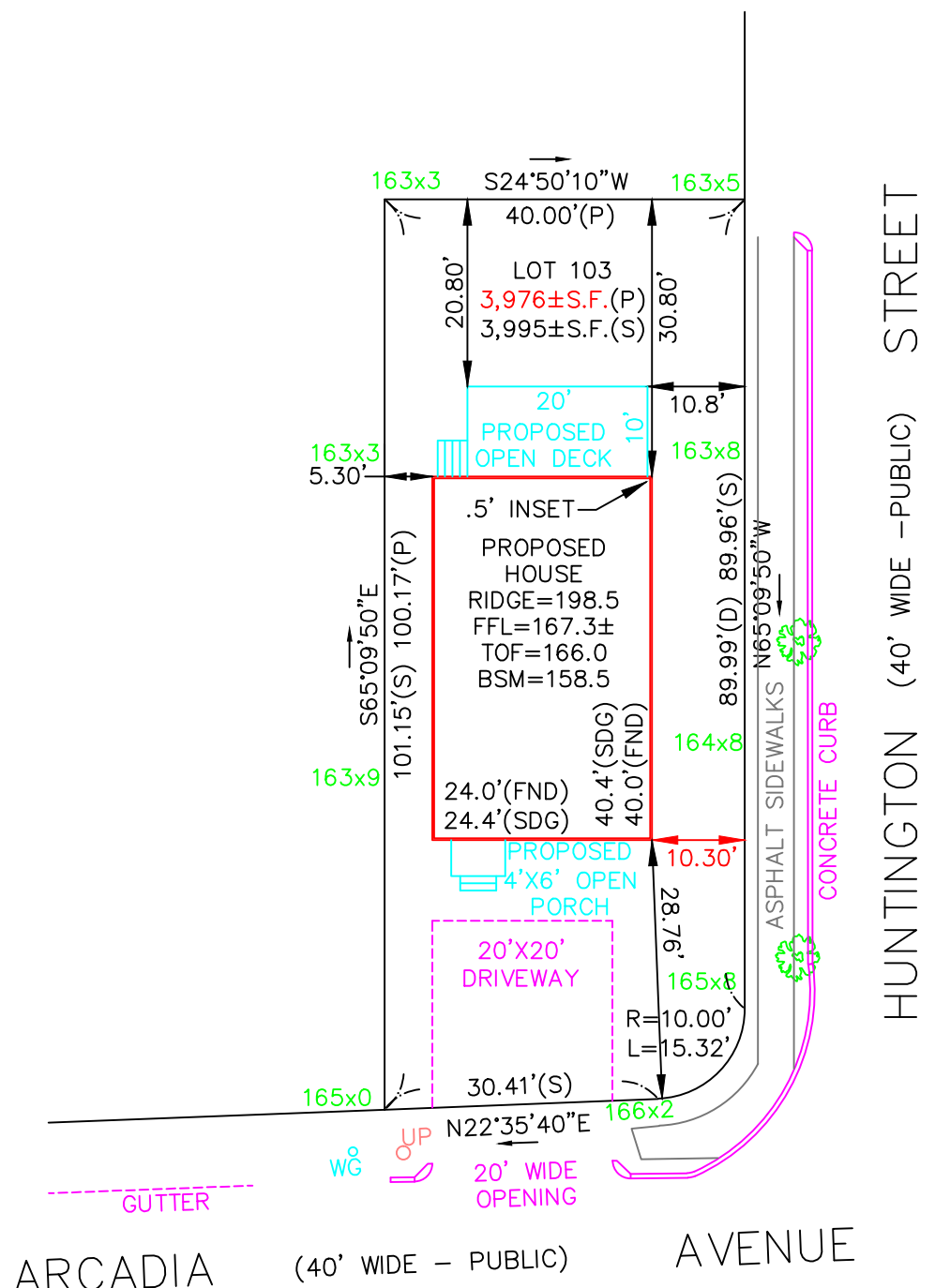
PROPERTY LOCATED IN RES A-4 ZONE.

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 #25017C0414E JUNE 4, 2010.

PROPOSED COVERAGE:  
25% OF 3,976±S.F. = 994±S.F.  
MAX. HOUSE = 986±S.F. OR 24.8%

LOT 103  
AVERAGE AGGREGATE GRADE = 164.4  
MAXIMUM HEIGHT + 35.0  
MAXIMUM ALLOWED RIDGE = 199.4

LEGEND:  
P = PLAN  
S = SURVEY  
SMH = SEWER MANHOLE  
DMH = DRAIN MANHOLE  
WG = WATER GATE  
UP = UTILITY POLE  
SDG = SIDING  
FND = FOUNDATION



DETAIL PLAN  
GRAPHIC SCALE



(IN FEET)  
1 inch = 20 feet

RESIDENCE A-4 ZONE DIMENSIONAL REQUIREMENTS		
	REQUIRED	PROPOSED
FRONT	25 FEET	28.67 / 10.30 FEET *
SIDE	15 FEET	5.30 FEET
REAR	30 FEET	30.80 FEET
MAX. HEIGHT	35 FEET	34.1 FEET
MAX. STORIES	2.5	2.5
LOT COVERAGE	25%	24.8%
OPEN SPACE	N/A	N/A
LOT AREA	7000 SQUARE FEET	3976 SQUARE FEET
LOT FRONTAGE	60 FEET	135.69 FEET

\* THE PROPOSED HOUSE SHOWN ON THIS PLAN  
WOULD REQUIRE RELIEF FROM THE CITY OF WALTHAM ZONING  
BOARD OF APPEALS FOR THE FRONT YARD SETBACK.

## PLAN TO ACCOMPANY PETITION

FOR A VARIANCE AT  
21 ARCADIA AVENUE, WALTHAM, MA  
OWNER/PETITIONER:

GEORGE J. & ELIZABETH A. STEINHUBEL  
21 ARCADIA AVENUE  
WALTHAM, MA 02452

DATE: JUNE 1, 2020

PREPARED BY:  
**BIBBO BROTHERS & ASSOCIATES**  
SURVEYING, ENGINEERING & CONSTRUCTION CONSULTING  
10 HAMMER STREET, WALTHAM, MA 02453  
TEL: 781-891-0417 - bibbobrothers@comcast.net  
RALPH J. BIBBO, JR., MANAGER, OWNER  
ROBERT J. BIBBO, P.L.S., OWNER

GRAPHIC SCALE



(IN FEET)  
1 inch = 40 feet