

RESIDENCE A-3 ZONE DIMENSIONAL REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
FRONT	25 FEET	21.12 FEET	21.12 FEET *
SIDE	15 FEET	18.25 / 36.40 FEET	18.25 / 36.40 FEET
REAR	30 FEET	42.53 FEET	42.53 FEET
MAX. HEIGHT	35 FEET	LESS THAN 35 FEET	33.4 FEET
MAX. STORIES	2.5	1	2
LOT COVERAGE	25%	16.1%	16.1%
OPEN SPACE	N/A	N/A	N/A
LOT AREA	9600 SQUARE FEET	13326 SQUARE FEET	13326 SQUARE FEET
LOT FRONTAGE	70 FEET	120.00 FEET	120.00 FEET

\* THE VARIANCE REQUESTED IS FOR THE FRONT YARD SETBACK. THE PROPOSED 2ND FLOOR ADDITION SETBACKS WILL BE THE SAME AS THE EXISTING 1ST FLOOR STRUCTURE.

## PLAN TO ACCOMPANY PETITION

FOR A VARIANCE AT  
#74 OAKLEY LANE, WALTHAM, MA

### OWNER/PETITIONER

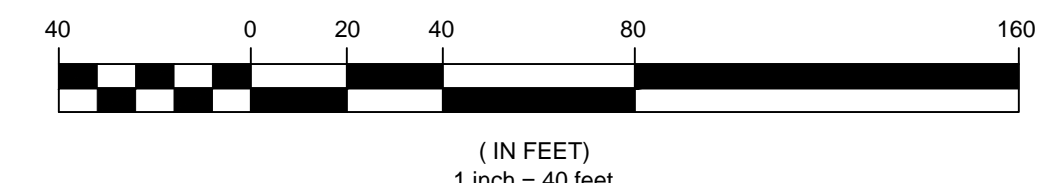
ABGJ HOLDING LLC  
MATTHEW LYONS  
WALTHAM, MA 02452

DATE: JULY 16, 2020

PREPARED BY:

**BIBBO BROTHERS & ASSOCIATES**  
SURVEYING, ENGINEERING & CONSTRUCTION CONSULTING  
10 HAMMER STREET, WALTHAM, MA 02453  
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RALPH J. BIBBO, JR., MANAGER, OWNER  
ROBERT J. BIBBO, P.L.S., OWNER

### GRAPHIC SCALE



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-3 ZONING DISTRICT.