

City of Newton Planning and Development

Petition #194-23

Special Permit/Site Plan Approval to to construct a sunroom addition at the rear of the dwelling which will further extend the nonconforming FAR

June 6, 2023



76 Drumlin Road

Zoning Relief

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §3.1.9 §7.8.2.C.2	Request to further extend nonconforming FAR	S.P. per §7.3.3

- + *would increase already nonconforming FAR from 0.35 to 0.37 where 0.30 is the maximum allowed by right (from 5,676 to 5,932 SF; 256 SF)*

Criteria to Consider

When reviewing this request, the Council should consider:

1. the proposed expanded dwelling with an increased FAR of 0.37 where 0.35 exists and 0.30 is the maximum allowed by right is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood. (§3.1.9)
2. the proposed expanded dwelling with an increased FAR of 0.37 where 0.35 exists and 0.30 is the maximum allowed by right is not substantially more detrimental than the existing nonconforming dwelling to the neighborhood. (§7.8.2.C.2)

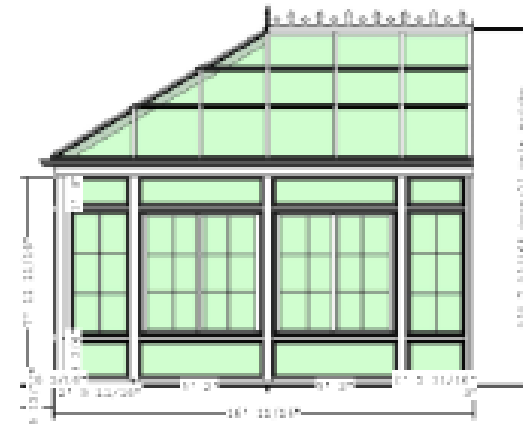
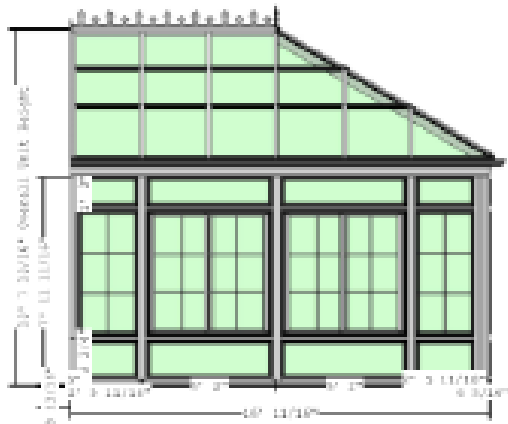
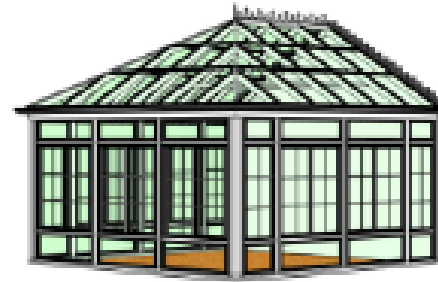
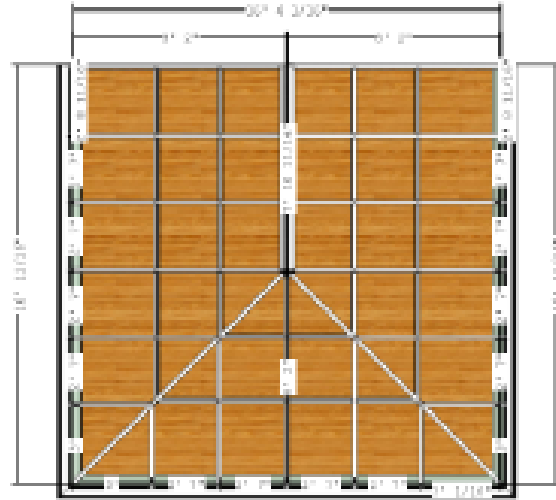
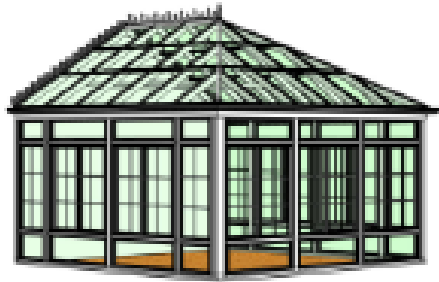
Aerial Map

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Elevations & Perspectives

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Photo

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1. The proposed expanded structure with an increased nonconforming FAR of 0.37 where 0.35 exists and 0.30 is the maximum allowed by-right is consistent with and not in derogation of the size, scale, and design of other structures in the neighborhood given the neighborhood features similar dwellings throughout. (§3.1.9)
2. The proposed expanded structure with an increased nonconforming FAR of 0.37 where 0.35 exists and 0.30 is the maximum allowed by-right would not be substantially more detrimental than the existing nonconforming structure is to the neighborhood given its size, construction, and limited visibility from nearby properties and/or public rights-of-way (§7.8.2.C.2)

- + *Plan Referencing Condition*
- + *Standard Building Permit Condition*
- + *Standard Final Inspection/Certificate of Occupancy Condition*