

City of Newton Planning and Development

Petition: #195-23

Special Permit/Site Plan Approval to raze the existing dwelling and construct four residential units in two buildings with dimensional waivers



20 Clinton Street

June 6, 2023

Zoning Relief

Zoning Relief Required		
Ordinance		Action Required
§4.4.1	Request to allow ground floor residential use	S.P. per §7.3.3
§4.1.2.B.2	Request for site plan review for a building with more than 10,000 square feet	S.P. per §7.3.3
§4.1.2.B.3 §4.1.3	Request to allow a three-story structure with 36 feet in height	S.P. per §7.3.3
§4.1.3 §7.8.2.C.2	Request to alter and extend an existing nonconforming side setback	S.P. per §7.3.3
§4.1.3	Request to allow an FAR of 1.1	S.P. per §7.3.3

Criteria to Consider

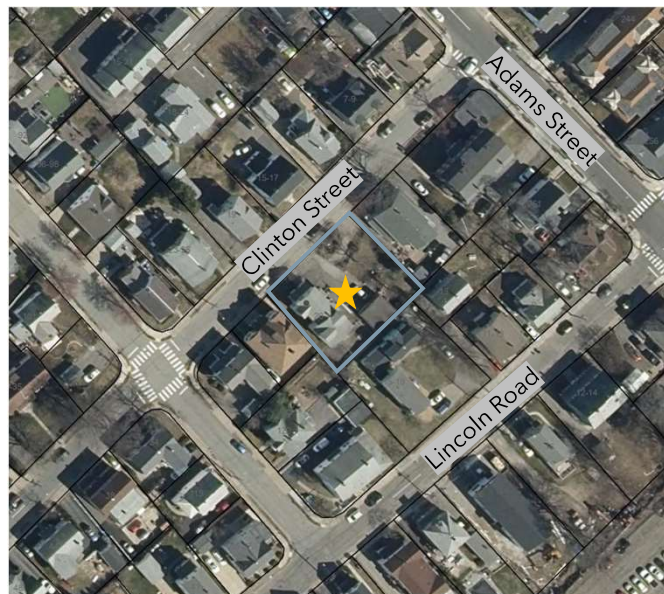
When reviewing this request, the Council should consider:

- The site in BU-2 is an appropriate location for the proposed four residential units in two structures with three stories and 35.3 feet in height, a nonconforming side setback, a ground floor residential use, a Floor Area Ratio (FAR) of 1.1, and site plan review for a building with more than 10,000 square feet.
- The project as developed and operated will not adversely affect the neighborhood, (§7.3.3.C.2);
- There will be no nuisance or serious hazard to vehicles or pedestrians (§7.3.3.C.3);
- Access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.C.4)
- The proposed increase in FAR is not substantially more detrimental than the existing structure is to the neighborhood. (§7.3.3)

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Aerial Map

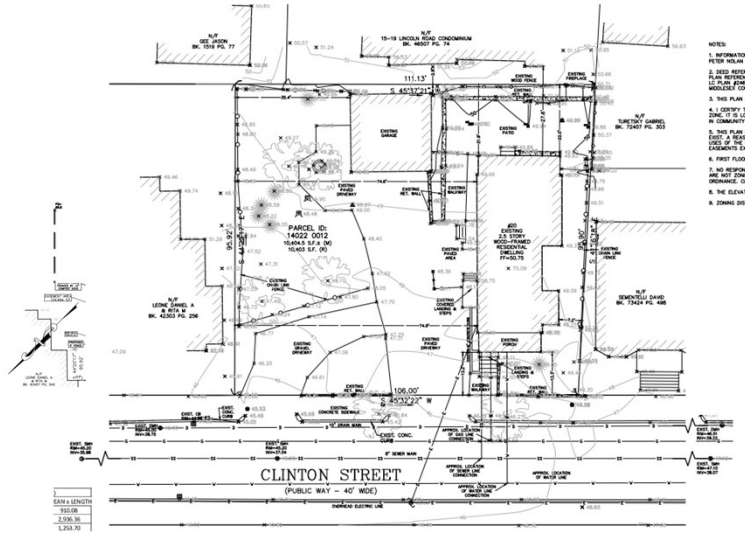


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Site Plan

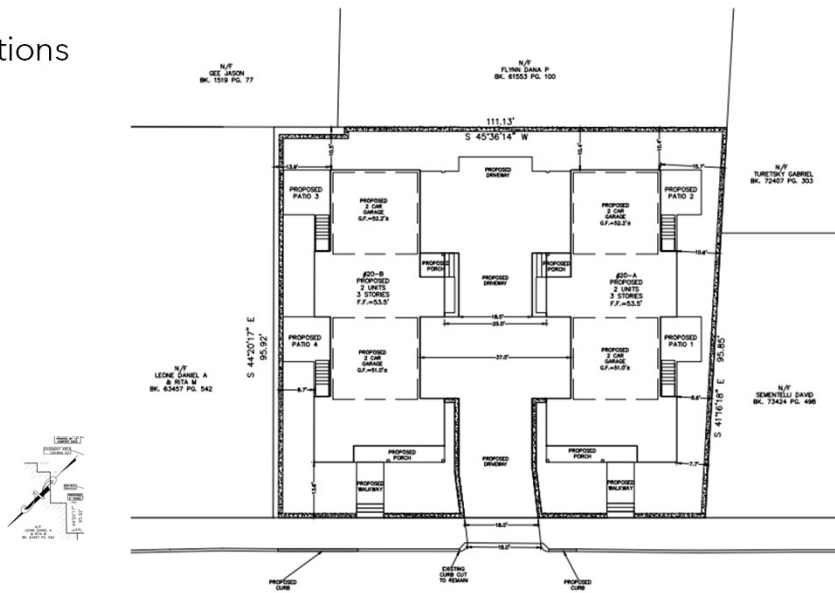
Existing conditions



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Site Plan

Proposed conditions



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Proposed elevations

Front



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7

Proposed elevations

Interior courtyard



PROPOSED COURTYARD ELEVATION
scale 3/32"=1'-0"

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8

Proposed elevations

Side yard



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Landscape plan



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