

# City of Newton Planning and Development

## Petition #196-23

Special Permit/Site Plan Approval to construct a half-story addition, vertically extending a nonconforming side setback on an existing detached accessory structure

***June 6, 2023***



**231-233 Tremont St.**

# Zoning Relief

<b>Zoning Relief Required</b>		
<i>Ordinance</i>		<i>Action Required</i>
§3.4.3.A.1 §7.8.2.C.2	Request to vertically extend the nonconforming side setback of a detached accessory structure	S.P. per §7.3.3

- + half story addition would increase garage height by approximately 10 feet, extending the nonconforming side setback upward, resulting in 21.95 foot height at ridgeline (slightly lower than the maximum 22 feet allowed for sloping roofs on detached accessory structures).

# Criteria to Consider

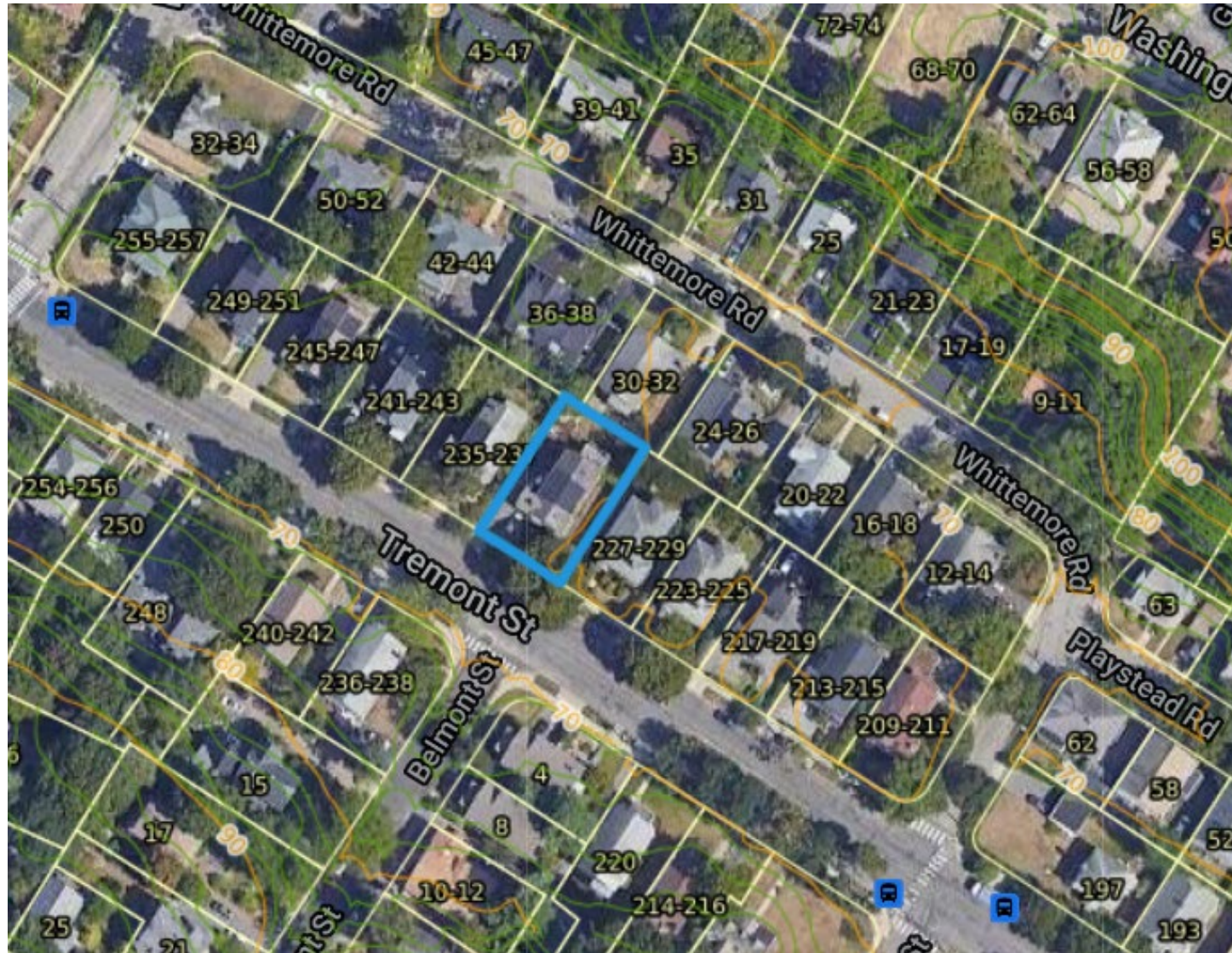
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When reviewing this request, the Council should consider:

1. The proposed expanded detached accessory structure with a vertically extended nonconforming three-foot side setback would be not substantially more detrimental than the existing nonconforming structure to the neighborhood. (§7.8.2.C.2)

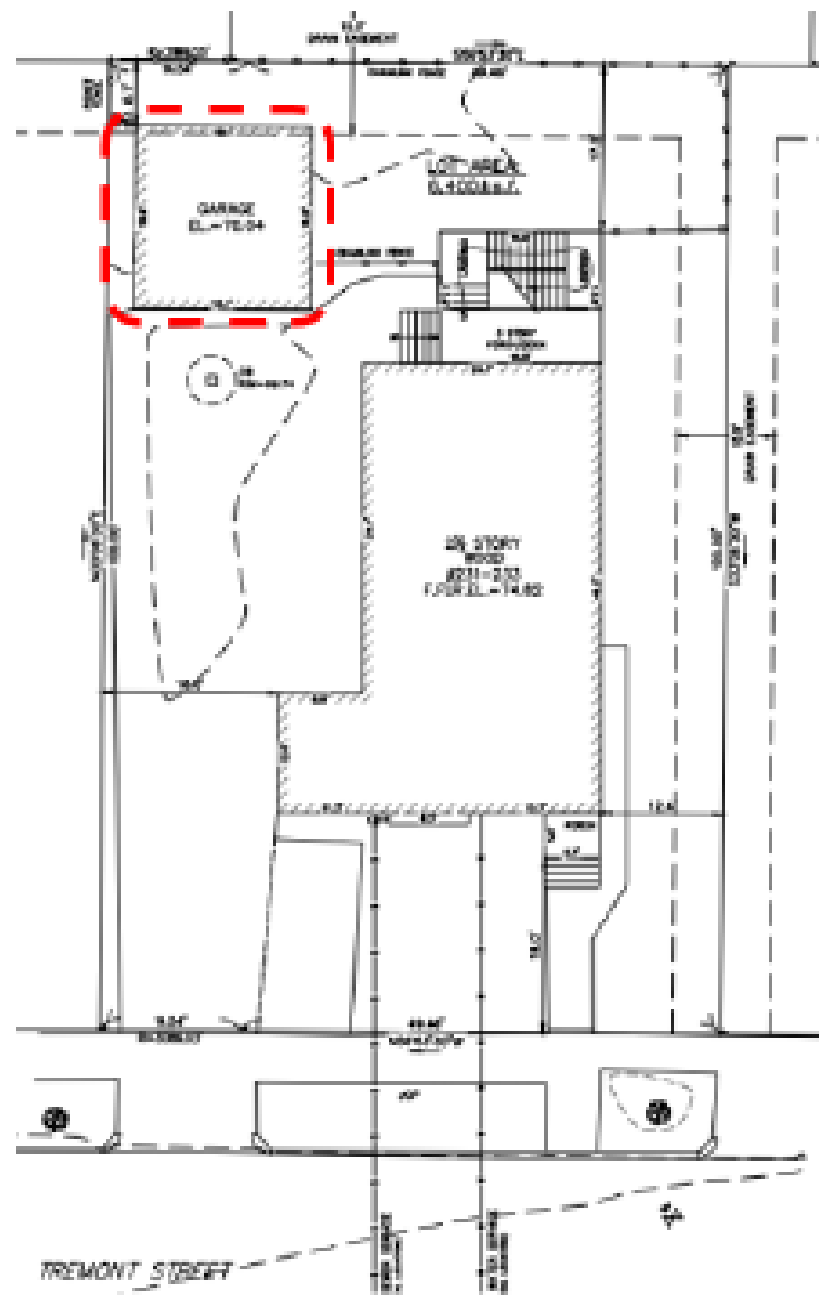
# Aerial Map

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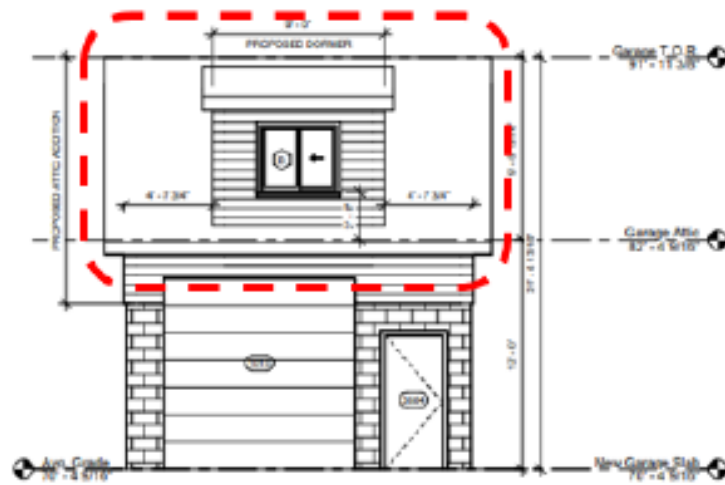
# Site Plan

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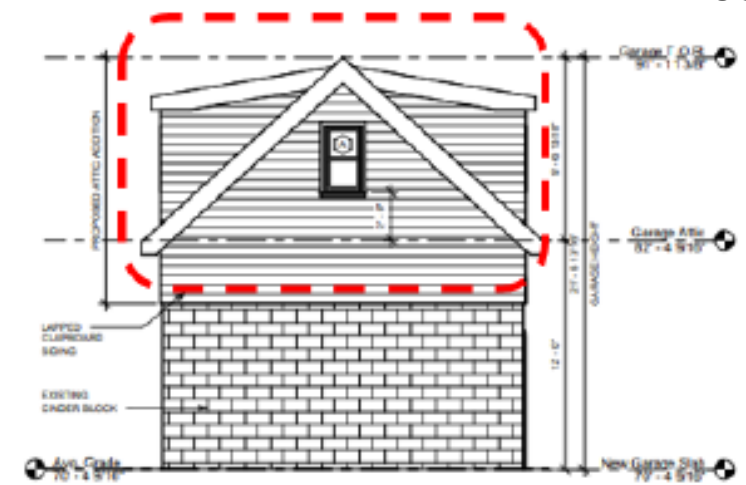


# Elevations

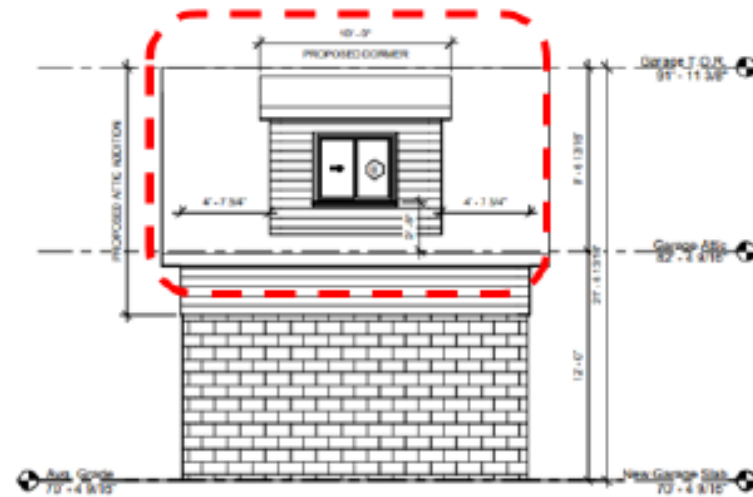
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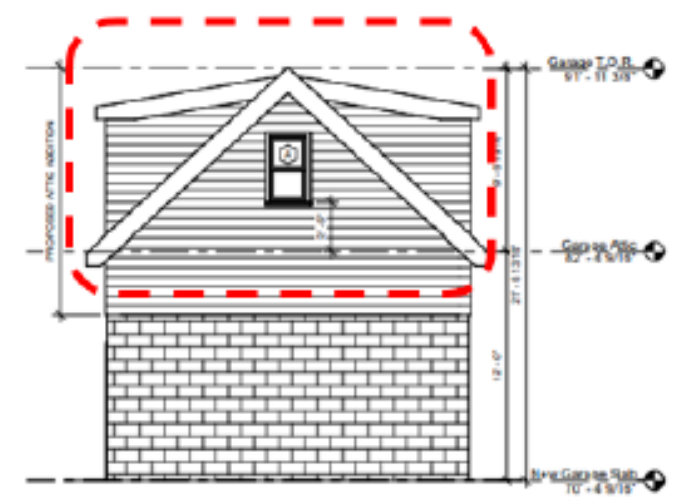
① FRONT ELEVATION  
14' x 1'-0"



② LEFT ELEVATION  
14' x 1'-0"



③ REAR ELEVATION  
5'4" x 1'-0"



④ RIGHT ELEVATION  
14' x 1'-0"

# Photo

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1. The proposed expanded detached accessory structure with a vertically extended nonconforming three-foot side setback would be not substantially more detrimental than the existing nonconforming structure to the neighborhood given that the proposed addition would have limited or no visibility from nearby public rights of way. (§7.8.2.C.2)



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