

City of Newton Planning and Development

Petition #203-23

Special Permit/Site Plan Approval to amend Special Permit #32-21 allowing for a larger driveway entrance width that exceeds the maximum allowed

June 13, 2023



63-65 Broadway

Zoning Relief

203-23

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
	Request to amend Special Permit #32-21	
§5.1.7.C §5.1.13	Request to waive the maximum driveway entrance width	S.P. per §7.3.3

- + SP #32-21 (allows three single-family attached dwellings) site plan indicated a driveway entrance with 14 ft. width; constructed entrance is 25.3 ft. (20 ft. maximum allowed)
- + increased impervious surface reduces open space from approved 56.4% to 51.6% (50% minimum); does not require zoning relief but amendment needed to reflect reduced open space on-site

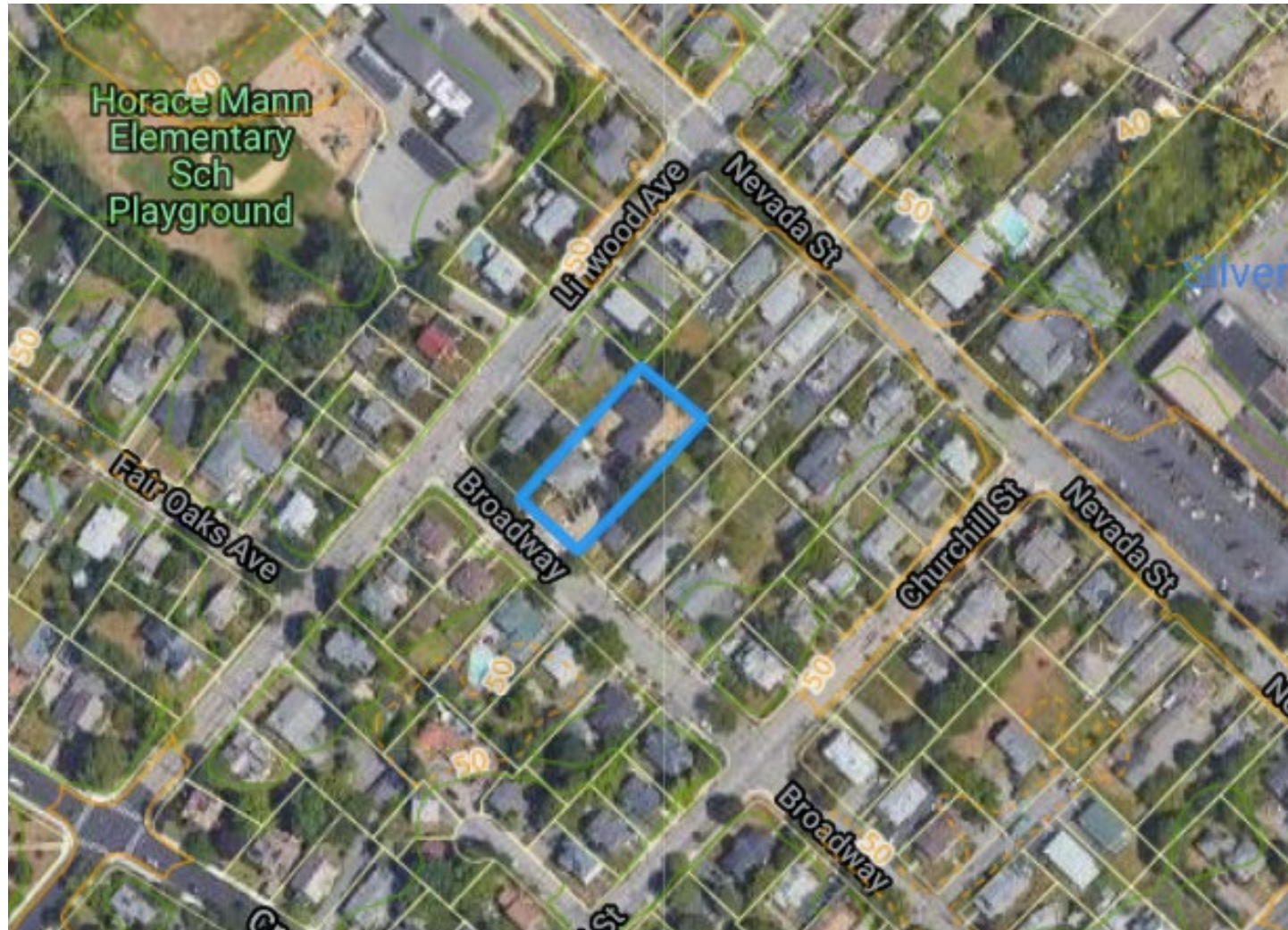
Criteria to Consider

When reviewing this request, the Council should consider:

1. The specific site is an appropriate location for the proposed 25.3 foot wide driveway as designed. (§7.3.3.C.1)
2. The proposed 25.3 foot wide driveway as developed and operated will not adversely affect the neighborhood. (§7.3.3.C.2)
3. There will be no nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)
5. Literal compliance the requirement that a driveway's width be no greater than is 20 feet is impracticable due to the nature of the use, or the location, size, width, depth, shape, or grade of the lot, or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features. (§5.1.13)

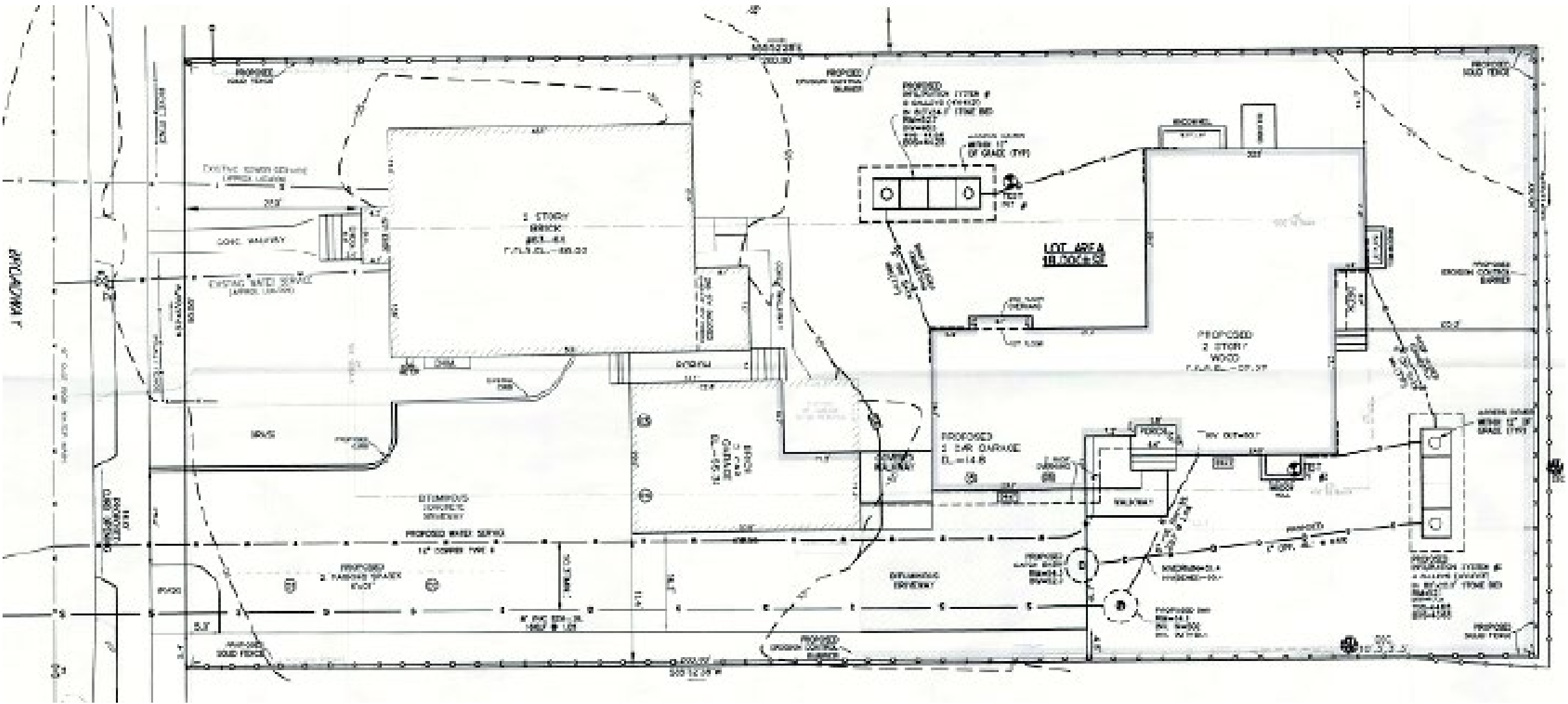
Aerial Map

203-23

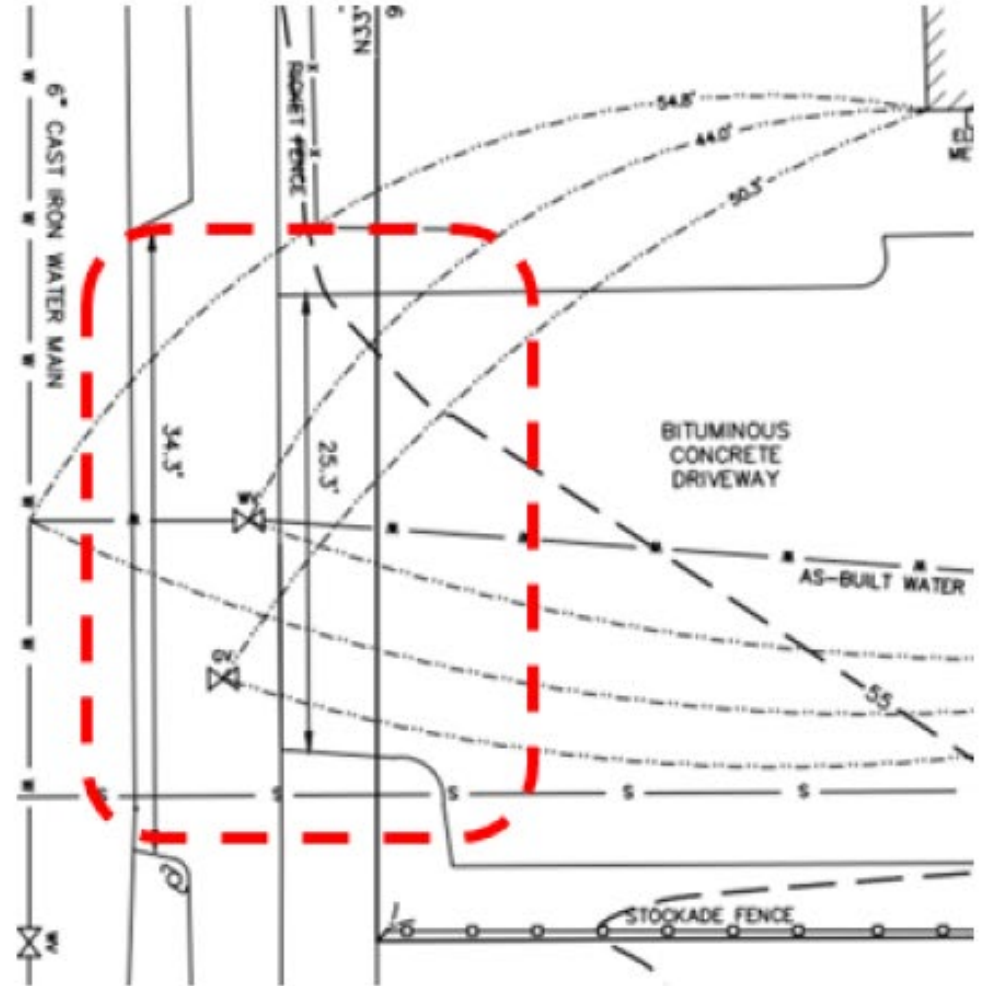
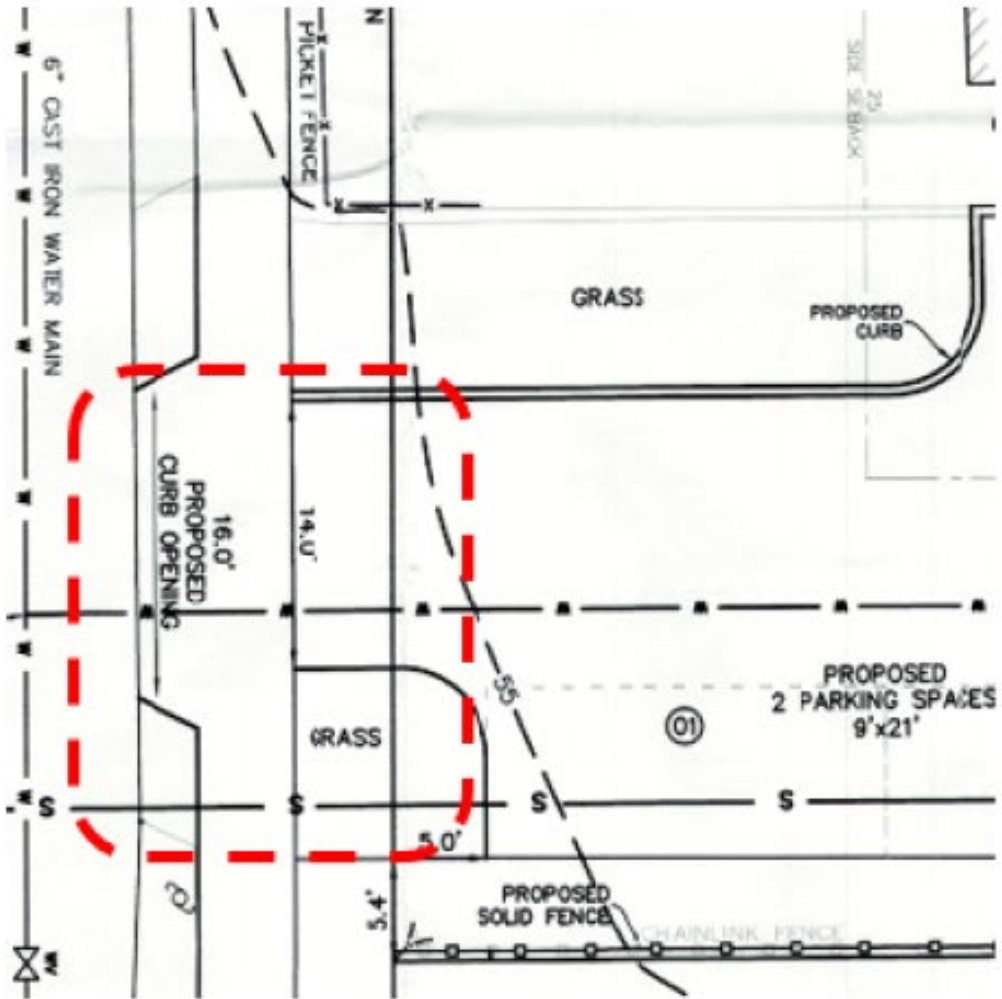


Site Plan- Special Permit/Building Permit (per Cond. #3 of SP)

203-23



Site Plan- Special Permit/Building Permit (per Cond. #3 of SP) & 203-23 proposed/constructed -DETAIL



Photos (submitted by petitioner)

203-23

