

Department of Planning and Development



PETITION #26-22

14 CRYSTAL STREET

SPECIAL PERMIT/SITE PLAN
APPROVAL TO RAZE THE
EXISTING GARAGE AND
CONSTRUCT A NEW ATTACHED
GARAGE EXCEEDING THE
MAXIMUM FAR AND REQUIRING
SETBACK AND DOOR WIDTH
VARIANCES

JANUARY 11, 2022



Requested Relief



Special permit per §7.3.3 to:

- exceed floor area ratio (FAR)(§3.1.3, §3.1.9)

Also require variances from the ZBA per §7.4 to reduce the required side setback and to allow an 18-foot-wide double garage door on a front-facing garage.

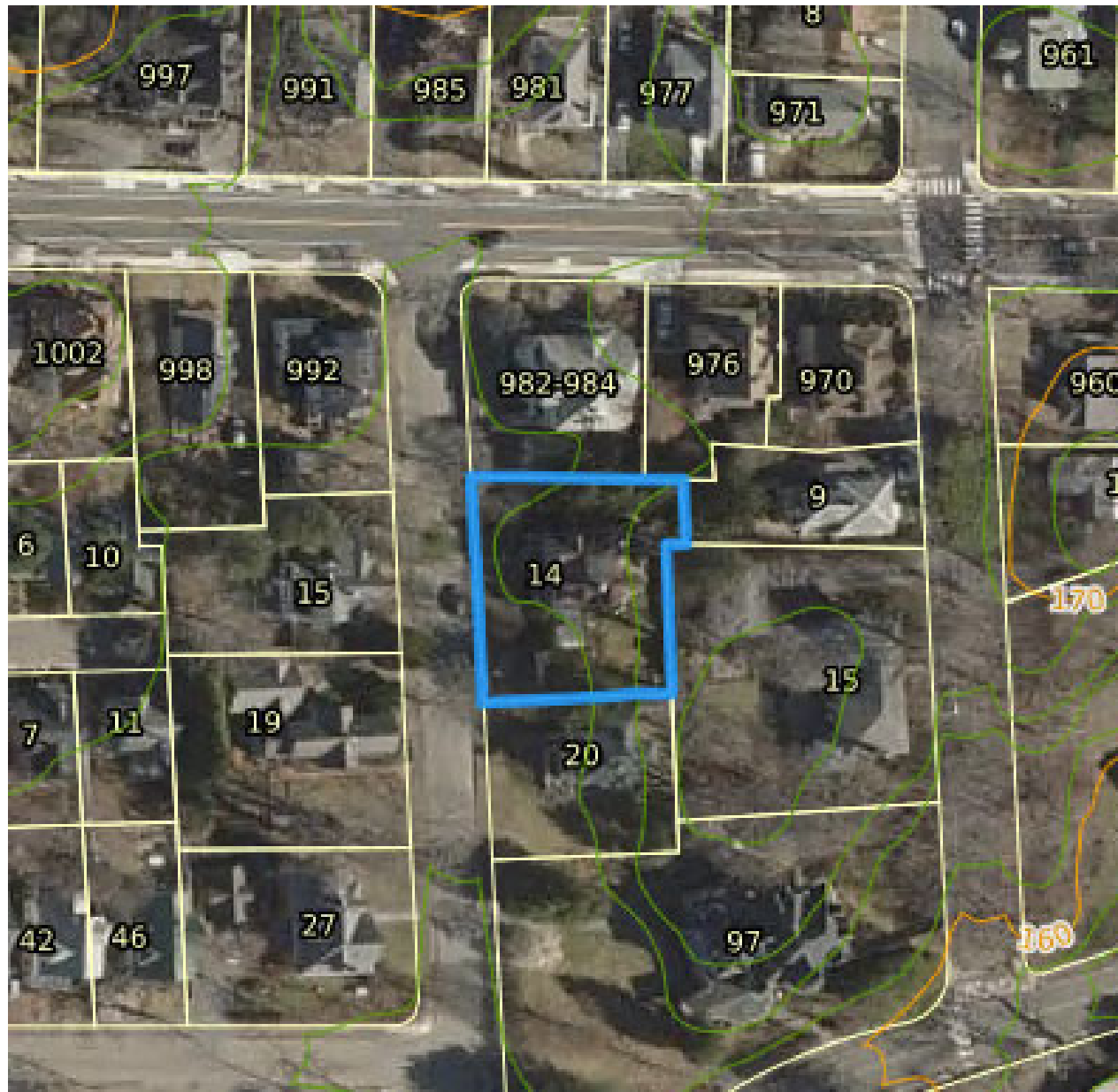
Criteria to Consider



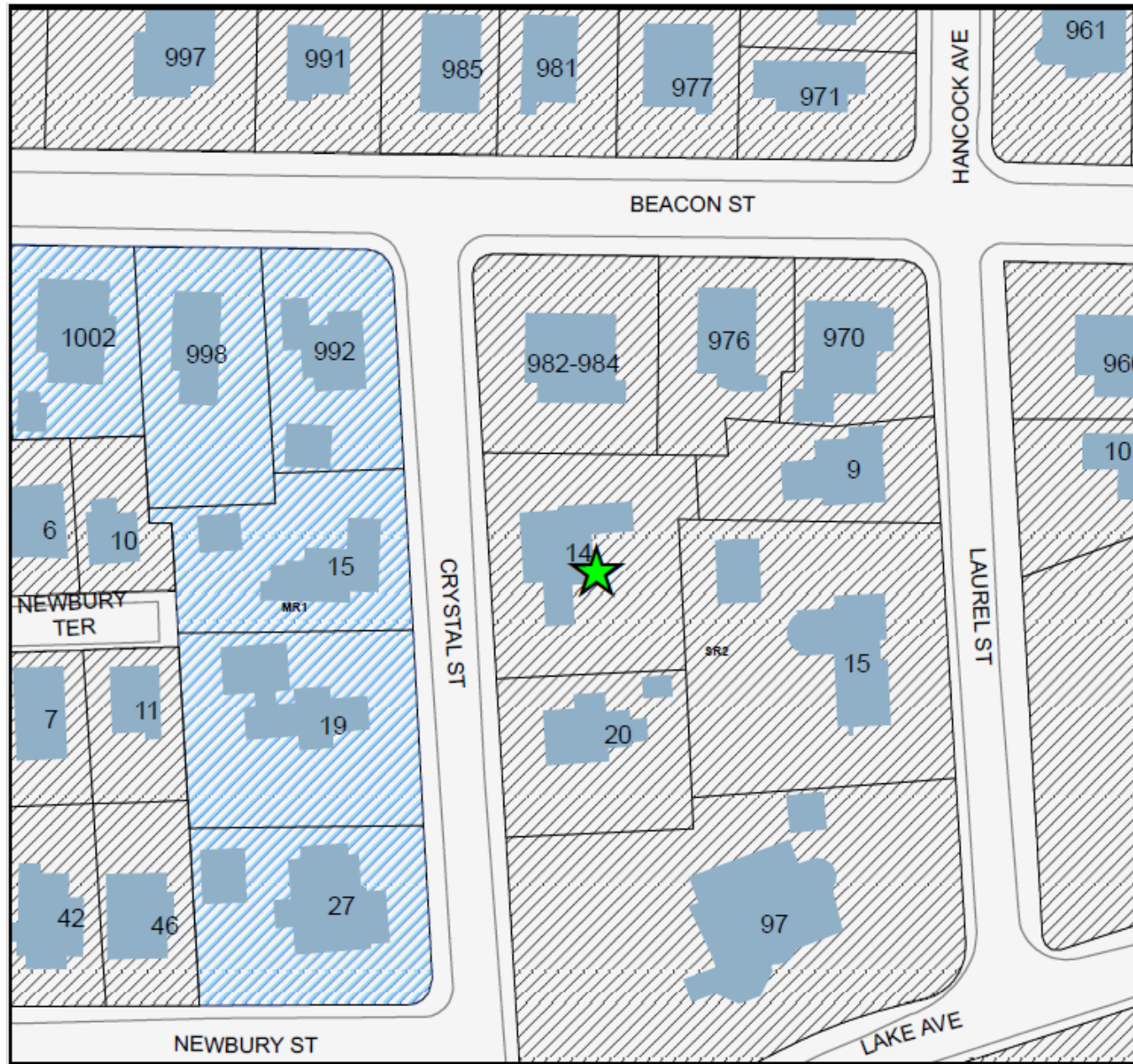
When reviewing the requested special permits the Council should consider whether:

- the proposed expanded structure with a FAR of 0.39 where 0.35 currently exists and 0.36 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)

AERIAL/GIS MAP



Zoning





ATTACHMENT B

Zoning

14 Crystal St.

*City of Newton,
Massachusetts*

-  Single Residence 2
-  Multi-Residence 1



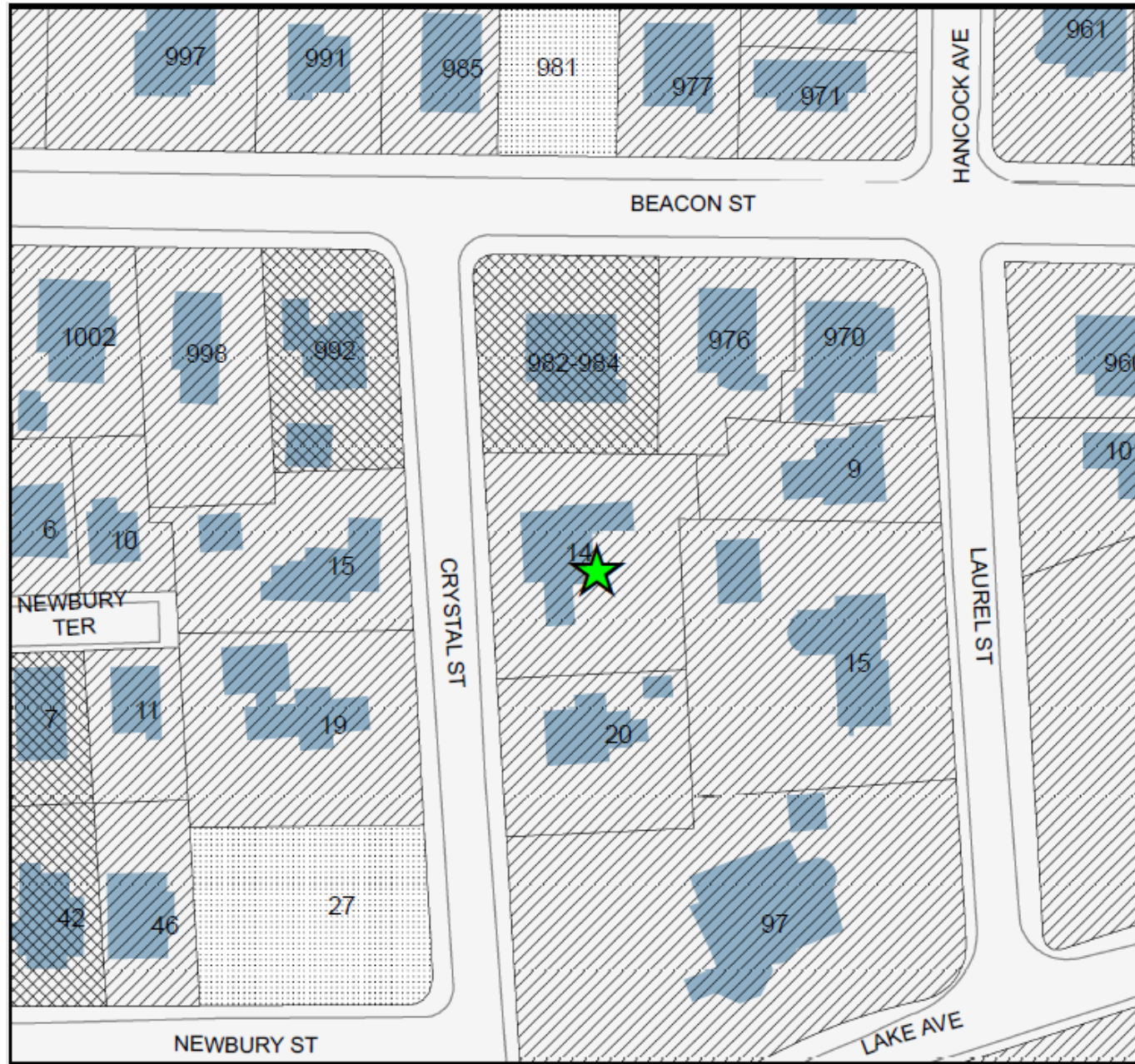
The information on this map is Geographic Information System (GIS) data. The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS
Mayor - Ruthanne Fuller
GIS Administrator - Douglas Greenfield



Map Date: January 03, 2022

Land Use



ATTACHMENT A




Land Use

14 Crystal St.

*City of Newton,
Massachusetts*

Land Use

Land Use

-  Single Family Residential
-  Multi-Family Residential
-  Mixed Use



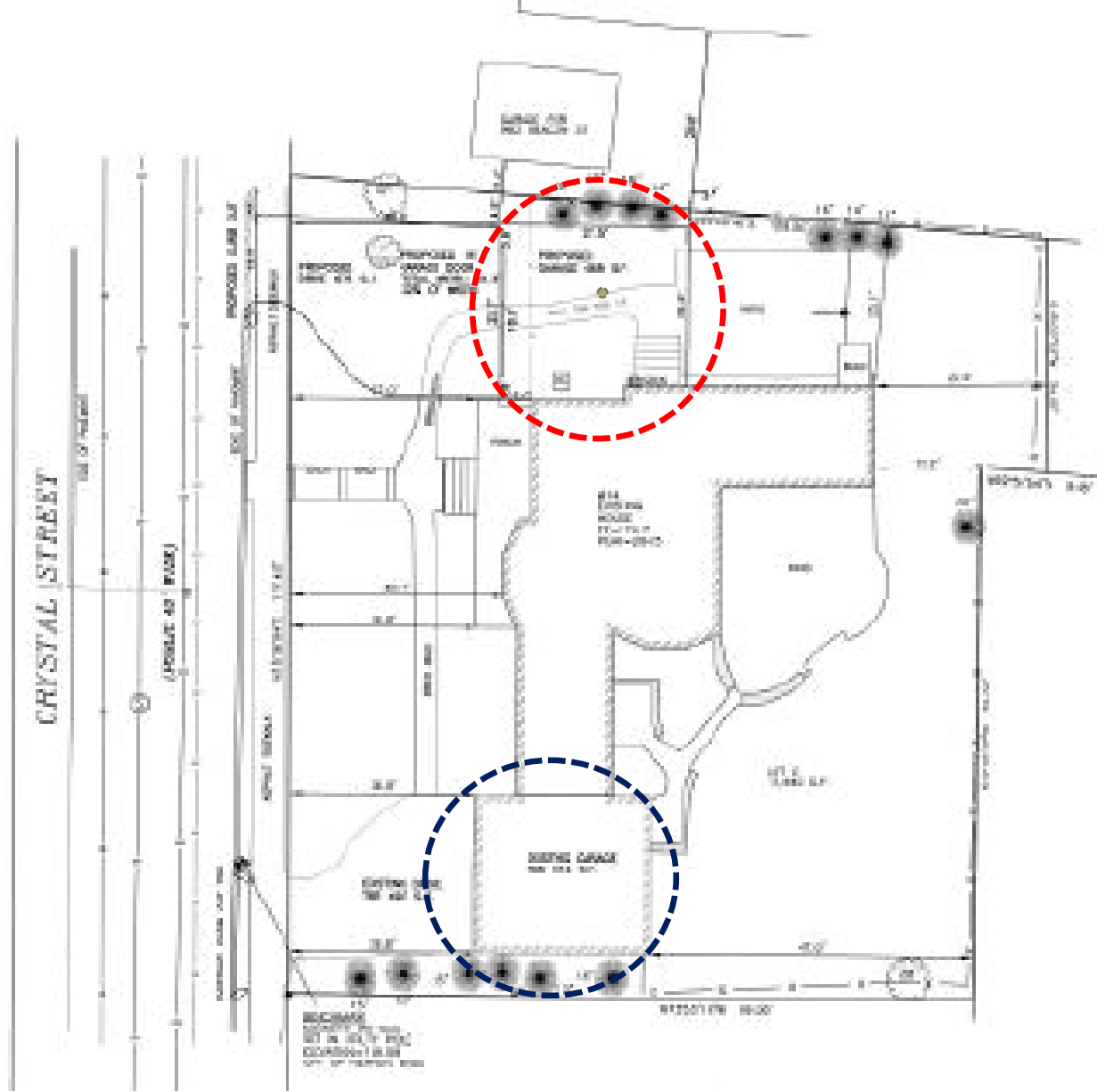
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Map Date: January 03, 2022

Site Plan-Existing & Proposed



Elevations



Proposed front elevation (new garage/addition indicated)



Proposed left (north) side elevation (new garage/addition indicated)

Photos



Photos



Photos



Proposed Findings



1. the proposed expanded structure, with a floor area ratio (FAR) of 0.39 where 0.35 currently exists and 0.36 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 as the immediately vicinity features similar structures and parcel sizes (§3.1.9)

Proposed Conditions



1. Plan Referencing Condition
2. Building Permit shall be issued pursuant to this Special Permit/Site Plan Approval until and unless the petitioner seeks and is granted any all required variances from the Zoning Board of Appeals (ZBA)
3. Standard Building Permit Condition
4. Standard Final Inspection/Certificate of Occupancy Condition



Proposed Conditions (con't)



