

# Department of Planning and Development



**PETITION #23-22**

**961 WALNUT STREET**

SPECIAL PERMIT/SITE PLAN  
APPROVAL TO ~~ALLOW A GARAGE  
ACCOMMODATING MORE THAN  
THREE VEHICLES WITH A GROUND  
FLOOR AREA EXCEEDING 700 SQ  
FT,~~ TO RAZE THE EXISTING  
DWELLING AND CONSTRUCT A NEW  
SINGLE FAMILY DWELLING ON THE  
SAME FOUNDATION AND ALLOW AN  
OVERSIZED DORMER

*JANUARY 11, 2021*



# Requested Relief



Special permit per §7.3.3 to:

- extend a nonconforming front setback (§3.2.3, §7.8.2.C.2)
- further extend nonconforming floor area ratio (FAR)(§3.2.3, 3.2.11, §7.8.2.C.2)
- further increase nonconforming lot coverage (§3.2.3, §7.8.2.C.2)
- further decrease nonconforming open space (§3.2.3, §7.8.2.C.2)
- allow an oversized dormer (§1.5.4.G.2.b)

# Criteria to Consider



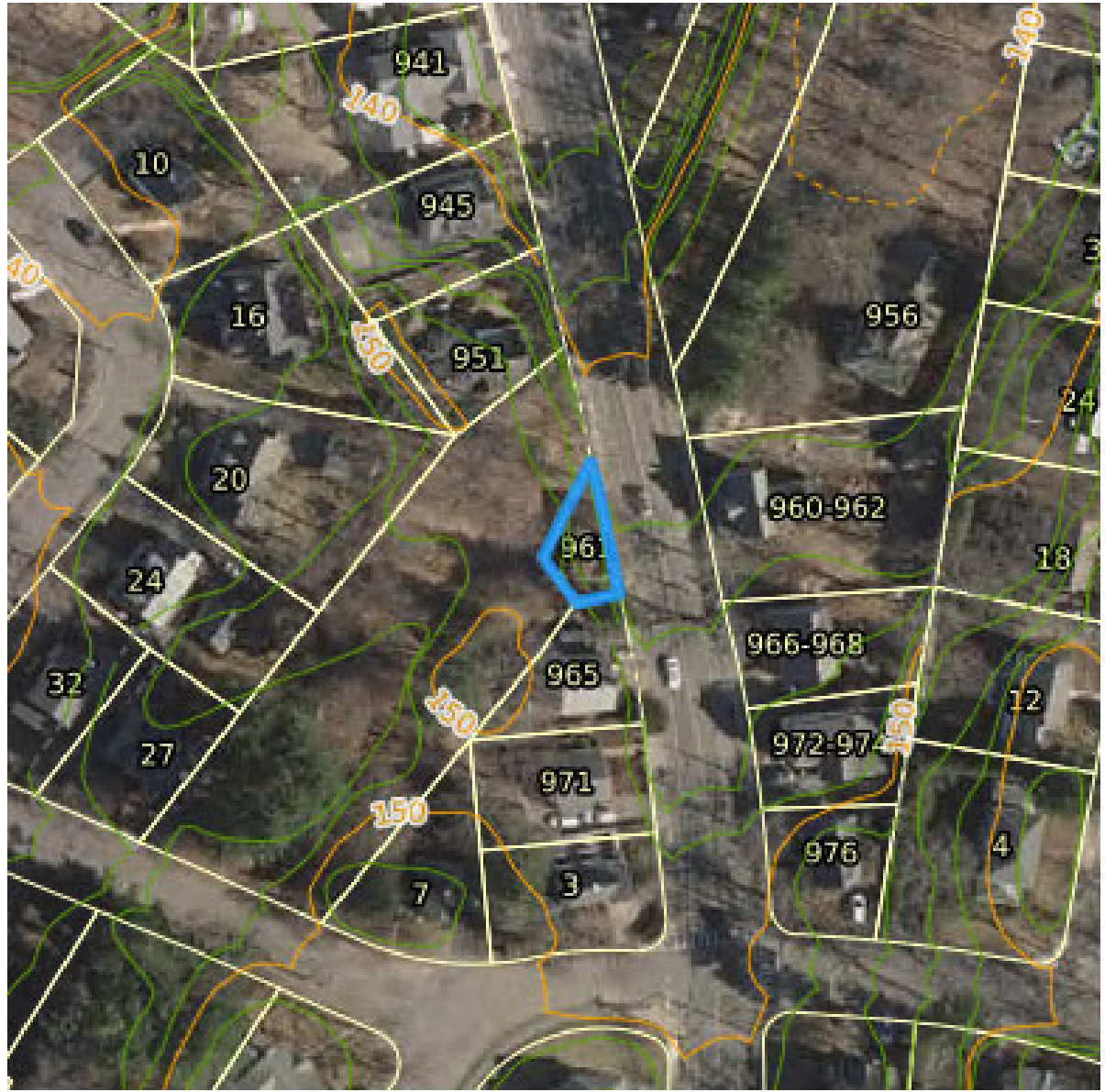
When reviewing the requested special permits the Council should consider whether:

- the site in a Multi Residence 1 (MR1) zoning district is an appropriate location for the proposed dwelling as designed, including an oversized dormer and increased floor area ratio (FAR) (§1.5.4.G.2.b) (§7.3.3.C.1)
- the proposed dwelling as designed, including an oversized dormer and increased floor area ratio (FAR) will adversely affect the neighborhood (§7.3.3.C.2)
- the proposed dwelling as designed, including an oversized dormer and increased floor area ratio (FAR) will create a 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 project, as designed with a vertically extended nonconforming front setback; further increased nonconforming lot coverage; further decreased nonconforming open space; and further extended nonconforming floor area ratio (FAR), would be substantially more detrimental than the existing nonconforming use to the neighborhood (§7.8.2.C.2)

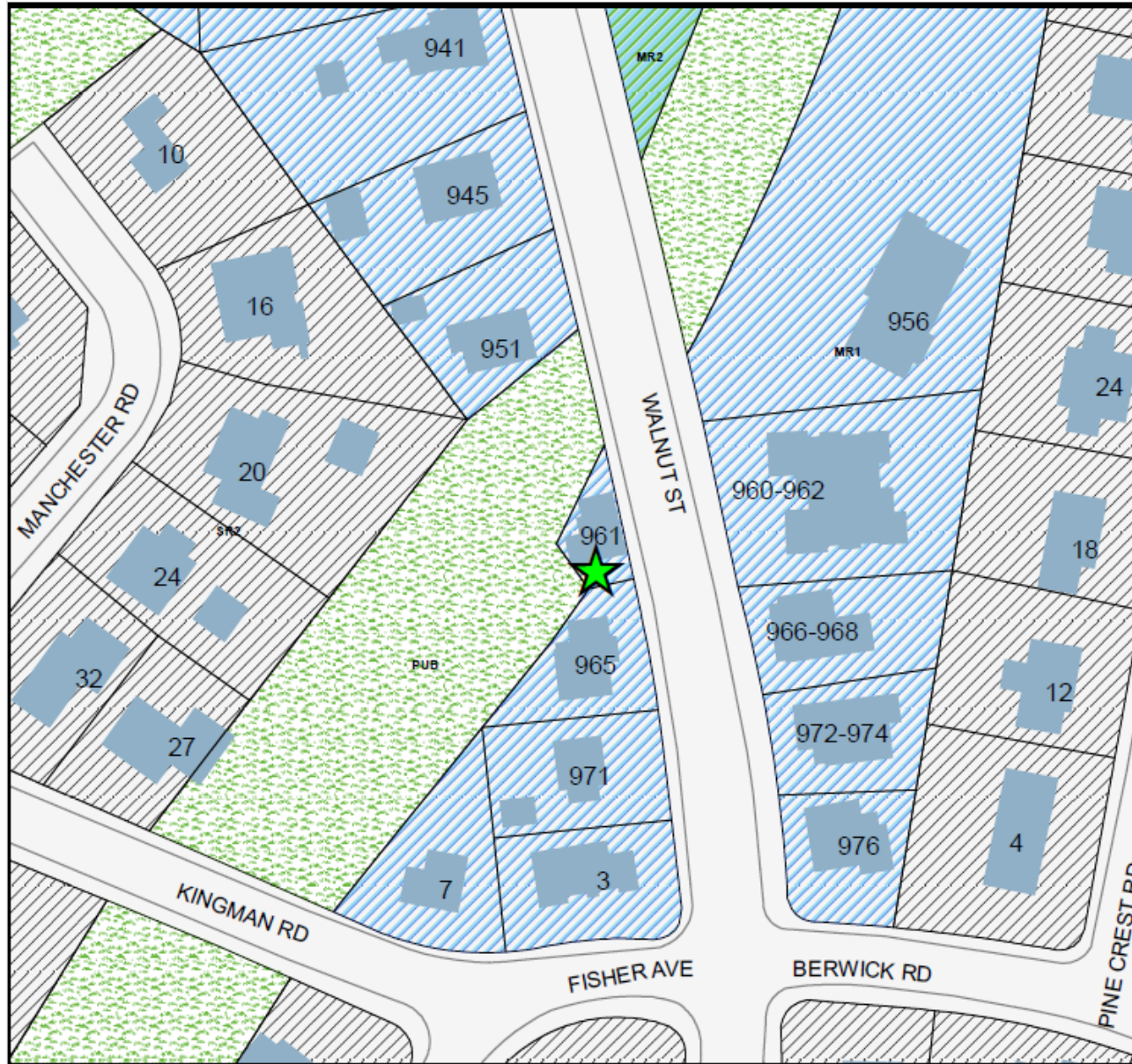
# Criteria to Consider (cont.)



# AERIAL/GIS MAP



# Zoning



## ATTACHMENT B

### Zoning

961 Walnut St.

*City of Newton,  
Massachusetts*

-  Single Residence 2
-  Multi-Residence 1
-  Multi-Residence 2
-  Public Use



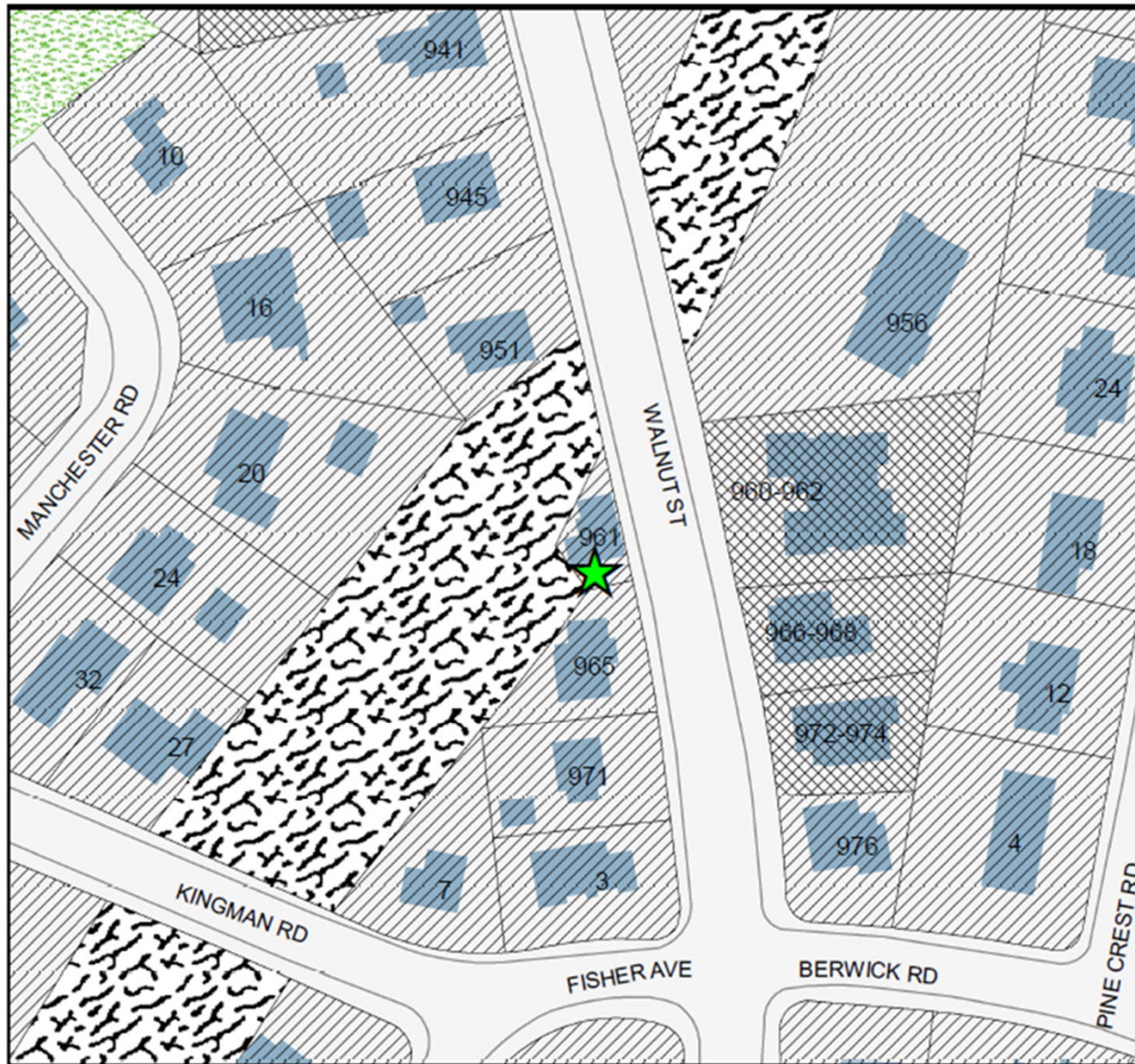
The information on this map is Geographic Information Systems (GIS) data. The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications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

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

0 12.5 25 50 75 Feet

Map Date: January 03, 2022

# Land Use



## ATTACHMENT A





### Land Use

961 Walnut St.

*City of Newton,  
Massachusetts*

### Land Use

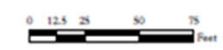
### Land Use

-  Single Family Residential
-  Multi-Family Residential
-  Open Space
-  Nonprofit Organizations



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Map Date: January 03, 2022





# Elevations

Textural Grade Shingles  
 Downspouts: Aluminum  
 1 Clapboards  
 Siding: Solid PVC Boards  
 7/8" with grilles  
 between lights



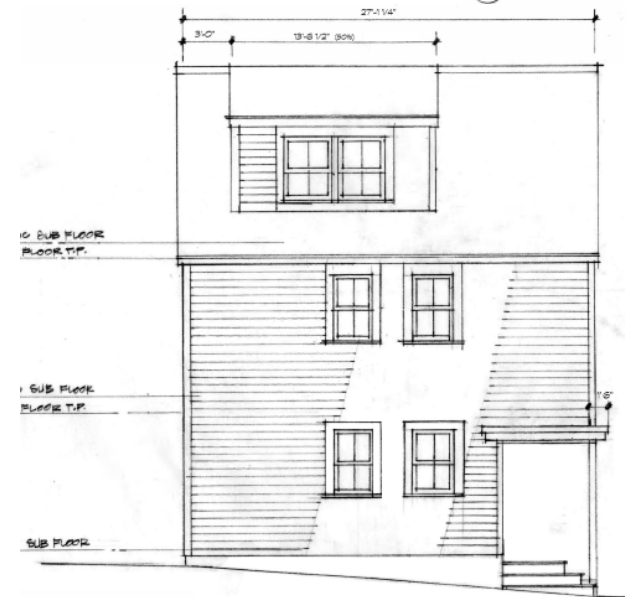
Front Elevation  
 1/4"=1'-0"



Rear Elevation  
 1/4"=1'-0"



Right Elevation  
 1/4"=1'-0"



Left Elevation  
 1/4"=1'-0"

# Photos



# Photos



# Photos



# Proposed Findings



1. the site in a Multi Residence 1 (MR1) zoning district is an appropriate location for the proposed dwelling as designed, including an oversized dormer and increased floor area ratio (FAR), given the property's previous use as a single-family dwelling and the area's predominantly residential use (§7.3.3.C.1)
2. the proposed dwelling as designed, including an oversized dormer and increased floor area ratio (FAR) will not adversely affect the neighborhood given the small increase in the footprint of the dwelling and required setbacks are not being reduced (§7.3.3.C.2)
3. the proposed dwelling as designed, including an oversized dormer and increased floor area ratio (FAR) will not create a nuisance or serious hazard to vehicles or pedestrians as the parcel's two curb cuts are existing (§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)

## Proposed Findings (cont.)



5. the proposed project, as designed with an extended nonconforming front setback; further increased nonconforming lot coverage; further decreased nonconforming open space (§3.2.3, §7.8.2.C.2); and further extended nonconforming floor area ratio (FAR), would not be substantially more detrimental than the existing nonconforming use to the neighborhood, given the reuse of the existing foundation and the parcel is abutted on several sides by aqueduct corridor property (§7.8.2.C.2)

# Proposed Conditions



1. *Plan Referencing Condition*
2. *Standard Building Permit Condition.*
3. *Standard Final Inspection/Certificate of Occupancy Condition.*

# Proposed Conditions (con't)







