

Department of Planning and Development



**PETITION #22-22
265 UPLAND AVE.**

**SPECIAL PERMIT/SITE PLAN
APPROVAL TO ALLOW GARAGE
AREA EXCEEDING 700 SQUARE
FEET AND PARKING FOR MORE
THAN THREE VEHICLES**

JANUARY 11, 2022



Requested Relief



Special Permits per §7.3.3 of the Newton Zoning Ordinance to:

- Allow over 700 square feet of total garage area (§3.4.4.E.1)
- Allow parking for more than three vehicles (§3.4.4.E.1)

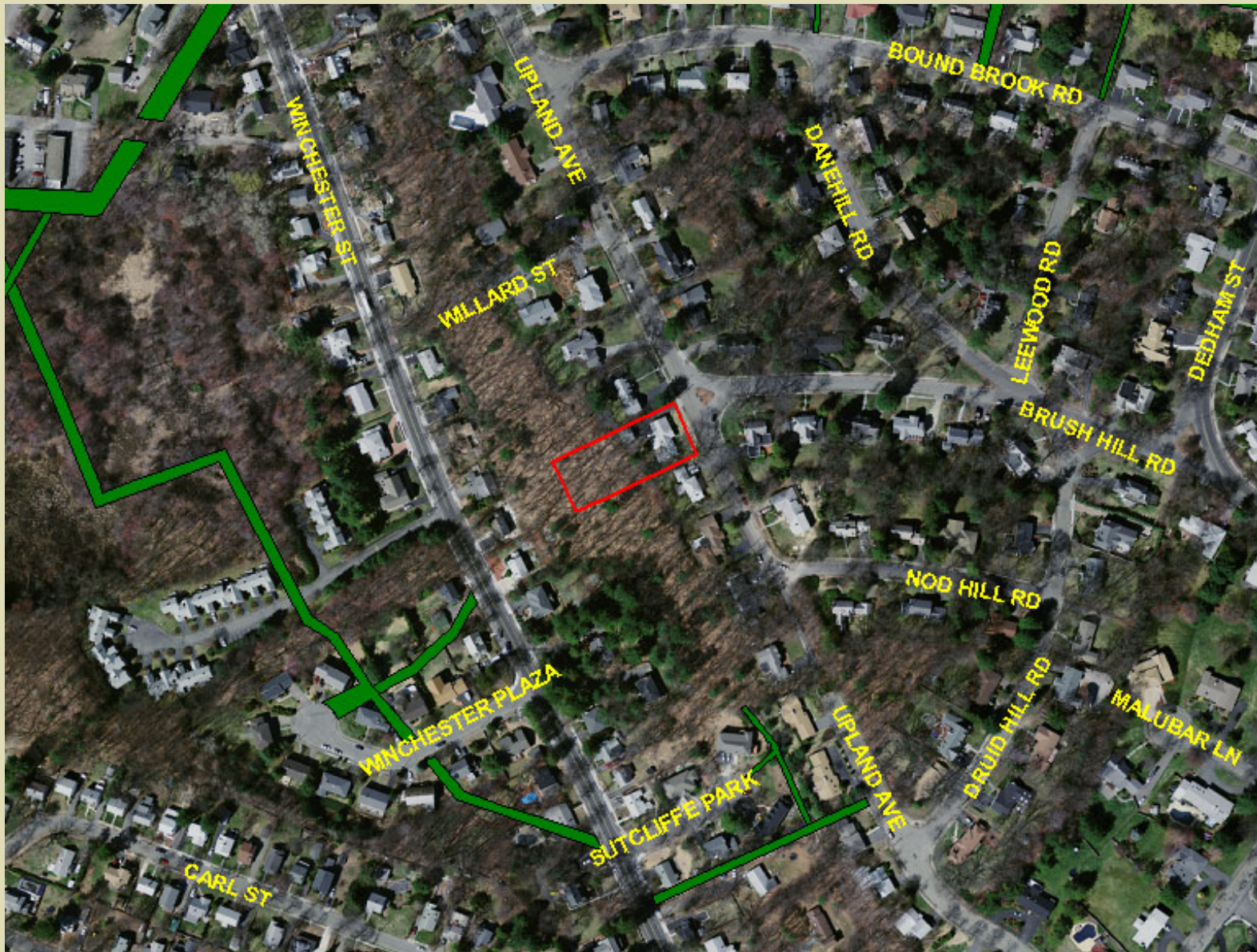
Criteria to Consider



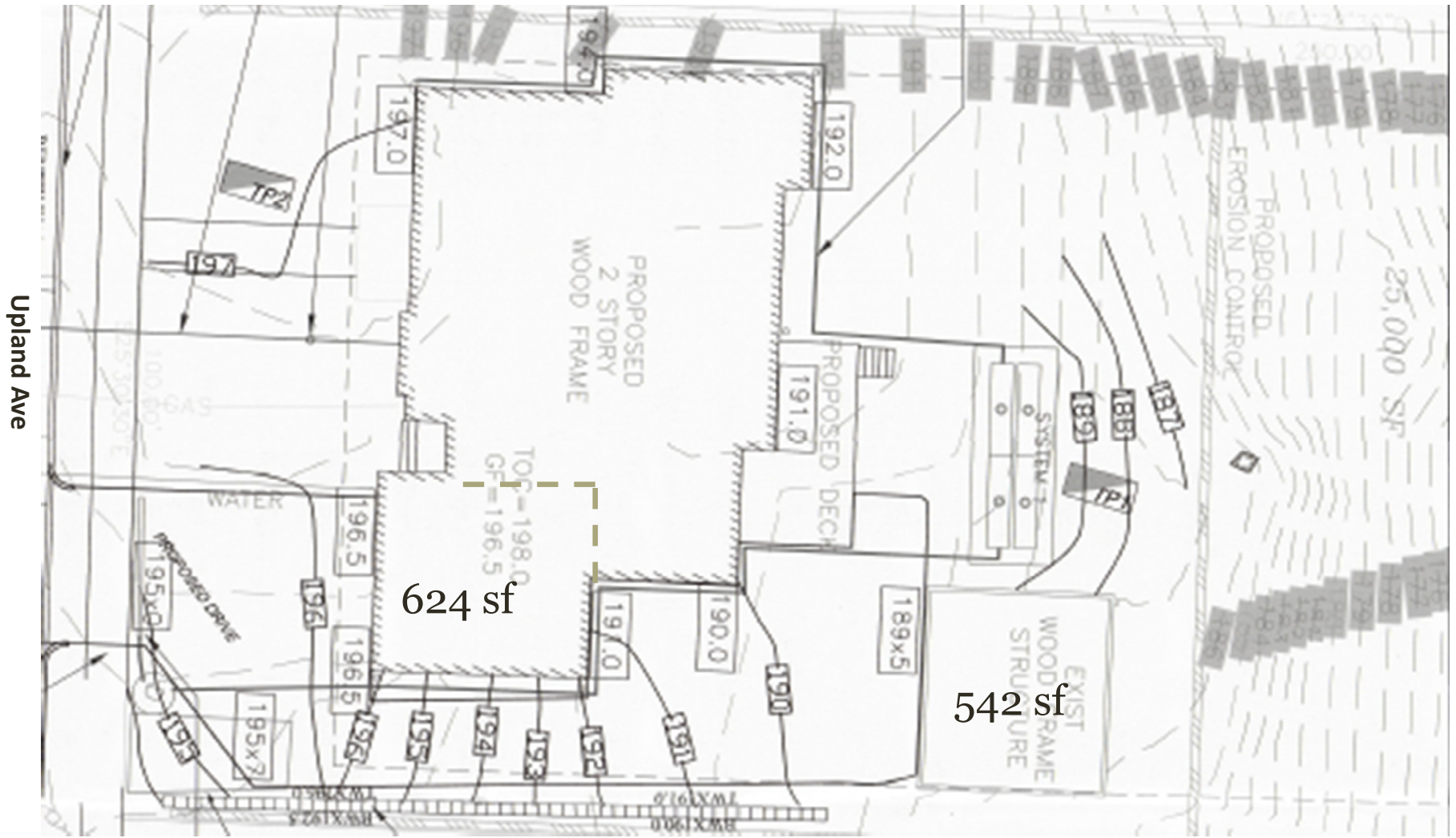
When reviewing this request, the Council should consider whether:

- The specific site is an appropriate location for the proposed garage ground floor area which exceeds 700 square feet and parking for more than three vehicles. (§7.3.3.C.1)
- The proposed garage ground floor area which exceeds 700 square feet and parking for more than three vehicles will adversely affect the neighborhood. (§7.3.3.C.2)
- The proposed garage ground floor area which exceeds 700 square feet and parking for more than three vehicles 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)

Aerial/GIS Map



Proposed Site Plan/Building Permit Plan



Proposed Findings



1. The specific site is an appropriate location for the proposed garage ground floor area which exceeds 700 square feet and parking for more than three vehicles proposed attached garage meets the standards of the garage ordinance, and the detached garage is located to the rear of the site. (§7.3.3.C.1)
2. The proposed garage ground floor area which exceeds 700 square feet and parking for more than three vehicles will not adversely affect the neighborhood because the garage area is divided between two structures. (§7.3.3.C.2)
3. The proposed garage ground floor area which exceeds 700 square feet and parking for more than three vehicles will not create a nuisance or serious hazard to vehicles or pedestrians because the driveway location is being maintained at the southern corner of the site. (§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 Conditions



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