

# City of Newton Planning and Development

## Petition #226-23

Special Permit/Site Plan Approval to construct several additions to the dwelling which requires relief for a second attached garage, total garage area, and dimensions of the proposed dormers



70 Suffolk Road

June 27, 2023

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## Zoning Relief

Zoning Relief Required		
Ordinance		Action Required
§3.4.4.E.1 §3.4.4.H.1	Request to allow a second attached garage and total garage area exceeding 700 square feet	S.P. per §7.3.3
§1.5.4.G.2.b	Request to allow a dormer exceeding 50% of the wall next below	S.P. per §7.3.3

- + The proposed 519 square-foot attached single-car garage would be the second garage on the site and would result in a total of four garaged parking stalls on the site and a total of 1,311 square feet of garage area,
- + At 19.5 feet wide, the proposed dormer in the half story on the rear façade would be 56% of the length of the 35.1 foot wall next below.

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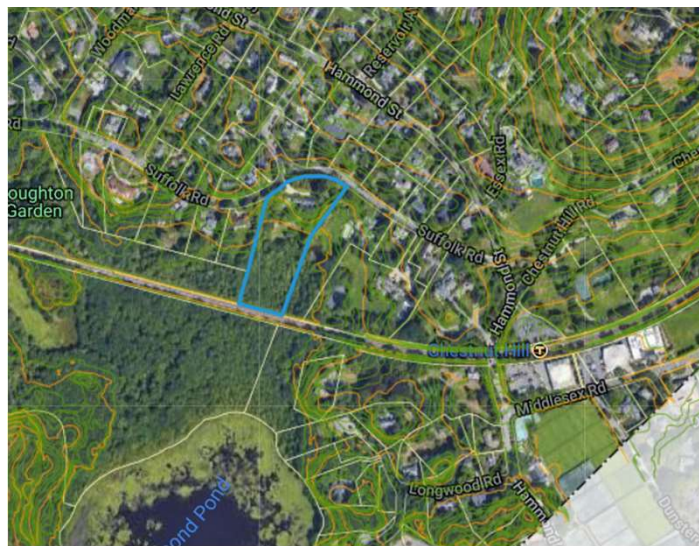
# Criteria to Consider

When reviewing this request, the Council should consider:

1. The specific site is an appropriate location for an expanded single-family dwelling as designed with the proposed second attached garage, garage area in excess of 700 square feet, and a dormer with a width that exceeds 50% of that of the wall next below. (§7.3.3.C.1)
2. The expanded single-family dwelling as designed with the proposed second attached garage, garage area in excess of 700 square feet, and a dormer with a width that exceeds 50% of that of the wall next below 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)

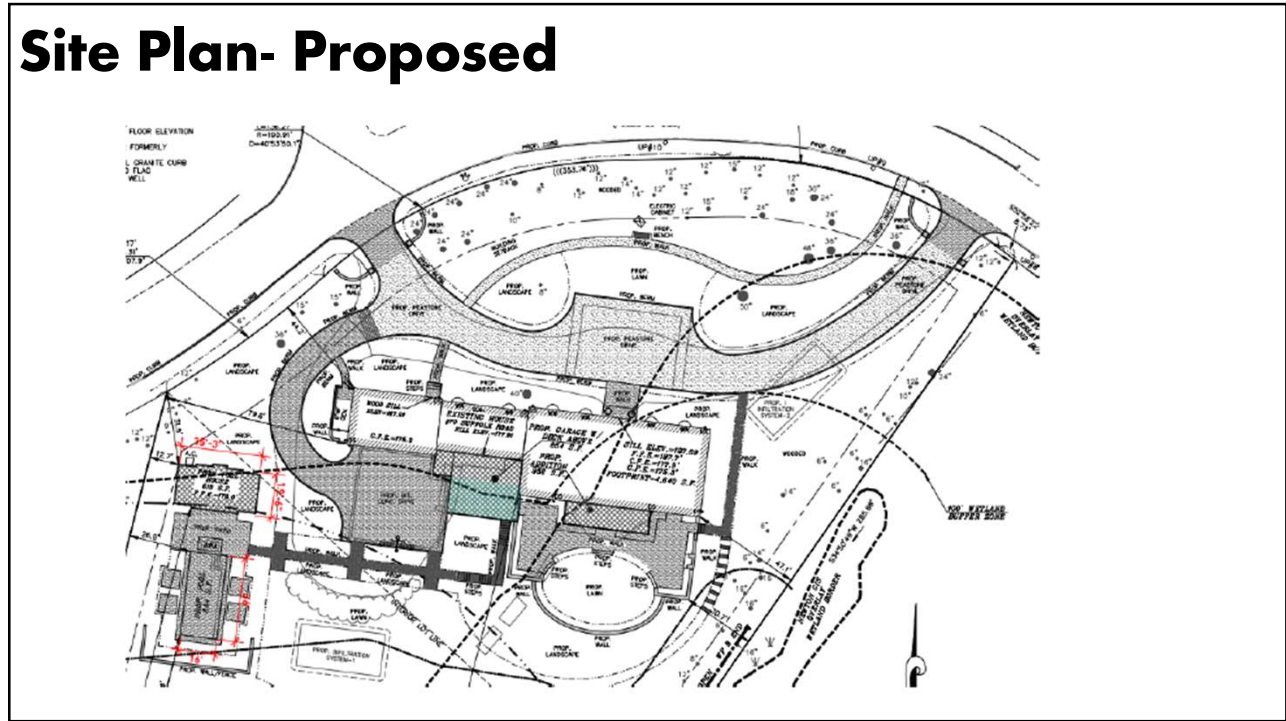
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## Aerial Map



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# Site Plan- Proposed



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# Proposed Elevations- rear



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# Proposed Elevations- rear



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# Photos



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## Photos



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## Findings

1. The specific site is an appropriate location for an expanded single-family dwelling as designed with the proposed second attached garage, garage area in excess of 700 square feet, and a dormer with a width that exceeds 50% of that of the wall next below. (§7.3.3.C.1)
2. The expanded single-family dwelling as designed with the proposed second attached garage, garage area in excess of 700 square feet, and a dormer with a width that exceeds 50% of that of the wall next below 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)

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## Conditions

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