

City of Newton Planning and Development

Petition: #227-23

Special Permit/Site Plan Approval to raze the dwelling and construct a four-unit three-story multi-family dwelling

June 27, 2023



107-109 Elliot Street

Zoning Relief

Zoning Relief Required		
Ordinance		Action Required
§3.4.1	Request to allow a multi-family dwelling	S.P. per §7.3.3
§3.2.6	Request to alter a nonconforming front setback	S.P. per §7.3.3
§7.8.2.C.2		
§5.1.8.B.1	Request to reduce the width of parking stalls	S.P. per §7.3.3
§5.1.13		
§5.1.8.B.6	Request to allow a restricted end stall	S.P. per §7.3.3
§5.1.13		
§5.4.2	Request to allow a retaining wall greater than four feet in height within the setback	S.P. per §7.3.3

Criteria to Consider

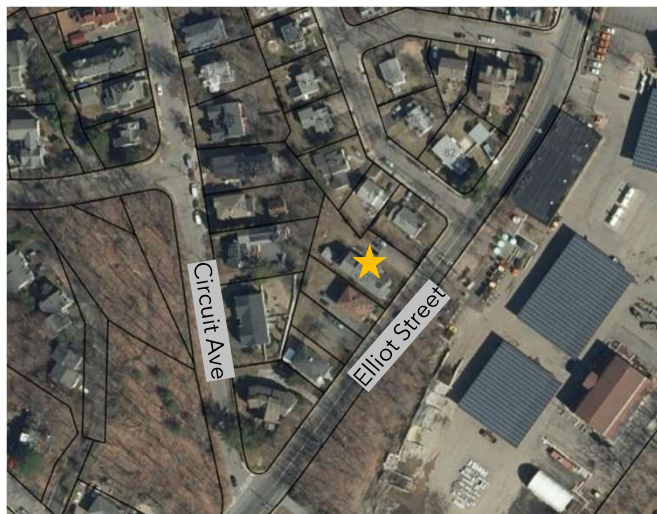
When reviewing this request, the Council should consider:

- The site in MR-2 is an appropriate location for the proposed four residential units. (§7.3.3.C.1)
- The proposed four residential units will not adversely affect the neighborhood (§7.3.3.C.2)
- The proposed four residential units will not 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)

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Aerial Map

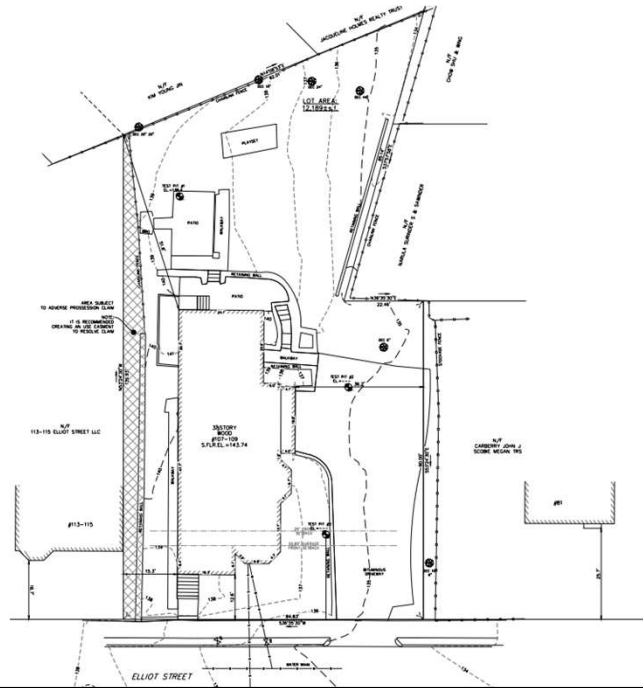


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Site Plan

Existing conditions

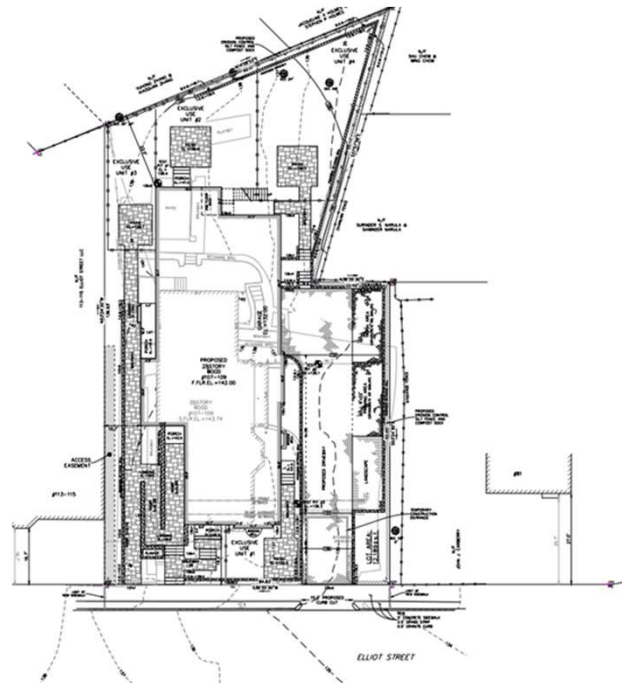


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Site Plan

Proposed conditions



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Landscape plan



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Front & Rear Elevation



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Left Elevation



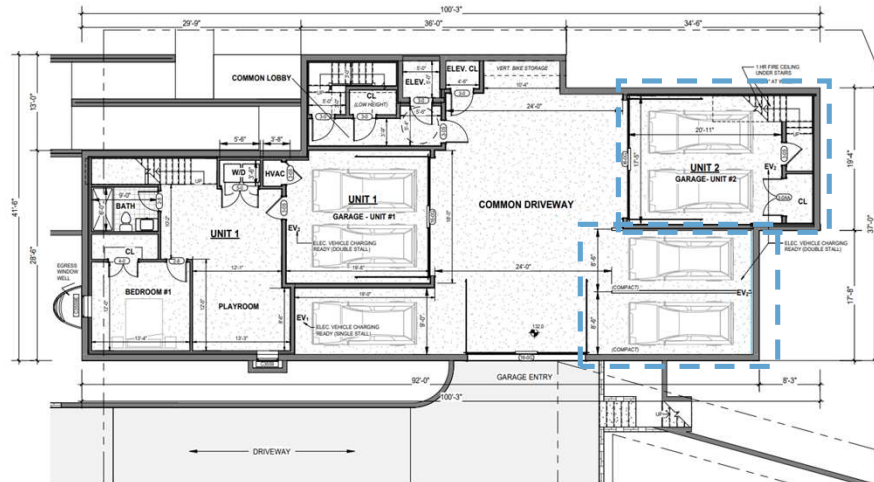
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Right Elevation



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Basement floor plan



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Findings

1. The specific site is an appropriate location for the proposed residential project in the Multi-Residence 2 (MR-2) zone because it is a residential use. (§7.3.3.C.1)
2. The proposed residential project as designed will not adversely affect the neighborhood because the lot area per unit and lot size exceeds what is required for the district. (§7.3.3.C.2)
3. The proposed residential project will not create a nuisance or serious hazard to vehicles or pedestrians because parking will be provided on site and the shared driveway has adequate sightlines. (§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

1. Plan referencing
2. Rodent remediation
3. Construction management plan
4. All electric appliances and utilities
5. Standard building permit conditions
6. Standard occupancy conditions