

City of Newton Planning and Development

Petition: #447-22

Special Permit/Site Plan Approval to raze existing building and construct a 9-unit residential dwelling; to allow ground floor residential use with residential above; to allow a three-story structure with 36 feet in height; to allow an FAR of 1.20; to allow assigned parking stalls; to allow outdoor parking within five feet of a residential building; to allow restricted end stalls; to allow a reduced maneuvering aisle width; to reduce the driveway width for two-way traffic; to waive perimeter screening and to waive lighting

October 18, 2022



106 River Street

Zoning Relief

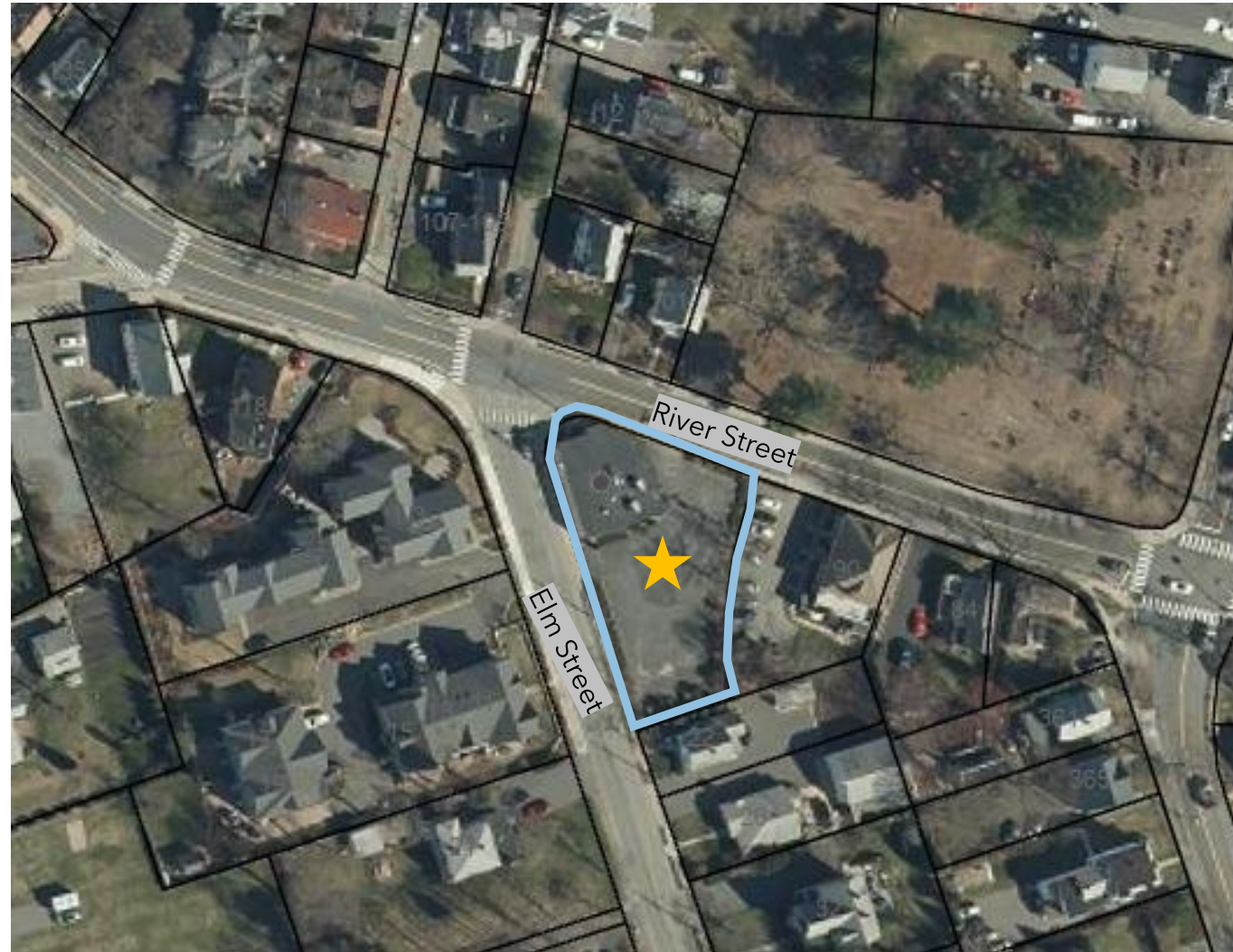
Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§4.4.1	Request to allow ground floor residential use with residential above	S.P. per §7.3.3
§4.1.2.B.3 §4.1.3	Request to allow a three-story structure with 36 feet in height	S.P. per §7.3.3
§4.1.3	Request to allow an FAR of 1.20	S.P. per §7.3.3
§5.1.3.E §5.1.13	Request to allow assigned parking stalls	S.P. per §7.3.3
§5.1.8.A.2 §5.1.13	Request to allow outdoor parking within five feet of a residential building	S.P. per §7.3.3
§5.1.8.B.6 §5.1.13	Request to allow restricted end stalls	S.P. per §7.3.3
§5.1.8.C §5.1.13	Request to allow a reduce maneuvering aisle width	S.P. per §7.3.3
§5.1.8.D.1 §5.1.13	Request to reduce the driveway width for two-way traffic	S.P. per §7.3.3
§5.1.9 §5.1.13	Request to waive perimeter screening	S.P. per §7.3.3
§5.1.10 §5.1.13	Request to waive lighting	S.P. per §7.3.3

Criteria to Consider

When reviewing this request, the Council should consider:

- The specific site is an appropriate location for the proposed multi-family dwelling as designed.
- The proposed multi-family dwelling as developed and operated will adversely affect the neighborhood.
- There will be no nuisance or serious hazard to vehicles or pedestrians.
- Access to the site over streets is appropriate for the types and numbers of vehicles involved.
- The proposed floor area ratio of 1.20 in a three-story structure is consistent with and not in derogation of the size, scale, and design of other structures in the neighborhood.
- Literal compliance with the parking requirements of the Newton Zoning Ordinance (Ordinance) is impracticable due to the nature of the use, or the location, size, width, depth, shape, or grade of the lot, or that such exceptions would be in the public interest or in the interest of safety or protection of environmental features.

Aerial Map



Landscape Plan

Proposed



Inclusionary Housing Plan

Unit Mix and Average Square Footage

Unit Type	Number of Units	Deed Restricted Units	Average Square Footage of Unit Type
One-Bedroom	1	0	1,559 sf
Two-Bedroom	6	1	1,553 sf
Three Bedroom	2	0	1,741 sf

Inclusionary Unit Mix and Income Levels

AMI	Unit	Bedrooms	Size
80%	TBD	2	TBD

Plans

Proposed
Front Elevation (Elm Street)



ELM STREET ELEVATION

Plans

Proposed Front Elevation (River Street)



RIVER STREET ELEVATION

Plans

Proposed Rear Elevation

