

City of Newton Planning and Development

Petition: #239-23

Special Permit/Site Plan Approval to construct an additional parking stall within a front setback

July 11, 2023



213 Jackson Street

Zoning Relief

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§5.1.7.A §5.1.13	Request to allow two parking stalls in the front setback	S.P. per §7.3.3

Criteria to Consider

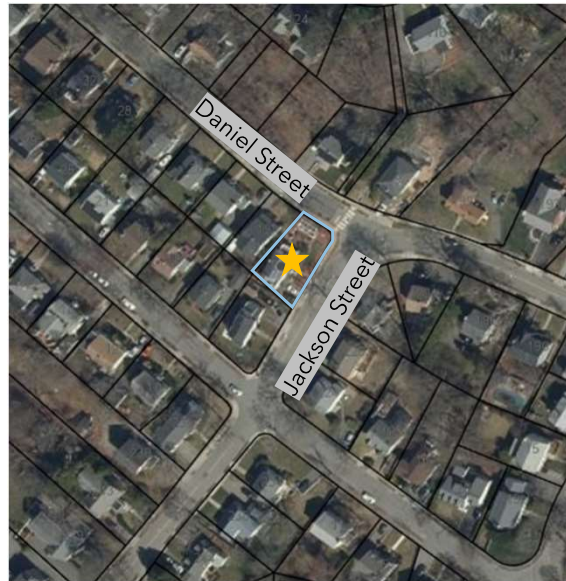
When reviewing this request, the Council should consider:

- The site is an appropriate location for the proposed additional parking stall within the front setback. (§7.3.3.C.1.)
- The additional parking stall within the front setback will adversely affect the neighborhood. (§7.3.3.C.2.)
- There will be no 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.)
- Literal compliance with the allowed number of parking stalls within the front setback 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. (§5.1.7.CA, §5.1.7.C, §5.1.13)

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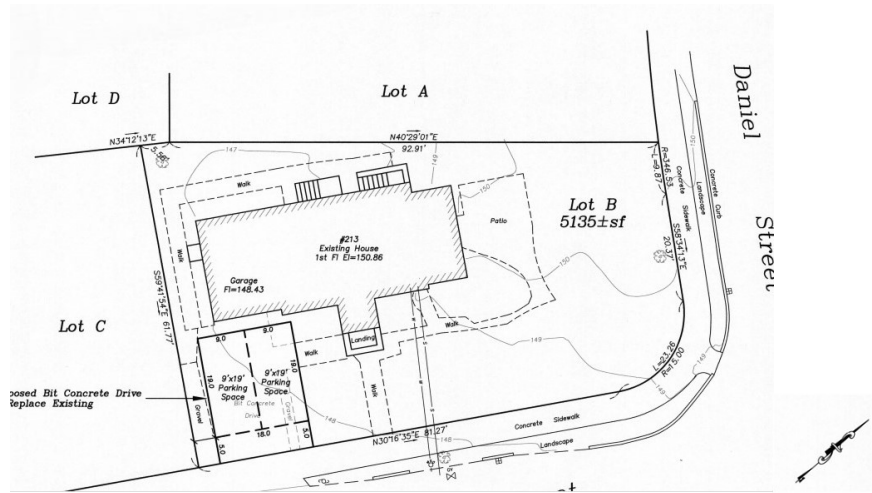
Aerial Map



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Site Plan



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Findings

1. The site is an appropriate location for the proposed second parking stall within the front setback because the parking will be in the same location as an existing driveway. (§7.3.3.C.1)
2. The additional parking stall within the front setback will not adversely affect the neighborhood because the second stall will be located in an area that is already paved. (§7.3.3.C.2)
3. There will be no nuisance or serious hazard to vehicles or pedestrians because the curb cut and configuration of the driveway will be similar to the existing conditions. (§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)
5. Literal compliance with the dimensional parking requirements is impracticable because the site is on a corner lot and an alternate location is likely to result in an increase in paved area. (§5.1.13)

6

Conditions

1. Plan referencing
2. Standard building permit conditions
3. Standard occupancy conditions