

# DEPARTMENT OF PLANNING AND DEVELOPMENT

## CITY OF NEWTON Massachusetts

**DATE:** October 13, 2023

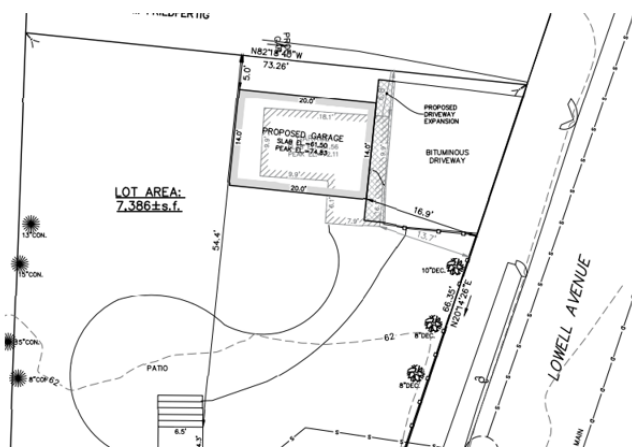
**TO:** City Council

**FROM:** Katie Whewell, Chief Planner for Current Planning

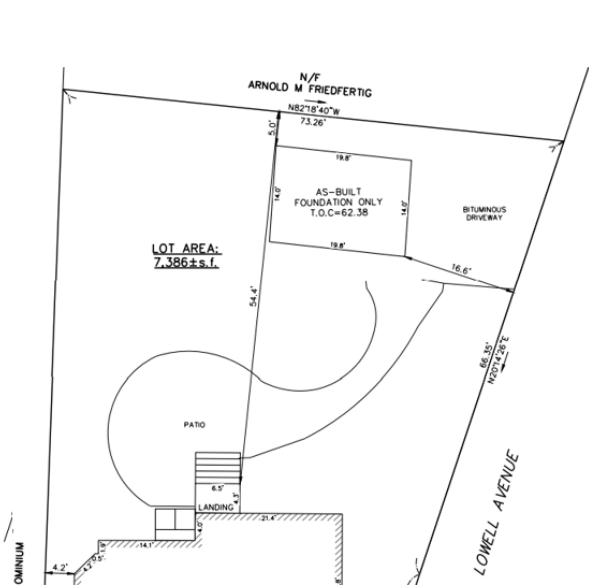
**SUBJECT:** Consistency Request  
#61-23, 80 Highland Avenue

The petitioner obtained Special Permit #61-23 on April 3, 2023 to alter a nonconforming front setback for a detached garage. The subject property is subject to two front setbacks for principal and accessory buildings due to its status as a corner lot. After the foundation was poured for the detached garage, it was discovered that the front setback was further altered from 16.9 feet (proposed) to 16.6 feet (as built). This places the proposed detached garage approximately four inches closer to the Lowell Avenue boundary. While this is closer than the approved garage, it ultimately results in an increased setback from the former garage which was nonconforming at 13.7 feet from Lowell Avenue.

The petitioners applied for a consistency ruling on August 21, 2023 and the Commissioner of Inspectional Services is seeking input from the Land Use Committee as to whether this is consistent with the approved plans.



Approved



As Built