

City of Newton Planning and Development

Petition: #316-23

Special Permit/Site Plan Approval

to construct a one-story addition to the right side and rear of the dwelling exceeding the maximum FAR

October 17, 2023



211 Dorset Road

Zoning Relief

| Zoning Relief Required | | |
|--------------------------------|---|-----------------|
| Ordinance | | Action Required |
| §3.1.3 §3.1.9 §7.8.2.C.2 | Request to further extend nonconforming FAR | 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 addition that requires relief to further extend the nonconforming FAR
- The proposed addition that requires relief to further extend the nonconforming FAR will not adversely affect the neighborhood
- If the addition will create a nuisance or serious hazard to vehicles or pedestrians,
- If access to the site over streets is appropriate for the types and numbers of vehicles involved,
- The proposed increase in the nonconforming FAR from .44 to .46, where .36 is the maximum allowed by-right, is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood, and if
- The proposed increase in nonconforming FAR is not substantially more detrimental than the existing nonconforming structure is to the neighborhood.

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Aerial Map



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Existing Site Plan



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Proposed Site Plan



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Front Elevation

Existing South Elevation



Proposed South Elevation



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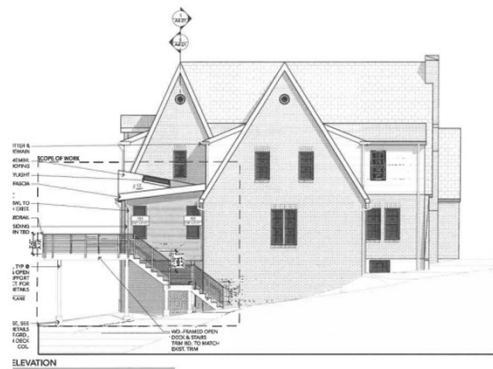
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Left Elevation

Existing West Elevation



Proposed West Elevation



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East Elevation

Existing East Elevation



Proposed East Elevation



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North Elevation

Existing North Elevation



Proposed North Elevation



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Findings

1. The proposed increase in the nonconforming floor area ratio from .44 to .46 where .36 is the maximum allowed by right is consistent with and not in derogation of the size, scale, or design of other structures in the neighborhood and will not be substantially more detrimental than the existing nonconforming structure is to the neighborhood because the addition meets all setback requirements and is not higher than the existing structure.
2. The site is an appropriate location for the proposed addition which increases the FAR from .44 to .46 where .36 is the maximum allowed by right because the addition will be unobtrusive and minimally visible from the street.
3. The addition which increases the FAR from .44 to .46 where .36 is the maximum allowed by right will not adversely affect the neighborhood because it is subordinate to the principal roofline of the dwelling.
4. There will be no nuisance or serious hazard to vehicles or pedestrians because the curb cut and driveway will be maintained in their current state.
5. Access to the site over streets is appropriate for the types and numbers of vehicles involved

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Conditions

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

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