

# City of Newton Planning and Development

Petition: #241-23

**Special Permit/Site Plan Approval** to demolish the existing dwelling and construct three single-family attached dwellings with dimensional waivers and parking dimensional waivers

September 19, 2023



**236 Chapel Street**

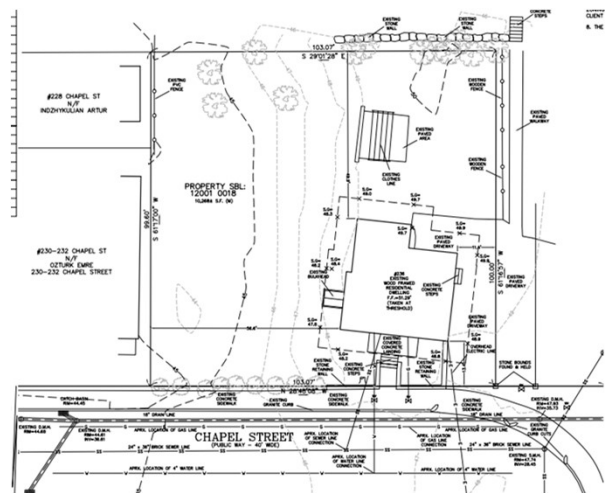
# Zoning Relief

Zoning Relief Required		
<i>Ordinance</i>	<i>Requested Relief</i>	<i>Action Required</i>
§3.4.1	To allow attached single-family dwellings	S.P. per §7.3.3
§3.2.4	To allow reduced lot area per unit	S.P. per §7.3.3
§3.2.4	To allow reduced side setback	S.P. per §7.3.3
§3.2.4	To allow reduced rear setback	S.P. per §7.3.3
§3.2.4	To exceed maximum lot coverage	S.P. per §7.3.3
§6.2.3.B.2	To allow parking within 20 feet of a side lot line and a driveway within 10 feet of the side lot line	S.P. per §7.3.3

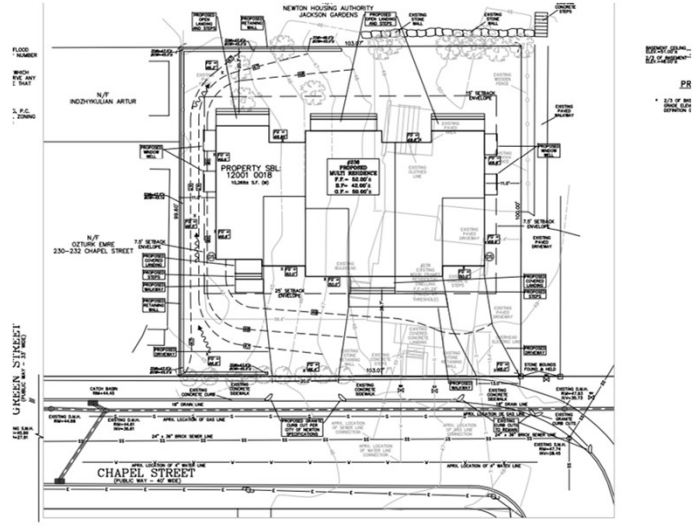
# Updates

- Plan revised to create separate front entrances for each unit
- New design approved by Historical Commission
- Changes are minor and bring design into compliance

# Existing Site Plan



# Proposed Site Plan



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# Original front elevation



FRONT ELEVATION

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## Revised front elevation



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## Findings

1. The specific site is an appropriate location for the proposed project as designed in the Multi Residence 2 district (MR-2) because it is a residential use in a residential district, and the neighborhood has existing structures with two family and multifamily uses. (§7.3.3.C.1)
2. The proposed residential project that requires relief for reduced lot area per unit, reduced side setbacks, a reduced rear setback, to exceed maximum lot coverage, and to allow parking within 20 feet of a side lot line and a driveway within 10 feet of the side lot line as designed will not adversely affect the neighborhood because the design has been carefully considered with input from the Newton Historical Commission and new plantings will be provided along the street frontage, enhancing the streetscape. (§7.3.3.C.2)
3. The proposed residential project will not create a nuisance or serious hazard to vehicles or pedestrians because the two driveways will provide adequate sightlines and access to the residences. (§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 required location of the parking and driveway on the site is impracticable due to the existing location of the driveway. (§5.1.13)

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## **Conditions**

1. Plan referencing
2. Operations & Maintenance plan
3. Construction management plan
4. All electric
5. Standard building permit conditions
6. Standard occupancy conditions