

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

August 8, 2023



236 Chapel Street

Zoning Relief

Zoning Relief Required		
Ordinance	Requested Relief	Action Required
§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

- New design must be approved by Historical Commission
- Design change required to create separate entrances for all each unit

Criteria to Consider

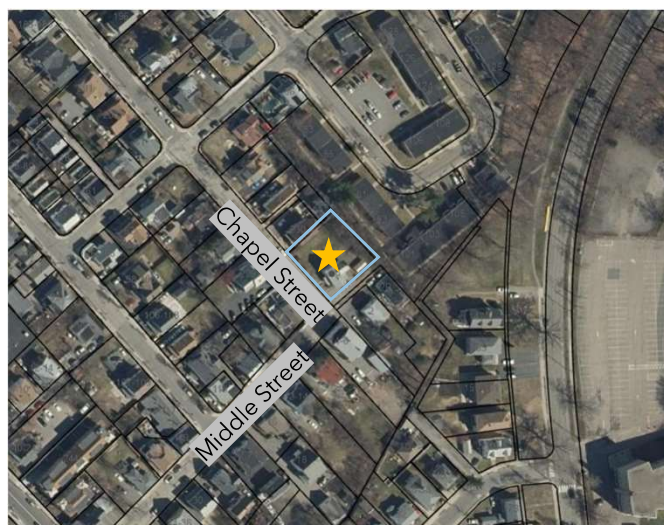
When reviewing this request, the Council should consider:

- The site in MR-2 is an appropriate location for the proposed residential development (§7.3.3.C.1)
- The proposed residential development will not adversely affect the neighborhood (7.3.3.C.2)
- The proposed residential development will not create a 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)

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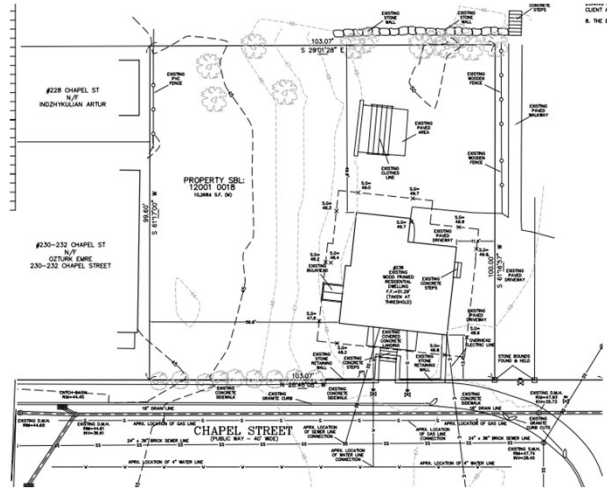
Aerial Map



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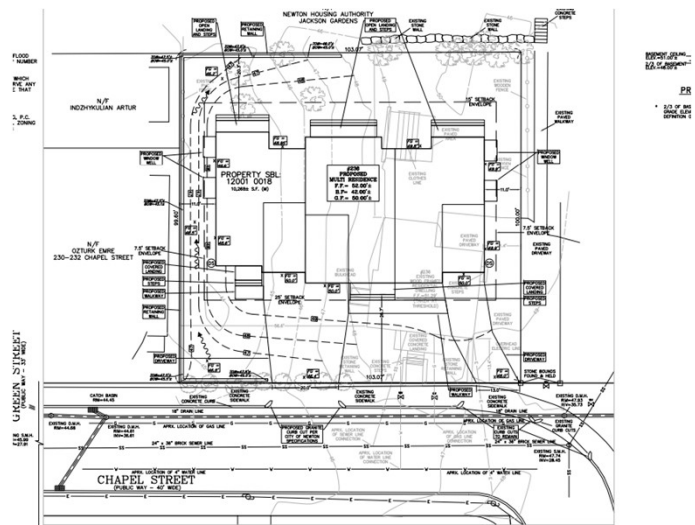
Existing Site Plan



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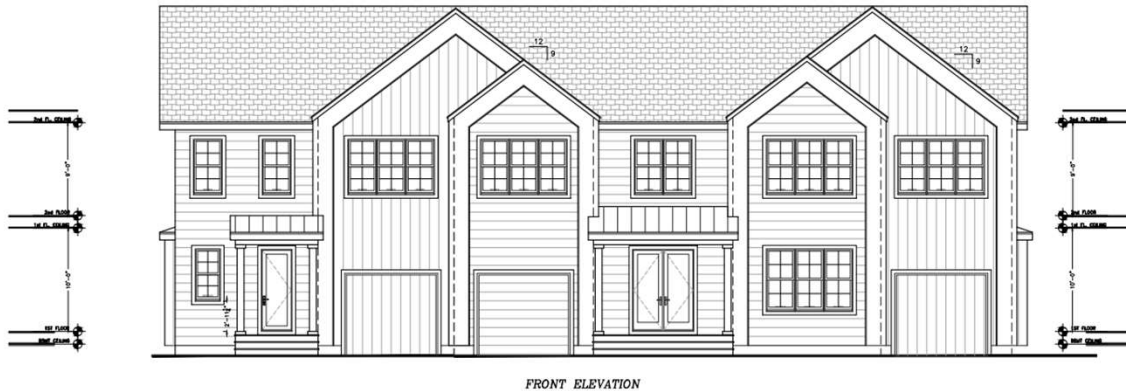
Proposed Site Plan



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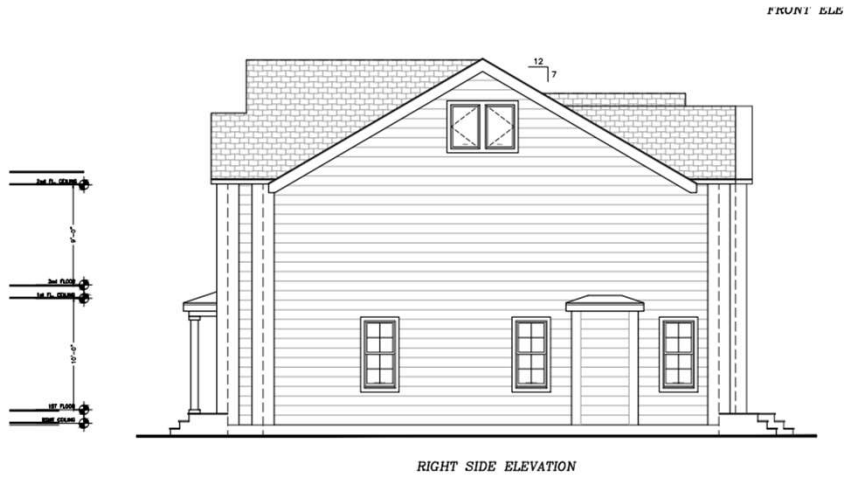
Front elevation



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Right side elevation



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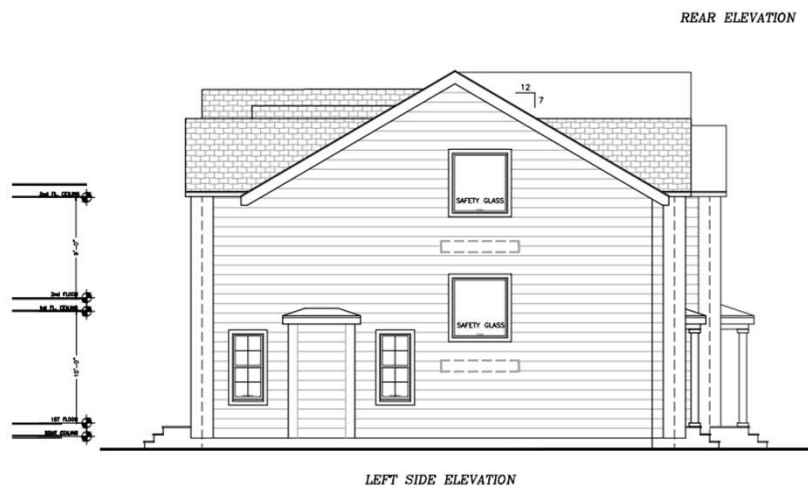
Rear elevation



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Left side elevation



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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)

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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

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