



Land Use Committee Report

City of Newton In City Council

Tuesday, January 09, 2024

Present: Councilors Kelley (Chair), Block, Downs, Farrell, Leary, Lobovits, and Lucas; absent: Councilor Laredo

Also Present: Councilors Albright, Oliver, and Wright

City Staff Present: Deputy Chief Planner Alyssa Sandoval, Senior Planner Joseph Iadonisi, Senior Planner Cat Kemmett, and Assistant City Solicitor Jonah Temple

All Special Permit Plans, Designs, Plan Memoranda and Application Materials, both past and present, can be found at the following link: [NewGov - City of Newton Land Use Committee Special Permit Search](#) .

The full video of the January 9, 2024, Land Use Meeting can be found at the following link: [January 9, 2024 Land Use Meeting](#)

- #15-24 **Class 2 Auto Dealers License**
STAN'S AUTOMOTIVE INC. D/B/A NEWTON AUTOMOTIVE and SALES
249 Centre Street
Newton Corner, MA 02458
Documents- <https://newtonma.viewpointcloud.com/records/813986>
- #16-24 **Class 2 Auto Dealers License**
MOTORCARS OF BOSTON INC.
1191 Washington Street
West Newton, MA 02465
Documents- <https://newtonma.viewpointcloud.com/records/812781>
- #17-24 **Class 2 Auto Dealers License**
JACOB & ASSOCIATES
1232 Washington Street
Newton, MA 02465
Documents- <https://newtonma.viewpointcloud.com/records/812706>
- #18-24 **Class 2 Auto Dealers License**
KG MOTORS LLC D/B/A KG MOTORS LLV
1235 Washington Street
Newton MA 02465
Documents- <https://newtonma.viewpointcloud.com/records/812376>

#19-24 **Class 2 Auto Dealers License**
ENZO'S AUTO SALES
10 Hawthorn Street
Newton, MA 02458
Documents- <https://newtonma.viewpointcloud.com/records/812038>

#20-24 **Class 2 Auto Dealers License**
VELOCITY MOTORS
14 Hawthorn Street
Newton, MA 02458
Documents- <https://newtonma.viewpointcloud.com/records/812028>

Action: **Land Use Approved 7-0**

Note: Chair Kelley introduced the above auto dealer's licenses, and confirmed with the clerk there were no outstanding issues with any of the properties. With no questions or concerns from the Committee, Councilor Lucas motioned to approve which passed unanimously.

#14-24 **Request for Extension of Time to Exercise Special Permit #419-22 at 148
Auburndale Avenue**
CHRISTOPHER AND GRETCHEN RUTAN petition for Extension of Time to October 17, 2025 to construct two-story additions to the front and rear of the dwelling further reducing and vertically extending the nonconforming front setbacks at 148 Auburndale Avenue, Ward 3, Newton, on land known as Section 33 Block 18 lot 03, containing approximately 6,616 sq. ft. in a district zoned SINGLE RESIDENCE 3. Ref: 7.3.3, 7.4, 3.1.3, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Action: **Land Use Approved 7-0**

Note: Councilor Kelley introduced the above extension of time. Councilor Lucas motioned to approve which passed unanimously.

#13-24 **Request to further extend nonconforming FAR at 140 Dickerman Road**
MARTINE MARTELL petition for SPECIAL PERMIT/SITE PLAN APPROVAL to enclose a second level sunporch and construct a new basement access, further extending the nonconforming FAR at 140 Dickerman Road, Ward 5, Newton Highlands, on land known as Section 54 Block 38 Lot 12, containing approximately 6,600 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 3.1.3, 3.1.9, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Action: **Land Use Approved 7-0; Public Hearing Closed 7-0**

Note: Joe Iadonisi, Senior Planner presented the request to covert the porch to a living space and to construct a new basement access further extending nonconforming FAR at 140 Dickerman Road. The presentation is attached, and additional back-up can be found at the following link: <https://newtonma.viewpointcloud.com/records/809603> . All work will be done within the existing footprint.

Lee Dearborn, principal designer and general contractor explained the work that would be done at the property. This work will conceal the bulkhead to the basement from the back yard.

The public hearing was opened, and no members of the public spoke about this item.

A councilor asked if there would be changes to the impervious surface. Mr. Dearborn noted there would be no change.

Councilors expressed support for the project.

The committee reviewed the draft Council order and Councilor Downs motioned to close the public hearing and approve item #13-24 which passed unanimously.

#11-24 **Request to exceed FAR and vertically extend a nonconforming setback in an accessory building at 887 Commonwealth Avenue**

ARONE BROS LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct additions to all sides of the dwelling, as well as to raze and construct a detached garage which extends a nonconforming setback, and extends the nonconforming FAR at 887 Commonwealth Avenue, Ward 2, Newton Centre, on land known as Section 24 Block 43 Lot 05, containing approximately 8,310 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 3.1.3, 3.1.9, 3.4.3.A.1, 7.8.2.C.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Action: **Land Use Approved 7-0; Public Hearing 7-0**

Note: Joe Iadonisi, Senior Planner presented the request to make additions to the first and second story space, reconstruction of the garage, exceeding FAR and continuing nonconforming setbacks at 887 Commonwealth Avenue. The presentation is attached, and additional back-up can be found at the following link: <https://newtonma.viewpointcloud.com/records/811754>. The proposal will add a car port with living space on the second floor. There will be a small attic on third floor. There would be a detached garage built to the rear of the structure.

John Arone, on behalf of the petitioners noted that the Historic Commission signed off on the project and allowed the demolition of the existing garage. They moved the garage away from the left side and rear of the property to give their neighbors additional space. The space above the garage would be used for storage, and noted they worked with the neighbors..

The public hearing was opened.

Jerome Zolit, 32 Commonwealth Park inquired about the fence along the backside of the property, and Mr. Arone noted the fence would be replaced along with a small retaining wall being added.

Bruce Micley, 895 Commonwealth Ave expressed support for the project.

Joe Ristuccia, 12 Hazelton Road, expressed opposition of approving the special permit due to the increase in FAR, and the FAR is too large for the neighborhood.

Mr. Arone noted that they are allowed to build to a height of 36 feet but they are only building to 28 feet to avoid being too tall for the neighbors.

Councilors voiced support for the project and noted the outreach the petitioners did with the neighbors.

A councilor questioned what the height of the stories are and what the square area of the building is. Mr. Arone noted that it would be 8 feet in the basement, 9 feet on the first and second story, and room for the HVAC equipment in the attic. Noted the square area is going from 3800 square feet to 4400 square feet.

A councilor asked if any trees were removed and about any change in impervious surface. Mr. Arone noted that one tree was approved to be removed, and they would be planting trees as a replacement. Stated impervious surface goes up from 50% to 60.5%.

The committee reviewed the draft Council order and Councilor Downs motioned to close the public hearing and approve item #11-24 which passed unanimously.

#10-24 **Request to allow three single-family attached dwellings in two buildings, to waive certain dimensional requirements and two parking stalls at 199 Church Street**

GLENSHANE PROPERTIES petition for SPECIAL PERMIT/SITE PLAN APPROVAL to convert the accessory apartment into a separate dwelling, resulting in three single-family attached dwellings in two separate structures with dimensional waivers and parking waivers at 199 Church Street, Ward 1, Newton, on land known as Section 12 Block 13 Lot 16, containing approximately 10,688 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 3.4.1, 3.2.4, 3.4.2, 5.1.4, 5.1.13, 6.2.3.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Action: **Land Use Held 7-0; Public Hearing Opened**

Note: Cat Kemmett, Senior Planner presented the request to allow three single-family attached dwellings in two buildings, to waive certain dimensional requirements and two parking stalls at 199 Church Street. The presentation is attached, and additional back-up can be found at the following link: <https://newtonma.viewpointcloud.com/records/810672> . There was a special permit from 2022 that allowed the use of the structure at the rear to be used as an accessory building. There would be no changes to the physical structures of the buildings. The accessory apartment in the rear would be changed in use to an attached single-family dwelling. Relief is needed for parking in the front and side setbacks. The parking stall in the front setback is a new stall. Staff recommend the stall in the front setback be pushed back or have impervious pavers be added.

Mark Sangiolo, architect for the project, noted that the changes would allow different size units be available to the public. Noted they would have moved forward with three separate units instead of accessory dwelling at the time of the original permit if they realized they could.

The public hearing was opened.

MaryLee Belleville, 136 Warren Street, expressed concern for the ADU ordinance and the ownership requirement. Asked if there was a demolition delay, and Mr Sangiolo noted it was approved by historic. Asked if it had to go back to historic because of changes in the project, but it was noted by planning that it would not have to go in front of historic because there were no changes to the physical structure of the property. Jonah Temple, Assistant City Solicitor noted that if approved this would not be an accessory unit so it would not have to comply with ownership requirements.

Councilors voiced concern with parking in the front setback and the lack of impervious surface.

Mr. Sangiolo noted that they would take a look at pushing back the parking stall.

A councilor questioned if the goal of the project is to have three single family dwellings for sale, which Mr. Sangiolo confirmed that was the case.

A councilor noted a desire to waive the extra parking stall instead of adding the extra stall in the front.

Councilor Leary motioned to hold item #10-24 which passed unanimously.

#12-24 **Request to allow ground floor residential use, to allow three stories and a 39.3-foot height, to exceed FAR, and associated parking waivers at 209-211 Adams Street**

CLAIRE A. LEONE, DEBORAH SYLVESTER, AND LISA CAIRA petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raze the existing dwelling and construct a three story, five-unit residential building with more than 10,000 square feet which exceeds the FAR and requires associated parking waivers at 209-211 Adams Street, Ward 1, Newton, on land known as Section 14 Block 18 Lot 16, containing approximately 8,830 sq. ft. of land in a district zoned BUSINESS2. Ref: Sec. 7.3.3, 4.4.1, 4.1.2.B.2, 4.1.2.B.3, 4.1.3, 5.1.7.A of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Action: **Land Use Approved Subject to Second Call 7-0; Public Hearing Closed**

Note: Joe Iadonisi, Senior Planner presented the request to further extend a nonconforming 3.5 story single-family dwelling at 209-211 Adams Street. The presentation is attached, and additional back-up can be found at the following link: <https://newtonma.viewpointcloud.com/records/807759> . There will be 10 parking stalls on site with each tenant having a garage stall and a surface stall. Staff noted the height and FAR is a bit high for the area. The City Engineer issues a memo noting there would be a sewer inflow infiltration mitigation cost of \$75,567 if approved.

Laurance Lee, Rosenberg, Freedman, and Lee LLP, stated that in terms of density that this proposal would be consistent with the neighborhood. Noted that that the height of 39 feet is the technical height of the building as that is the height to the top of the rooftop access hatches, but the roof of the building is closer to 32 feet. Highlighted that they worked closely with the community to come up with a project that fits the community. The community asked for the project to go from 6 units to 5 units, and that all required parking was met on site.

MaryLee Belleville, 136 Warren Street noted a desire for the committee to discuss how the parking of this project aligns with the vision of the City.

Terry Sauro, 44 Cook Street, Janine Stewart, 251 Adams Street, Paul Antonellis 14-16 Murphy Court, Danielle Marzilli, 215-217 Adams Street, and Anthony Pellegrini Jr, 56 Clinton Street expressed support for the project and the changes made by the developer including having all parking on site during discussions with the community.

Councilors noted concern with the number of parking stalls. Would like to see fewer parking spaces with the neighborhood being walkable and feels having the parking will add cars to the neighborhood.

A councilor questioned how the open space changes with the project with Mr. Lee noting that it decreases from 53% to 21%. Stated a desire for more permeable area on site.

A councilor asked about the rooftop hatches and if units would have their own rooftop deck. Asked if the current design was seen by the Urban Design Commission. Mr. Lee showed pictures of the hatches, and confirmed each unit has their own private roof deck. Mr. Lee confirmed it was seen by the Urban Design Commission, and they liked the individual town house feel.

Councilors noted support for the project and the number of parking spaces on site, and with the efforts the petitioner took in working with the community.

A councilor asked about traffic congestion data and what this would do to traffic in the area. Ms. Sandoval noted that a traffic study is not required for this size of project.

Mr. Lee noted there is no drainage on the site currently and they would be required to contain all runoff water on site. Stated the desire for the project to be voted on and feels the project is an example of a balance of what the community, developer, and city wants.

Brian Timm, engineer for the project noted that the drainage would handle runoff on site, and they would be working with City Engineering to address any issues with drainage on site.

The committee reviewed the draft Council order and Councilor Leary motioned to close the public hearing and approve item #12-24 which passed unanimously.

The committee adjourned at 9:30pm.

Respectfully Submitted,

Andrea Kelley, Chair

City of Newton Planning and Development

Petition: #13-24
Special Permit/Site Plan Approval
Conversion of porch to living space and
construction of new basement access, further
extending nonconforming FAR
January 9, 2023



140 Dickerman Rd.

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 proposed increase in the FAR from .48 to .52 where .44 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 (§3.1.3, §3.1.9).
- The proposed increase in the FAR from .48 to .52 where .44 is the maximum allowed by right will be substantially more detrimental than the existing nonconforming structure is to the neighborhood (§7.8.2.C.2).

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Aerial Map

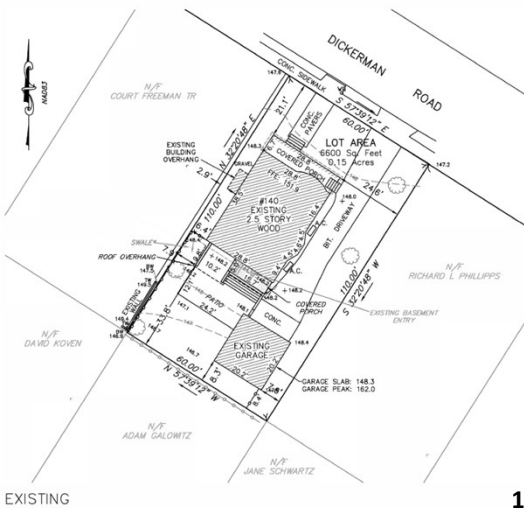


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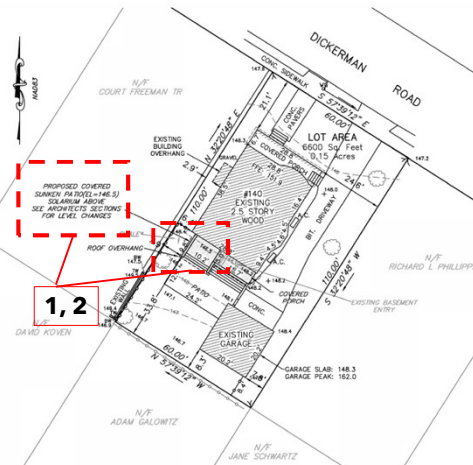
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Site Plan

Existing Site Plan



Proposed Site Plan



- PROPOSED
1. Proposed enclosure of sunporch
 2. Proposed sunken patio

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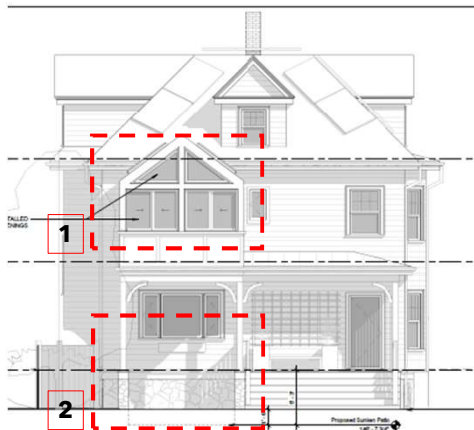
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Elevations

Existing Rear Elevation



Proposed Rear Elevation



1. Proposed enclosure of sunporch
2. Proposed sunken patio

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Findings

- The proposed addition to extend the nonconforming Floor Area Ratio from 0.52 to 0.48 where 0.44 is the maximum allowed will not be substantially more detrimental to the neighborhood and abutting properties and not in derogation of the size, scale and design of other structures in the vicinity. This is given the proposed additions are at the rear of the building and will not add to the footprint or height of the building (§3.1.3, §3.1.9)(§7.8.2.C.2).

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Conditions

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

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City of Newton Planning and Development

Petition: #11-24

Special Permit/Site Plan Approval

Addition to first and second story space,
reconstruction of garage, exceeding FAR and
continuing nonconforming side setbacks

January 9, 2023



887 Commonwealth Ave.

Zoning Relief

Zoning Relief Required		
Ordinance		Action Required
§3.1.3 §3.1.9	Request to exceed FAR	S.P. per §7.3.3
§3.4.3.A.1 §7.8.2.C.2	Request to alter and vertically extend a nonconforming rear setback in a detached accessory building	S.P. per §7.3.3

Criteria to Consider

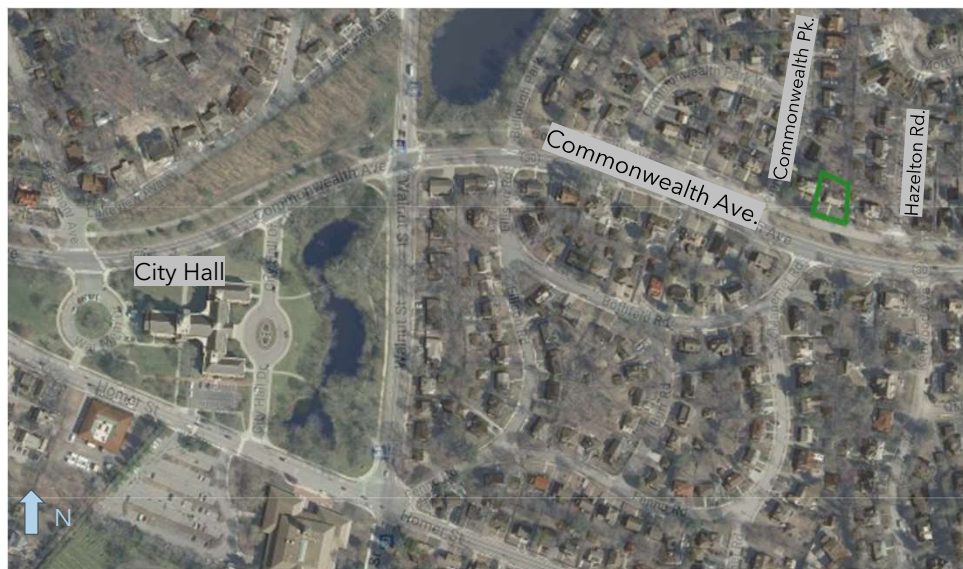
When reviewing this request, the Council should consider:

- The site in the SR2 zone is an appropriate location for the additions to the dwelling and garage that exceed the FAR (§7.3.3.C.1).
- The proposed additions will not adversely affect the neighborhood (§7.3.3.C.2).
- The proposed addition 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).
- The proposed increase in the FAR from .39 to .48 where .41 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 (§3.1.3, §3.1.9).
- The proposed addition which will alter and extend the nonconforming side setback will be substantially more detrimental than the existing nonconforming detached structure is to the neighborhood (§7.8.2.C.2)
- The proposed detached structure which will alter and extend the nonconforming rear setback will be substantially more detrimental than the existing nonconforming detached structure is to the neighborhood (§7.8.2.C.2)

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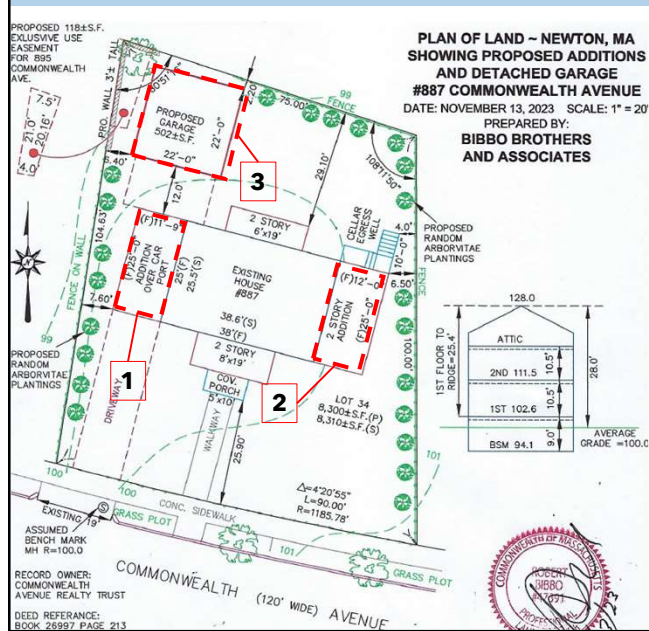
Aerial Map



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Site Plan



1. Proposed addition over the carport
2. Proposed addition above first floor
3. Proposed raising and construction of the garage

Elevations



Elevations- Continued

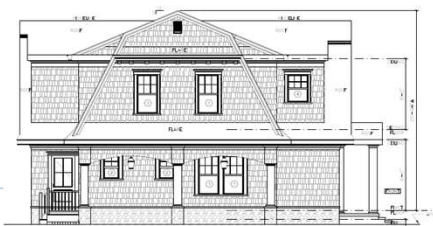
Existing Left Elevation



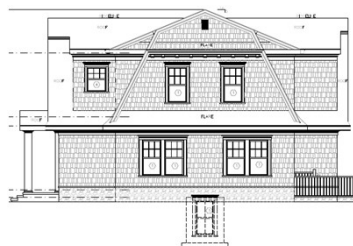
Existing Right Elevation



Proposed Left Elevation with Garage



Proposed Right Elevation with Garage



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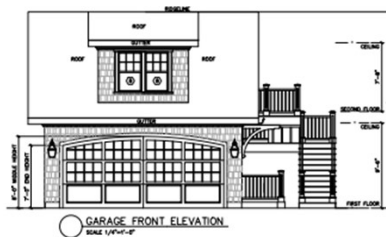
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Elevations- Continued

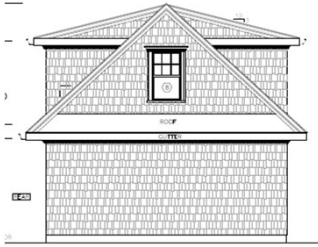
Proposed Garage Right Elevation



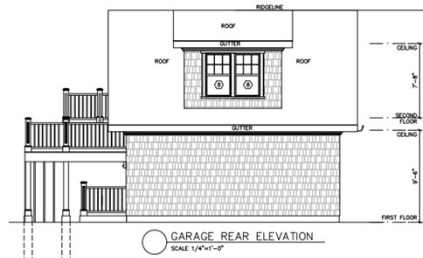
Proposed Garage Front Elevation



Proposed Garage Left Elevation



Proposed Garage Rear Elevation



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Findings

1. The proposed additions to the second story of the principal building that will exceed the maximum allowed Floor Area Ratio of 0.41, with an increase from 0.39 to 0.48, will not be substantially more detrimental to the neighborhood and abutting properties and not in derogation of the size, scale and design of other structures in the vicinity. The additions will result in a building that matches the character and style of neighboring dwellings (§3.1.3, §3.1.9).
2. The proposed additions that will extend the structure vertically within the nonconforming rear setback are not in derogation of the size, scale and design of other structures in the vicinity. The proposal shows an increase in the setbacks that bring the property closer to compliance and will be screened by the fence and vegetation on the property (§7.8.2.C.2).

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Conditions

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

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City of Newton Planning and Development

Petition: #10-24

Special Permit/Site Plan Approval
to allow three single-family attached dwellings
in two buildings, to waive certain dimensional
requirements and one parking stall

January 9, 2024



199 Church Street

Aerial Map



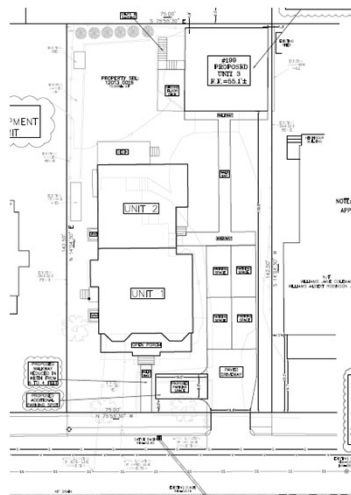
Zoning Relief

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 reduce the required lot area per unit	S.P. per §7.3.3
§3.4.2	To reduce minimum front setback	S.P. per §7.3.3
§3.4.2	To reduce minimum side setback	S.P. per §7.3.3
§3.4.2	To reduce minimum rear setback	S.P. per §7.3.3
§3.4.2	To exceed lot coverage	S.P. per §7.3.3
§5.1.4	To waive one parking stalls	S.P. per §7.3.3
§5.1.13		
§5.1.7.A	To allow parking stalls within the front and side setbacks	S.P. per §7.3.3
§5.1.13		
§6.2.3.B.2	To allow a driveway within 10 feet of the side lot line and parking within 20 feet of the side lot line	S.P. per §7.3.3

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Existing Site Plan



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Criteria to Consider

When reviewing this request, the Council should consider:

- The site and structures as proposed are an appropriate location for the proposed three single family attached dwellings (7.3.3.C.1)
- The proposed three single-family attached dwellings will not adversely affect the neighborhood (§7.3.3.C.2)
- The proposed three single-family attached dwellings 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)
- Literal compliance with the required amount of parking 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 (§5.1.13)

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Findings

1. The specific site in the Multi Residence 1 (MR-1) district is an appropriate location for three single family attached dwellings in two separate buildings with reduced lot area per unit, reduced front setback, reduced side setback, reduced rear setback, with one parking stall waived, parking stalls within the front and side setbacks, and with a driveway within 10 feet of the side lot line and parking within 20 feet of the side lot line because there is a diverse mix of residential building sizes and configurations in the area. (§7.3.3.C.1)
2. The project as proposed will not adversely affect the neighborhood because the total number of units on the site will remain the same and no additional square footage will be added to the existing structures. (§7.3.3.C.2)
3. There will be no nuisance or serious hazard to vehicles or pedestrians because the existing curb cut and driveway location will be maintained. (§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 amount of parking is not in the public interest because it would require a further increase in the nonconforming lot coverage and additional impervious paving. (§5. 1.13)

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Conditions

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

City of Newton Planning and Development

Petition: #12-24

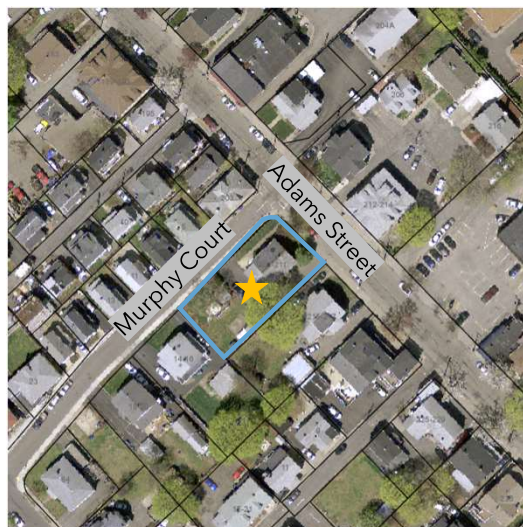
Special Permit/Site Plan Approval
to allow ground floor residential use, to allow
three stories and 39.3-foot height, to exceed
FAR, and associated parking waivers

January 9, 2024

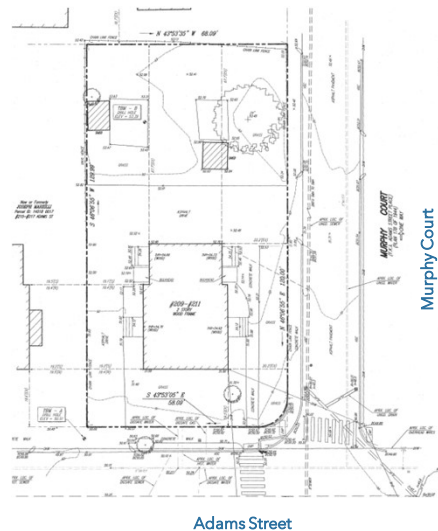


209-211 Adams Street

Aerial Map



Existing Site Plan



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Zoning Relief

Zoning Relief Required		
Ordinance		Action Required
§4.4.1	Request to allow ground floor residential use	S.P. per §7.3.3
§4.1.2.B.2	Request for site plan review for a building with more than 10,000 square feet	S.P. per §7.3.3
§4.1.2.B.3	Request to allow a three-story structure with 39.3 feet in height	S.P. per §7.3.3
§4.1.3		S.P. per §7.3.3
§4.1.3	Request to allow an FAR of 1.25	S.P. per §7.3.3
§5.1.7.A	Request to allow parking within the front and side setbacks, and within five feet of the street	S.P. per §7.3.3

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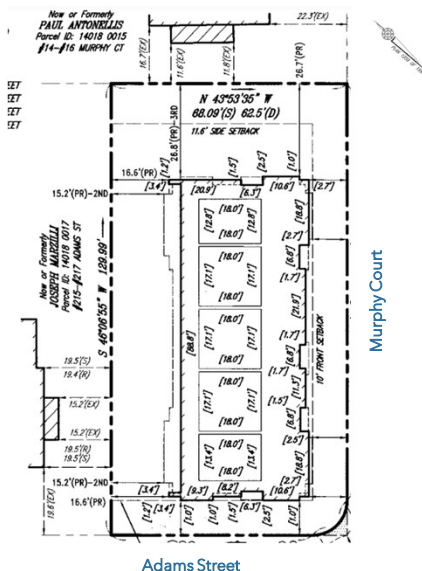
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Criteria to Consider

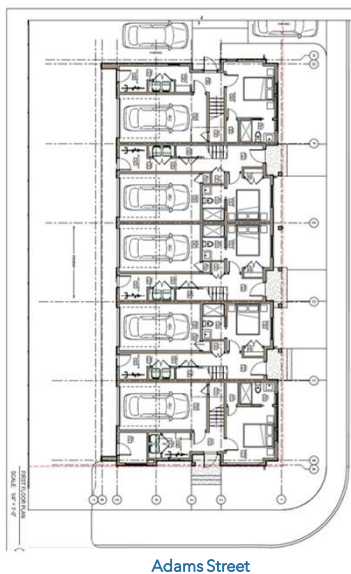
When reviewing this request, the Council should consider:

- The site in BU-2 is an appropriate location for the proposed five residential units with three stories and 39.3 feet in height, a ground floor residential use, a Floor Area Ratio (FAR) of 1.25, site plan review for a building with more than 10,000 square feet, parking within the front and side setbacks, and parking within five feet of the street. (§7.3.3.C.1)
- The proposed five residential units with three stories and 39.3 feet in height, a ground floor residential use, a Floor Area Ratio (FAR) of 1.25, site plan review for a building with more than 10,000 square feet, parking within the front and side setbacks, and parking within five feet of the street will not adversely affect the neighborhood (7.3.3.C.2)
- The proposed five residential units with three stories and 39.3 feet in height, a ground floor residential use, a Floor Area Ratio (FAR) of 1.25, site plan review for a building with more than 10,000 square feet, parking within the front and side setbacks, and parking within five feet of the street 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)
- The proposed FAR of 1.25 where up to 1.00 is allowed by right is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood (§4.1.3)
- Literal compliance with the number of parking stalls within the front and side setbacks and within five feet of the street 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 (§5.1.13)

Proposed Site Plan



Parking



Murphy Court

Adams Street

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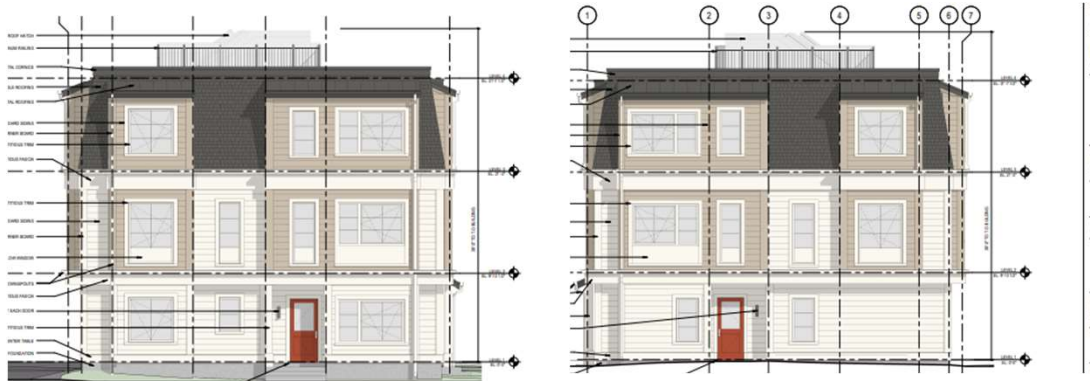
North elevation (Murphy Court)



8

8

East and west elevations



East elevation (Adams St.)

West elevation (rear)

9

9

South elevation



10

10

Conditions

1. Plan referencing
2. Operations & Maintenance plan
3. Rodent remediation
4. Construction management plan
5. All electric
6. Infiltration & inflow fee of \$75,567
7. Standard building permit conditions
8. Standard occupancy conditions



209-211 Adams Street

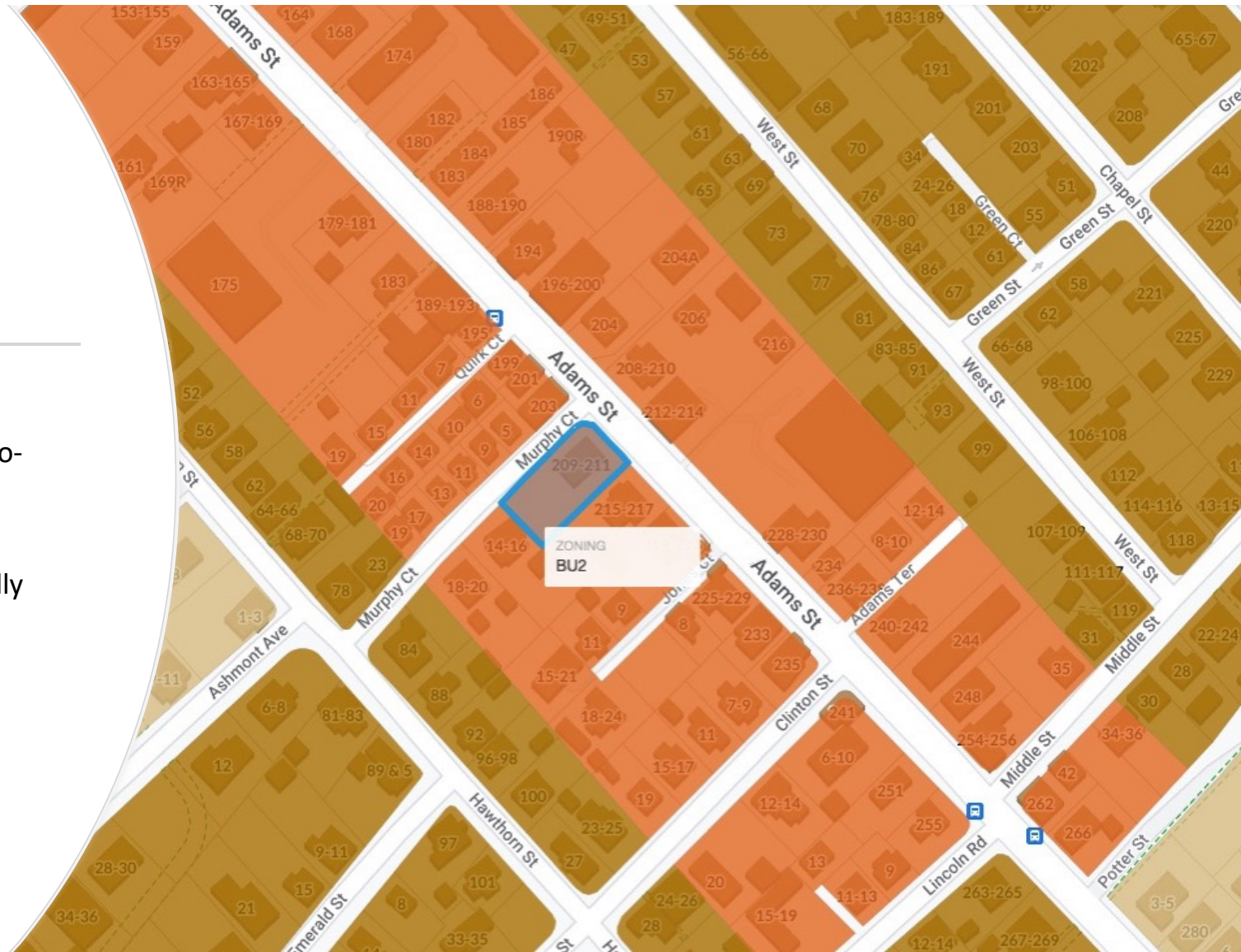
Land Use Committee

Public Hearing

January 9, 2024

Zoning Map & Site Information

- BU2 Zoning District
- Existing Non-Conforming Two-Family House
- 8,830 SF of land
- Existing House Not Historically Significant (per NHC)
- Reviewed by UDC







Existing House

- Street Views from Google Maps
- Mixed Use Neighborhood



Proposed New Building

- Five Residential Units; Each with one-car garage and one exterior parking space
- Three Stories (Max. allowed under SP is Four Stories)
- 39.3 feet in height (Max. allowed under SP is 48 feet)
- 1,766 SF of Lot Area Per Unit (Min. Required 1,200 SF/Unit)
- 1.25 FAR (Max. allowed under SP is 1.50)
- Will meet or exceed sustainability/energy efficiency requirements



Background and Neighborhood Outreach

PROJECT REDUCED
FROM 6 TO 5 UNITS

HEIGHT AND MASSING
OF BUILDING REDUCED

DESIGN OF BUILDING
CHANGED TO MORE
RESIDENTIAL FEEL

CHANGES TO FAÇADE
TO PROMOTE PRIVACY
OF NEIGHBORS AND
RESIDENTS

PARKING AS REQUIRED
PER ZONING AND
NEIGHBORHOOD
REQUEST

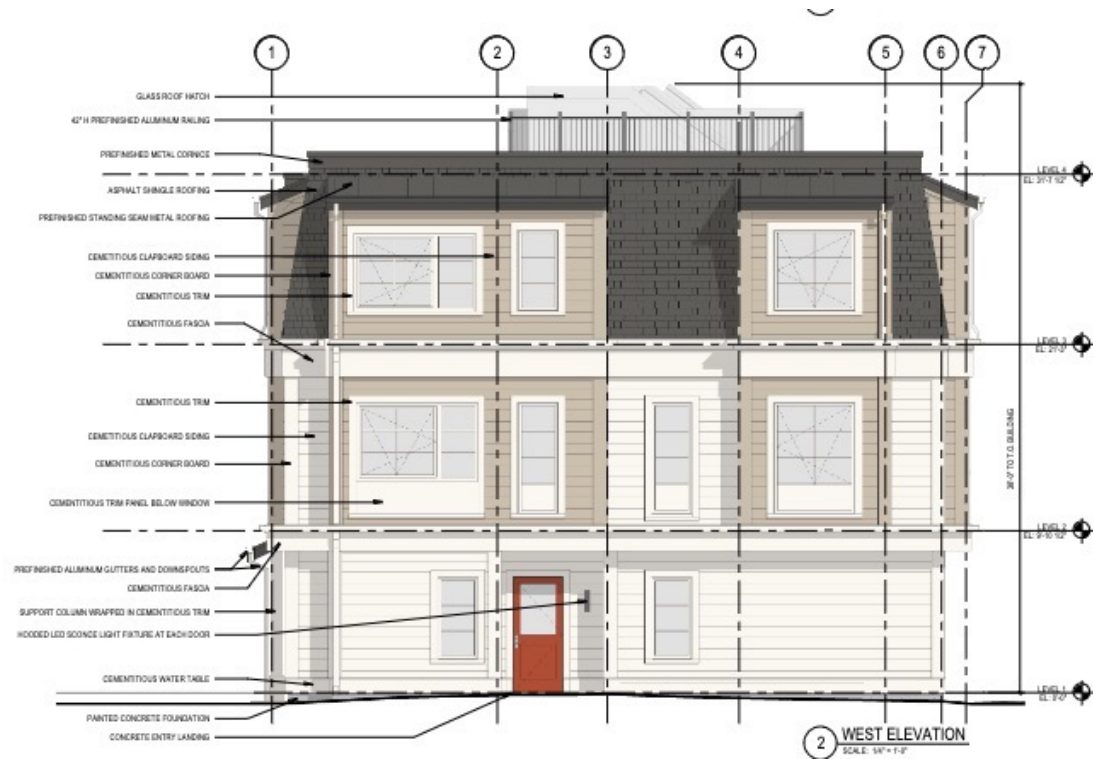
VARIOUS
NEIGHBORHOOD
MEETINGS (INDIVIDUAL
AND GROUP)

REMOVED
COMMERCIAL SPACE

East
Elevation
(Facing Adams
Street)



West
Elevation

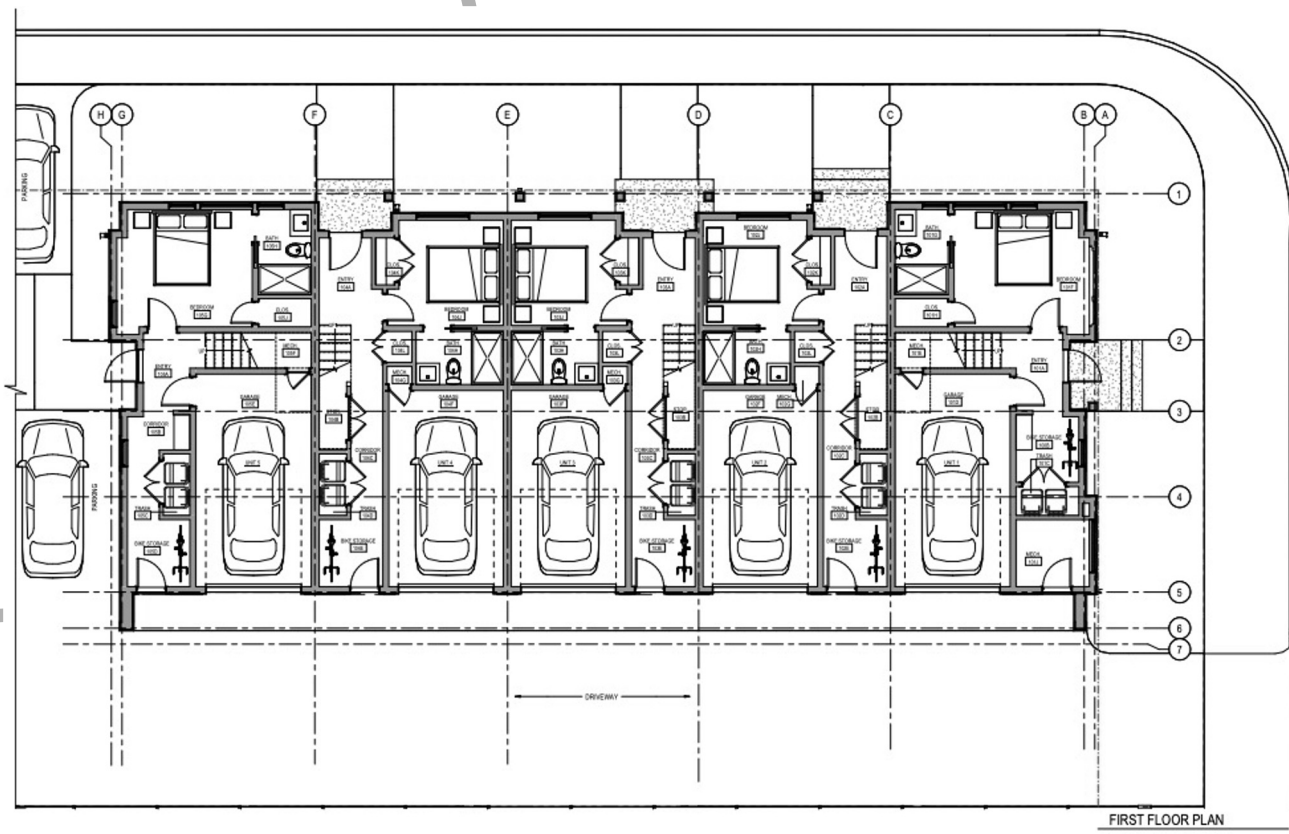


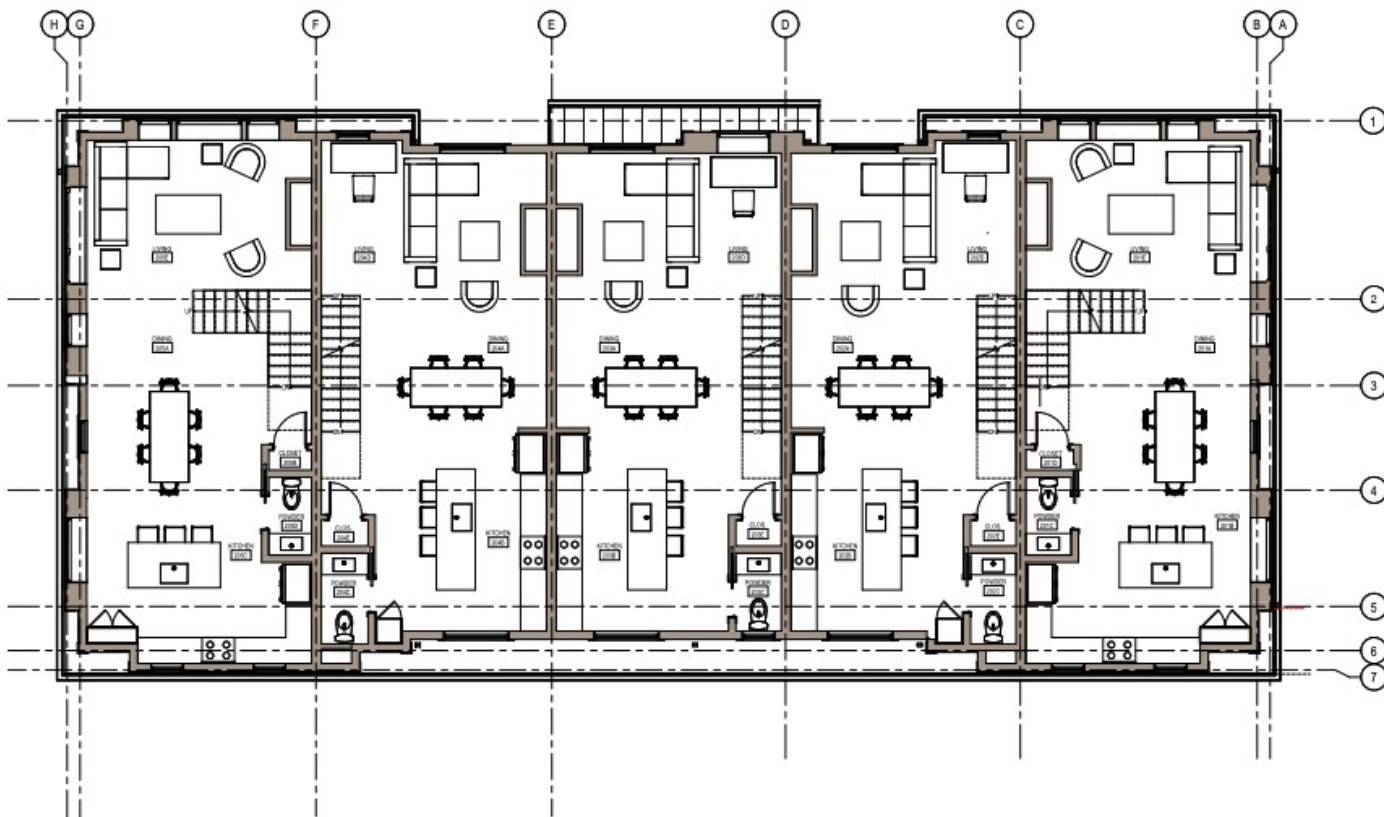
North
Elevation
(Facing
Murphy
Court)



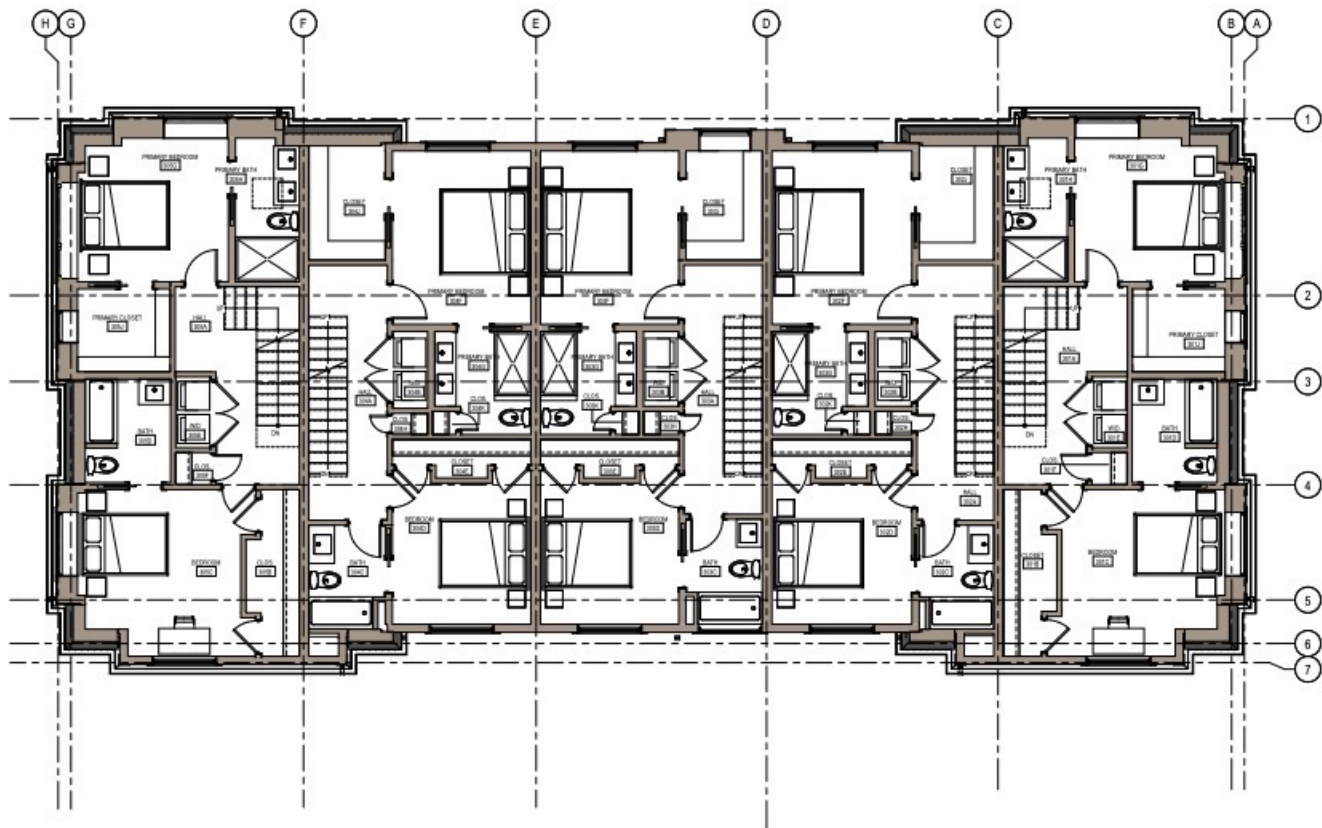
South Elevation



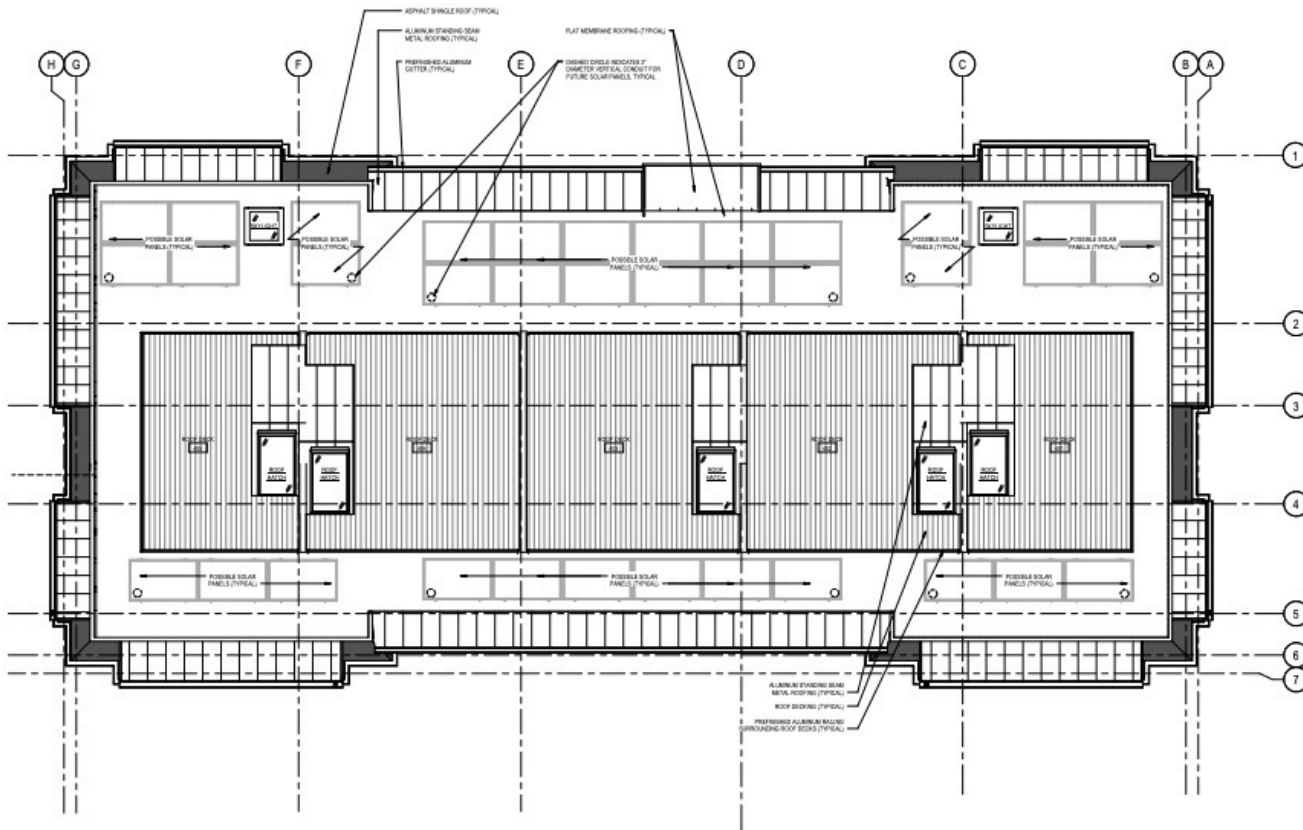




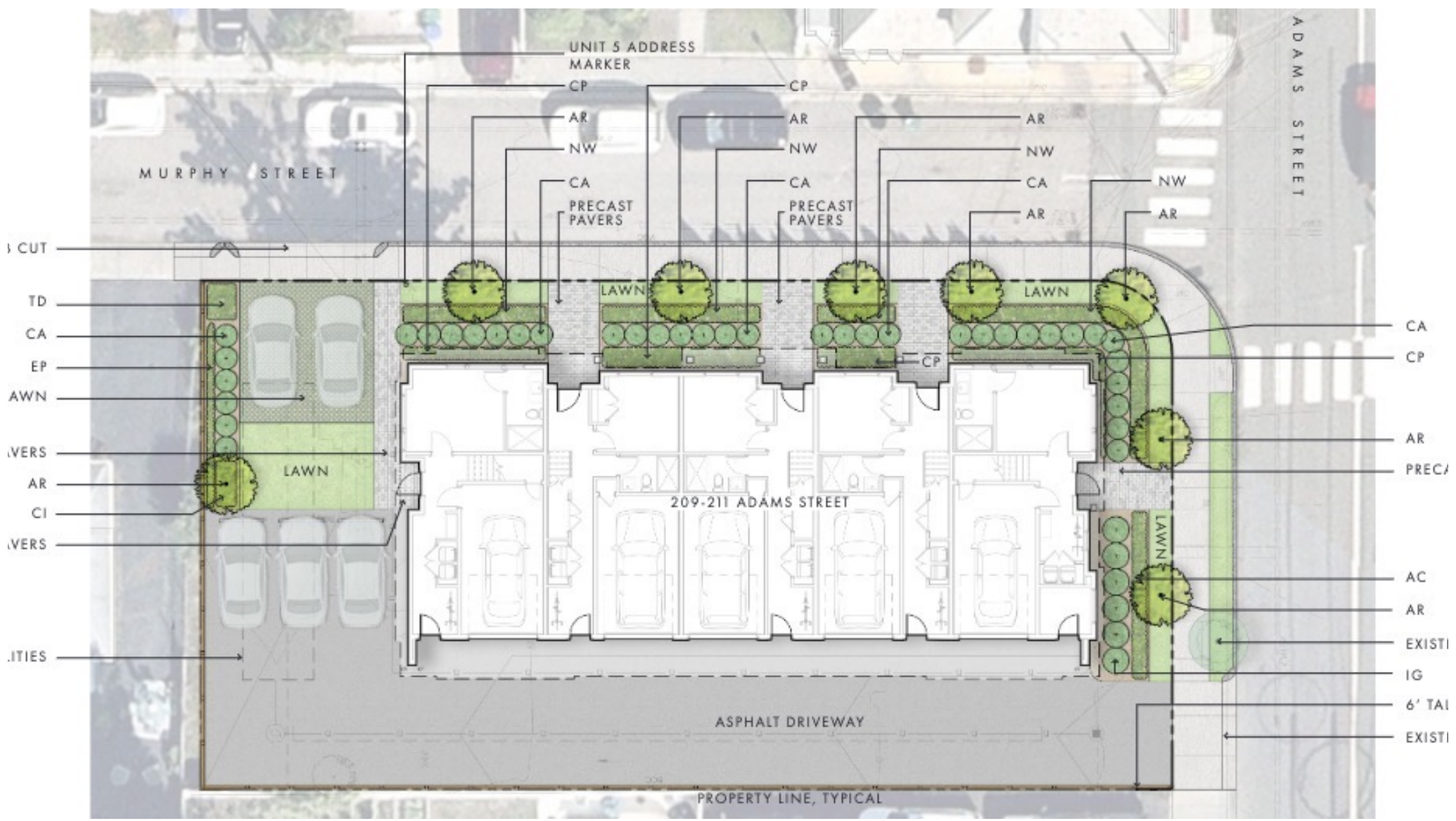
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"



Proposed Plantings



INKBERRY



PURPLE CANDLE ASTILBE



PURPLE CONEFLOWER



BLACK EYED SUSAN



PENN SEDGE



SUMMERSWEET



ARMSTRONG MAPLE

STREET SECTIONS



Proposed Section/Elevation (1/16" = 1'-0")





Rendering

