

DEPARTMENT OF PLANNING AND DEVELOPMENT

CITY OF NEWTON
Massachusetts

DATE: February 1, 2024
TO: City Council
FROM: Katie Whewell, Chief Planner for Current Planning
SUBJECT: Consistency Request
Special Permit #419-22, 148 Auburndale Avenue



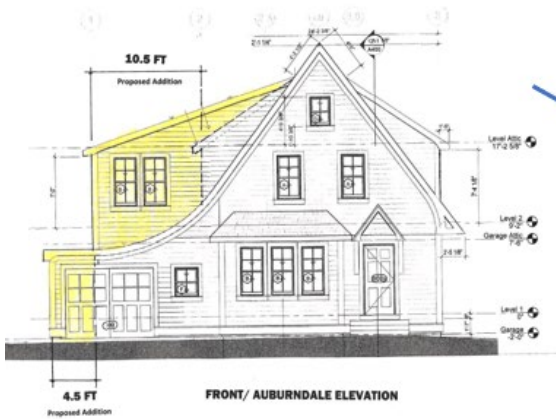
The petitioner obtained Special Permit #419-22 to further extend a nonconforming front setback and to further reduce the nonconforming rear setback. The scope of work included enlarging footprint of the structure towards Fenwood Road and constructing a second story addition above. The approved project allowed the reduction of the front setback from a nonconforming 16.6 feet, where 25 feet is required, to 12.3 feet from Fenwood Road and vertically extend both nonconforming front setbacks from Auburndale Avenue and Fenwood Road with the second story addition.

The petitioner is seeking to extend the previously approved second-story addition to the outer edge of the dwelling's elevation along Fernwood Road as well as enclose a first-floor rear porch. The revised project will add an additional 163 square feet above what was approved by the 2022 special permit. The additional floor area increases the site's floor area ratio (FAR) to .40, where .48 is the maximum allowed by right. The project is compliant with all dimensional standards, aside from those previously approved by Special Permit #419-22, which allowed the extension of the nonconforming front setback and reduction of the nonconforming rear setback.

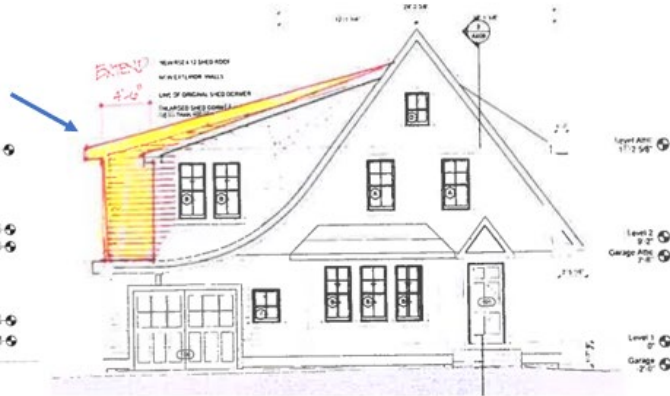
The petitioner applied for a consistency ruling from the Commissioner of Inspectional Services who is seeking input from the Land Use Committee as to whether the project changes are consistent with the approved special permits. Typically, the Committee will take a straw vote in sending their recommendation/input back to the Commissioner of Inspectional Services. If the Committee does not believe the changes are consistent with the special permit, the Commissioner may require the petitioner to seek an amendment to the special permit, subject to a public hearing.

Approved and Proposed Elevations Auburndale Avenue

Approved Front Elevation



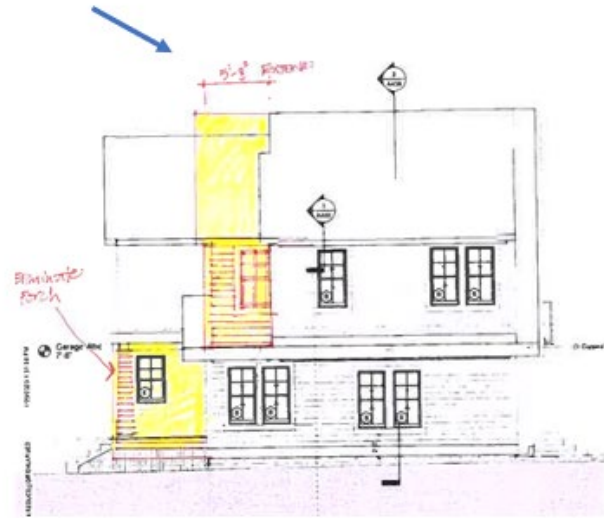
Proposed Front Elevation



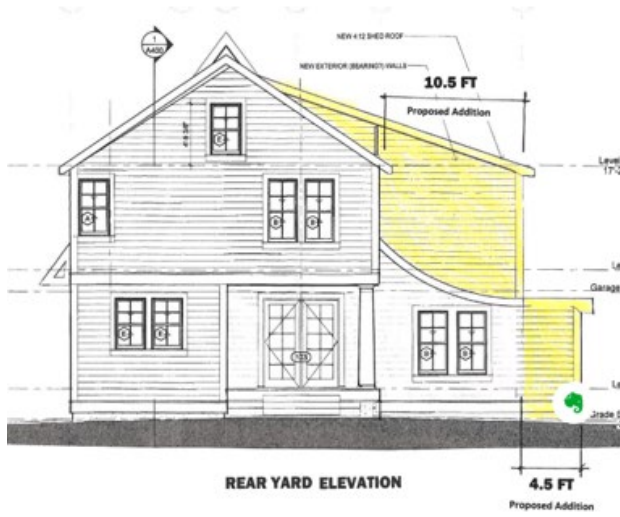
Approved Front Elevation
(Fernwood)



Proposed Front Elevation
(Fernwood)



Approved Rear Elevation



Proposed Rear Elevation

