



Land Use Committee Report

City of Newton In City Council

Tuesday, March 19, 2024

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

Also Present: Councilors Albright, Lipoff, Malakie, and Wright

City Staff Present: Senior Planner Joseph Iadonisi, Senior Planner Cat Kemmett, Deputy Chief Planner Alyssa Sandoval 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 March 19, 2024, Land Use Meeting can be found at the following link: [March 19, 2023 Land Use Meeting](#)

#145-24 Request for Extension of Time to Exercise Special Permit #33-23 at 296 Watertown Street

YOUNGSUN PARK petition for Extension of Time to March 20, 2025 to allow a three-story structure with 32 feet in height; to allow an FAR of 1.42 and to reduce the number of required parking stalls at 296 Watertown Street, Ward 1, Newton, on land known as Section 11 Block 14 Lot 02, containing approximately 5,388 sq. ft. of land in a district zoned BUSINESS 1. Ref: 7.3.3, 7.4, 4.1.2.B.3, 4.1.3, 5.1.4, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Action: **Land Use Approved 7-0 (Councilor Laredo Not Voting)**

Note: Councilor Kelley introduced the above extension of time.

Councilor Leary motioned to approve the one year extension which passed 7-0 (Councilor Laredo not voting).

#146-24 Request for Extension of Time to Exercise Special Permit #80-22 at 162 Middlesex Road

ALAN FLINT AND CHRISTINE GRECO petition for Extension of Time to February 22, 2025 to construct side and rear additions, increasing the nonconforming FAR and nonconforming lot coverage of 162 Middlesex, Ward 7, Newton, on land known as Section 63 Block 33 Lot 10, containing approximately 15,308 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 7.3.3, 7.4, 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 (Councilor Laredo Not Voting)**

Note: Councilor Kelley introduced the above extension of time.

Councilor Lucas motioned to approve the one year extension which passed 7-0 (Councilor Laredo Not Voting).

#143-24 Request to exceed FAR at 27 Cross Hill Road

LI XIAN LI petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct additions to the rear of the structure as well as within the footprint exceeding the FAR at 27 Cross Hill Road, Ward 8, Newton Centre, on land known as Section 82 Block 14 Lot 09, containing approximately 10,296 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Action: **Land Use Approved 7-0 (Councilor Laredo Abstained); Public Hearing Closed 8-0**

Note: Joe Iadonisi, Senior Planner presented the request to exceed FAR at 27 Cross Hill Road. The presentation is attached, and additional back-up can be found at the following link: <https://newtonma.viewpointcloud.com/records/817168>. There is a significant elevation grade in the rear of the property impacting the way the height of the structure would be viewed from the neighborhood.

Li Xian Li, the petitioner, noted they are proposing the addition for more space in the house including a larger bedroom for his daughter, larger living and study room, and space in the basement.

The public hearing was opened.

Amit Fudim, 20 Peach Tree Lane, expressed concern about the possibility of the chicken coop onsite being expanded.

Mr. Iadonisi stated the plans submitted do not show an expansion of the chicken coop.

Mr. Li noted that they have sold the chickens they used to own, and they will not be expanding the chicken coop and are trying to sell it at the moment.

A councilor expressed support for the project, noting the addition is consistent with other homes in the neighborhood, and is glad the home is not being demolished and replaced with a new structure.

Councilors voiced support for the project.

Councilor Laredo noted he would abstain from the vote noting that he missed a part of the deliberation.

The public hearing was closed.

The committee discussed the draft council order, and Councilor Farrell motioned to approve, which passed 7-0 (Councilor Laredo Abstained).

#139-24 Request to further extend nonconforming FAR and lot coverage at 157 Baldpate Hill Road

DANIEL KRUPP & RYAN WINTON petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct basement and first story additions which will further extend the nonconforming FAR and lot coverage at 157 Baldpate Hill Road, Ward 8, Newton Centre, on land known as Section 82 Block 25 Lot 63,

containing approximately 16,048 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. 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.

Land Use Held 8-0; Public Hearing Opened on March 12, 2024

Land Use Approved 8-0; Public Hearing Closed 8-0

Action:

Note: Joe Iadonisi, Senior Planner presented the request to further extend nonconforming FAR and lot coverage at 157 Baldpate Hill Road. The presentation is attached, and additional back-up can be found at the following link: <https://newtonma.viewpointcloud.com/records/816678>. Mr. Iadonisi noted that this was held at the previous meeting to allow planning time to review plans that were submitted late. In review of the plans the changes were minor and did not change the relief. There is no change to the views of the property from the front of the parcel. The changes are happening to the rear and side of the structure.

Terry Morris, attorney, for the petitioners, noted the architect Julia McDonald and surveyor Verne Porter are available to answer any questions the committee may have.

Ryan Winton, petitioner, noted they had an erosion problem resulting in the need to add a retaining wall. In making this investment they decided to add an extra bedroom and space in the basemen for woodworking.

The public hearing was opened. No member of the public was present to speak on the item.

Councilors voiced support for this project.

The public hearing was closed.

The committee discussed the draft council order, and Councilor Farrell motioned to approve, which passed unanimously.

#142-24 Request to allow oversized dormers in a detached accessory building at 20 Wachusett Road

MARIANNE BECHET petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct oversized dormers in the detached accessory building at 20 Wachusett Road, Ward 7, Chestnut Hill, on land known as Section 61 Block 15 Lot 04, containing approximately 22,770 sq. ft. of land in a district zoned SINGLE RESIDENCE 1. Ref: Sec. 7.3.3, 1.5.4.G.2.b, 1.5.4.G.2.d of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Action: **Land Use Approved 8-0; Public Hearing Closed 8-0**

Note: Joe Iadonisi, Senior Planner presented the request to allow oversized dormers in a detached accessory building at 20 Wachusett Road. The presentation is attached, and additional back-up can be found at the following link: <https://newtonma.viewpointcloud.com/records/817795>. He noted there is a small part of the carriage house to the rear that will overhang on the abutting property, but that is an issue among property owners and not before the committee. All work on the carriage house can be done from the petitioners property.

Andrew Jonic, architect, on behalf of the petitioners, noted the plans are for the petitioners daughter to move in so she can take care of her mom as she ages. He displayed slides showing the renderings of the proposed changes.

Becca Havemayer, 12 Wachusett Road spoke in support of the project.

Councilors voiced support for the project, and pleasure the carriage house would be turned into an accessory dwelling unit.

The committee discussed the draft council order, and Councilor Laredo motioned to approve, which passed unanimously.

#80-24 Request to allow a series of retaining walls exceeding four feet in height in the front setback at 161 Pine Ridge Road

JONATHAN AND REBECCA BRISTOL petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a series of retaining walls exceeding four feet in height in the front setback at 161 Pine Ridge Road, Ward 5, Waban, on land known as Section 53 Block 28 Lot 08, containing approximately 22,500 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 5.4.2.B of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Land Use Held 8-0; Public Hearing Opened on February 6, 2024

Action: Land Use Approved 8-0; Public Hearing Closed 8-0

Note: Joe Iadonisi, Senior Planner presented the request to allow a series of retaining walls exceeding four feet in height in the front setback at 161 Pine Ridge Road. The presentation is attached, and additional back-up can be found at the following link: <https://newtonma.viewpointcloud.com/records/813584>. Mr. Iadonisi noted when the petitioners were seeking a certificate of occupancy, Inspection Services noted the retaining walls were over 4 feet in heights resulting in the request for the special permit.

The public hearing was opened. No member of the public was present to speak on the item.

The chair noted that this is an example of a person coming to the committee to get approval of something already done. Noted the committee usually looks at it through the lens of would the committee have approved this if the petitioners had brought this to the committee before it was built.

A councilor asked about water retention plans on the property.

Mr. Iadonisi, noted there is no ability for the walls to drain currently, but there could be a condition in the council order for the petitioner to follow engineering's recommendations.

A councilor noted support for the project, and understanding of the need for the retaining wall.

A councilor asked how the retaining walls were discovered. The chair noted they were discovered by Inspectional Services, when they were performing an inspection for the certificate of occupancy.

A councilor asked if the council order was updated to reflect that the petitioners would follow the recommendation of engineering in terms of drainage. Mr. Iadonisi, and Assistant City Solicitor Jonah Temple noted they would work on the language to reflect this in the council order.

The committee discussed the draft council order, and Councilor Downs motioned to approve, which passed unanimously.

#69-24 Request to allow a parking stall within five feet of the street and to waive parking stall depth at 113 Edinboro Street

WILLIAM SWARTZ petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow for the creation of a parking stall in front of the dwelling, within five feet of the street and lacking the required depth at 113 Edinboro Street, Ward 2, Newtonville, on land known as Section 21 Block 23 Lot 04, containing approximately 3,250 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec. 7.3.3, 5.1.7.A, 5.1.8.B.2 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Land Use Held 8-0; Public Hearing Opened on January 23, 2024

Action: Land Use Denied 4-1-2 (Councilor Farrell Opposed, Councilors Lobovits and Laredo Abstained, Councilor Downs Not Voting); Public Hearing Closed 8-0

Note: Cat Kemmett, Senior Planner presented the request to allow a parking stall within five feet of the street and to waive parking stall depth at 113 Edinboro Street. The presentation is attached, and additional back-up can be found at the following link: <https://newtonma.viewpointcloud.com/records/813630>. Ms. Kemmett noted this was previously held due to the petitioner requesting a continuance so they could perform another survey. Noted the petitioners plans show a parking stall 16.5 feet in length, but that counts a strip of property between the sidewalk and the petitioners lot line. Using just the petitioner's property the stall would be 15.3 feet in length. Planning is not recommending approval due to the length of the stall, and concerns regarding safety.

Terry Morris, attorney, on behalf of the petitioner, stated that he believed the space between the sidewalk and the property should be allowed to be used for the parking stall. This would make the stall 16.5 feet instead of 15.3 feet. He noted that a 16-foot stall would be appropriate for a compact car. He stated that he was told that the gap between the sidewalk and the lot line would be considered part of the driveway when the space is used in conjunction of the driveway. He expressed many driveways along the street have cars that are close to the sidewalk similar to what this would be if this is approved.

William Swartz, petitioner noted that he does not have off-street parking, and with having a young daughter it is hard to access their car during the winter parking period when they have to park in the overnight lot. Expressed that they are the only home along the street that does not have off-street parking.

Margaret Albright, 166 Edinboro Street, expressed concern about pedestrian safety as this is close to a designated walking route for students to get to school, and this is along the way to Yogurt Beach which is a destination for many students. Believes this will open the doors for more petitioners to request nonconforming parking, and stated that a similar request was denied by the Land Use Committee in 2017.

Leah Goldberger, 9 Edinboro Terrace, voiced support for the project noting this is the only residence in the neighborhood without an off-street parking spot, and believes this would be a positive for safety in taking a car off of parking on the street.

Henry Barbaro, 111 Edinboro Street, expressed concern that public property would be used for the parking stall, about the lack of visibility to the North from the proposed stall, would make the surrounding properties appear to be more crowded, and if a future owner has a larger car it would mean a car overhanging in the sidewalk.

Alex Lisek, Rosindale Resident, noted support for the project.

A councilor noted as a committee, the committee tries to help families with work regarding their home, but the committee has to consider safety factors.

Councilors expressed concerns about the length of the parking stall, and noted it would be difficult for a car to park in the stall, and be possibly overhanging on the sidewalk resulting in safety concerns. Expressed concern of the stall being close to a walkway to the school.

A councilor questioned if the owners knew at the time of the purchase there was no off-street parking. Mr. Swartz noted they were led to believe they could get a permit to get parking.

Councilors voice support for the petition, noting that many of the properties along the street have tandem parking close to the sidewalk. Expressed it would be safer with the car off the street.

A Councilor noted the parking ban negatively impacts the petitioners ability to park next to their home, necessitating the need to have off-street parking.

Councilors questioned what the by right option would be if the house was demolished. Planning noted they would look into what would be allowed.

A councilor questioned if the City could establish a permit system to allow individuals to get permit to park on their street. Councilors noted the Police Department do not have the staff to enforce a parking permit program.

A councilor noted they would abstain in order to visit the site again, and to hear what the by right option would be from planning.

The public hearing was closed.

The committee discussed the draft council order, and Councilor Lucas motioned to deny, which passed 4-1-2(Councilor Farrell Opposed, Councilors Lobovits and Laredo Abstained, Councilor Downs Not Voting).

The committee adjourned at 9:30PM.

Respectfully Submitted,

Andrea Kelley, Chair

City of Newton Planning and Development

Petition: #143-24
Special Permit/Site Plan Approval
Additions to exceed Floor Area Ratio
March 19, 2024



27 Cross Hill Rd.

Zoning Relief

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3		
§3.1.9	Request to exceed FAR	S.P. per §7.3.3

Criteria to Consider

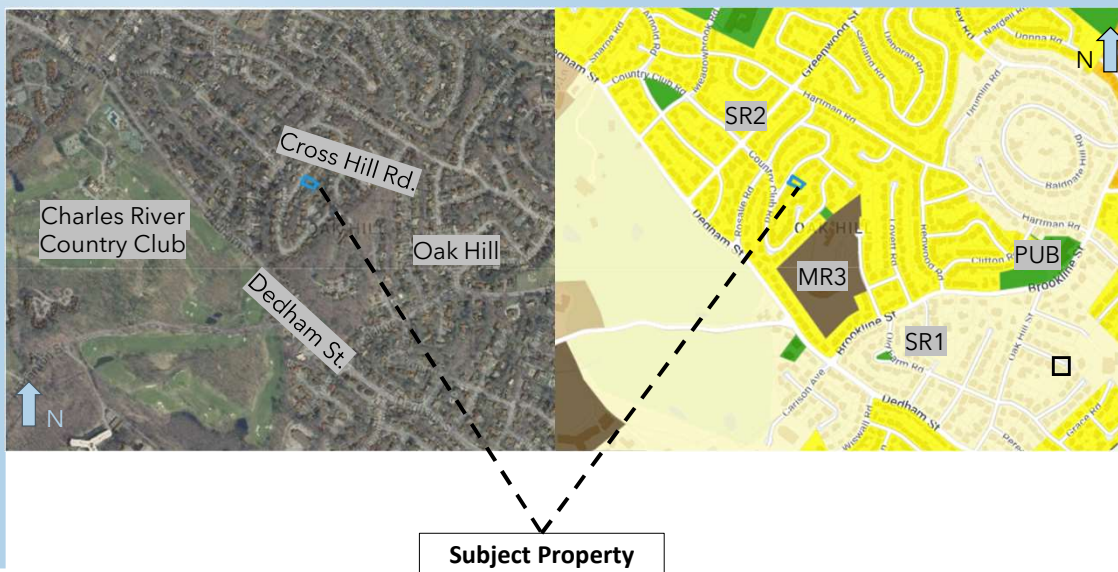
When reviewing this request, the Council should consider:

- The proposed addition of a second story and rear additions, exceeding allowable Floor Area Ratio, 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 of a second story and rear additions, exceeding allowable Floor Area Ratio, will not 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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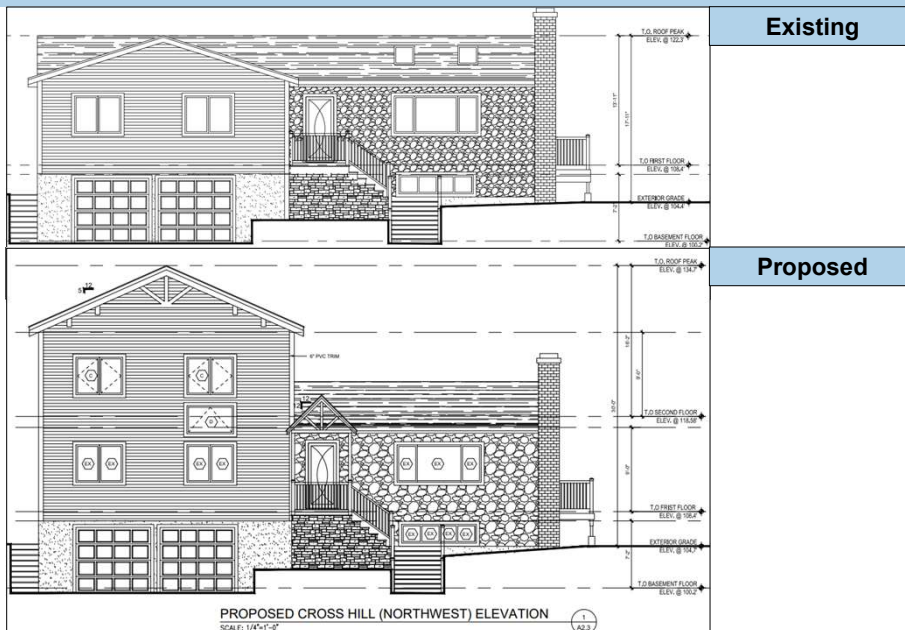
Site Plan



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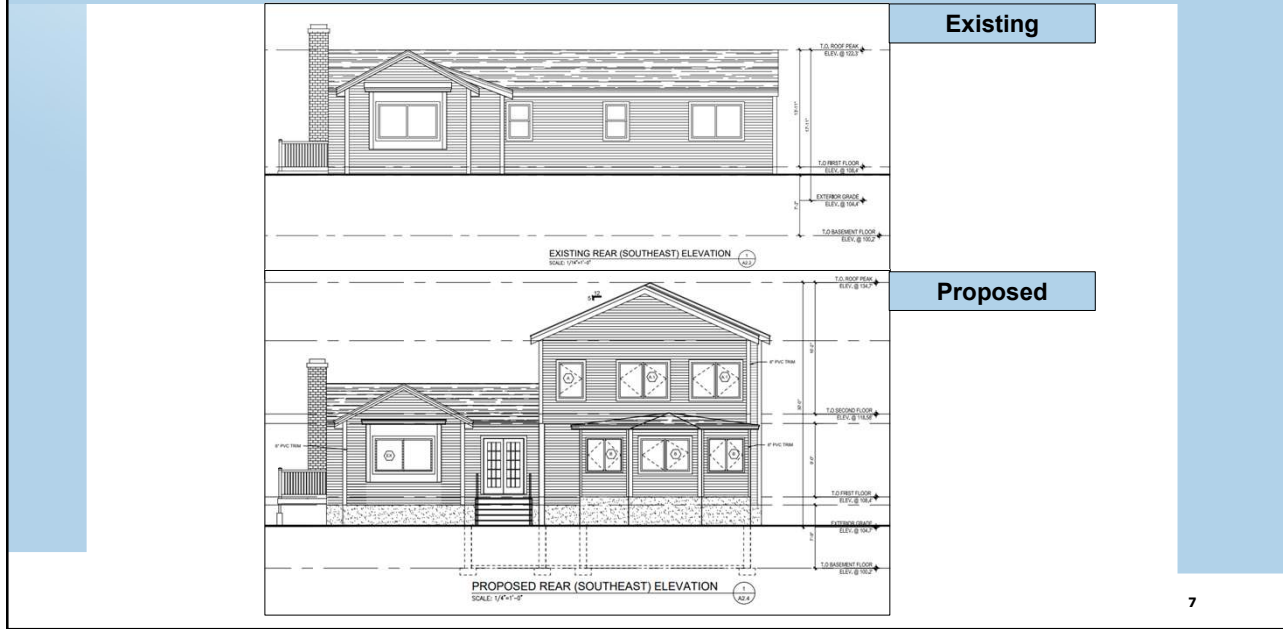
Elevations- Front/West



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Proposed Elevation- Rear/East



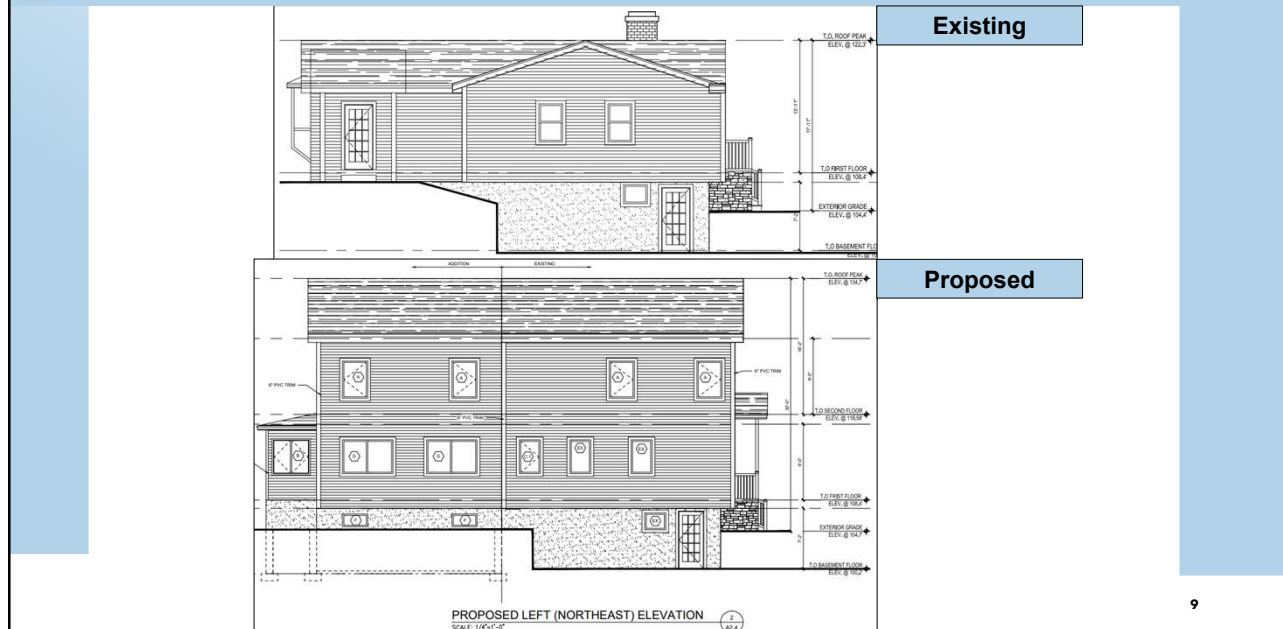
7

Proposed Elevation- Right/South



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Elevations- Left/North



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Findings

1. The proposed addition of a second story and rear additions, exceeding allowable Floor Area Ratio, is consistent with and not in derogation of the size, scale, and design of other structures in the neighborhood as many of the dwellings in the surrounding neighborhood are similarly sized two-story dwellings. (§3.1.3, §3.1.9)
2. The proposed addition of a second story and rear additions, exceeding allowable Floor Area Ratio, will not be substantially more detrimental than the existing nonconforming structure is to the neighborhood given the additions are largely to the rear of the dwelling and will be concealed from the rear by the steep grade. (§7.8.2.C.2)

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Conditions

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

City of Newton Planning and Development

Petition: #139-24
Special Permit/Site Plan Approval
 Addition of lower level and first floor area,
 exceeding by-right lot coverage and FAR
 March 12, 2024



157 Baldpate Hill Rd.

Zoning Relief

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §3.1.9 §7.8.2.C.2	Request to further extend nonconforming FAR	S.P. per §7.3.3
§3.1.3 §7.8.2.C.2	Request to further increase nonconforming lot coverage	S.P. per §7.3.3

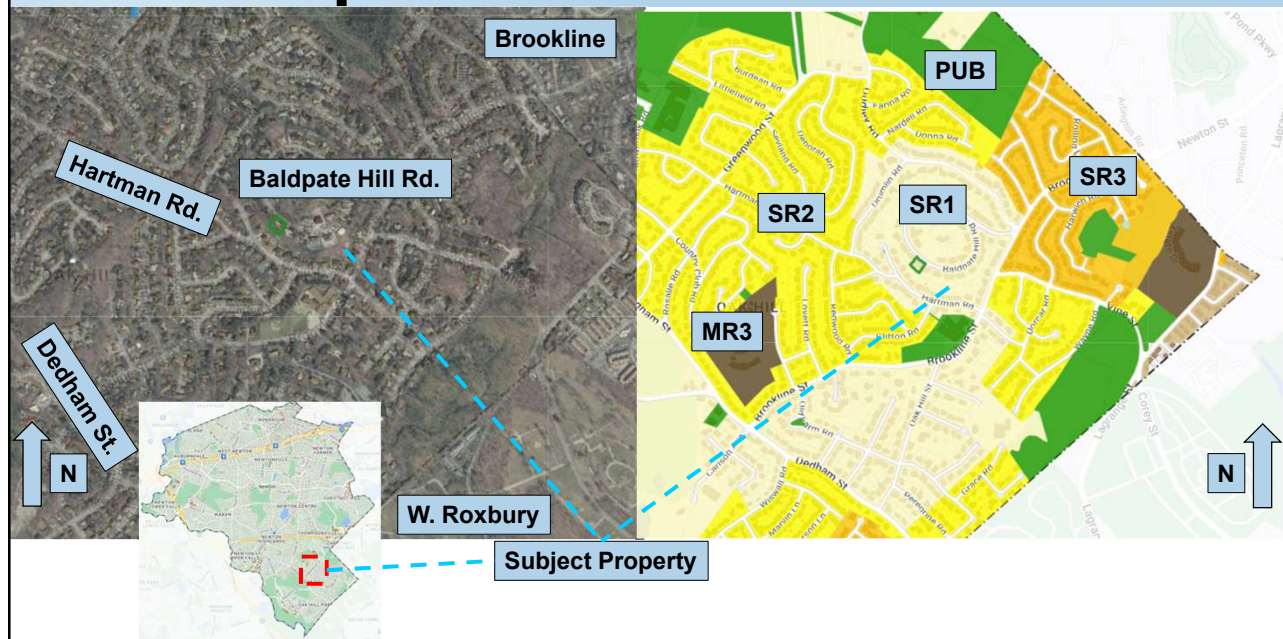
Criteria to Consider

When reviewing this request, the Council should consider:

- The proposed addition of a lower level and additions to the first level, further extending nonconforming Floor Area Ratio and nonconforming lot coverage, 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 of a lower level and additions to the first level, further extending nonconforming Floor Area Ratio and nonconforming lot coverage, will not be substantially more detrimental than the existing nonconforming structure is to the neighborhood. (§7.8.2.C.2)

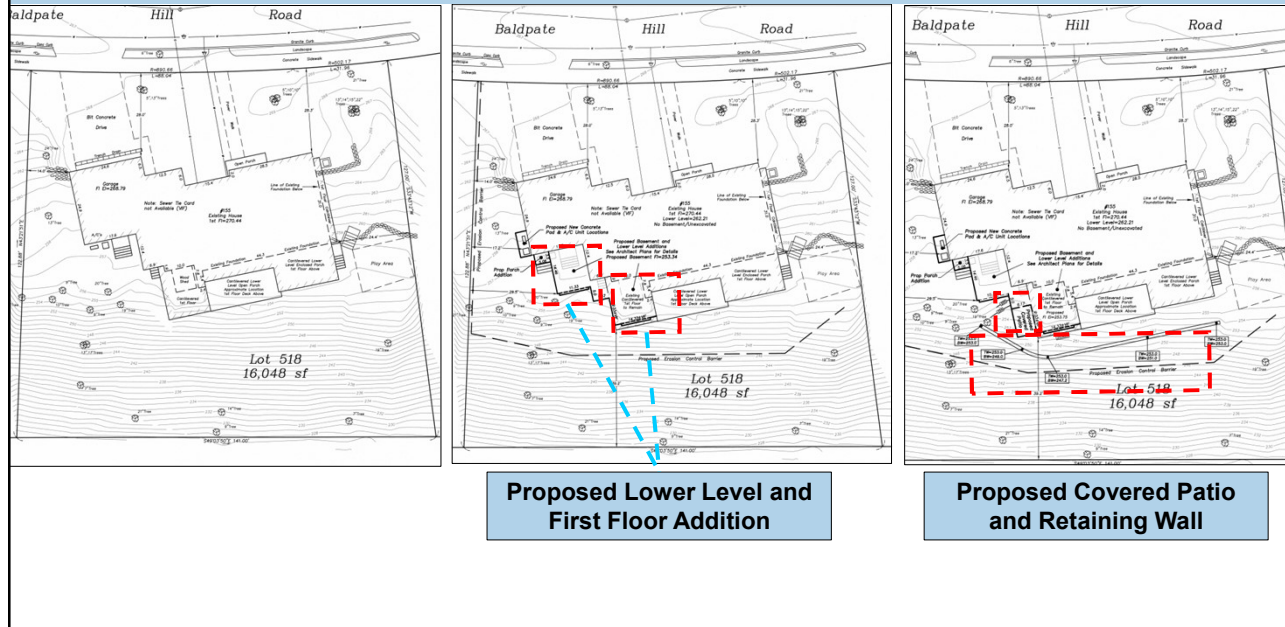
3

Aerial Map



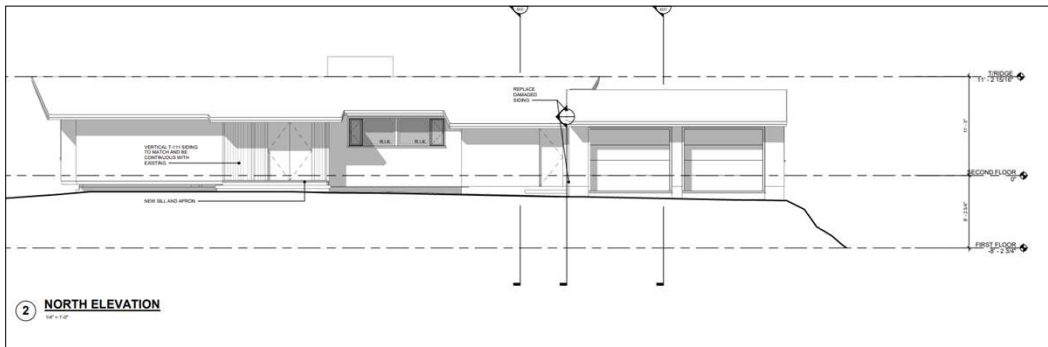
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Site Plan



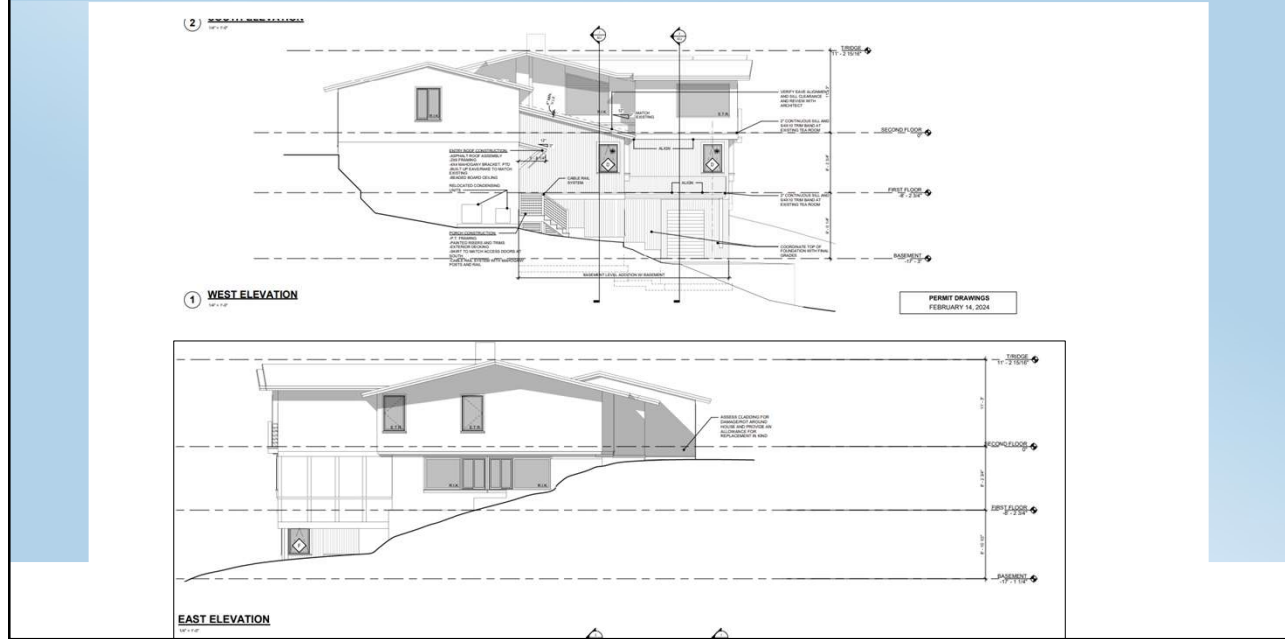
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Proposed Elevation-Front



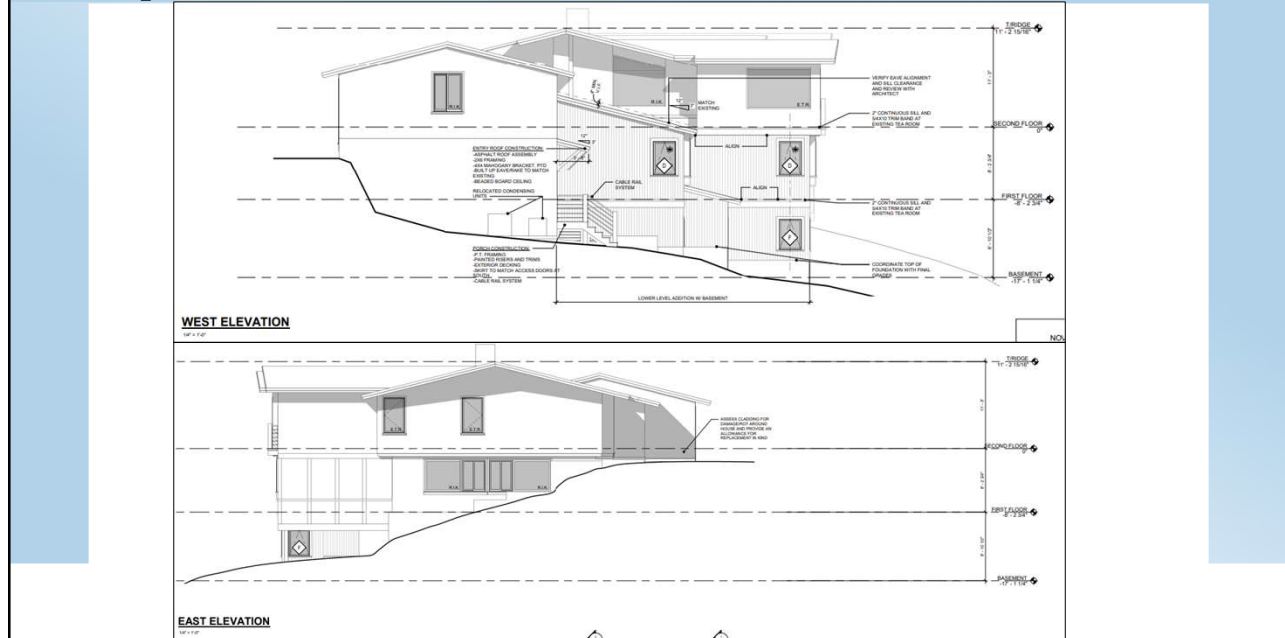
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Proposed Elevations- Sides



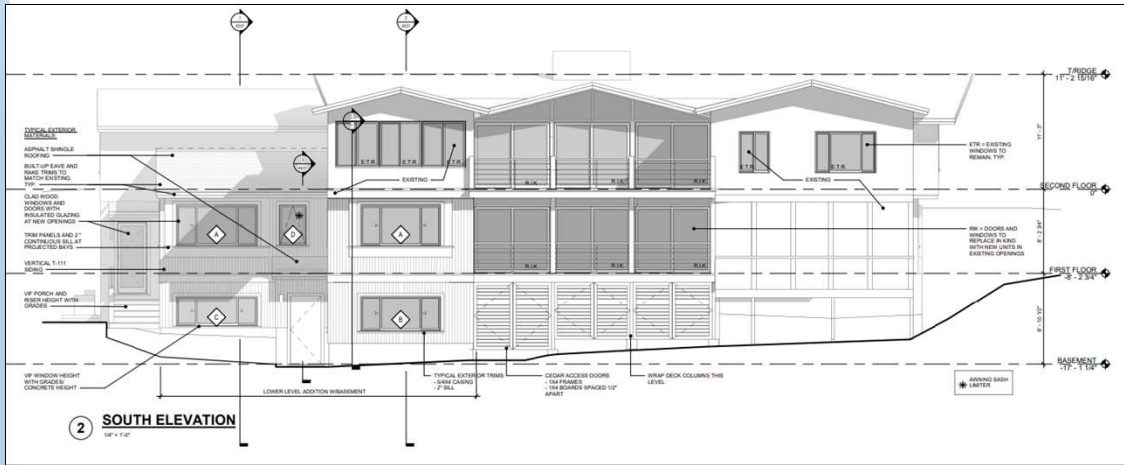
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Proposed Elevations- Sides



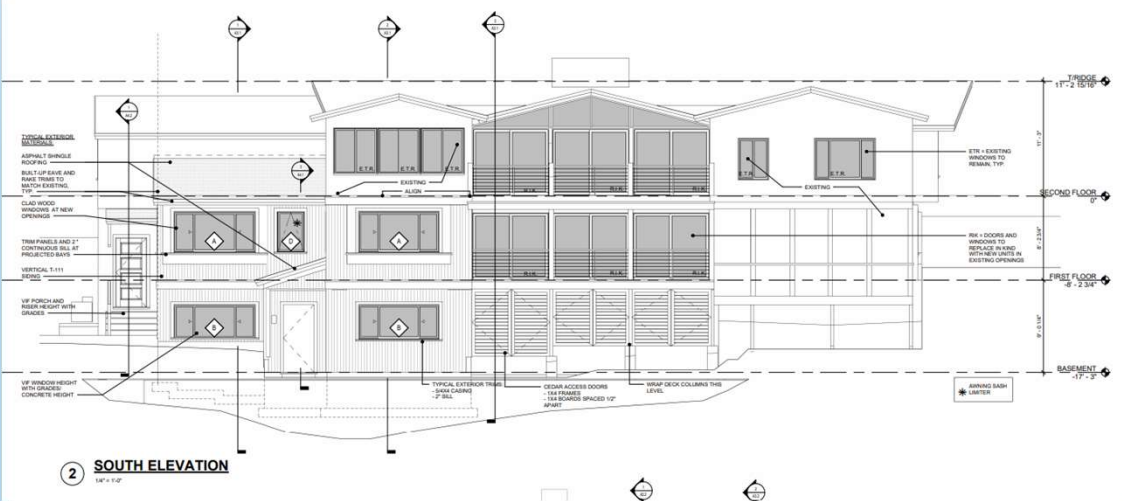
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Proposed Elevation- Rear



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Proposed Elevation- Rear



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Findings

1. The proposed addition of a lower level and additions to the first level, further extending nonconforming Floor Area Ratio and nonconforming lot coverage, is consistent with and not in derogation of the size, scale, and design of other structures in the neighborhood as the additions are the rear of and beneath the dwelling and the dwelling will still present as a single-story from the street. (§3.1.3, §3.1.9)
2. The proposed addition of a lower level and additions to the first level, further extending nonconforming Floor Area Ratio and nonconforming lot coverage, will not be substantially more detrimental than the existing nonconforming structure is to the neighborhood as the steep grade of the site limits the potential locations and by-right options for additions. (§7.3.3.C.1)

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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: #142-24

Special Permit/Site Plan Approval

Dormers exceeding half the length of the wall below and projecting above the existing ridge line

March 19, 2024



20 Wachusett Rd.

Zoning Relief

Zoning Relief Required		
Ordinance		Action Required
§1.5.4.G.2.b	To allow a dormer exceeding 50% of the length of the wall below	S.P. per §7.3.3
§1.5.4.G.2.d	To allow a dormer projecting above the existing ridge line	S.P. per §7.3.3

Criteria to Consider

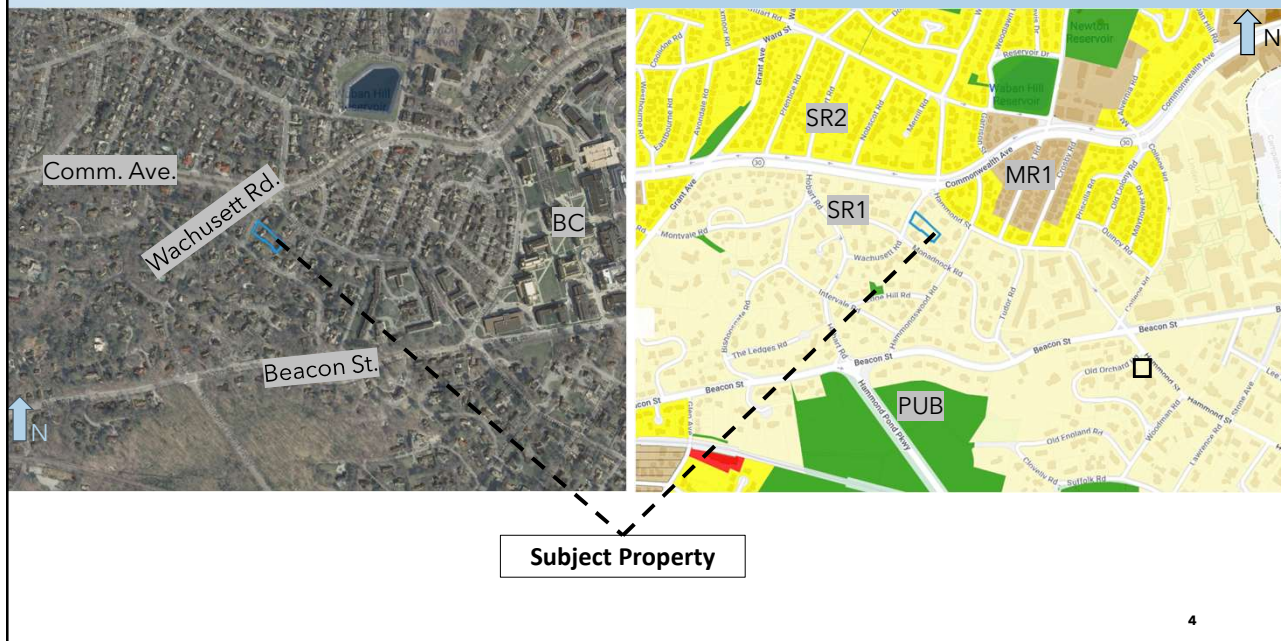
When reviewing this request, the Council should consider:

- The site is an appropriate location for the proposed addition of dormers exceeding 50% of the length of the wall below and projecting above the existing ridge line. (§7.3.3.C.1)
- The proposed addition of dormers exceeding 50% of the length of the wall below and projecting above the existing ridge line as developed and operated will not adversely affect the neighborhood. (§7.3.3.C.2)
- The site is an appropriate location for the proposed addition of dormers exceeding 50% of the length of the wall below and projecting above the existing ridge line will be no 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 site is an appropriate location for the proposed addition of dormers exceeding 50% of the length of the wall below and projecting above the existing ridge line (§7.3.3.C.4)

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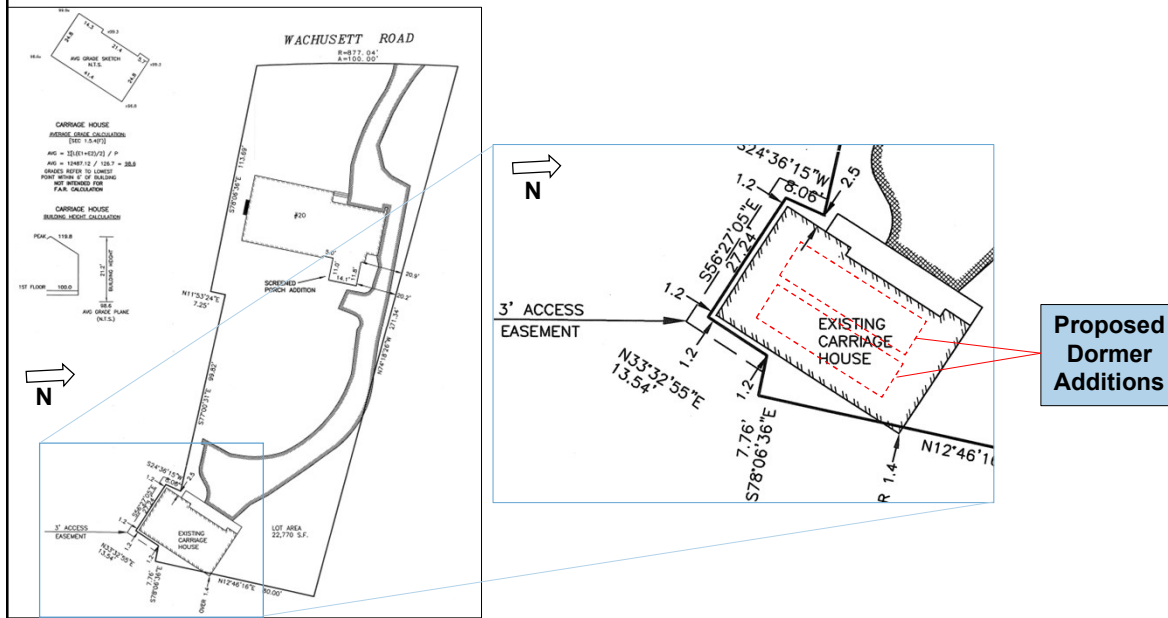
Aerial Map



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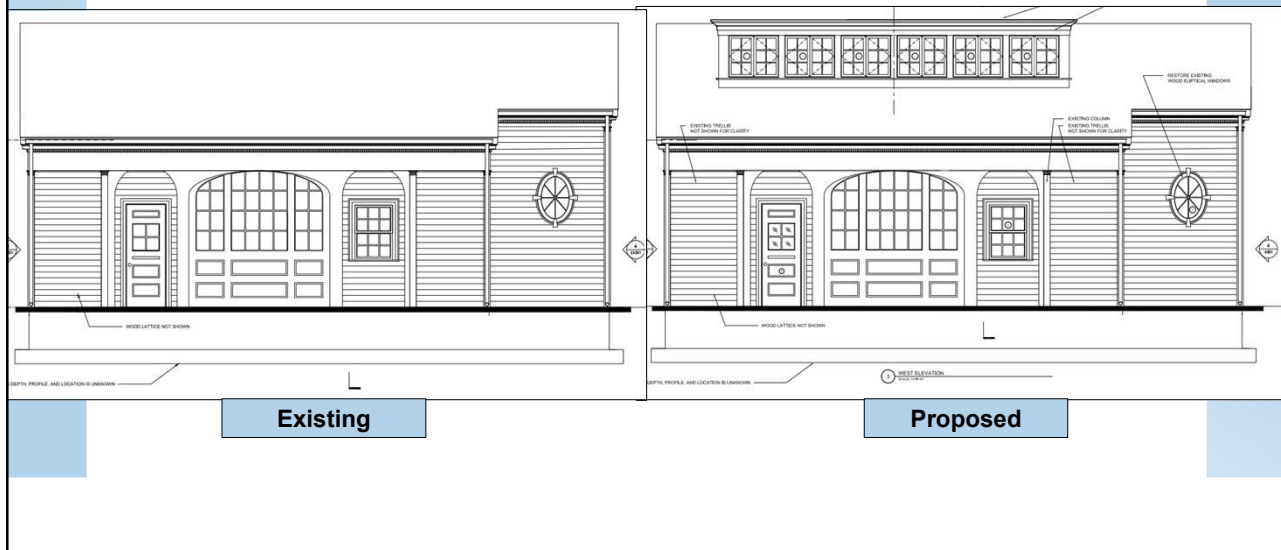
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Site Plan



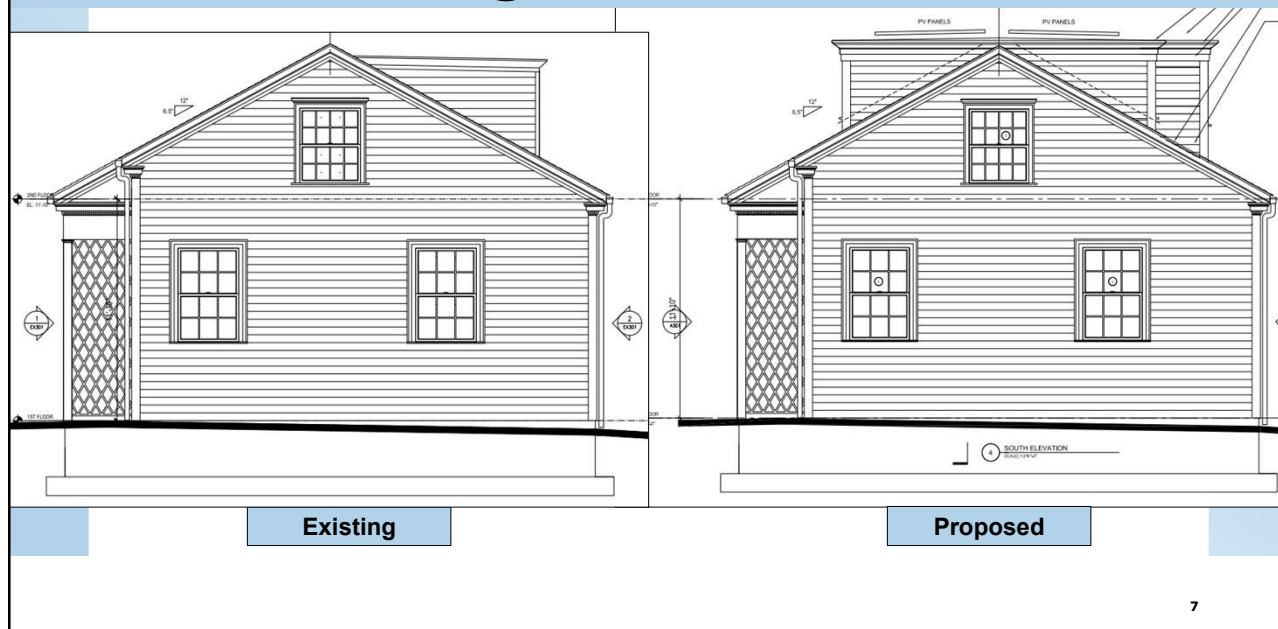
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Proposed Elevation- Front/West



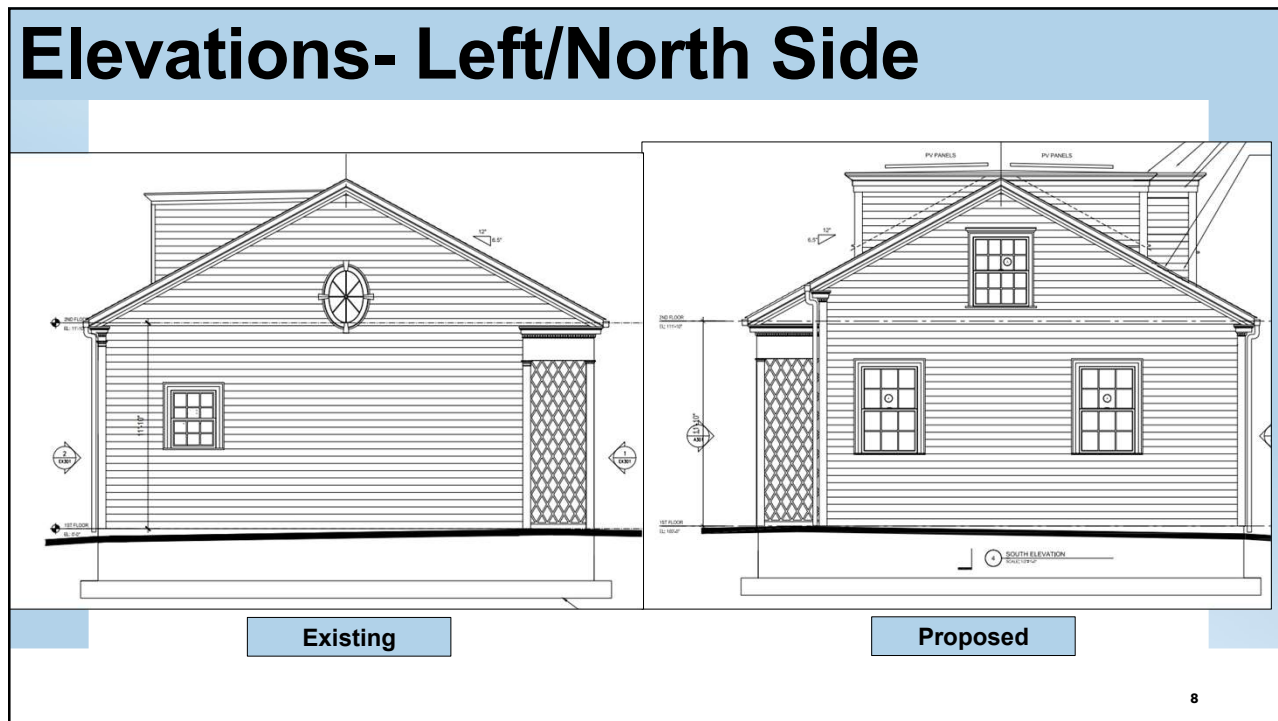
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Elevations- Right/South Side



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Elevations- Left/North Side



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Proposed Elevation- Rear/East



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Findings

1. The site is an appropriate location for the proposed addition of dormers exceeding 50% of the length of the wall below and projecting above the existing ridge line as the additional dormers will allow for sufficient habitable space for the preservation and conversion of a historic carriage house to an accessory dwelling unit. ([§7.3.3.C.1](#))
2. The proposed addition of dormers exceeding 50% of the length of the wall below and projecting above the existing ridge line as developed and operated will not adversely affect the neighborhood as the carriage house is located to the rear of the lot and obscured from the right-of-way. ([§7.3.3.C.2](#))
3. The site is an appropriate location for the proposed addition of dormers exceeding 50% of the length of the wall below and projecting above the existing ridge line will be no nuisance or serious hazard to vehicles or pedestrians as no changes to parking or circulation are planned or required. ([§7.3.3.C.3](#))
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved site is an appropriate location for the proposed addition of dormers exceeding 50% of the length of the wall below and projecting above the existing ridge line as no changes to parking or circulation are planned or required. ([§7.3.3.C.4](#))

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Conditions

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

BECHET CARRIAGE HOUSE RENOVATION

Marianne Bechet
20 Wachusett Road
Chesnut Hill, MA 02467

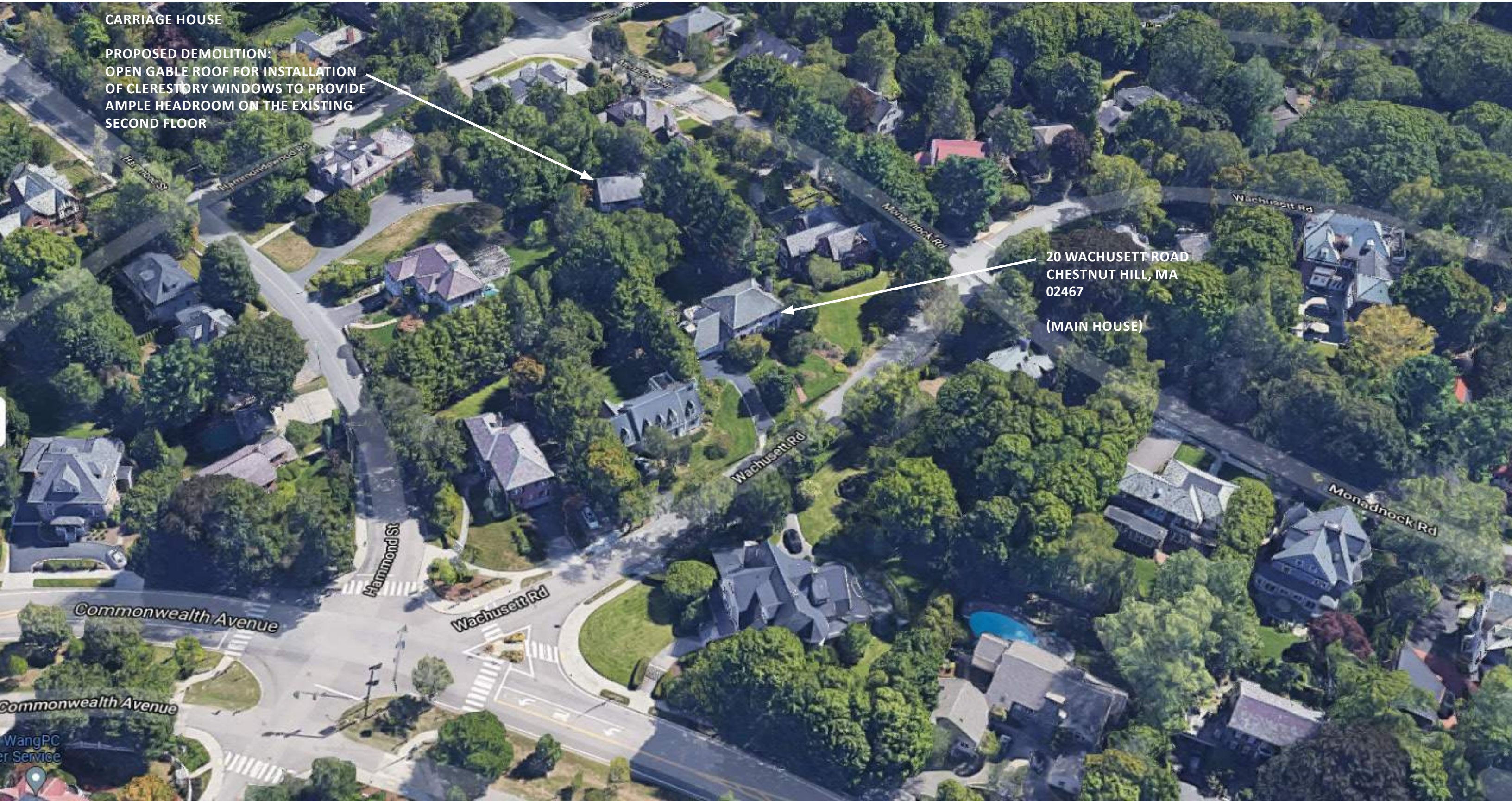
LAND USE COMMITTEE MEETING
MARCH 19, 2024

EXISTING CONDITIONS PHOTOS, MAPS, DRAWINGS

ASSESSOR'S MAP - PROJECT LOCATION (ZONING DISTRICT SR1)



PHOTOGRAPHS OF AFFECTED STRUCTURE - AERIAL

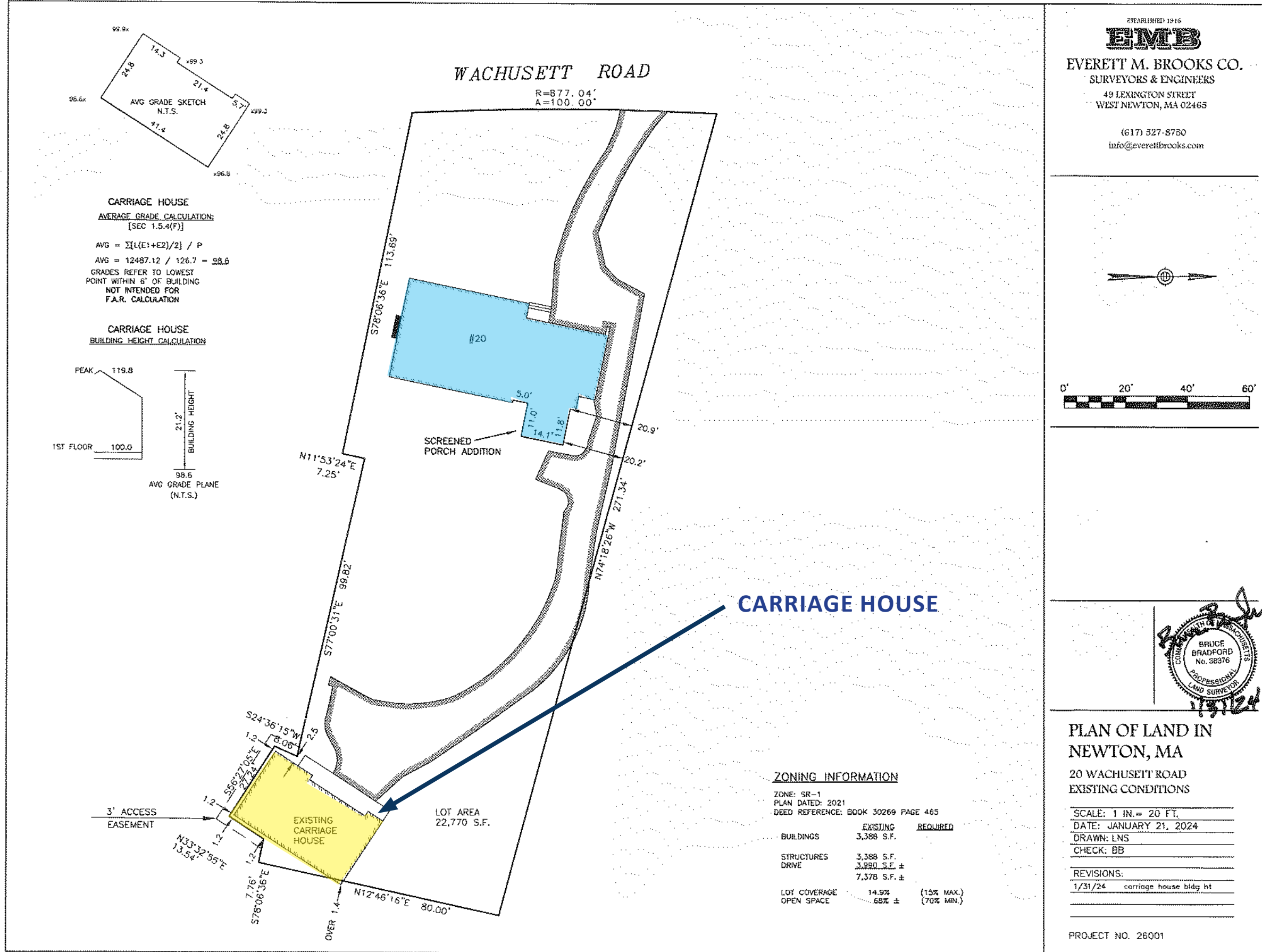


CARRIAGE HOUSE

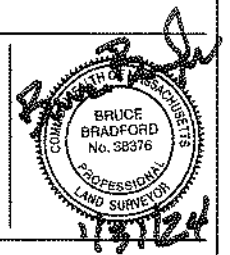
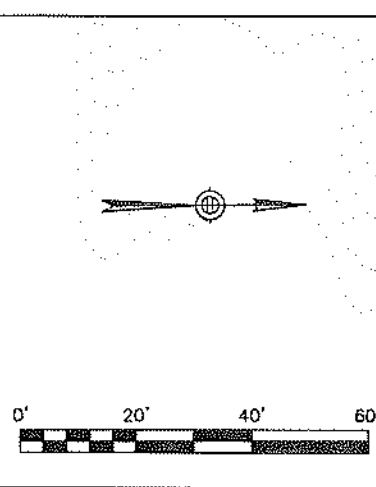
PROPOSED DEMOLITION:
OPEN GABLE ROOF FOR INSTALLATION
OF CLERESTORY WINDOWS TO PROVIDE
AMPLE HEADROOM ON THE EXISTING
SECOND FLOOR

20 WACHUSETT ROAD
CHESTNUT HILL, MA
02467
(MAIN HOUSE)

ORIGINAL DRAWINGS - SITE PLAN



ESTABLISHED 1916
EMB
 EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465
 (617) 527-8750
 info@everettbrooks.com



EXISTING WEST ELEVATION

142-24



EXISTING NORTH AND WEST ELEVATIONS



PARTIAL EAST ELEVATION & VIEW OF EXISTING DORMER



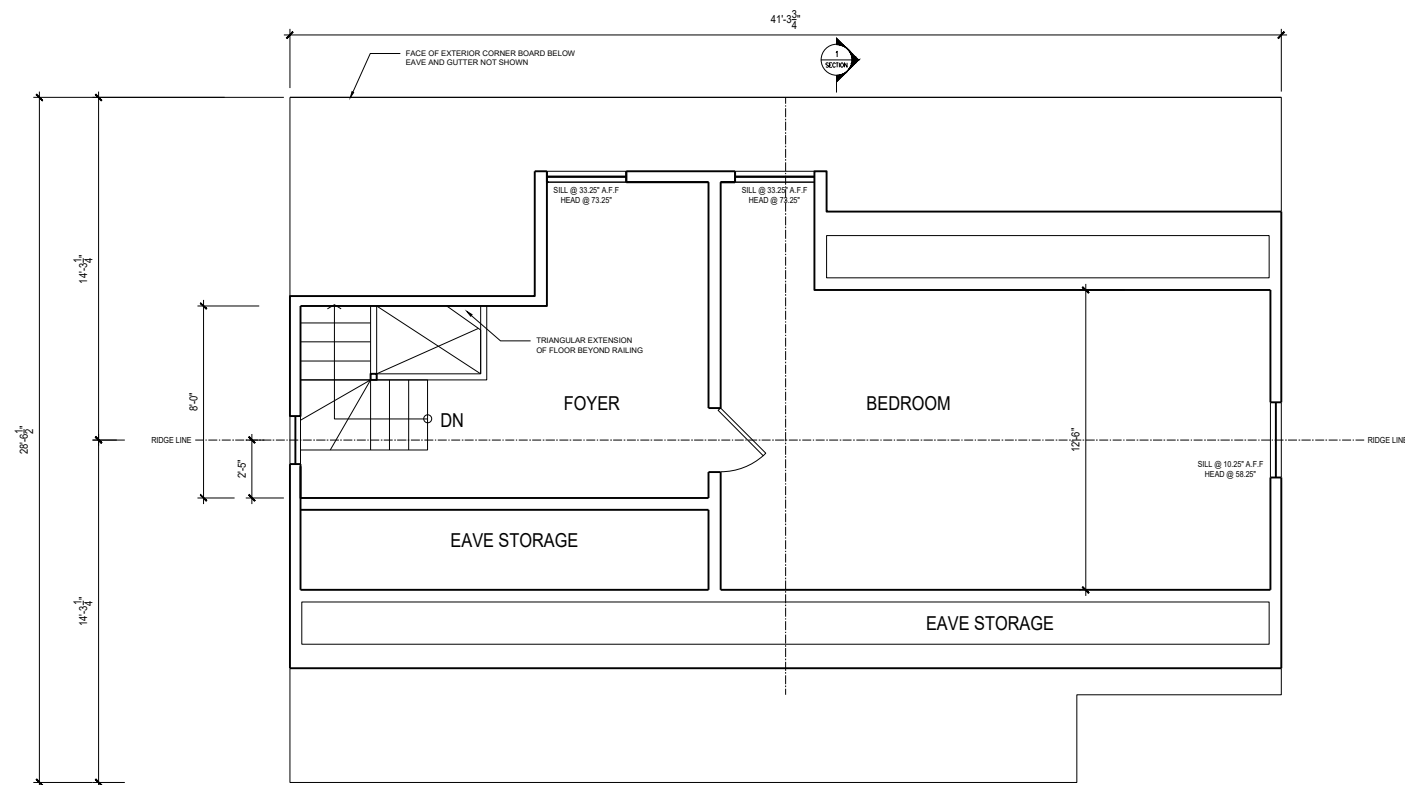
EXISTING SOUTH ELEVATION: VIEW FROM MONADNOCK ROAD



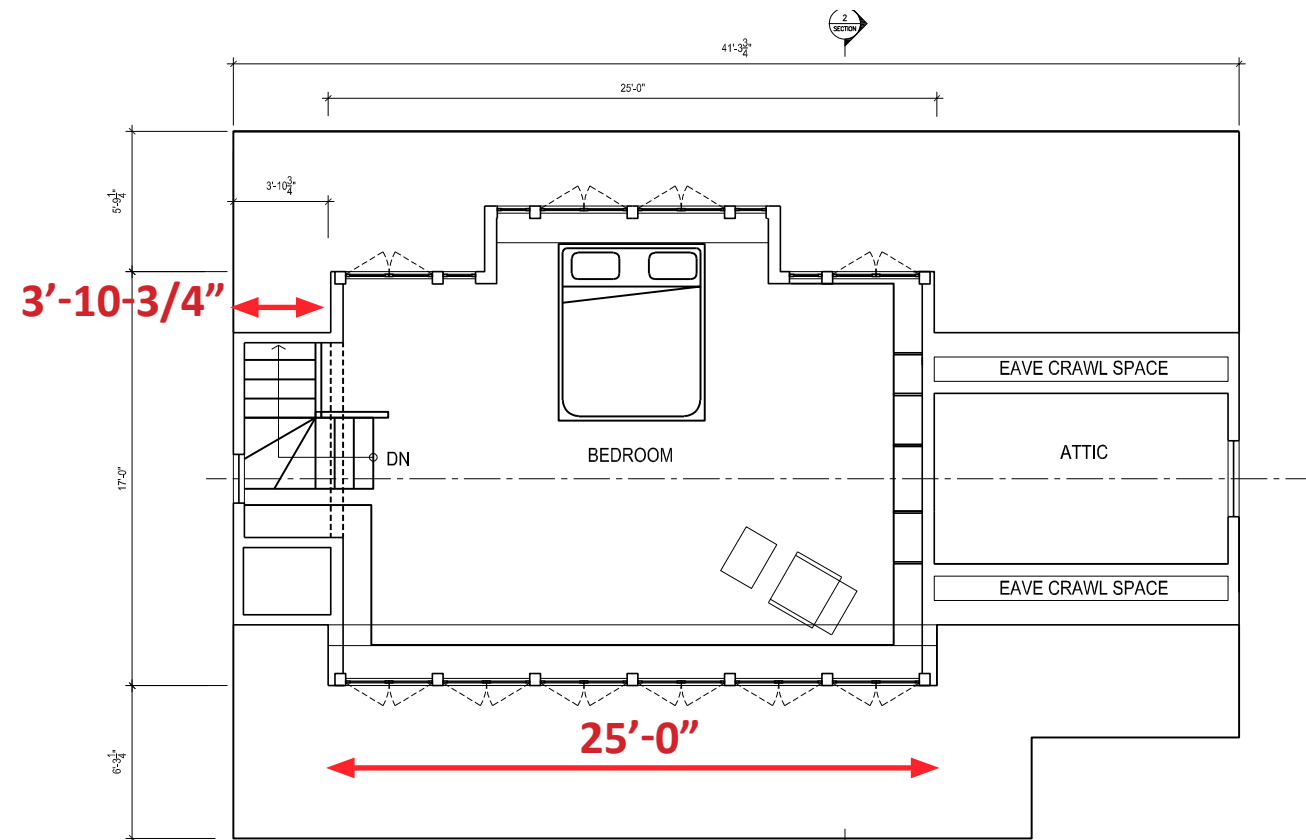
PROPOSED RENOVATION DRAWINGS

EXISTING

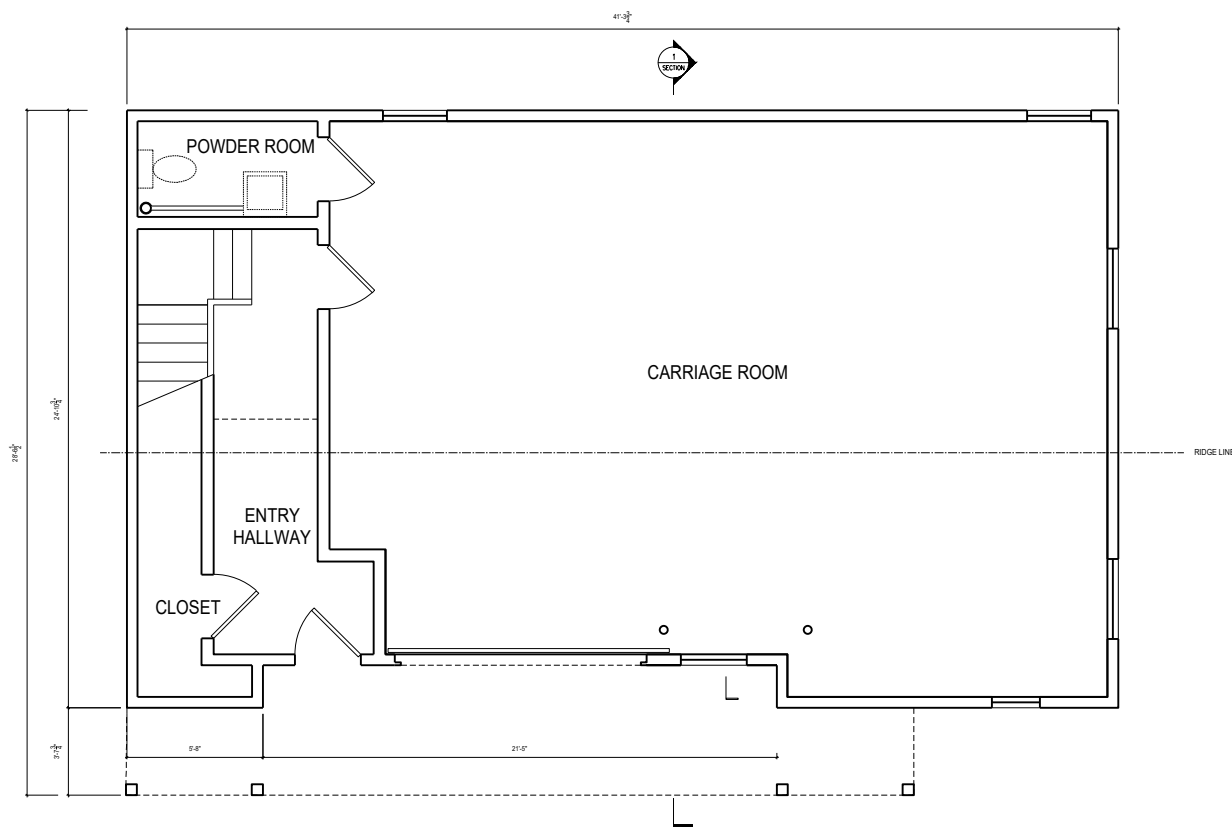
PROPOSED



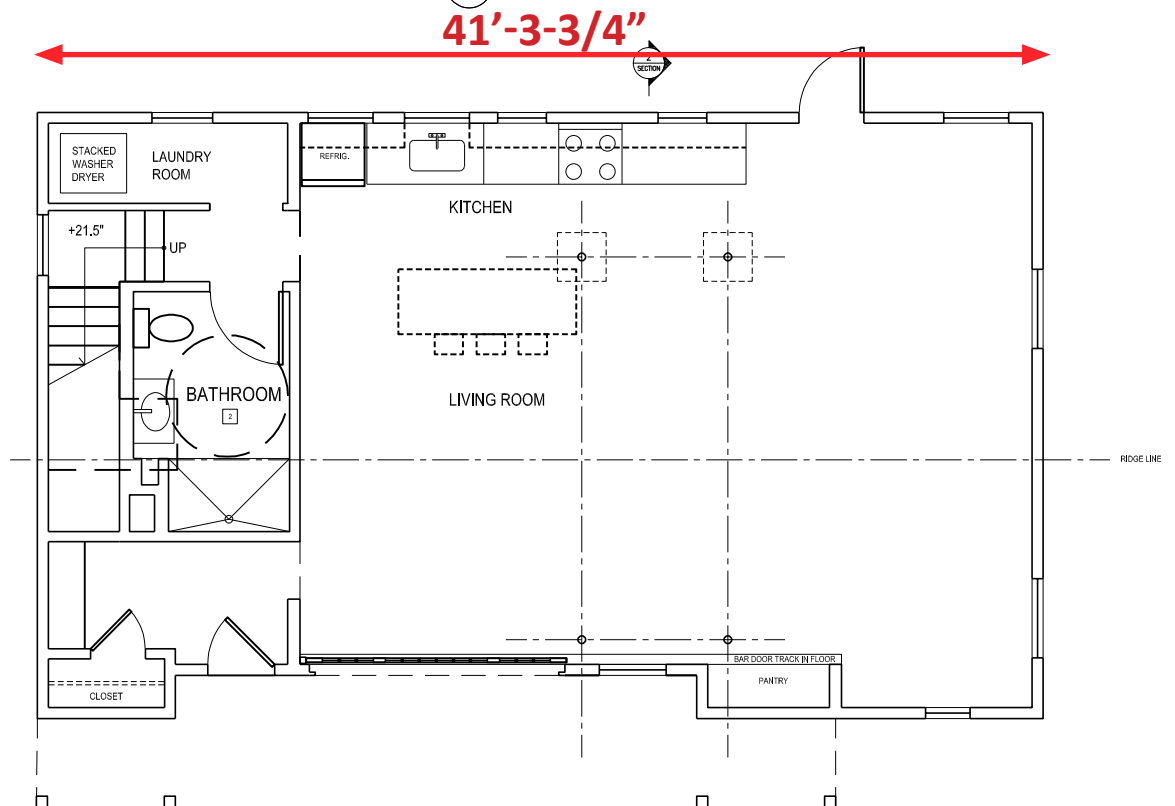
2 2ND FLOOR PLAN - EXISTING CARRIAGE HOUSE
SCALE: 1/8"=1'-0"



2 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"



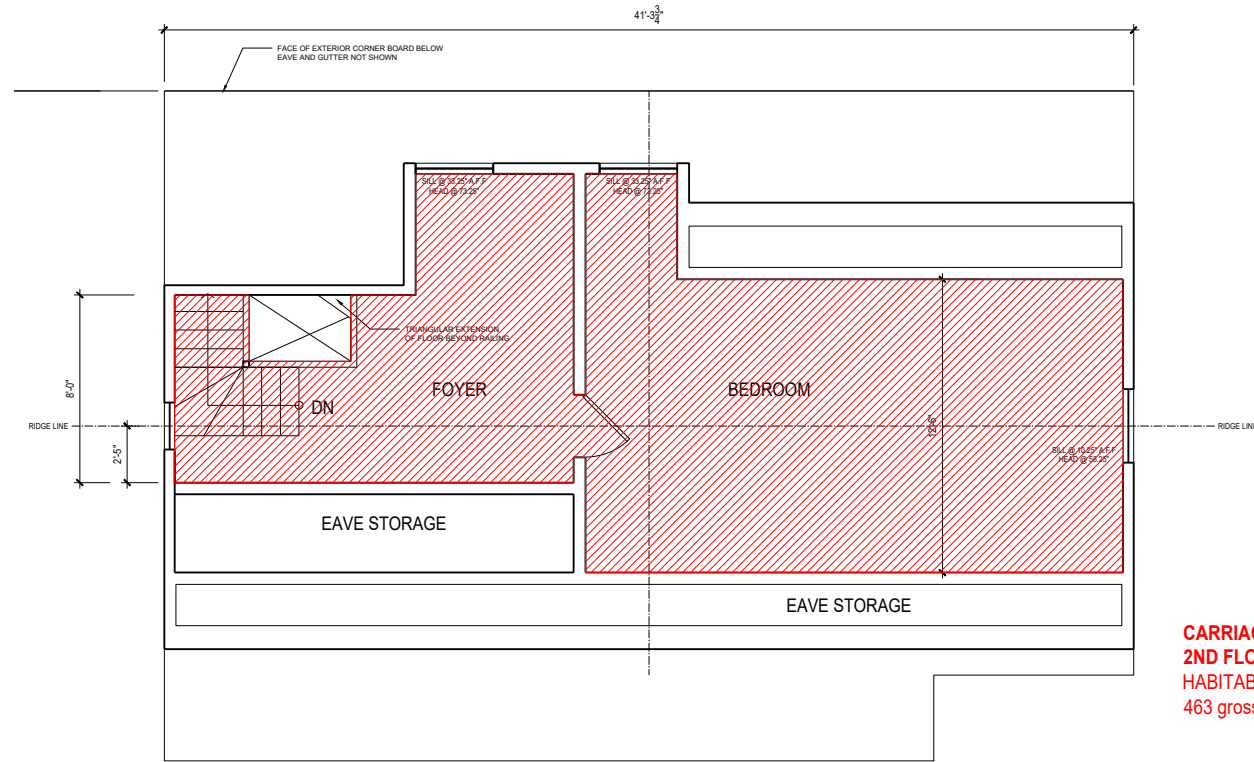
1 1ST FLOOR PLAN - EXISTING CARRIAGE HOUSE
SCALE: 1/8"=1'-0"



EXISTING

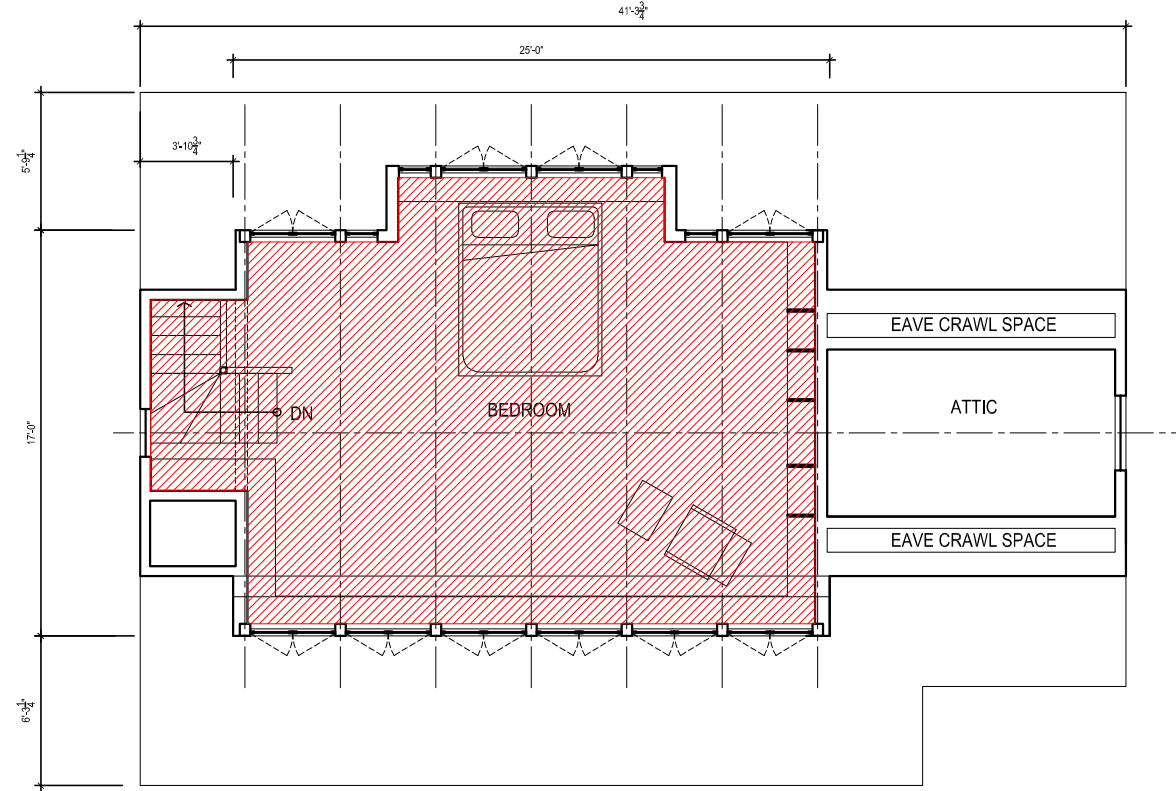
PROPOSED

142-24



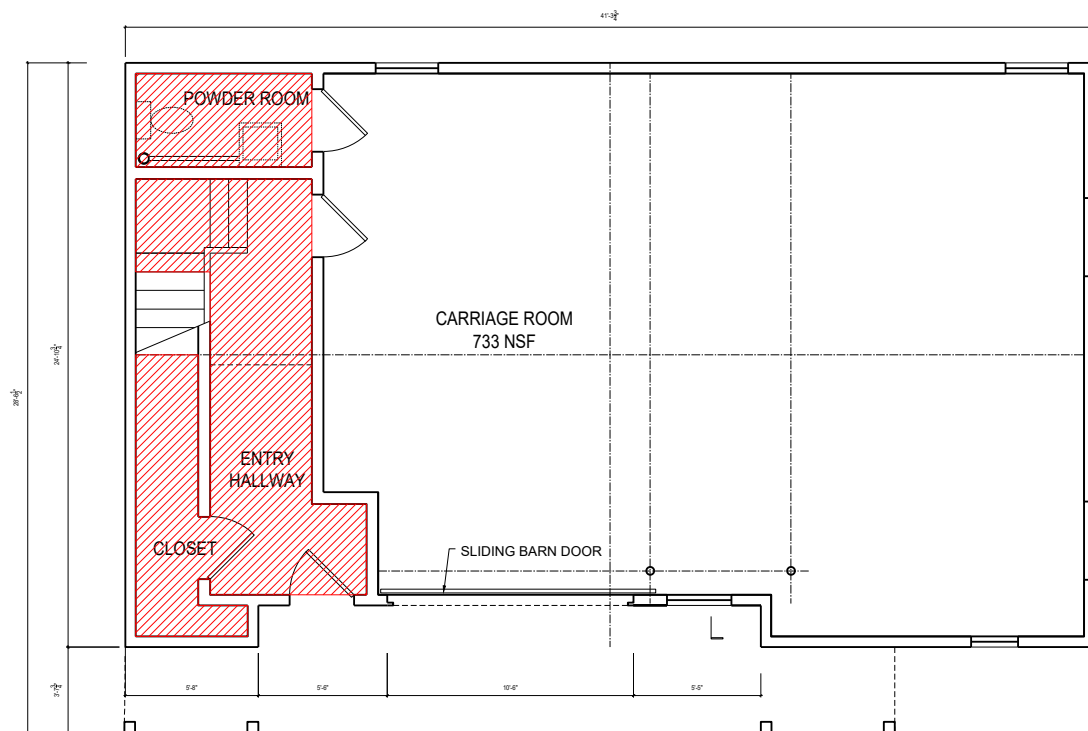
**CARRIAGE HOUSE
2ND FLOOR
HABITABLE SQUARE FEET
463 gross sq ft (floor area)**

2 2ND FLOOR PLAN - EXISTING CARRIAGE HOUSE
SCALE: 1/8"=1'-0"



**CARRIAGE HOUSE
2ND FLOOR
HABITABLE SQUARE FEET
444 gross sq ft (floor area)**

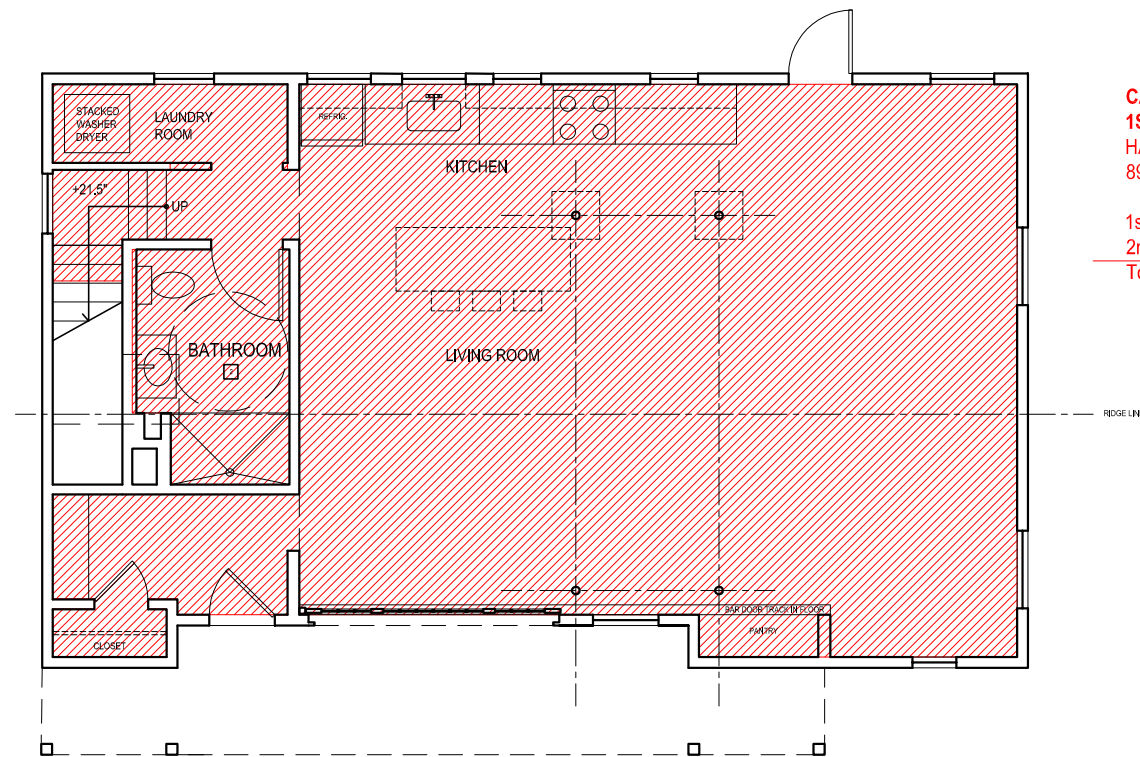
2 2ND FLOOR PLAN - PROPOSED
SCALE: 1/8"=1'-0"



**CARRIAGE HOUSE
1ST FLOOR**

Habitable Gross Square Footage (GSF)
1st Floor: 164 gsf
2nd Floor: 463 gsf
Total: 627 gsf

1 1ST FLOOR PLAN - EXISTING CARRIAGE HOUSE
SCALE: 1/8"=1'-0"



**CARRIAGE HOUSE
1ST FLOOR
HABITABLE SQUARE FEET
895 gross sq ft (floor area)**

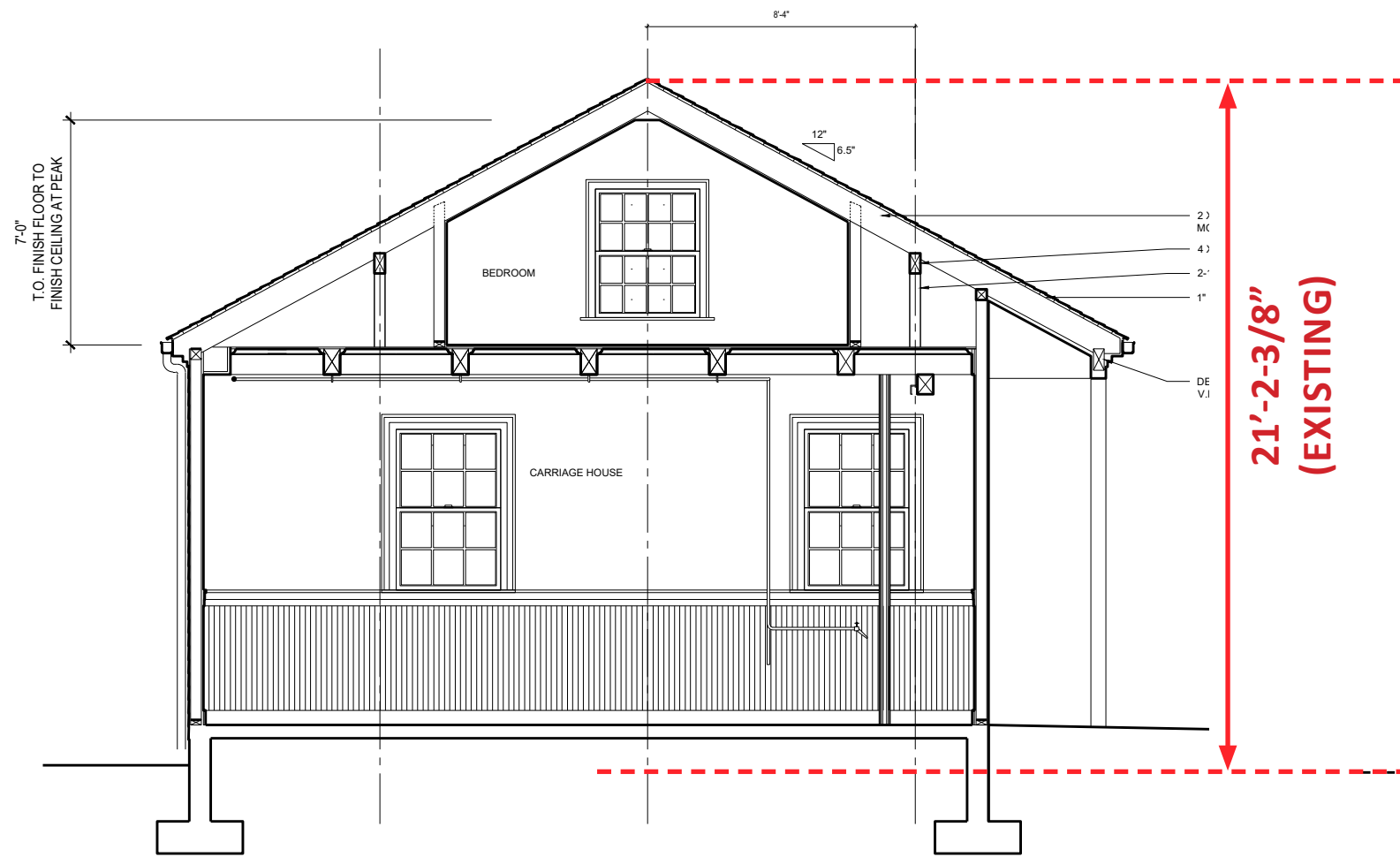
1st Floor: 880 gsf
2nd Floor: 444 gsf
Total: 1,324 gsf

**TOTAL EXISTING
HABITABLE SQUARE FEET: 627**

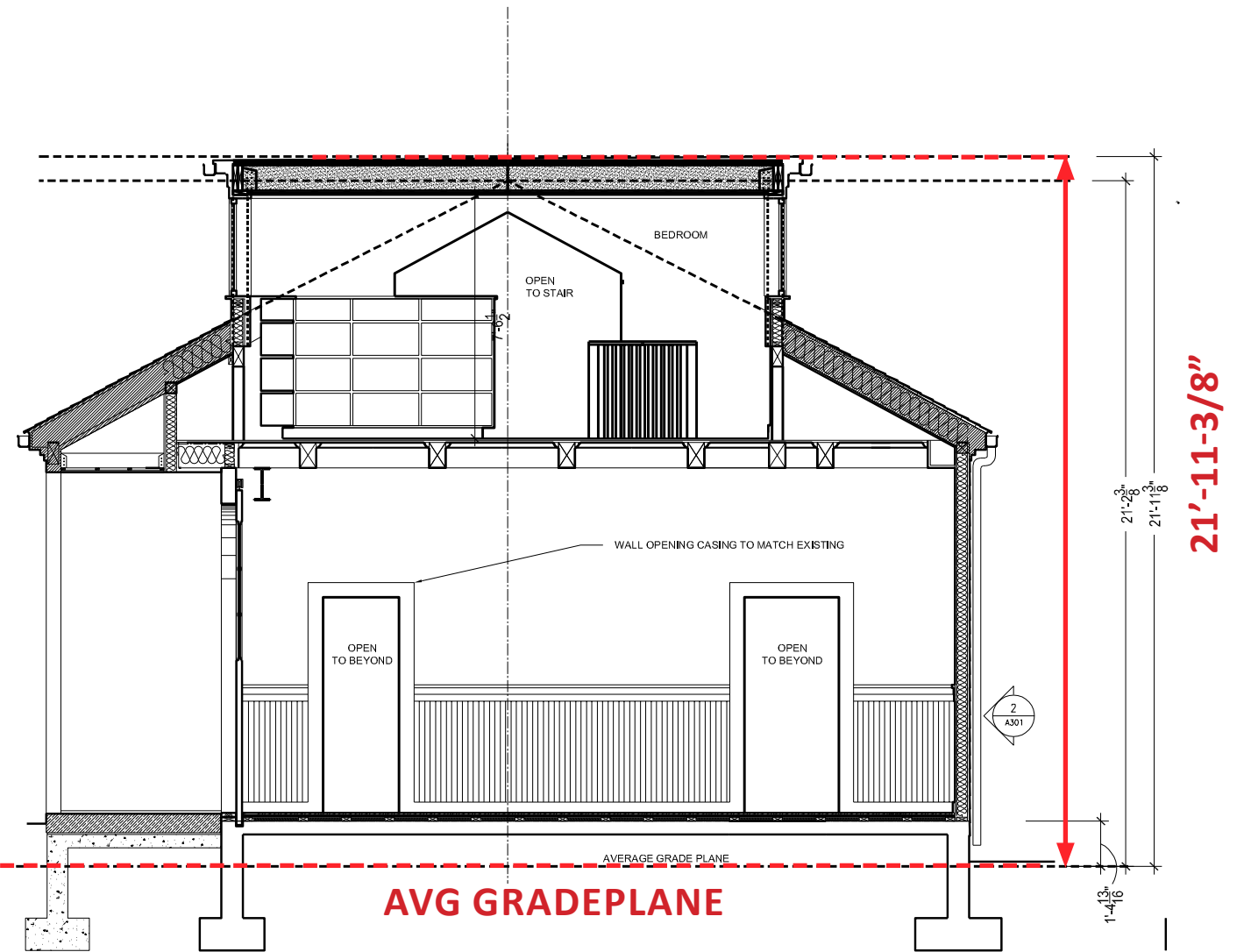
**TOTAL PROPOSED
HABITABLE SQUARE FEET: 1,324**

EXISTING SECTION

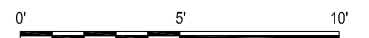
PROPOSED SECTION



1 TRANSVERSE SECTION / WEST INTERIOR ELEVATION
SCALE: 1/8"=1'-0"



2 TRANSVERSE SECTION / WEST INTERIOR ELEVATION
SCALE: 1/8"=1'-0"



9" ABOVE RIDGE LINE

EXISTING EXTERIOR ELEVATIONS

142-24



4 EXISTING SOUTH ELEVATION
SCALE 1/2"=1'-0"

2 EXISTING EAST ELEVATION
SCALE 1/2"=1'-0"

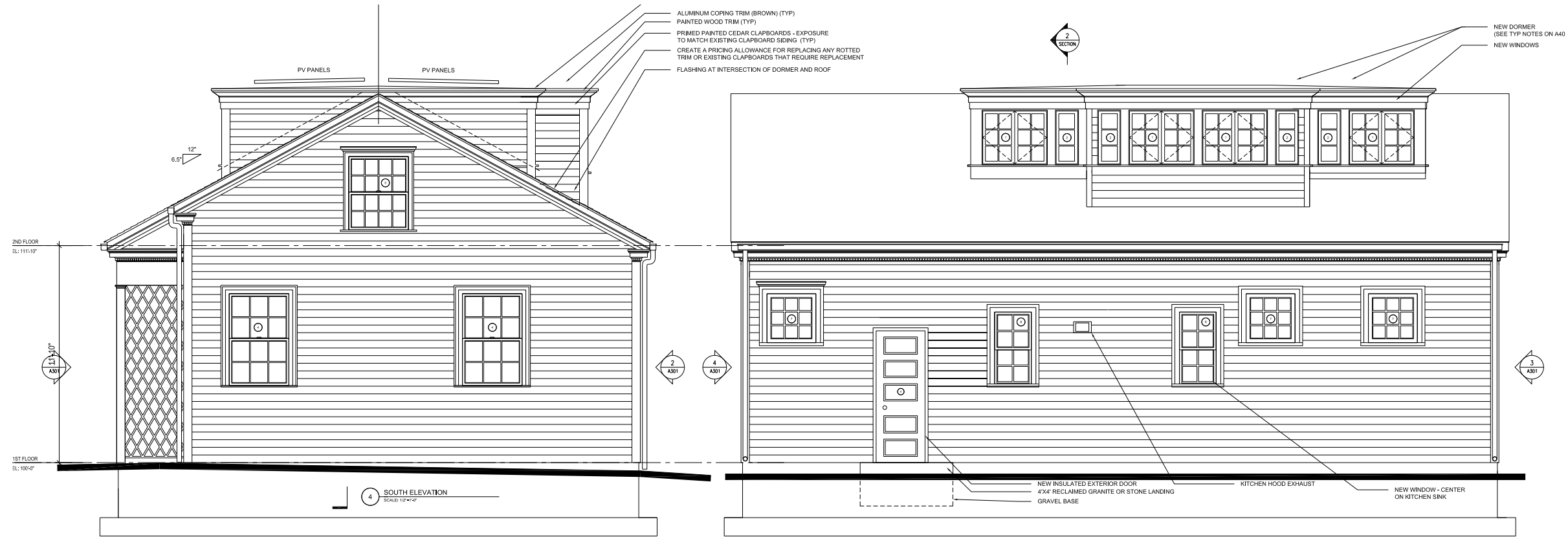


3 EXISTING NORTH ELEVATION
SCALE 1/2"=1'-0"

3 EXISTING WEST ELEVATION
SCALE 1/2"=1'-0"

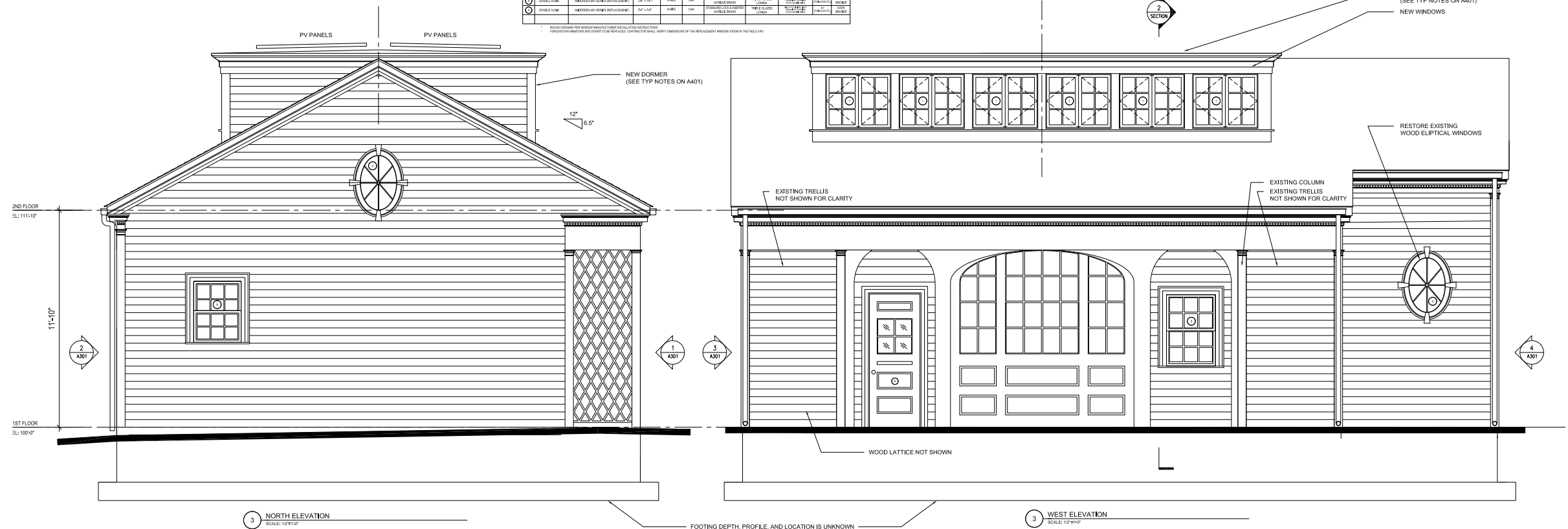
PROPOSED EXTERIOR ELEVATIONS

142-24



EXTERIOR DOOR SCHEDULE						
ID	DESCRIPTION	MTL TYPE	FINISH	GLASS	GLASS TYPE	GLASS
1	EXISTING DOOR	WOOD	PAINTED	GLASS	GLASS	GLASS
2	NEW DOOR	WOOD	PAINTED	GLASS	GLASS	GLASS

FINISH SCHEDULE									
ID	DESCRIPTION	MTL TYPE	FINISH	FINISH	FINISH	FINISH	FINISH	FINISH	FINISH
1	EXISTING SIDING	WOOD	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED
2	NEW SIDING	WOOD	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED	PAINTED



EXISTING WEST FACADE



PROPOSED DORMER



APPENDIX

CARRIAGE HOUSE INTERIOR: 2ND FLOOR LOOKING SOUTH



CARRIAGE HOUSE INTERIOR: 1ST FLOOR LOOKING SOUTH



CARRIAGE HOUSE INTERIOR: 1ST FLOOR LOOKING WEST



CARRIAGE HOUSE INTERIOR: 1ST FLOOR LOOKING NORTH



City of Newton Planning and Development

Petition: #80-24
Special Permit/Site Plan Approval
Retaining walls exceeding four feet within the
front setback
February 6, 2023
Continuance: March 19, 2024



161 Pine Ride Ln.

Zoning Relief

Zoning Relief Required		
Ordinance		Action Required
§5.4.2.B	Request to allow a series of retaining walls exceeding four feet within a setback	S.P. per §7.3.3

Criteria to Consider

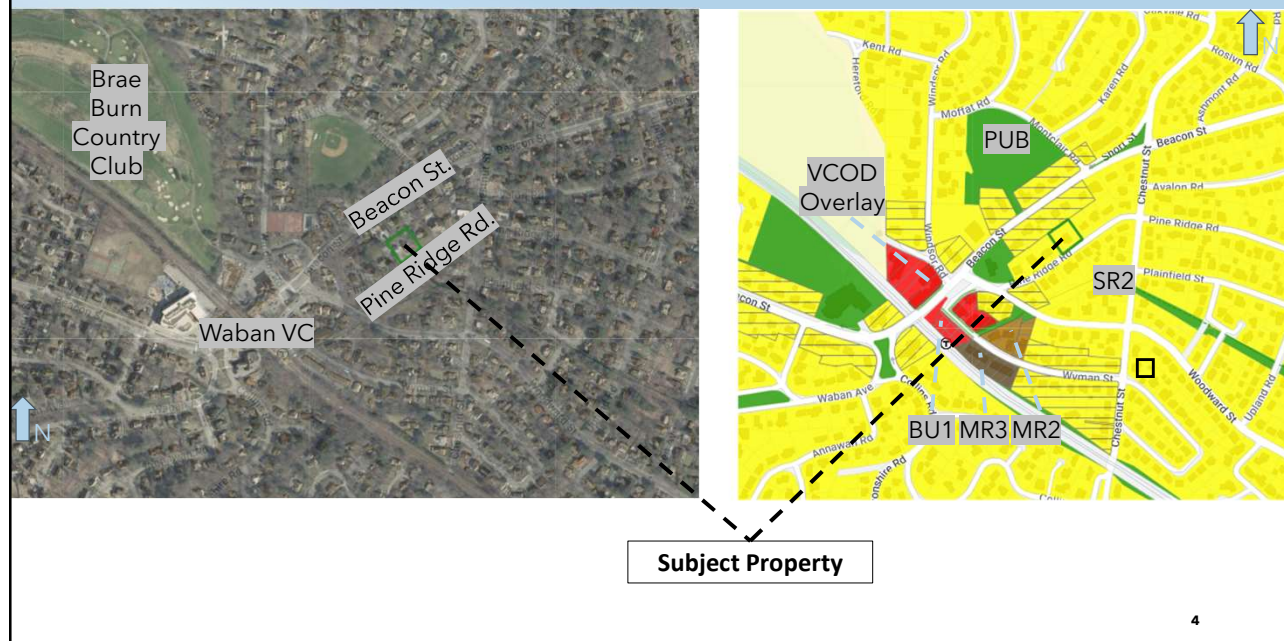
When reviewing this request, the Council should consider:

- The site in the SR2 zone is an appropriate location to allow for retaining walls in excess of four feet within the front setback. (§7.3.3.C.1)
- The retaining walls do not adversely affect the neighborhood. (§7.3.3.C.2)
- The retaining walls in excess of four feet within the front setback are no 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 retaining walls in excess of four feet within the front setback are not substantially detrimental to the neighborhood. (§7.8.2.C.2)

3

3

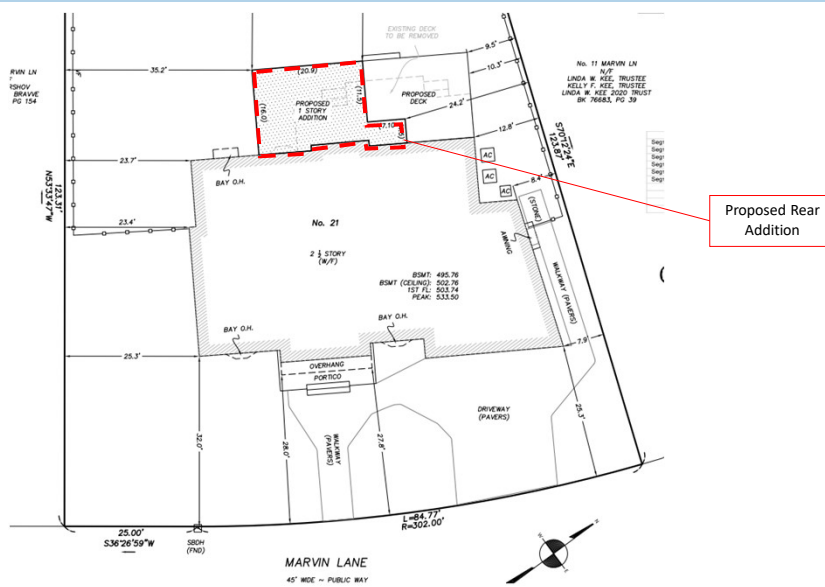
Aerial Map



4

4

Site Plan



5

Google Streetview- Front Setback



6

Findings

1. The site in the SR2 zone is an appropriate location to allow for retaining walls in excess of four feet within the front setback given the topography of the properties on the northwest side of Pine Ridge Road with front yards that slope upwards. (§7.3.3.C.1)
2. The retaining walls do not adversely affect the neighborhood as they support additional landscaping with trees and ground cover. Additionally, properties on the northwest side of Pine Ridge Road have upwards sloping front yards with similar topography and grading. (§7.3.3.C.2)
3. The series of retaining walls in excess of four feet within the front setback are no nuisance or serious hazard to vehicles or pedestrians as they do not affect the site circulation. (§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)

7

7

Conditions

1. Plan referencing
2. Standard occupancy conditions
3. Engineering sign-off

8

8

City of Newton Planning and Development

Petition: #69-24

Special Permit/Site Plan Approval
to allow a parking stall within five feet of the
street and to waive parking stall depth at 113
Edinboro Street

March 19, 2024

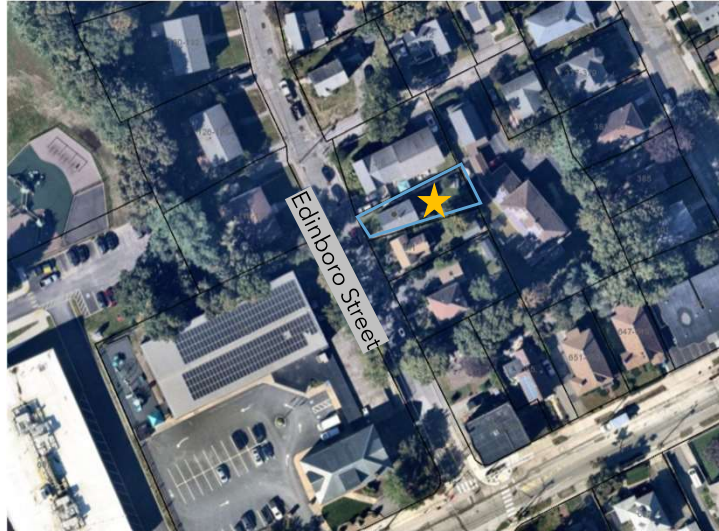


113 Edinboro Street

Zoning Relief

Zoning Relief Required		
Ordinance		Action Required
§5.1.7.A	To allow parking within five feet of a street	S.P. per §7.3.3
§5.1.8.B.2	To waive minimum stall depth	S.P. per §7.3.3

Aerial Map



3

3

Criteria to Consider

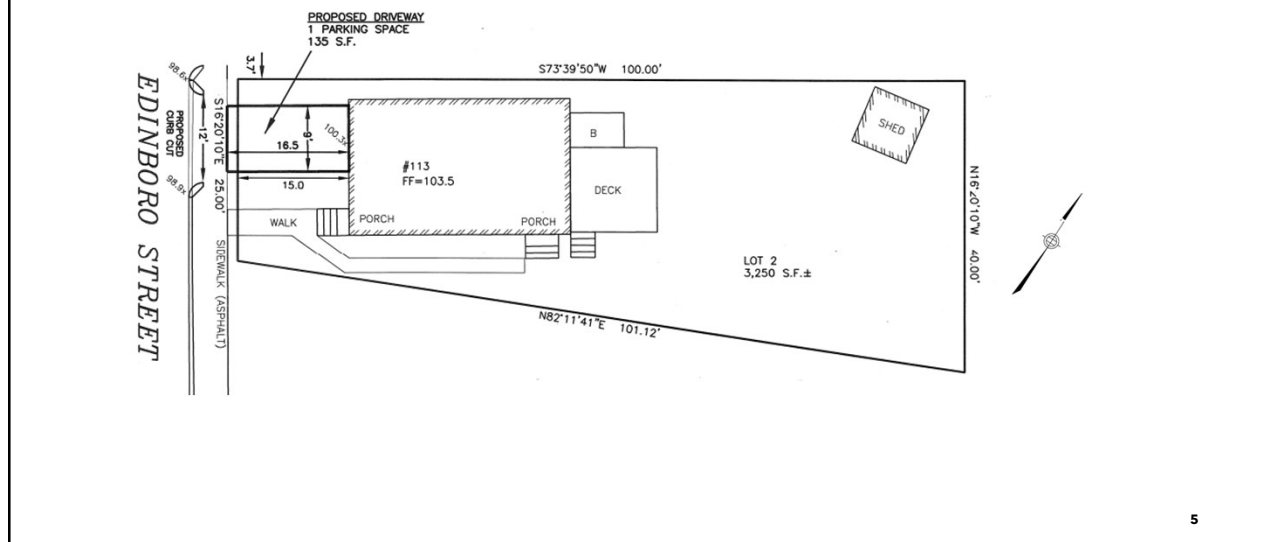
When reviewing this request, the Council should consider:

- The site is an appropriate location for the proposed parking stall (7.3.3.C.1)
- The proposed parking stall will not adversely affect the neighborhood (§7.3.3.C.2)
- The proposed parking stall 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 city's parking regulations which require a stall depth of 19 feet and that no parking stalls be located within five feet of a 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)

4

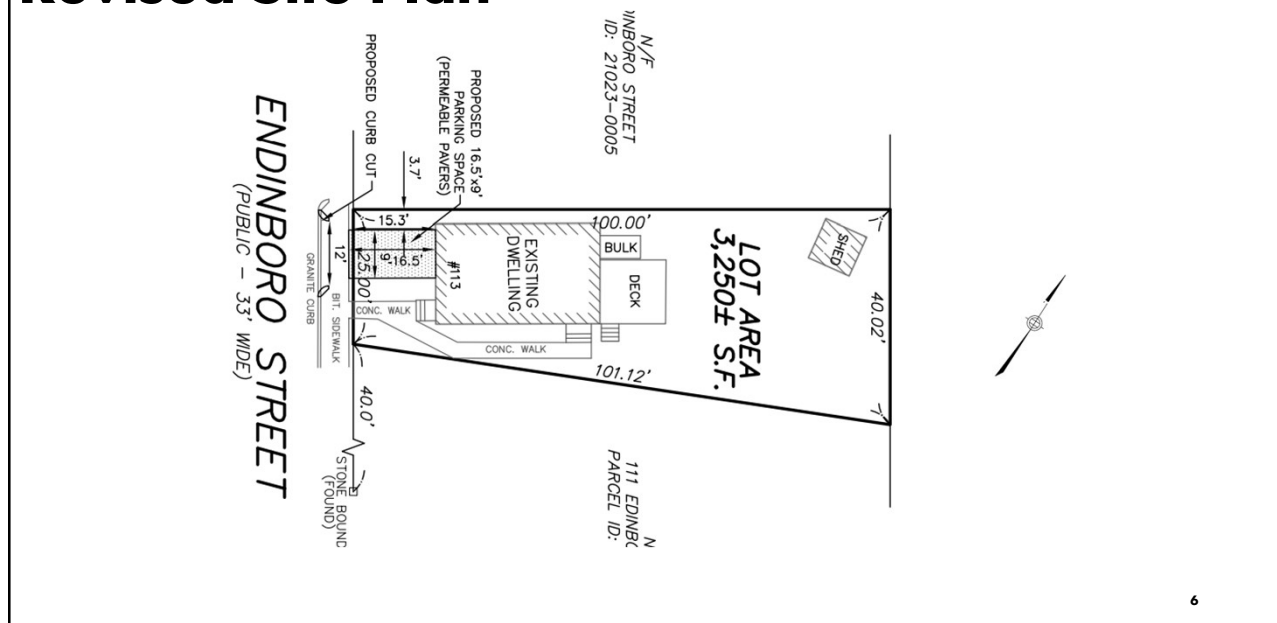
4

Original Site Plan



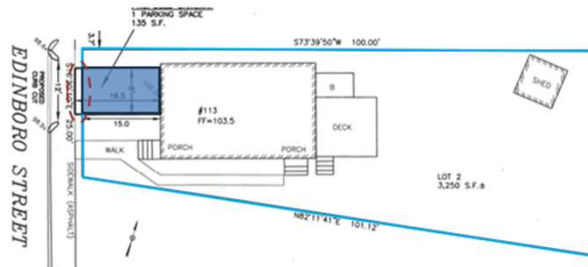
5

Revised Site Plan



6

Proposed Site Plan



7

7

Findings

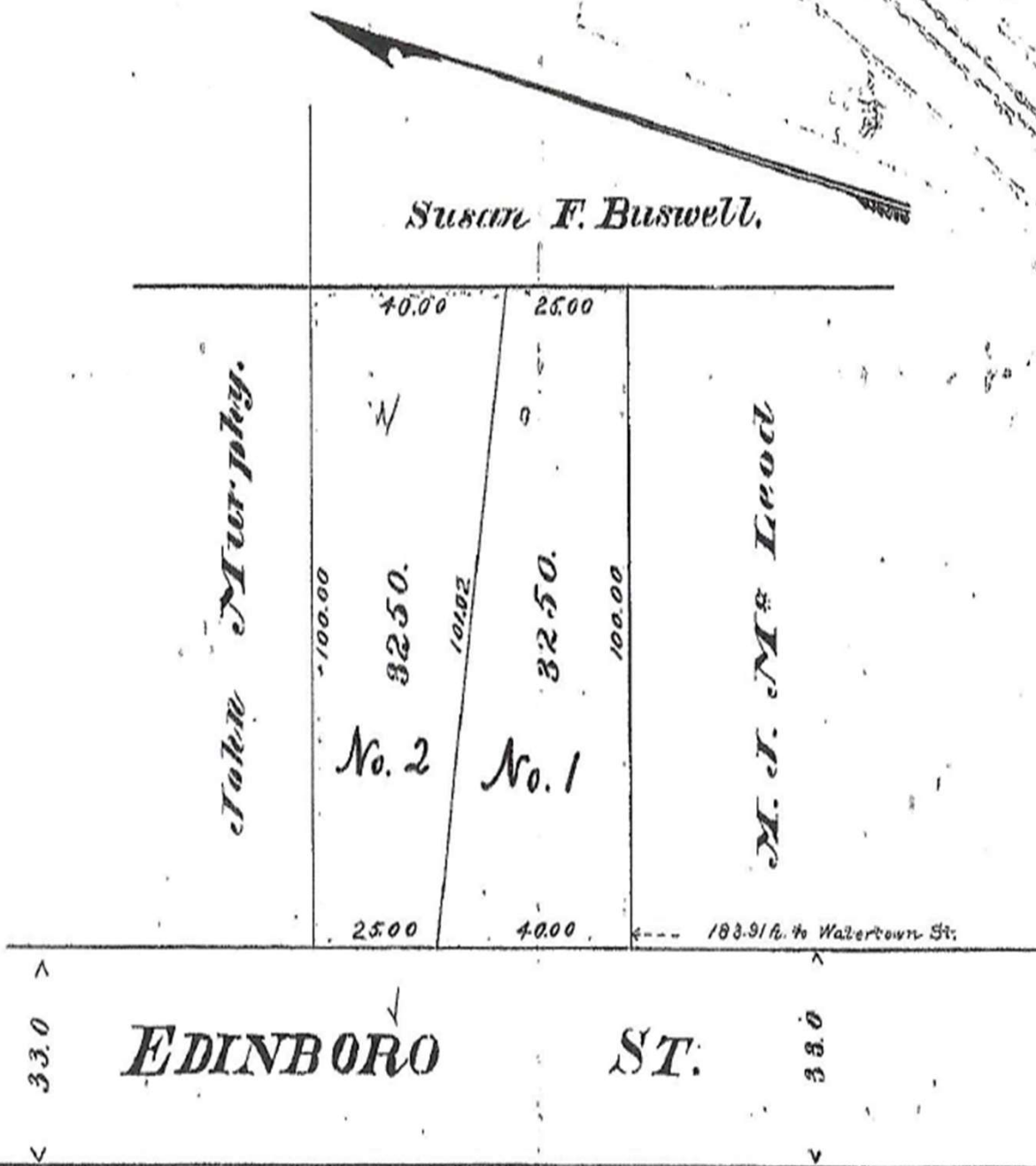
1. The specific site is an appropriate location for the proposed residential project in the Business Use 2 district (BU-2) because the neighborhood has a variety of residential uses of different scales. (§7.3.3.C.1)
2. The proposed residential project as designed will not adversely affect the neighborhood because the lot area per unit exceeds what is required for the district. (§7.3.3.C.2)
3. The proposed residential project will not create a nuisance or serious hazard to vehicles or pedestrians because new plantings will be provided along the street frontage. (§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. The proposed structure with an FAR of 1.25, where 1.0 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 because other buildings on the street have multiple dwelling units on undersized lots. (§7.3.3)

8

Conditions

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

113 Edinboro Street Presentation



2436

Page 113

Plan of ✓
 Land in Newtonville, Mass.
 owned by ✓
 Timothy Mead, et als.
 A. S. N. Estes, Surv. Dec. 16, 1895. ✓
 Scale, 80 ft. in.

A. S. N. ESTES,
 Civil & Hydraulic Engineer,
 Rm. 503 Sears Building,

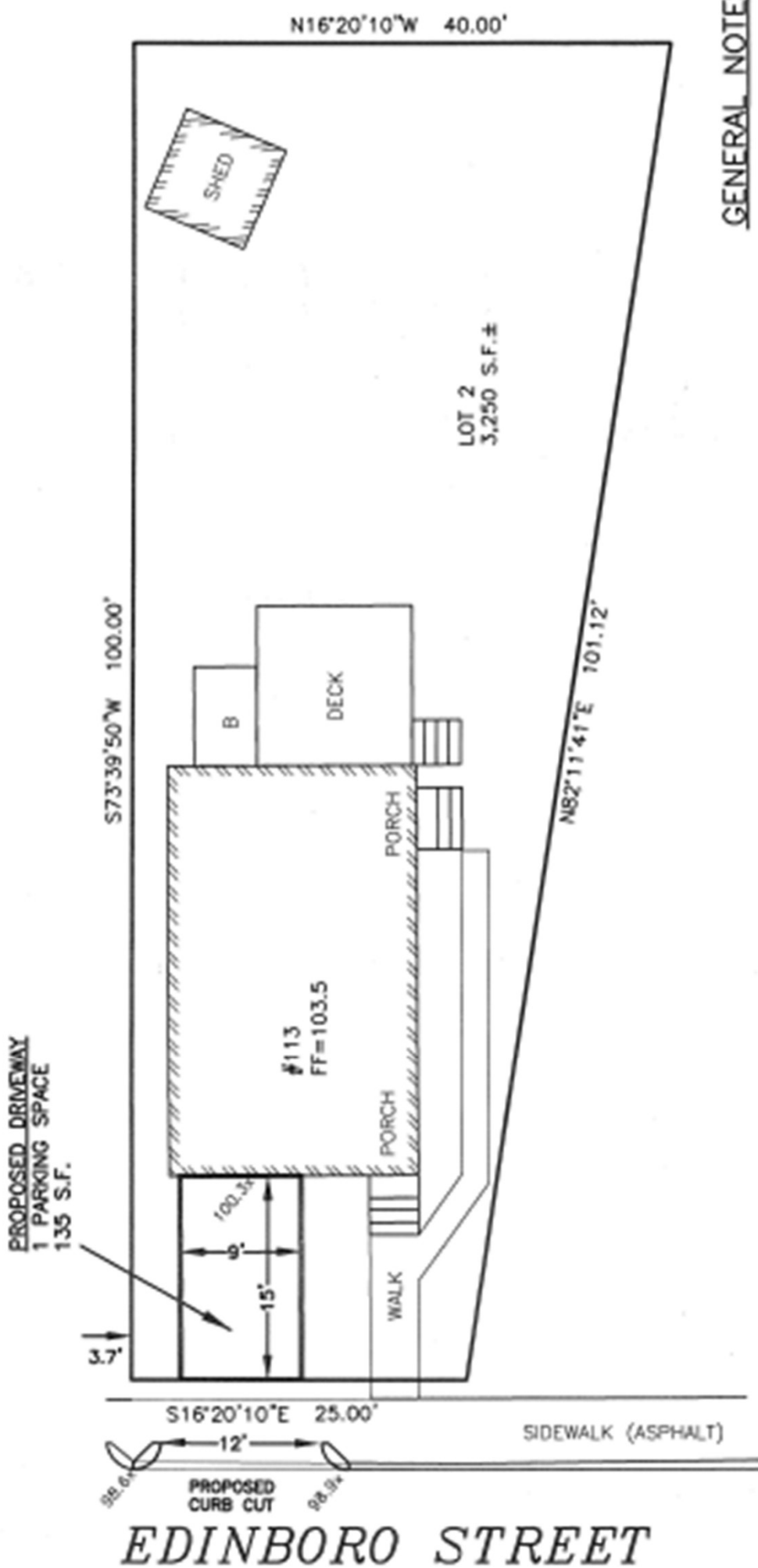




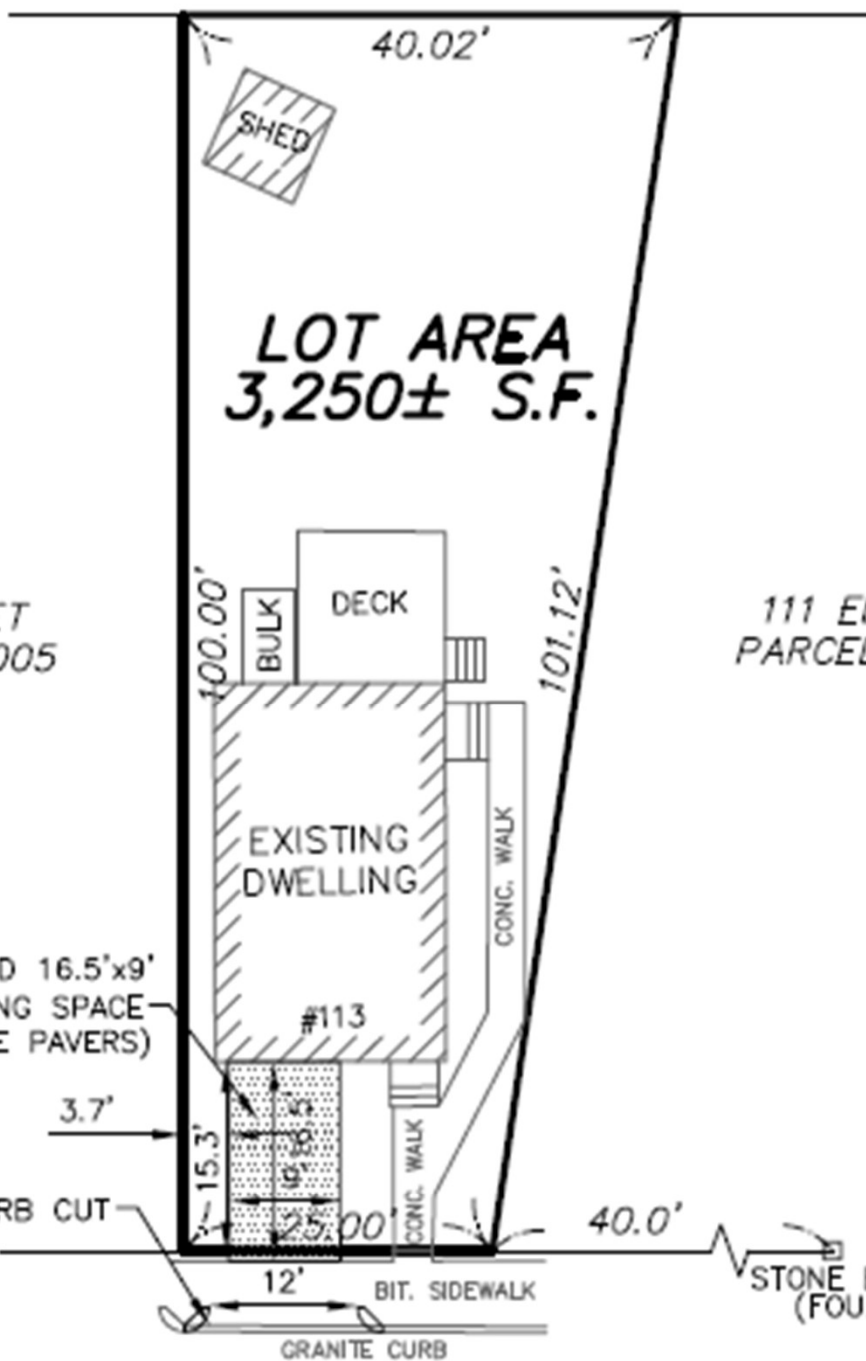
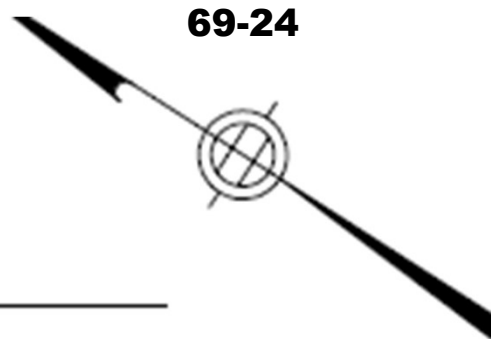




GENERAL NOTES



N/F
9-11 EDINBORO TERRACE
PARCEL ID: 21023-0006



**LOT AREA
3,250± S.F.**

N/F
117 EDINBORO STREET
PARCEL ID: 21023-0005

N/F
111 EDINBORO STREET
PARCEL ID: 21023-000

ENDINBORO STREET

(PUBLIC - 33' WIDE)

Edinboro Street Neighborhood Map



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Newton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 06/29/2023
Data updated 11/14/2018

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.