

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE AGENDA

TUESDAY, APRIL 23, 2013

7:45 PM - Please Note Time
Room 222

#188-12 ALD. HESS-MAHAN requesting a discussion regarding the types of information that should be required from petitioners applying for a special permit to exceed FAR under Sec. 30-15(u)(2) in order to meet their burden of proof to show that the “proposed structure is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood.”

#58-13 ROBERT FRANCHI/MARCH V. FRANCHI TRUST, MARY V. FRANCHI, TRUSTEE petition for a SPECIAL PERMIT/SITE PLAN APPROVAL to convert an existing two family structure into two single-family attached dwellings and to construct two single-family attached dwellings; to waive front and side setback requirements; and to locate a driveway within 10 feet of the side lot line at 281 NEVADA STREET, Ward 1, on land known as SBL 23, 6, 9, containing approx.. 17,999 sq. ft. of land in a district zoned MULTI RESIDENCE 1. Ref: Sec 30-24, 30-23, 30-9(b)(5)a) and b), 30-15 Table 1 of the City of Newton Rev Zoning Ord, 2012.

Respectfully submitted,

Ted Hess-Mahan, Chairman

Please see attached Planning report for #58-13.



Setti D. Warren
Mayor

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Candace Havens
Director

M E M O R A N D U M

To: Land Use Committee of the Board of Aldermen

From: Candace Havens, Director of Planning and Development
Eve Tapper, Chief Planner for Current Planning^{ET}
Alexandra Ananth, Senior Planner

RE: Information for April 23, 2013 Working Session

DATE: April 19, 2013

CC: Petitioners
John Lojek, Commissioner of Inspectional Services

In response to questions raised at the Land Use Committee public hearings, previous working session meetings and/or staff technical reviews, the Planning Department is providing the following information for the upcoming working session. This information is supplemental to staff analysis previously provided at the public hearing.

PETITION #58-13

281 Nevada Street

Request to convert an existing two-family structure into two single-family attached dwellings, and to construct two additional single-family attached dwellings, and for waivers to the front and side setback requirements and to locate a driveway within 10 feet of the side lot line at 281 Nevada St.

This project had a public hearing on March 19, 2013.

- **Neighborhood Context.** At the public hearing the Land Use Committee asked how many single- and two-family, and attached dwellings there are in the immediate neighborhood. See attached Land Use Map and spreadsheet (**ATTACHMENT "A"**). Among 30 neighboring properties the average lot area per unit is 7,248 square feet versus the proposed 4,523 square feet. Among these properties there are four other lots that have the required 15,000 square feet for attached dwellings via the special permit process (63-65 Broadway, 49 Broadway, 272 Nevada St, and 280 Nevada St.).



- **Landscape Plan.** Since the public hearing a revised Landscape Plan was submitted and will be presented at the Working Session.

Land Use Map 281 Nevada St.

City of Newton,
Massachusetts

Legend	
Single Family Residential	[Pattern]
Multi-Family Residential	[Pattern]
Commercial	[Pattern]
Building Outlines	[Pattern]
Surface Water	[Pattern]

■ = attached dwelling potential



ATTACHMENT "A"

The information on this map is Geographic Information System data. Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for their purpose. City departments will not approve applications based solely on this map.

CITY OF NEWTON, MASS
Mayor - Seth D. Warren
GIS Administrator - Doug

0 12.5 25 50 75

Map Date: April



Address	Lot Area	# Units	Lot Area/Unit
246 Linwood Ave	8,450	1	8,450
236 Linwood Ave	8,854	1	8,854
230-232 Linwood Ave	4,287	2	2,144
226-228 Linwood Ave	4,892	2	2,446
222-224 Linwood Ave	4,238	2	2,119
218-220 Linwood Ave	5,634	2	2,817
263-265 Nevada St	9,000	2	4,500
267-269 Nevada St	9,000	2	4,500
271-273 Nevada St	9,000	2	4,500
275 Nevada St	9,000	2	4,500
281 Nevada St	18,090	2	9,045
258 Nevada St	11,123	2	5,562
262 Nevada St	13,500	2	6,750
266 Nevada St	14,373	2	7,187
272 Nevada St	36,546	2	18,273
280 Nevada St	29,514	1	29,514
288 Nevada St	50,280	4	12,570
4-6 Churchill St	9,955	2	4,978
12-14 Churchill St	9,975	2	4,988
20 Churchill St	6,704	2	3,352
3-5 Churchill St	6,233	2	3,117
7 Churchill St	6,242	1	6,242
13 Churchill St	6,242	1	6,242
19 Churchill St	6,242	1	6,242
25 Churchill St	6,242	1	6,242
29 Churchill St	6,558	4	1,640
49 Broadway	18,090	1	18,090
55-57 Broadway	9,000	2	4,500
61 Broadway	9,000	1	9,000
63-65 Broadway	18,135	2	9,068
Avg	12,147		7,248
281 Nevada St Proposed	18,090	4	4,523