

# Department of Planning and Development



## **PETITION #137-18 189-193 ADAMS STREET**

SPECIAL PERMIT/SITE PLAN APPROVAL  
TO CONSTRUCT A MULTI-FAMILY  
DWELLING WITH GROUND FLOOR UNITS  
AND TO ALLOW WAIVERS FROM  
PARKING REQUIREMENTS



OCTOBER 9, 2018

# Requested Relief



- To allow a multi-family dwelling with ground floor units. (§4.4.1)
- To allow a three-story structure, 33 feet in height. (§4.1.2 and §4.1.2.B.3)
- To allow parking in a setback (§5.1.8.A.1 and §5.1.13)
- To allow waivers to the parking stall dimensions. (§5.1.8.B.1 §5.1.13)
- To allow a reduction in the minimum width of maneuvering aisles. (§5.1.8.C.1, §5.1.8.C.2, and §5.1.13)
- To allow an FAR of .99. (§4.1.3)
- To waive requirements pertaining to parking facilities containing more than five stalls. (§5.1.9.A, §5.1.10.A, and §5.1.13)

# Special Permit Criteria



- The specific site is an appropriate location for the proposed multi-family dwelling. (§7.3.3.C.1)
- The multi-family dwellings as developed and operated will not adversely affect the neighborhood. (§7.3.3.C.2)
- There 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. (§7.3.3.C.4)

# Additional Criteria



- Literal compliance with the parking requirements of the Newton Zoning Ordinance 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).

# Program Modifications



- Reduction in the number of residential units from 15 to 12.
- Addition of 1, 000 square feet of office space.
- Parking for both uses is accommodated on site.
- Increase in the side setback to the north from 9.3 feet to 14.3 feet.
- Increase in the width of the curb cut to 24 feet.
- Increase in the driveway width to 20 feet.

# Previously Approved Site Plan



