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 multifamily 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 #18 TC-50.0 PROPOSED BITUMINOUS DRIVEWAY N4310117'E 60'(0EED PROPOSED BITUMINOUS DRIVEWAY 11 TD-50.4 80-50.0 50x6 10 1.499 BIKE ANN 0 PROP. TC-01.0 BO-49.5 -FLEL PROPOSED 3 STORY BUILDING LOT AREA 13.544±SF(CALC) 12.153±SF(DEED) 7 F.FL.EL -50.80 GARAGE EL-41.80 T0-50.5 BC-50.0 LAWN 17.0' (typ TC-50.8 / BC-50.3 13 6 PROPOSED PROP. PATIO BITUMINOUS PARKING LO LAM NWY 5 12 Cr 4 10192.2 PROP. WALK LAWN 3WI -- 51.0 1485 LAWN BWI -50. \$43'01'17' PROPOSED RETAINING WALL \$43'01'17"W 1 LOT AREA 2 805±SF(CALC) 5,368±SF(DEED) Fi . 10-51.5 T0-51.5 1.482 1.438 <u>(</u> 49.55"(CALC 49.56'(OEED TO=53.7 S43'01'17" TC-53.8 80-53.5 TC-54.0 BC-53.7 6" WATER MAIN QUIRK COURT 8" SEWER MAIN_OVER 4" UNDERDRAIN S=0.8% 63 X

