

# Department of Planning and Development



**PETITION #32-16(2)  
150 NEWTONVILLE AVE**

**SPECIAL PERMIT TO LOCATE  
PARKING WITHIN 5 FT. OF THE  
STREET**

**MARCH 15, 2016**



# Requested Relief



- §5.1.7 and §5.1.13 to locate parking stalls within 5 feet of the street.
- N.B. - The petitioner received a variance in 2015 for the construction of an accessory structure (garage) in the front and side setback (#13-15). The Variance is conditioned on the petitioner obtaining a special permit from the City Council. The abutter at 158 Newtonville Avenue will be required to seek a consistency ruling for proposed changes to their approved site plan as a result of the proposed shared party wall and land swap.

# Criteria to Consider



- Literal compliance with the parking requirements of the Newton Zoning Ordinance (NZO) 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)
- The specific site is an appropriate location for the proposed garage. (§7.3.3.C.1)
- The proposed garage 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)





**NEWTONVILLE AVE**

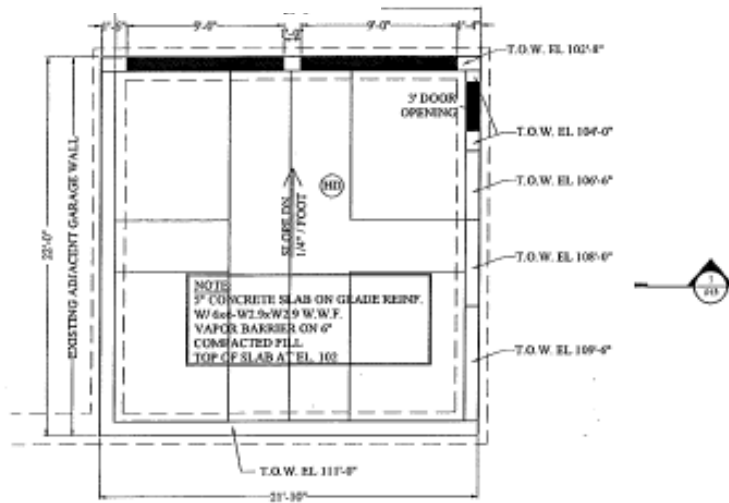
**HOWARD ST**

**SUMMIT ST**

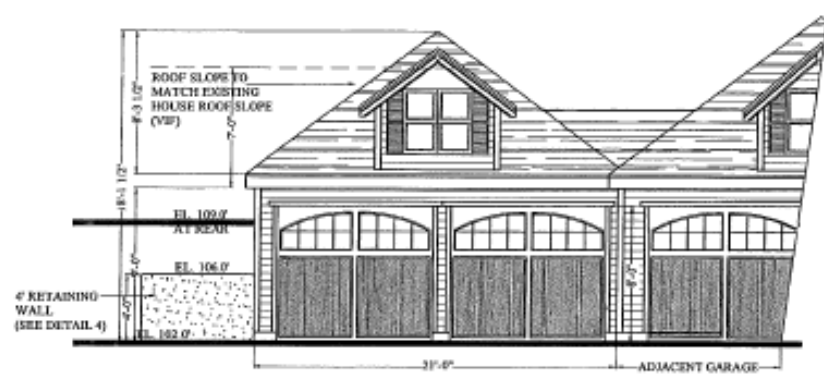




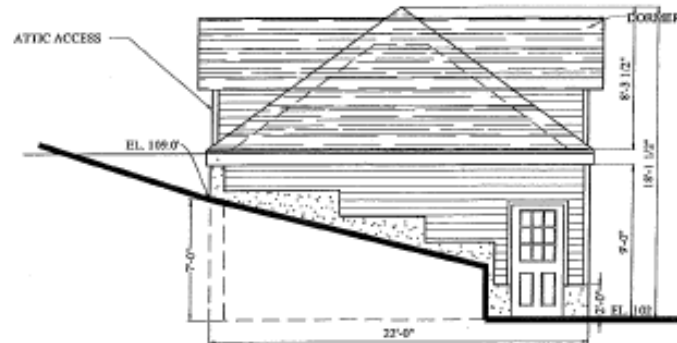
# Elevations



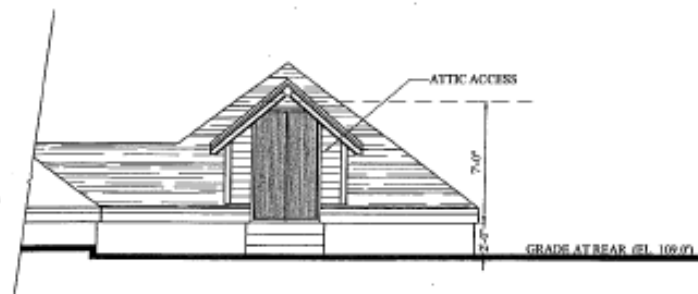
PROPOSED FOUNDATION PLAN  
1/14/20



PROPOSED FRONT ELEVATION  
1/14/20



PROPOSED LEFT SIDE ELEVATION  
1/14/20



PROPOSED REAR ELEVATION  
1/14/20

# Proposed Findings



1. Literal compliance with the parking design requirements of the Newton Zoning Ordinance is impracticable due to the grade of the lot. The location of parking within five feet of the street is appropriate for this site, and has been utilized by other property owners on Newtonville Avenue. (§5.1.13)
2. The specific site is an appropriate location for the proposed garage. (§7.3.3.C.1)
3. The proposed garage as developed and operated will not adversely affect the neighborhood. (§7.3.3.C.2)
4. The site is an appropriate location for the proposed project due to the steep grade of the lot. The site as developed with the proposed project will exceed the minimum requirement for open space and will be below the maximum allowed for building lot coverage. §30-24(d)(1))
5. The petitioner has received a variance to allow for the detached accessory structure within the front and side setbacks.

# Proposed Conditions



1. Plan Referencing Condition.
2. Prior to the issuance of a building permit the petitioner shall submit final engineering plans to the city engineer for review and approval.
3. Standard Building Permit Condition.
4. Standard Final Inspection/Certificate of Occupancy Condition.