

Department of Planning and Development



PETITION #31-16
147 NEWTONVILLE AVE

SPECIAL PERMIT TO EXTEND A
NONCONFORMING STRUCTURE
TO REMOVE AN EXISTING
SUNROOM AND REPLACE IT
WITH A LARGER ROOM WITH
FINISHED SPACE ABOVE AND
BASEMENT SPACE BELOW



MARCH 15, 2016

Requested Relief



- §3.2.3 and 7.8.2.C.2, to extend a nonconforming 3.5-story structure
- 3.2.3 and 7.8.2.C.2, to extend a nonconforming front setback

Criteria to Consider



- The extension of the nonconforming 3½-story structure shall not be substantially more detrimental than the existing nonconforming 3½-story structure. (§3.2.3. and 7.8.2.C.2.)
- The extension of the nonconforming front setback shall not be substantially more detrimental than the existing nonconforming 3½-story structure. (§3.2.3. and 7.8.2.C.2.)
- The site is an appropriate location for the proposed expanded structure. (§7.3.3.C.1.)
- The expanded structure will not adversely affect the neighborhood. (§7.3.3.C.2.)



WASHINGTON ST

I-90

I-90

NEWTONVILLE AVE

HOWARD ST

SUMMIT ST

Elevations



Proposed Findings



1. The extension of the nonconforming 3½-story structure will not be substantially more detrimental than the existing nonconforming 3½-story structure as the addition has been subordinated to the rest of the structure, and blends well with the surrounding residential context of the area. (§3.2.3. and 7.8.2.C.2.)
2. The extension of the nonconforming front setback will not be substantially more detrimental than the existing nonconforming 3½-story structure. The existing front setback is 19.3 feet where 25 feet is required. The proposed addition encroaches in to the front setback but is set back 20.7 feet. (§3.2.3. and 7.8.2.C.2.)
3. The site is an appropriate location for the proposed expanded structure. (§7.3.3.C.1.)
4. The expanded structure will not adversely affect the neighborhood. (§7.3.3.C.2.)

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.