

Department of Planning and Development



PERMIT #62-12
43 HILLSIDE ROAD
3½-STORY ADDITION AND INCREASE FAR

Site:

- 8,365 square feet of land
- Single-family dwelling c. 1890s
- Detached garage
- Basement level considered story
- Permit for smaller addition with retaining wall



Project Description:

- 3 ½-story addition at rear (668 sq. ft.)
- Remove portion of bituminous driveway and carport



Front Façade of Residence



Rear Façade

Proposed Findings:

1. The proposed extension of a nonconforming structure will not be substantially more detrimental to the neighborhood than the existing structure for the following reasons:
 - a) The proposed addition consists of 668 sq. ft. which will increase the already nonconforming FAR from .54 to .66 (where .41 is allowed by right).
 - b) The structure is nonconforming with regard to the number of stories as the basement , which will not be enlarged with living space, qualifies as a story.
 - c) The proposed addition is located on the rear of the house and will be minimally visible to abutters or from the street, and the property complies with dimensional standards for lot coverage and open space.
 - d) The proposed addition has been designed in keeping with the architecture and roofline of the existing house and complies with all setback requirements.
 - e) Construction of the addition without a retaining wall, which would have allowed the addition by right, is preferable to minimize disturbance to the natural grade and drainage patterns.
 - f) With the removal of a significant portion of the driveway, the petitioners are decreasing the overall amount of impervious surface on the lot as a result of this project.
2. The project is consistent with the Newton *Comprehensive Plan* as it will help to preserve and update the existing structure while meeting the needs to today's families.

Proposed Conditions:

- Standard plan references and recordings

