

Department of Planning and Development



**PETITION #71-18
83-127 AND 106-128 JFK CIRCLE**

SPECIAL PERMIT/SITE PLAN
APPROVAL TO AMEND BOARD ORDER
#515-61 TO REMOVE 26,366 SQ. FT.
OF LAND FROM THE EXISTING LOTS
AT 83-127 AND 106-128 JFK CIRCLE
TO DEVELOP 55 AFFORDABLE
ELDERLY HOUSING UNITS,
REQUIRING A COMPREHENSIVE
PERMIT, TO EXTEND NON-
CONFORMING FRONT SETBACKS AND
FOR WAIVERS RELATIVE TO PARKING

FEBRUARY 27, 2018



Requested Relief



Special permit per §7.3.3 to

- to amend Special Permit #515-61 (*to allow the removal of 26,336 square feet of land along Jackson Road from the existing 83-127 John F. Kennedy Circle property*), and
- allow parking within any required front or side setbacks and within five feet of the street (§5.1.8.A.1, §5.1.13)
- allow parking within five feet of a residential structure (§5.1.8.A.2, §5.1.13)
- allow reduced stall dimensions (§5.1.8.B.1, §5.1.8.B.2, §5.1.13)
- allow an entrance/exit drive exceeding 25 feet in width (§5.1.8.D.2, §5.1.13)
- waive perimeter screening requirements (§5.1.9.A, §5.1.13)
- waive interior landscaping requirements (§5.1.9.B, §5.1.13)
- waive lighting requirements (§5.1.10.A, §5.1.13)
- waive bicycle parking requirements (§5.1.11, §5.1.13)

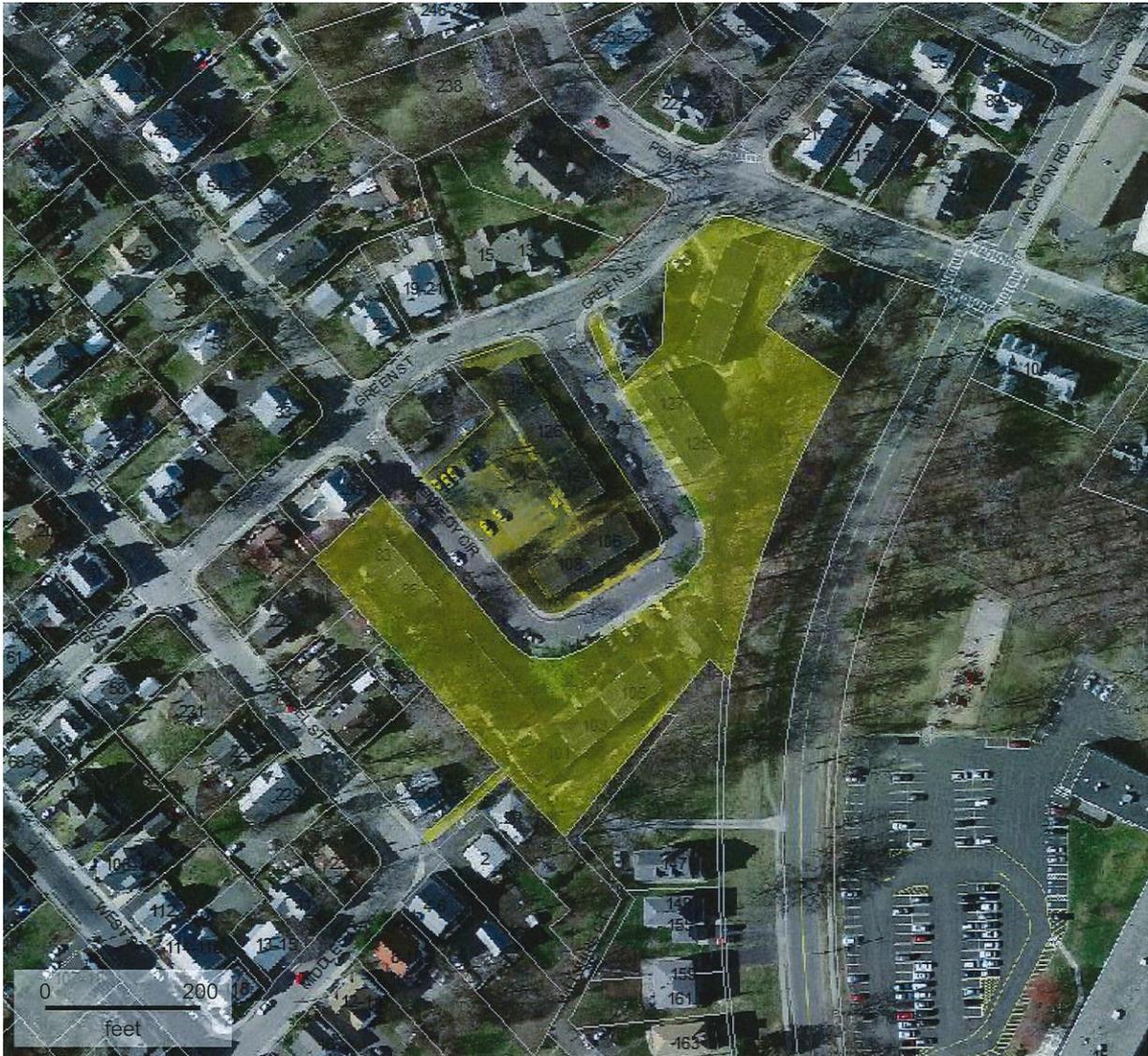
Criteria to Consider



When reviewing this request, the Council should consider whether:

- The site is an appropriate location for the proposed changes pursuant to the requested amendments and modifications to Special Permit #515-61 and the associated site plan. (§7.3.3.C.1)
- The proposed changes pursuant to the requested amendments and modifications to Special Permit #515-61 and the associated site plan will adversely affect the neighborhood (§7.3.3.C.2)
- The proposed changes pursuant to the requested amendments and modifications to Special Permit #515-61 and the associated site plan will create a 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)

AERIAL/GIS MAP



Land Use

ATTACHMENT B

Land Use

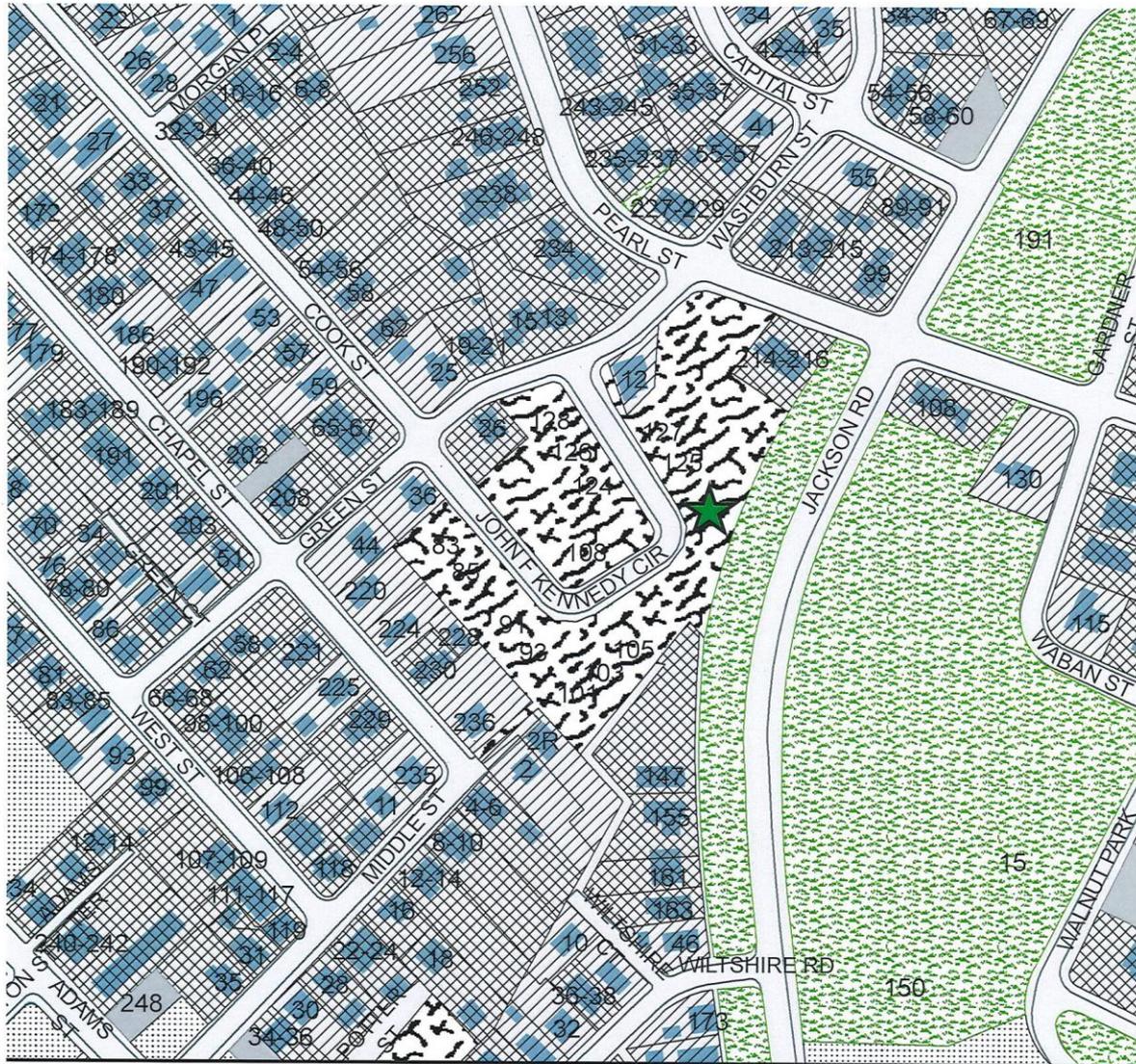
83-127 & 106-128 JFK Circle

*City of Newton,
Massachusetts*

Land Use

Land Use

-  Single Family Residential
-  Multi-Family Residential
-  Mixed Use
-  Open Space
-  Private Educational
-  Nonprofit Organizations
-  Vacant Land



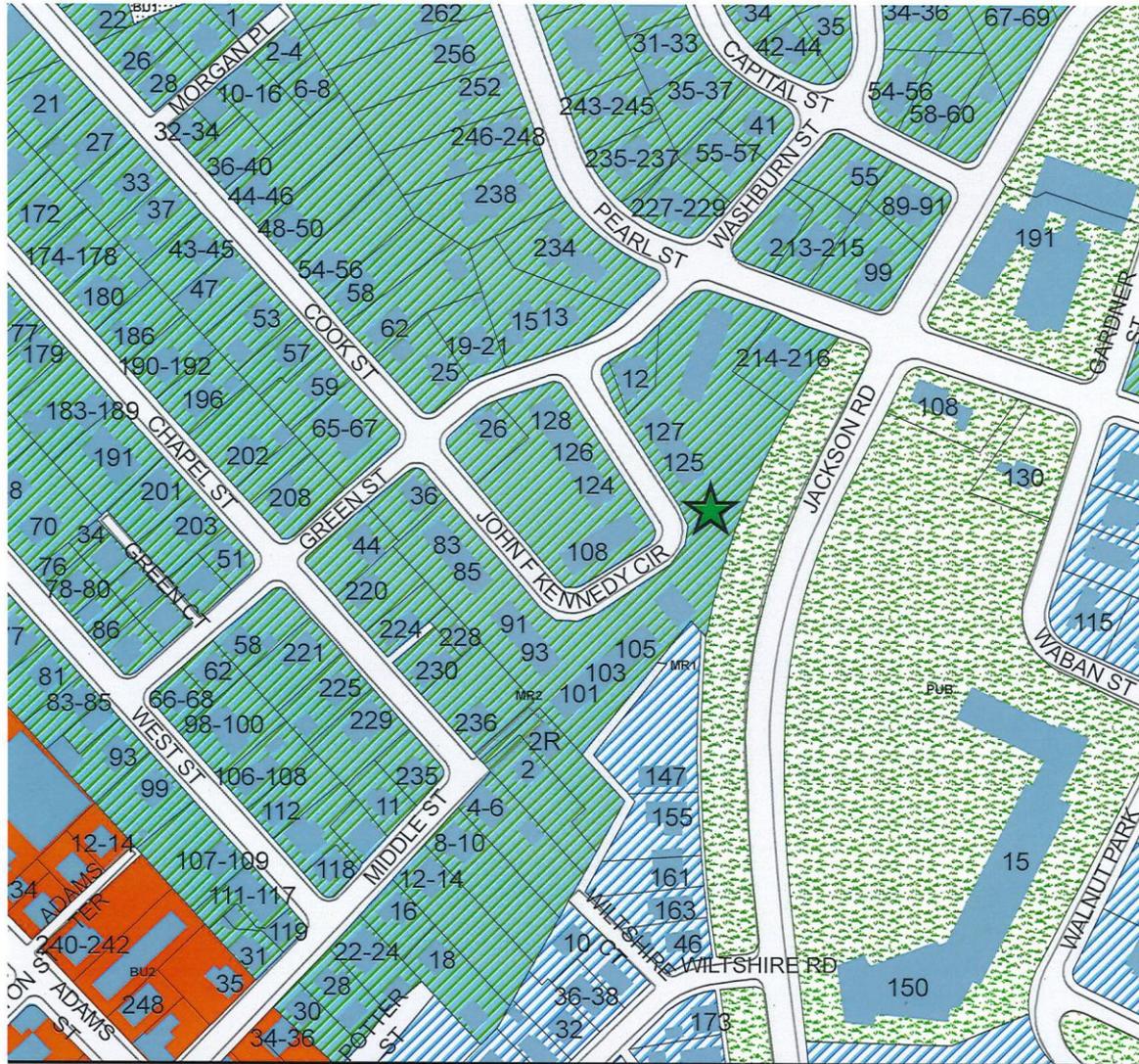
The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS
Mayor - Ruthanne Fuller
GIS Administrator - Douglas Greenfield

0 25 50 75 100 125 150 175 200 225
Feet

Map Date: February 07, 2018

Zoning



ATTACHMENT C

Zoning

83-127 & 106-128 JFK Circle

*City of Newton,
Massachusetts*

Legend

-  Multi-Residence 1
-  Multi-Residence 2
-  Business 1
-  Business 2
-  Public Use



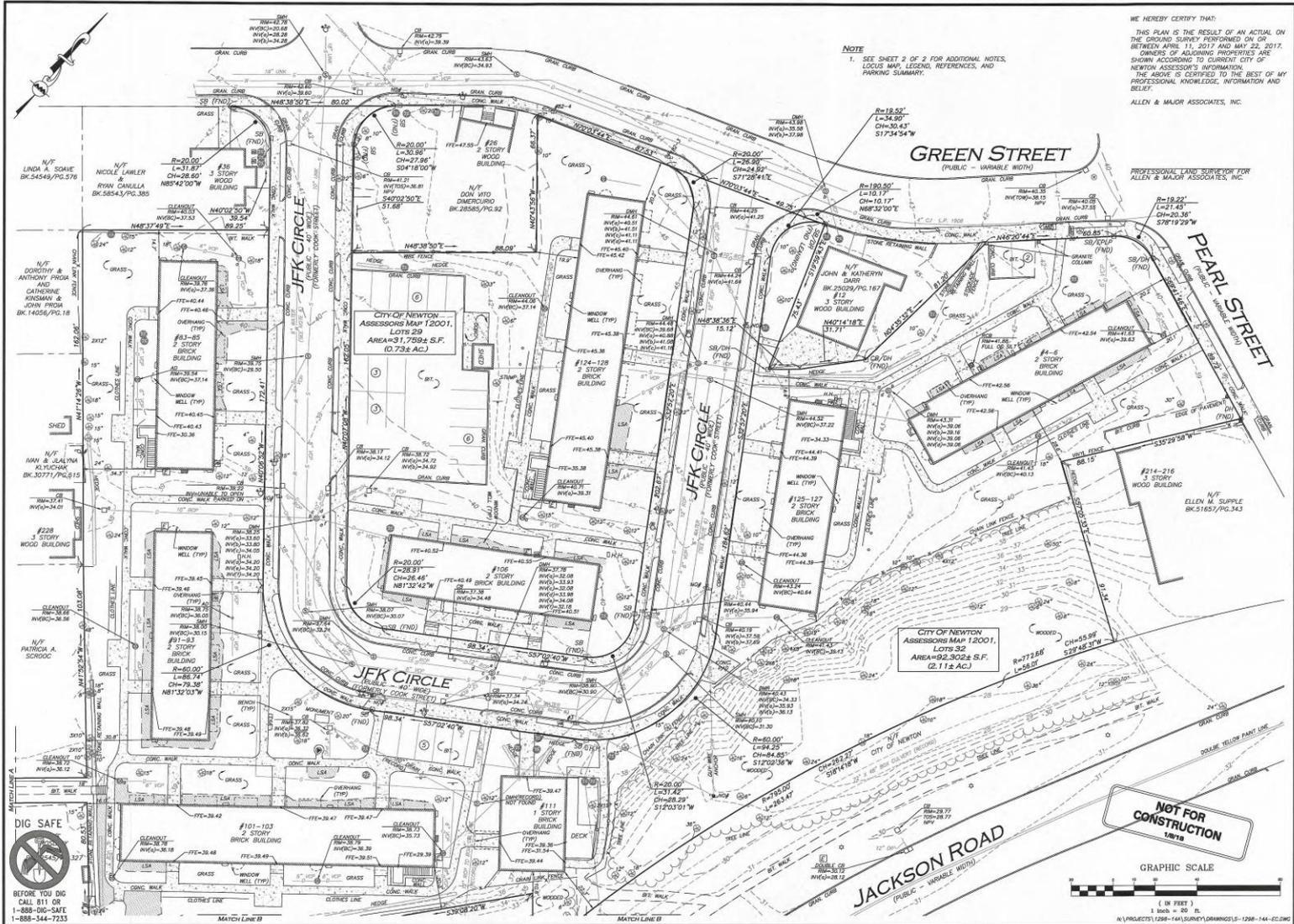
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CITY OF NEWTON, MASSACHUSETTS
Mayor - Ruthanne Fuller
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0 12.5 50 75 100 125 150 175 200 225
Feet

Map Date: February 07, 2018

Site Plan- existing

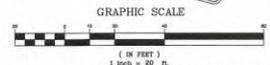


NOTE
 1. SEE SHEET 2 OF 2 FOR ADDITIONAL NOTES, LOCUS MAP, LEGEND, REFERENCES, AND PARKING SUMMARY.

WE HEREBY CERTIFY THAT:
 THIS PLAN IS THE RESULT OF AN ACTUAL ON OR BETWEEN APRIL 11, 2017 AND MAY 22, 2017. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT CITY OF NEWTON ASSESSOR'S INFORMATION. THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.
 ALLEN & MAJOR ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

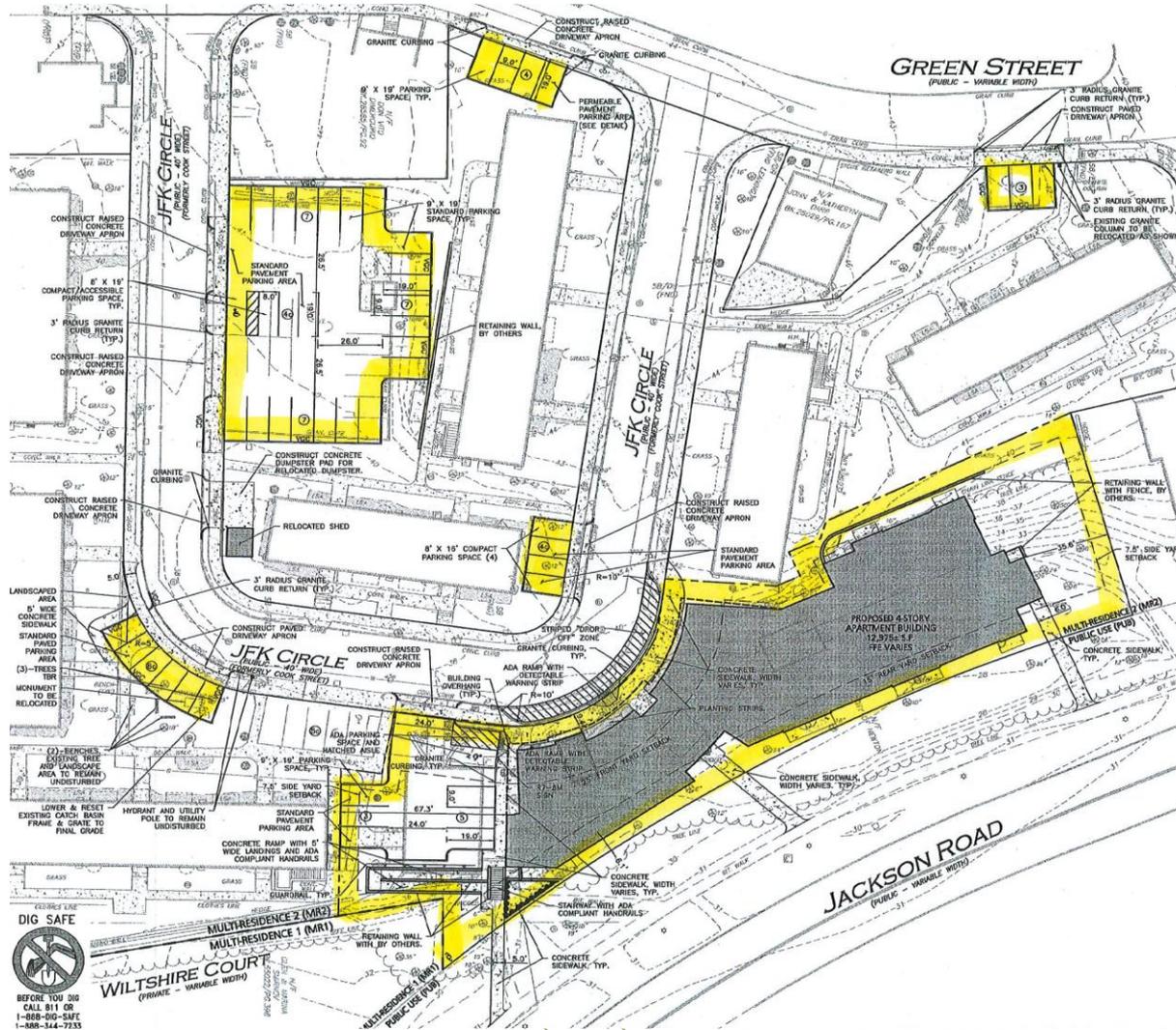
NOT FOR CONSTRUCTION
 1/18



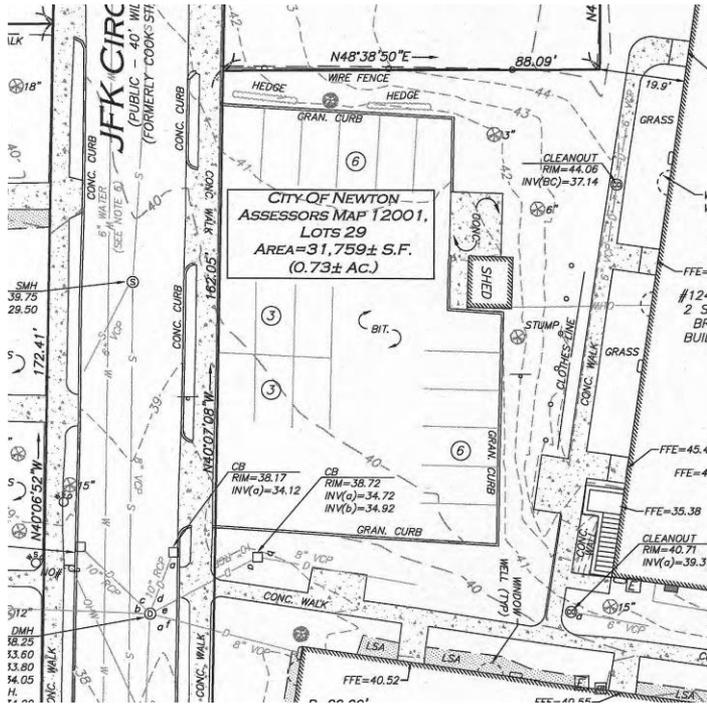
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BEFORE YOU DIG
 CALL 811 OR
 1-888-DIG-SAFE
 1-888-344-7233

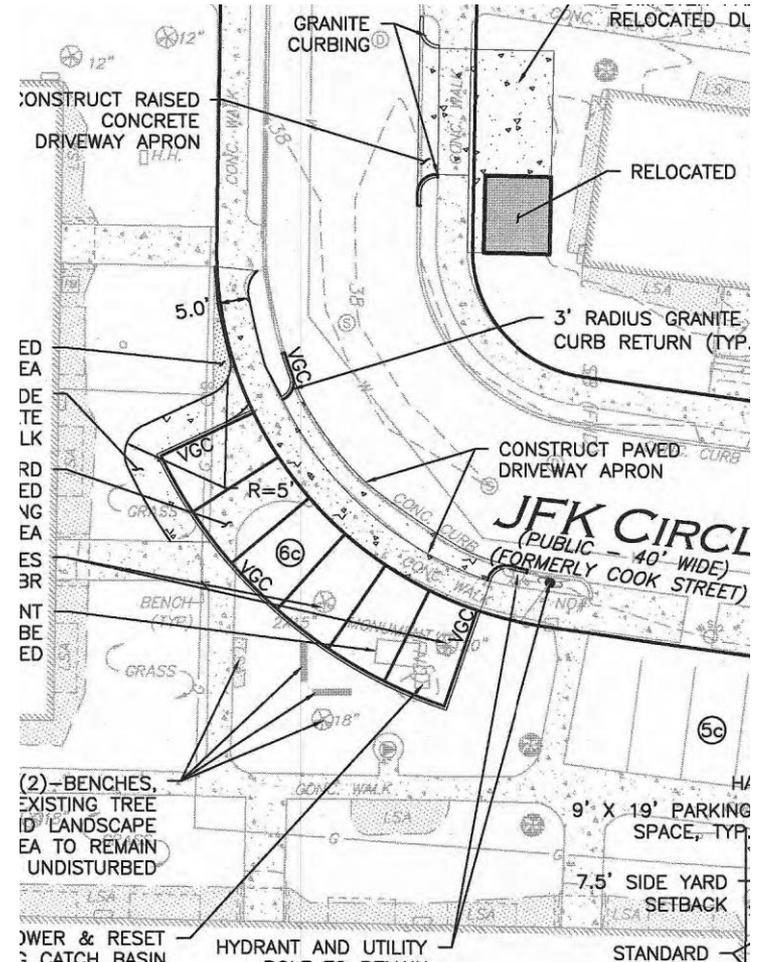
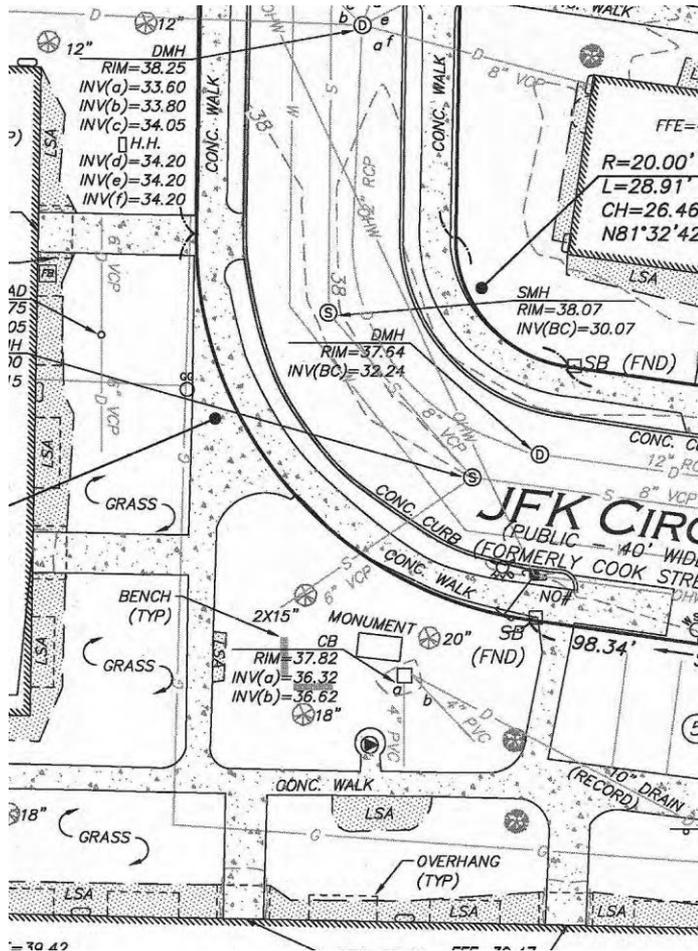
Site Plan- proposed



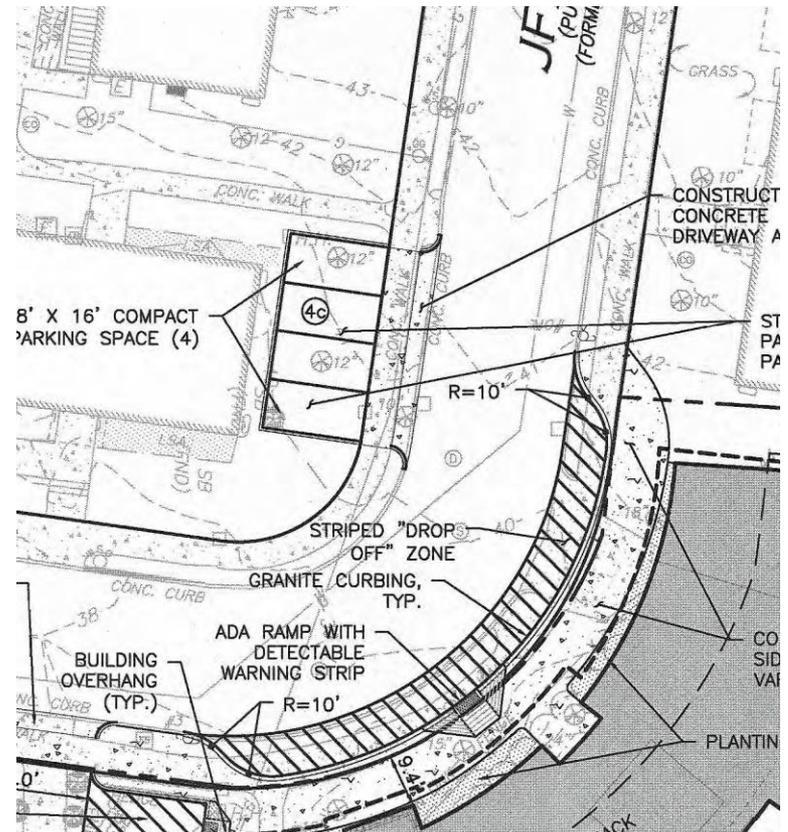
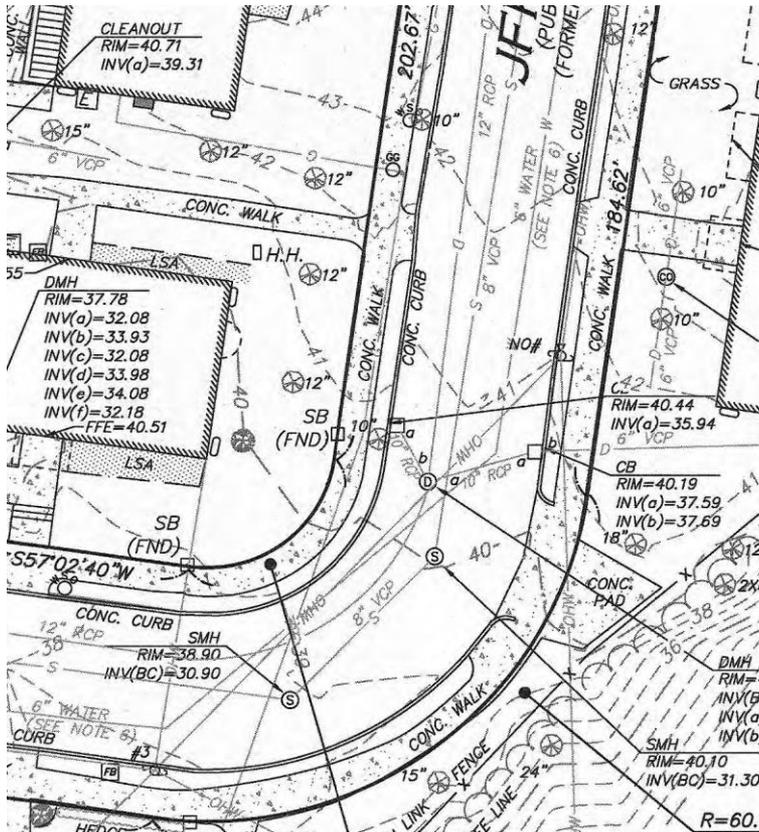
Site Plan Detail: Existing (L) & Proposed (R) Expanded parking area- JFK Circle



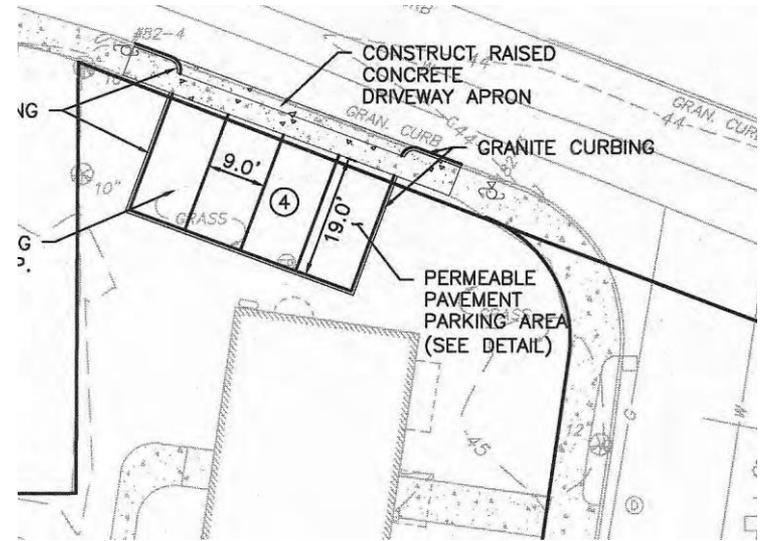
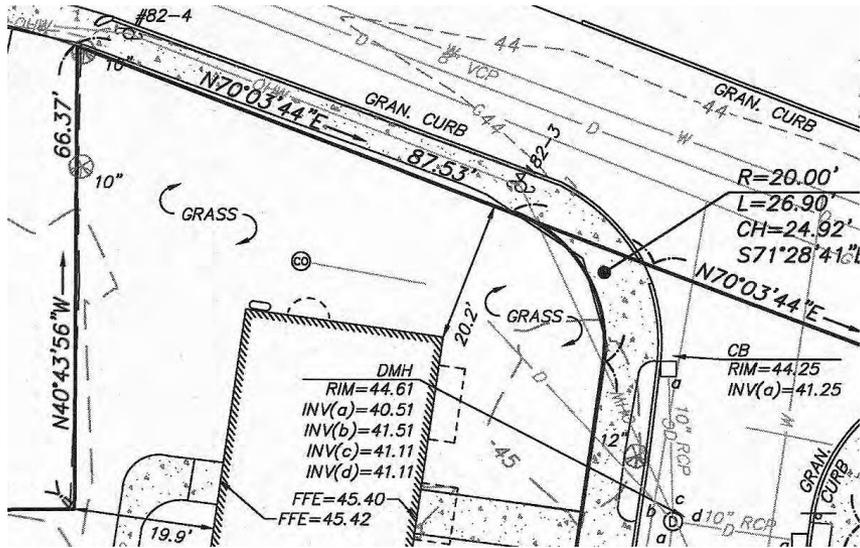
Site Plan Detail: Existing (L) & Proposed (R) 6 new parking stalls- JFK Circle



Site Plan Detail: Existing (L) & Proposed (R) 4 new parking stalls- JFK Circle



Site Plan Detail: Existing (L) & Proposed (R) 4 new parking stalls- Green Street



Photos



Photos



Photos



Photos



Photos



Photos



Photos



Photos



Photos



Photos





Photos

Photos

Proposed Findings



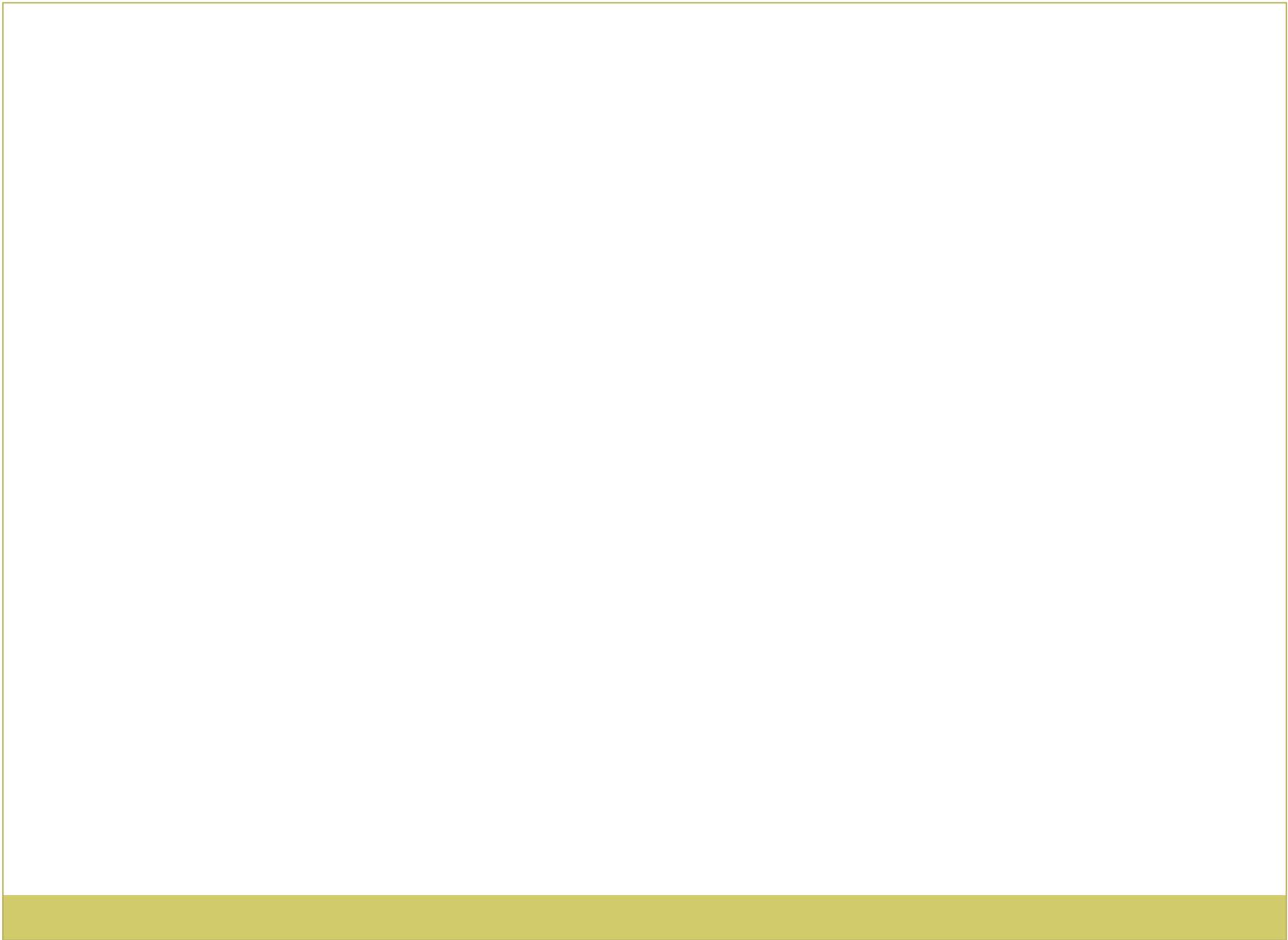
Proposed Conditions



1. *Plan Referencing Condition*
2. *Standard Building Permit Condition.*
3. *Standard Final Inspection/Certificate of Occupancy Condition.*

Proposed Conditions (con't)





Elevations

Site Plan- details

Landscape plan

Perspectives

Criteria to Consider (cont.)

