

## 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



APRIL 10, 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



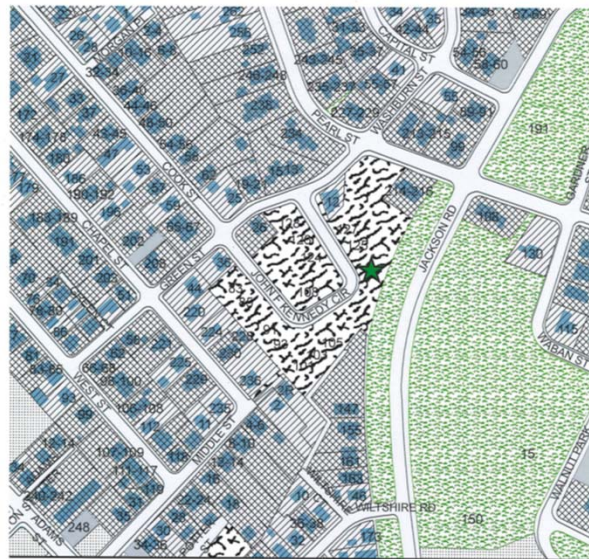
When reviewing this request, the Council should consider whether:

- 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)
- literal compliance with the provisions of §5.1 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)

## AERIAL/GIS MAP



# Land Use



**ATTACHMENT B**

**Land Use**

83-127 & 106-128  
JFK Circle

*City of Newton,  
Massachusetts*

**Land Use**

**Legend**

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

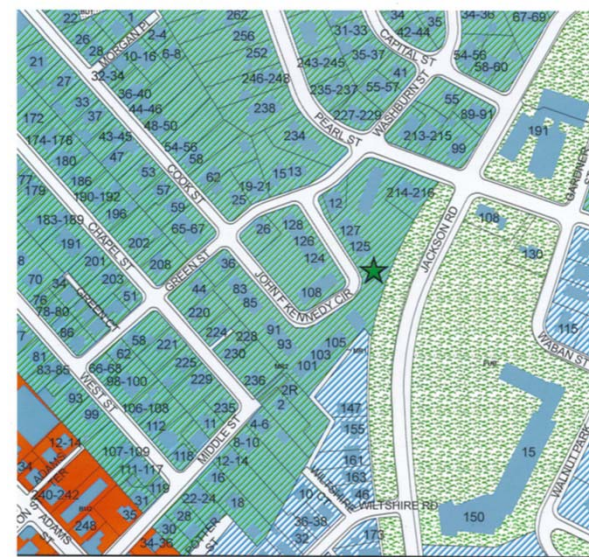
The information on this map is from the Newton Geographic Information System (GIS). The City of Newton does not guarantee the accuracy of this information. Use at your own risk. The City of Newton is not responsible for any errors or omissions in this information. The City of Newton is not responsible for any errors or omissions in this information. The City of Newton is not responsible for any errors or omissions in this information.

CITY OF NEWTON, MASSACHUSETTS  
Mayor: Pauline Fisher  
GIS Administrator: Douglas Goodfield

Scale: 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

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

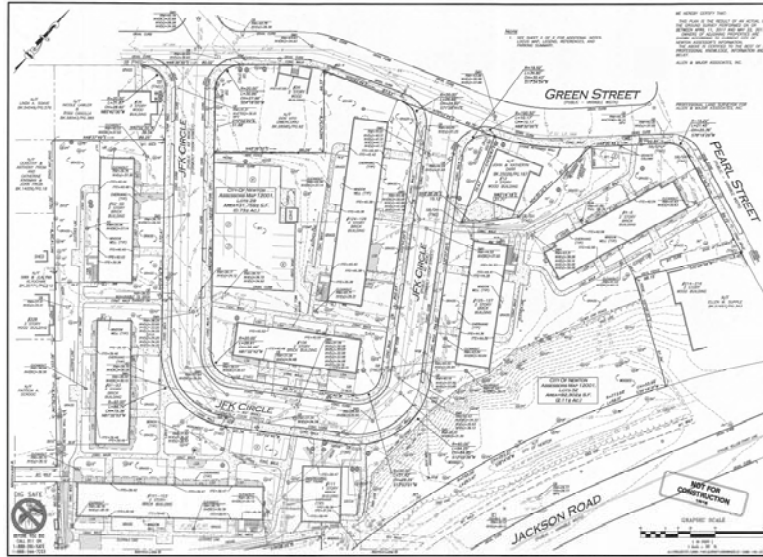
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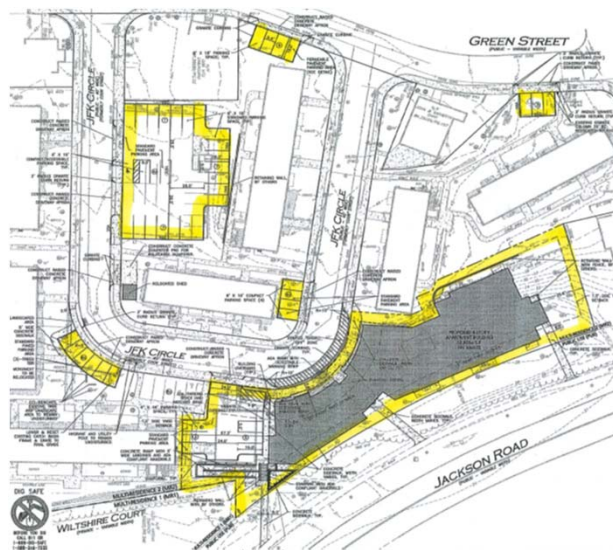
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Map Date: February 07, 2018

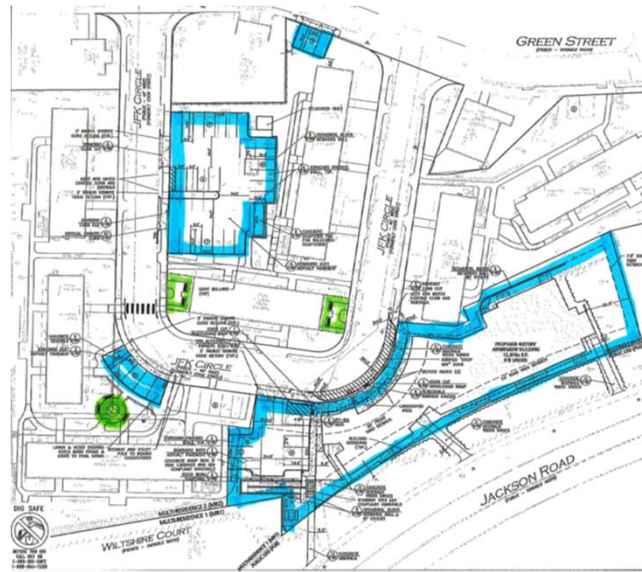
### Site Plan- existing



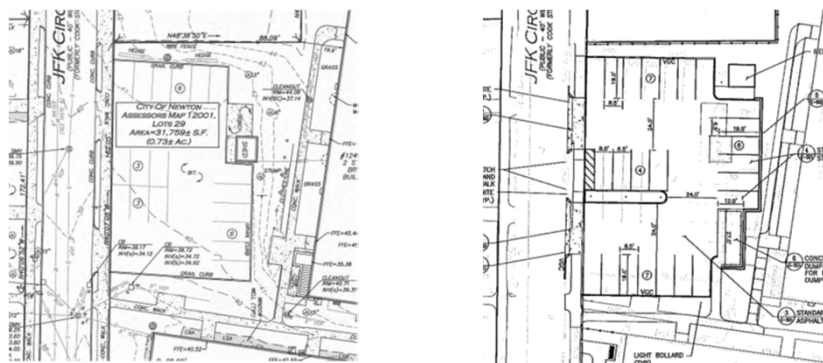
### Site Plan- initial proposal



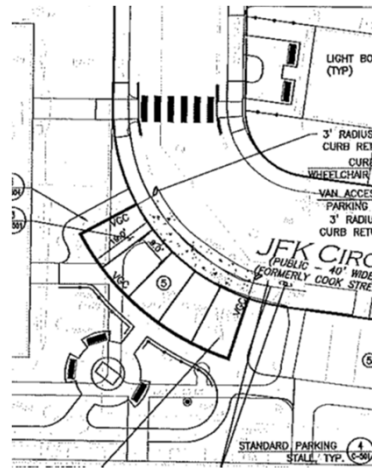
### Site Plan- proposed II



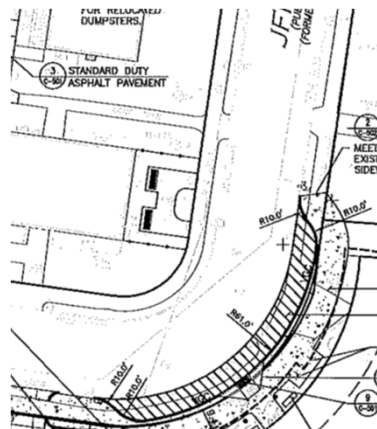
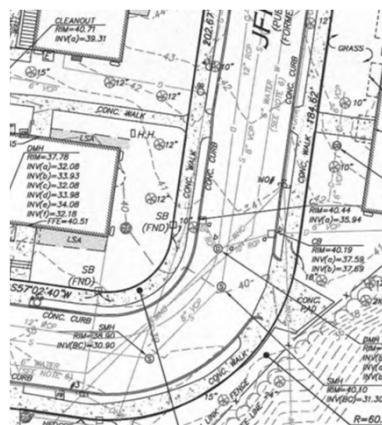
### Site Plan Detail: Expanded parking area- JFK Circle Existing (18) & Proposed II (24) (prev. 25)



### Site Plan Detail: new parking stalls- JFK Circle Existing (0) & Proposed II (5) (prev. 6)



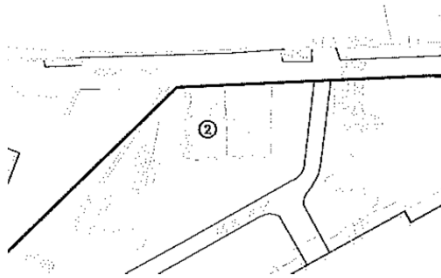
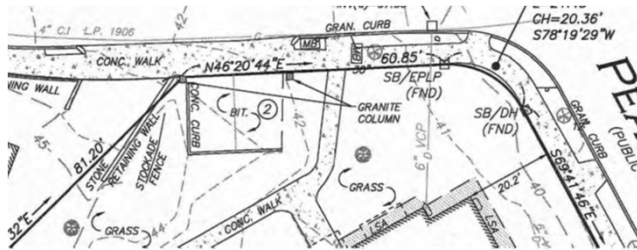
### Site Plan Detail: new parking stalls- JFK Circle Existing- 0 & Proposed II (0) (prev. 4)



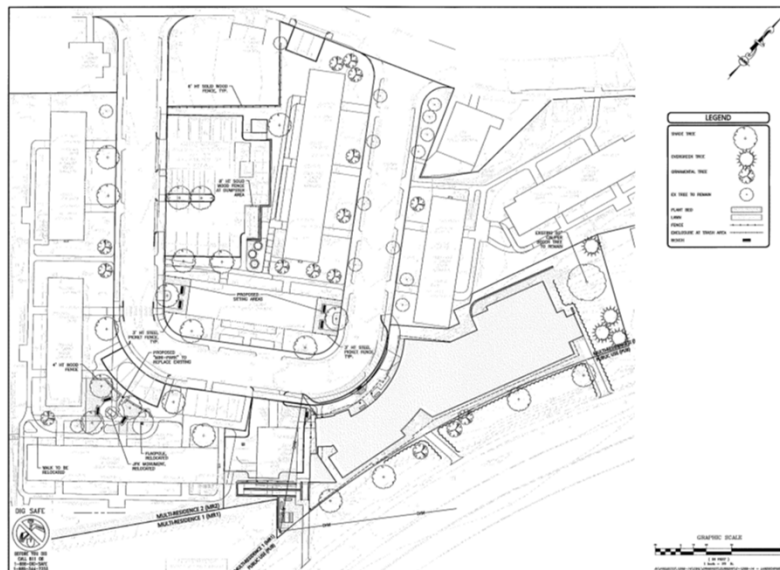
**Site Plan Detail: new parking stalls- Green Street  
Existing (0) & Proposed II (3) (prev. 4)**



**Site Plan Detail: Green Street  
Existing (2) & Proposed II (2) (prev. 3)**



## Landscape plan



## Proposed Findings

1. 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)
2. The proposed changes pursuant to the requested amendments and modifications to Special Permit #515-61 and the associated site plan will not adversely affect the neighborhood (§7.3.3.C.2)
3. The proposed changes pursuant to the requested amendments and modifications to Special Permit #515-61 and the associated site plan will not create a nuisance or serious hazard to vehicles or pedestrians (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.C.4)
5. Literal compliance with the provisions of §5.1 regulating the design of parking facilities is impracticable due to the nature of the use, the location, size, shape, and grade of the lots, and that such exceptions are in the public interest (§5.1.13)



## Proposed Conditions

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