

City of Newton Planning and Development

Petition #360-22

Special Permit/Site Plan Approval to construct first and second story additions at the front and rear of the dwelling, further extending the nonconforming two-family residential dwelling use

August 9, 2022



336 Cabot Street

Zoning Relief

Zoning Relief Required

Ordinance		Action Required
§3.4.1 §7.8.2.C.2	Request to extend a nonconforming two-family dwelling use	S.P. per §7.3.3

Criteria to Consider

When reviewing this request, the Council should consider:

- As designed, the extended nonconforming two-family dwelling would be substantially more detrimental than the existing nonconforming dwelling to the neighborhood (§7.8.2.C.2)

Aerial Map



Zoning

ATTACHMENT B

Zoning

336 Cabot St.

*City of Newton,
Massachusetts*

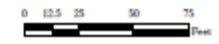


- Single Residence 2
- Multi-Residence 1
- Public Use



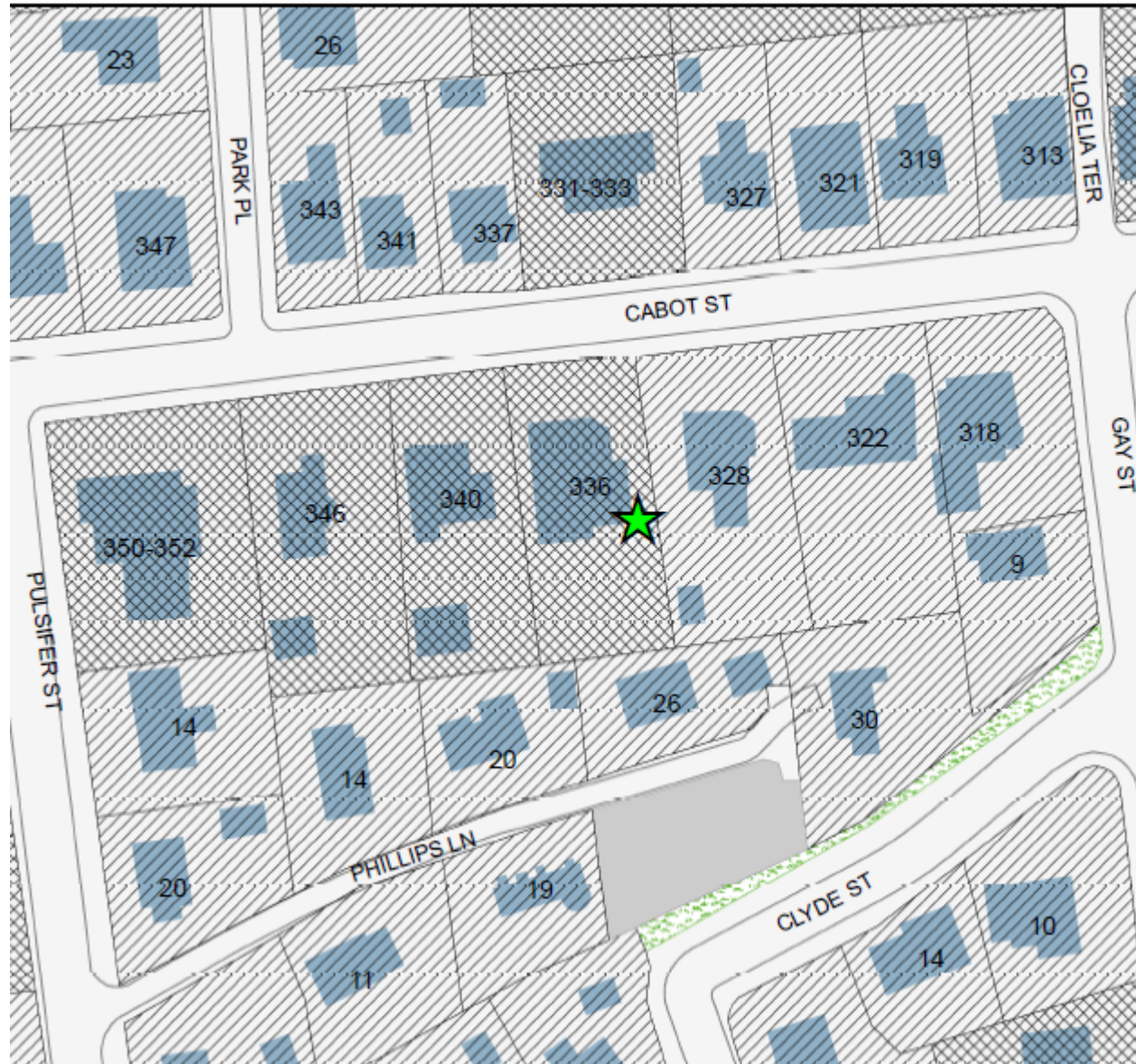
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CITY OF NEWTON, MASSACHUSETTS
Mayor - Ruthanne Fuller
GIS Administrator - Douglas Greenfield



Map Date: July 25, 2022

Land Use



ATTACHMENT A





Land Use

336 Cabot St.

*City of Newton,
Massachusetts*

Land Use

Land Use

-  Single Family Residential
-  Multi-Family Residential
-  Open Space
-  Vacant Land



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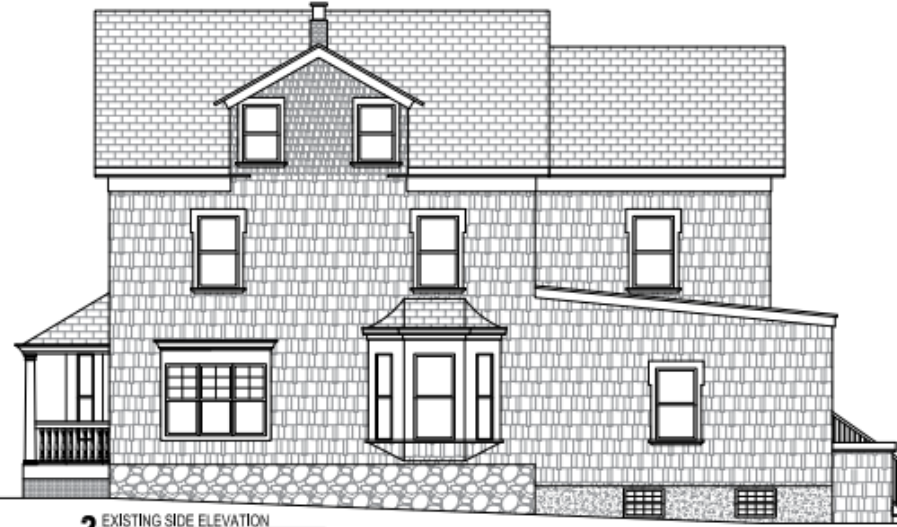


Map Date: July 25, 2022

Elevations- existing



1 EXISTING CABOT ST ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"

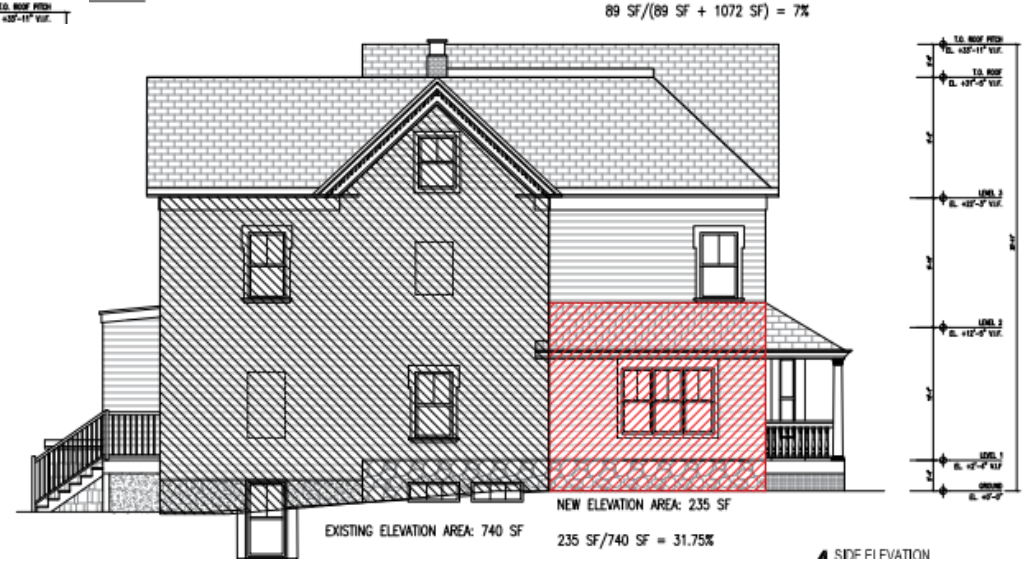
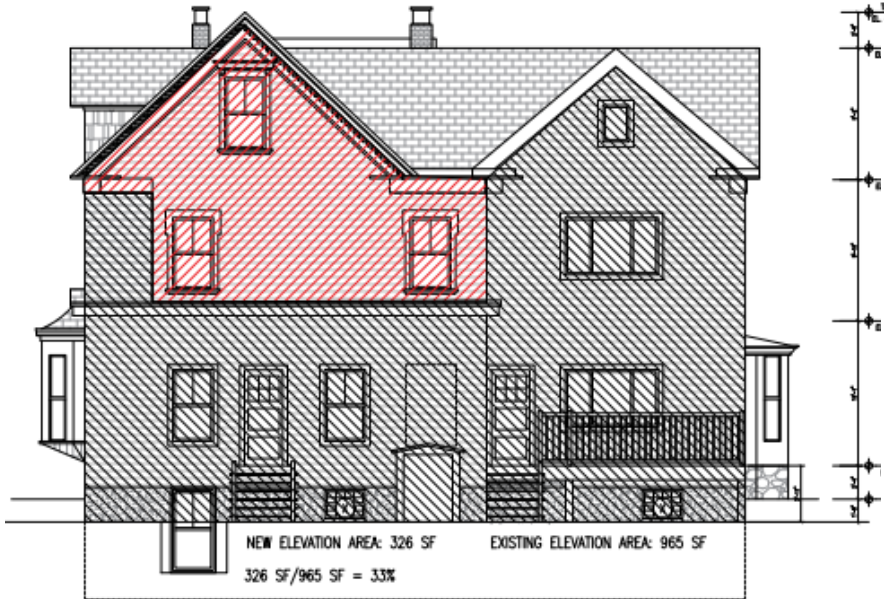
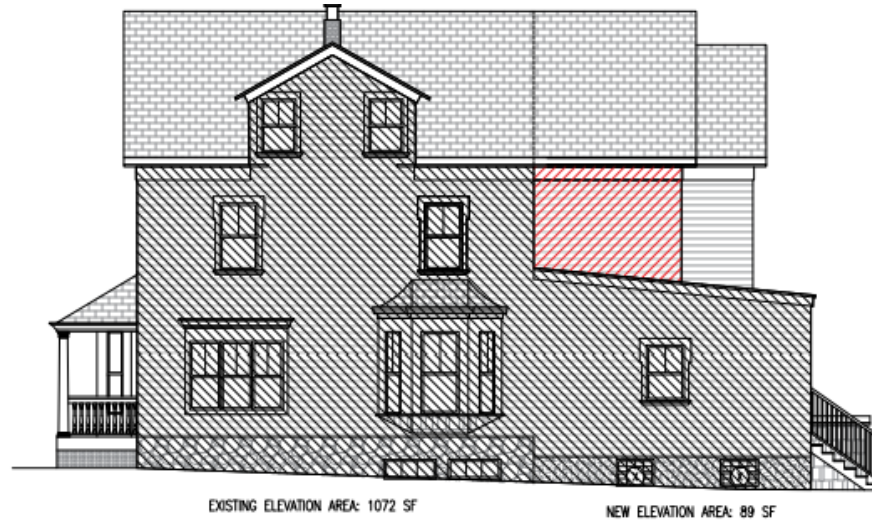


3 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 EXISTING SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Elevations- proposed



Photos



Photos



Photos



Photos



Findings

- *As designed, the extended nonconforming two-family dwelling would not be substantially more detrimental than the existing nonconforming dwelling to the neighborhood given the modest scale of the proposed additions (§7.8.2.C.2)*

Conditions

- Plan Referencing Condition
- Standard Building Permit Condition.
- Standard Final Inspection/Certificate of Occupancy Condition

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