

# City of Newton Planning and Development

## **Petition #375-22**

Special Permit/Site Plan Approval to construct shed dormers on two sides of the dwelling closer than 3 ft. to the end walls and exceeding 50% of the wall planes, and to exceed allowable FAR

***August 9, 2022***



**1198 Chestnut Street**

# Zoning Relief

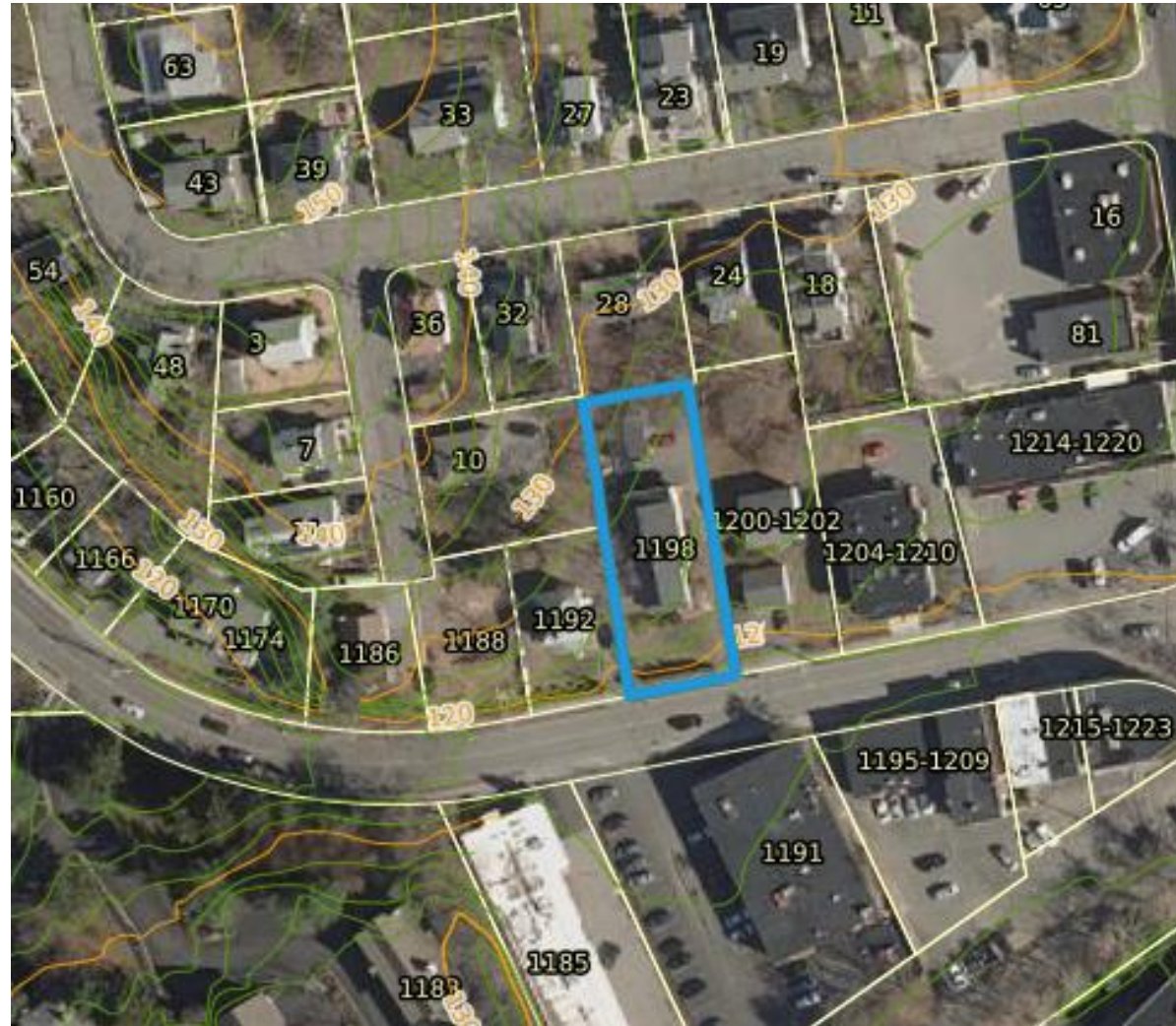
<b>Zoning Relief Required</b>		
<i>Ordinance</i>	<i>Site</i>	<i>Action Required</i>
§1.5.4.G.2.b	To allow a dormer exceeding 50% of the wall plane next below	S.P. per §7.3.3
§1.5.4.G.2.c	To allow a dormer closer than 3 feet to the end wall	S.P. per §7.3.3
§3.2.3 §3.2.11	To exceed maximum FAR	S.P. per §7.3.3

# Criteria to Consider

When reviewing this request, the Council should consider:

- the proposed expanded structure with an increased FAR of 0.49 where 0.46 exists and 0.48 is the maximum allowed by right is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood . (§3.2.11.A.2)
- the site in a MR1 zoning district is an appropriate location for the two proposed dormers as designed with lengths of 80% of the walls below them and no separation from the intersection of the roof and end wall (§7.3.3.C.1)
- the two proposed dormers, as designed with lengths of 80% of the wall below them and no separation from the intersection of the roof and end wall, will adversely affect the neighborhood (§7.3.3.C.2)
- the two proposed dormers, as designed with lengths of 80% of the wall below them and no separation from the intersection of the roof and end wall, 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 Map





# Zoning





## ATTACHMENT B

### Zoning

1198 Chestnut St.

*City of Newton,  
Massachusetts*

-  Multi-Residence 1
-  Business 1
-  Business 2



The information on this map is derived from the City of Newton's 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.

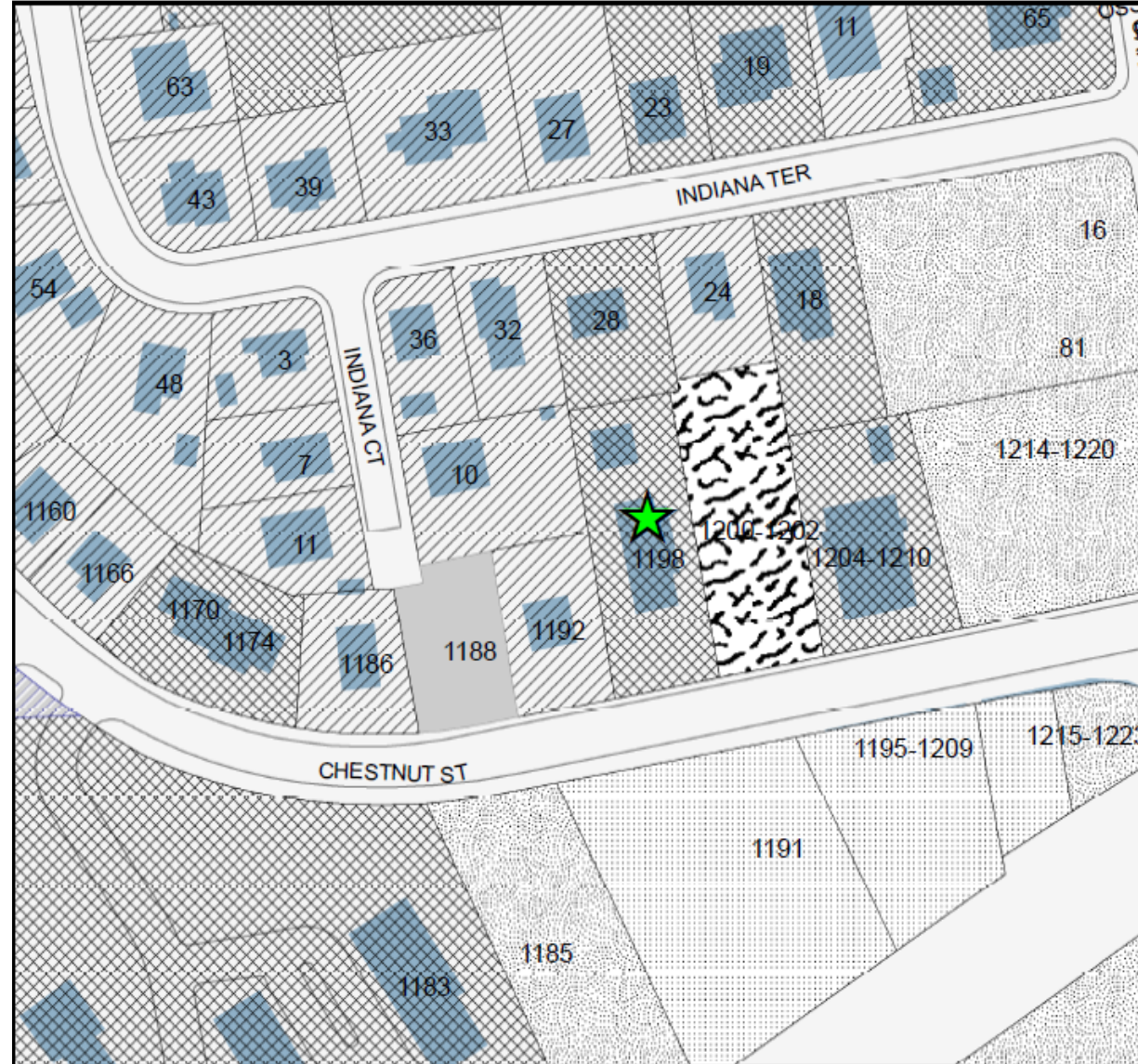
CITY OF NEWTON, MASSACHUSETTS  
Mayor - Ruthanne Fuller  
GIS Administrator - Douglas Greenfield



Map Date: July 25, 2022



# Land Use



## ATTACHMENT A

### Land Use

1198 Chestnut St.

City of Newton,  
Massachusetts

### Land Use

#### Land Use

- Single Family Residential
- Multi-Family Residential
- Commercial
- Industrial
- Mixed Use
- Nonprofit Organizations
- Vacant Land



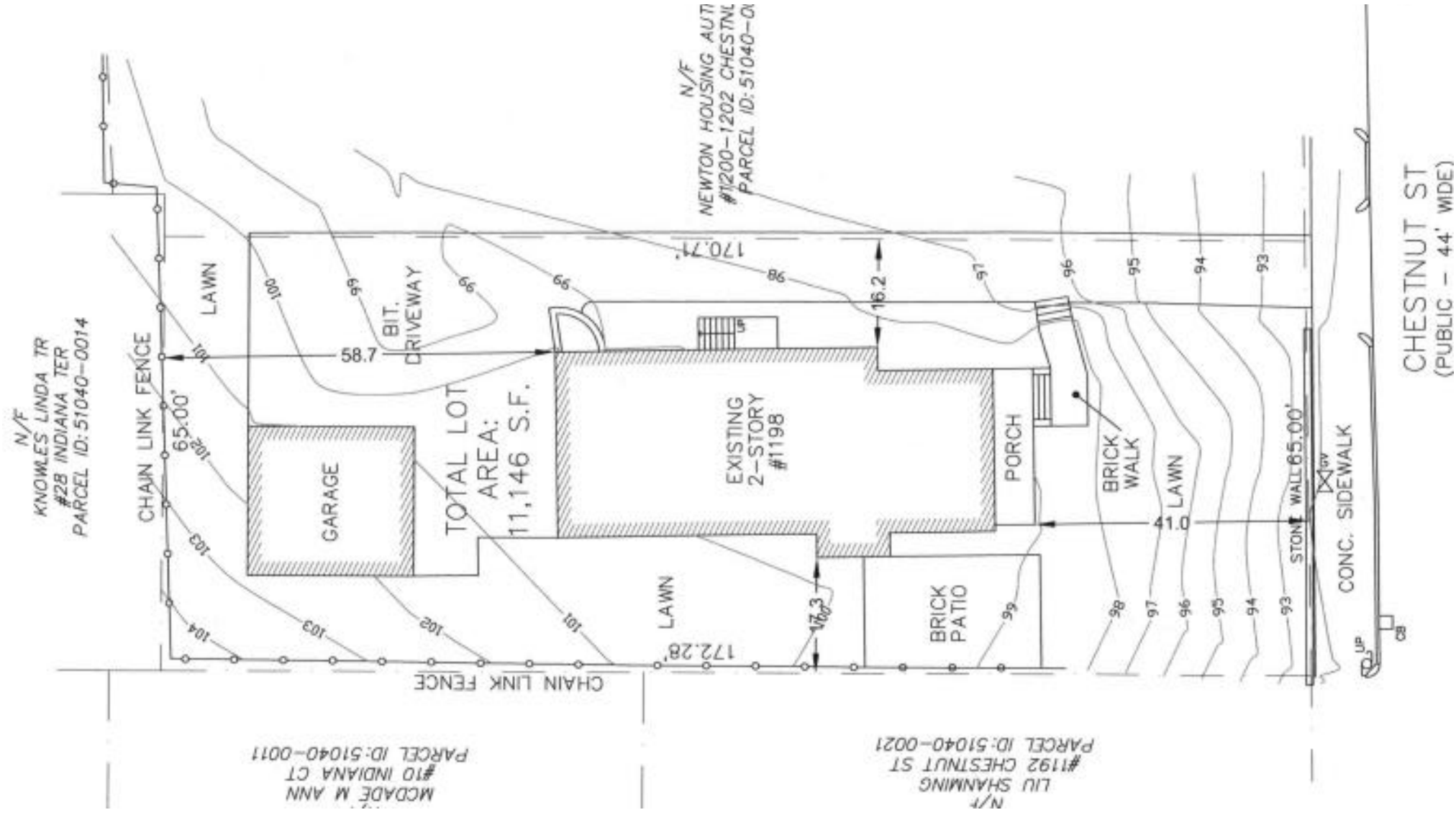
The information on this map is Geographic Information System (GIS) data. The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications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

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

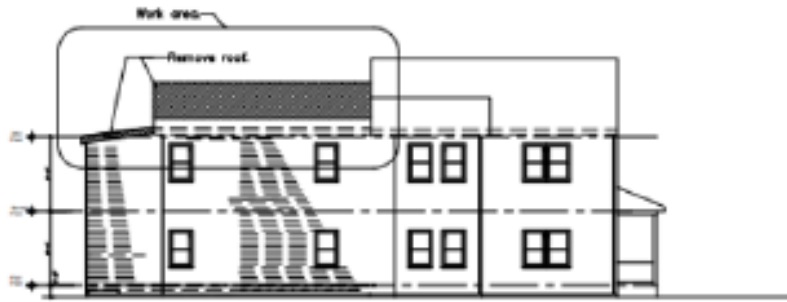
0 12.5 25 50 75 100 Feet

Map Date: August 03, 2022

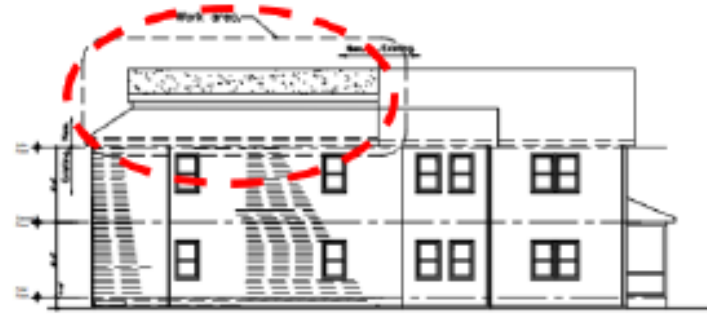
# Site Plan



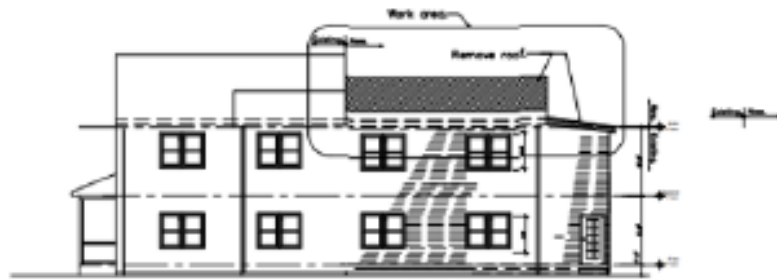
# Elevations- existing and proposed



③ Side Elevation  
SCALE = 1/8" = 1'-0"



③ Side Elevation  
SCALE = 1/8" = 1'-0"



② Driveway Elevation  
SCALE = 1/8" = 1'-0"



② Driveway Elevation  
SCALE = 1/8" = 1'-0"



① Rear Elevation  
SCALE = 1/8" = 1'-0"



① Rear Elevation  
SCALE = 1/8" = 1'-0"



# Photos



# Photos





# Photos





# Findings

- the proposed expanded structure with an increased FAR of 0.49 where 0.46 exists and 0.48 is the maximum allowed by right is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood (§3.2.11.A.2)
- the site in a MR1 zoning district is an appropriate location for the two proposed dormers as designed with lengths of 80% of the walls below them and no separation from the intersection of the roof and end wall given their location at the rear of the dwelling and their modest profile (§7.3.3.C.1)
- the two proposed dormers, as designed with lengths of 80% of the wall below them and no separation from the intersection of the roof and end wall, will not adversely affect the neighborhood given their location at the rear of the dwelling and their modest profile (§7.3.3.C.2)
- the two proposed dormers, as designed with lengths of 80% of the wall below them and no separation from the intersection of the roof and end wall, will not 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)

# Conditions

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