

City of Newton Planning and Development

Petition #389-22

Special Permit/Site Plan Approval

*to construct a two-story rear
addition, vertically extending the
nonconforming rear setback*

September 13, 2022



6 Rotherwood Road

Zoning Relief

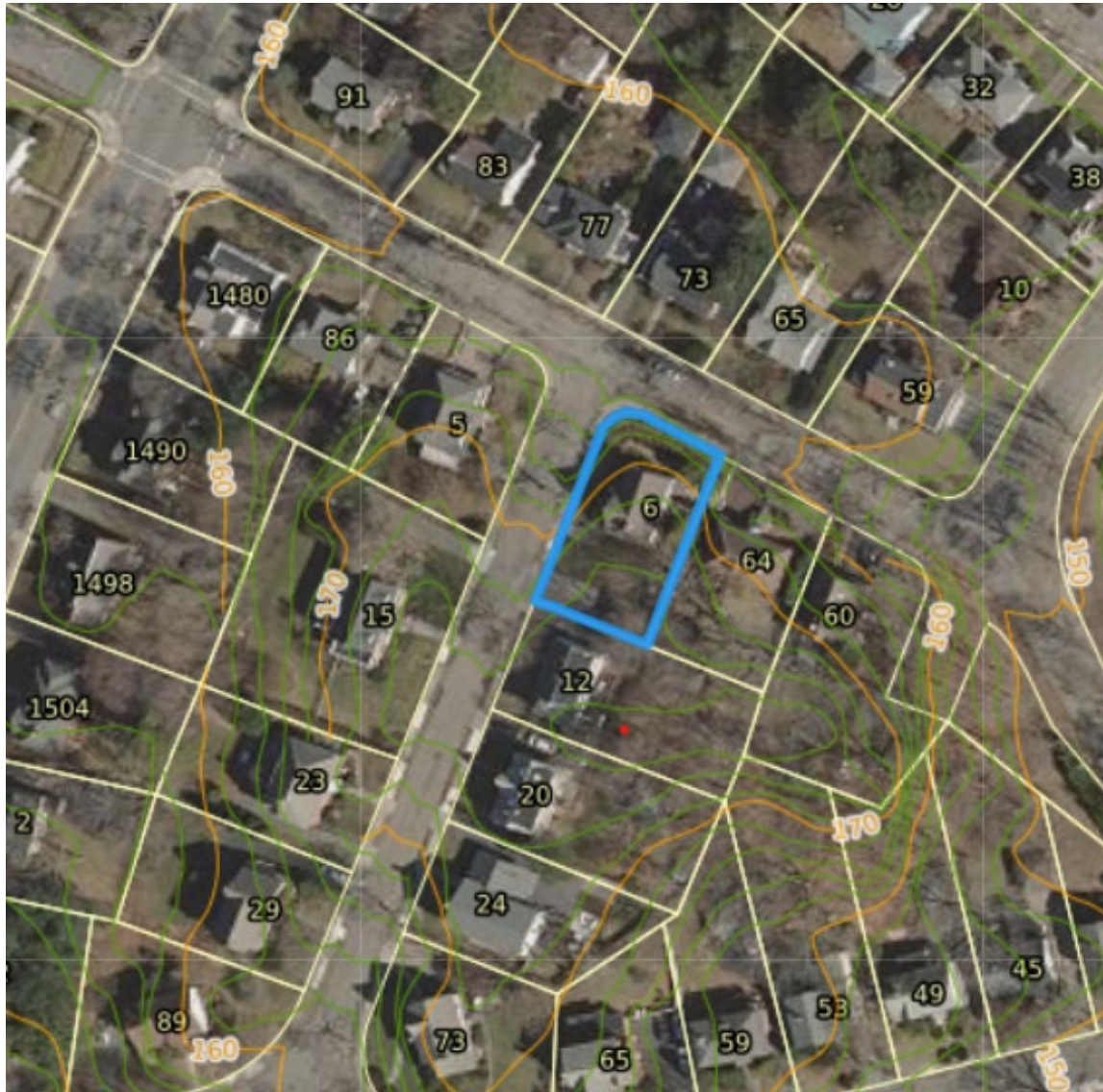
Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §7.8.2.C.2	Request to vertically extend the nonconforming rear setback	S.P. per §7.3.3

Criteria to Consider

When reviewing this request, the Council should consider:

- The proposed two-story addition that would vertically extend the nonconforming rear setback would be substantially more detrimental than the existing nonconforming rear setback to the neighborhood (§7.8.2.C.2)

Aerial Map



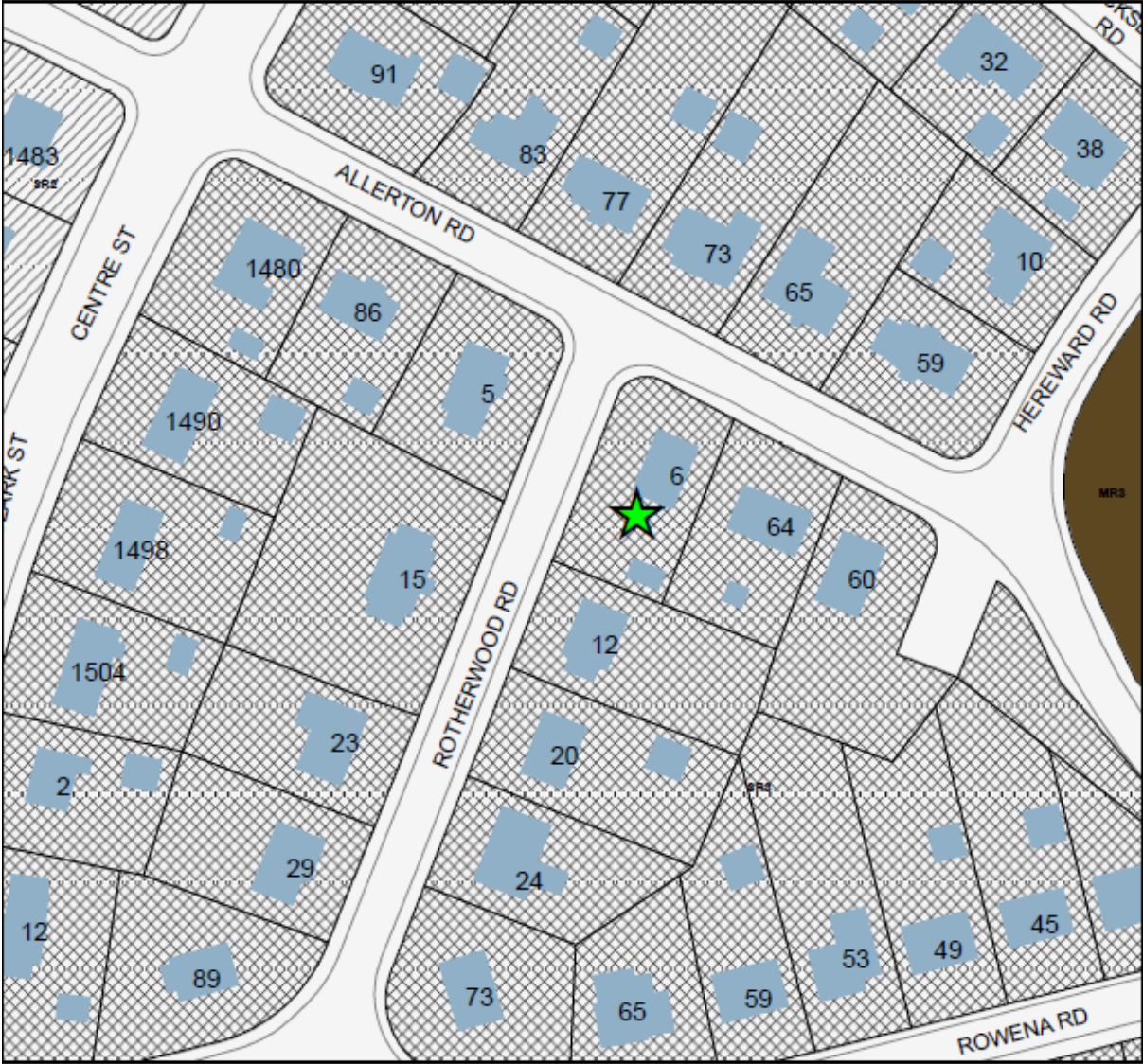
Zoning

ATTACHMENT B

Zoning

6 Rotherwood Rd.

City of Newton,
Massachusetts



- Single Residence 2
- Single Residence 3
- Multi-Residence 3



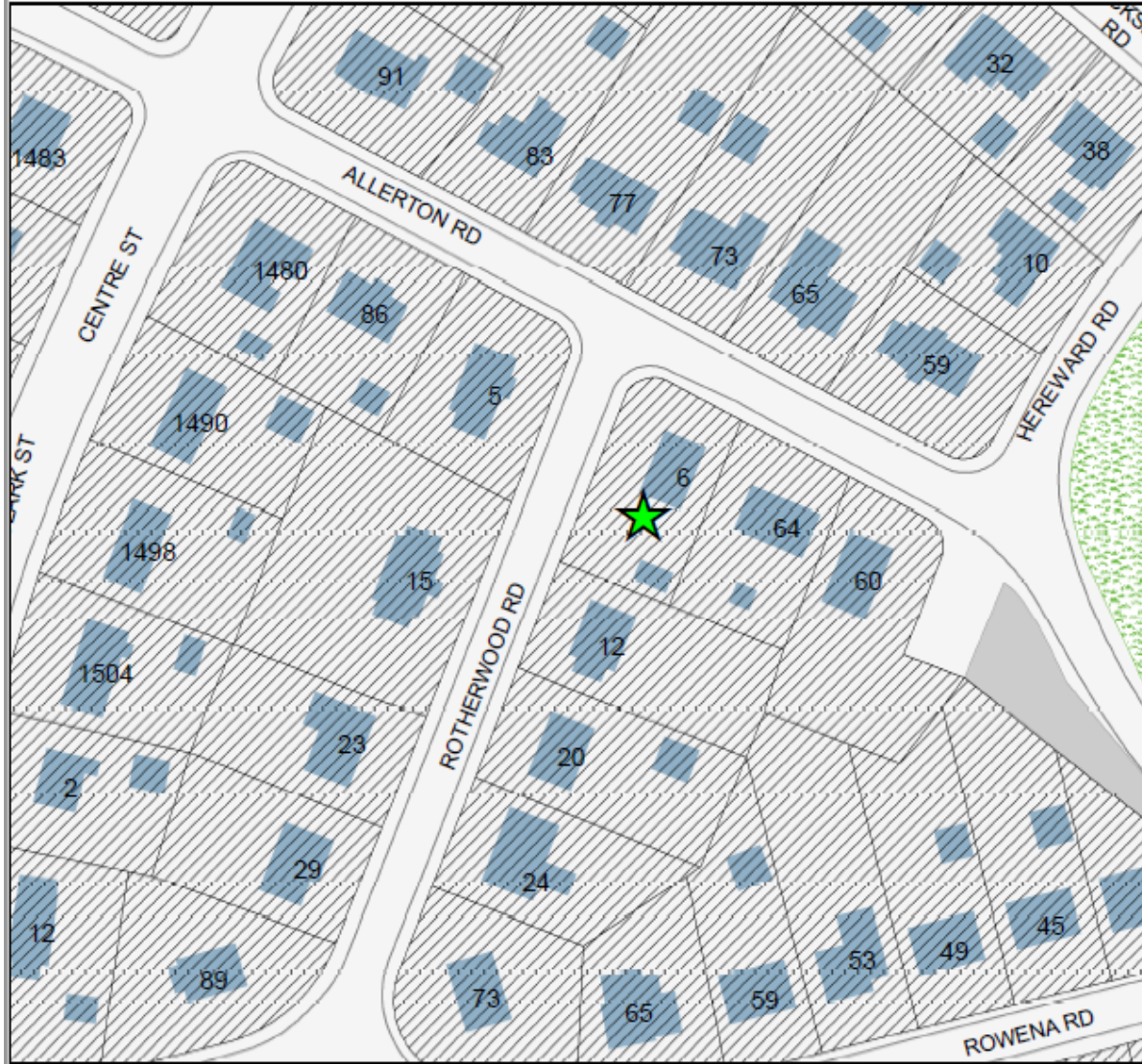
The information on this map is
Geographic Information System (GIS) data. The
City of Newton cannot guarantee the accuracy of the
information. Each user of this map is responsible
for determining its suitability for his or her intended
purpose. City departments will not necessarily
approve applications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

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



Map Date: September 06, 2022

Land Use



ATTACHMENT A




Land Use

6 Rotherwood Rd.

*City of Newton,
Massachusetts*

Land Use

Land Use

-  Single Family Residential
-  Open Space
-  Vacant Land



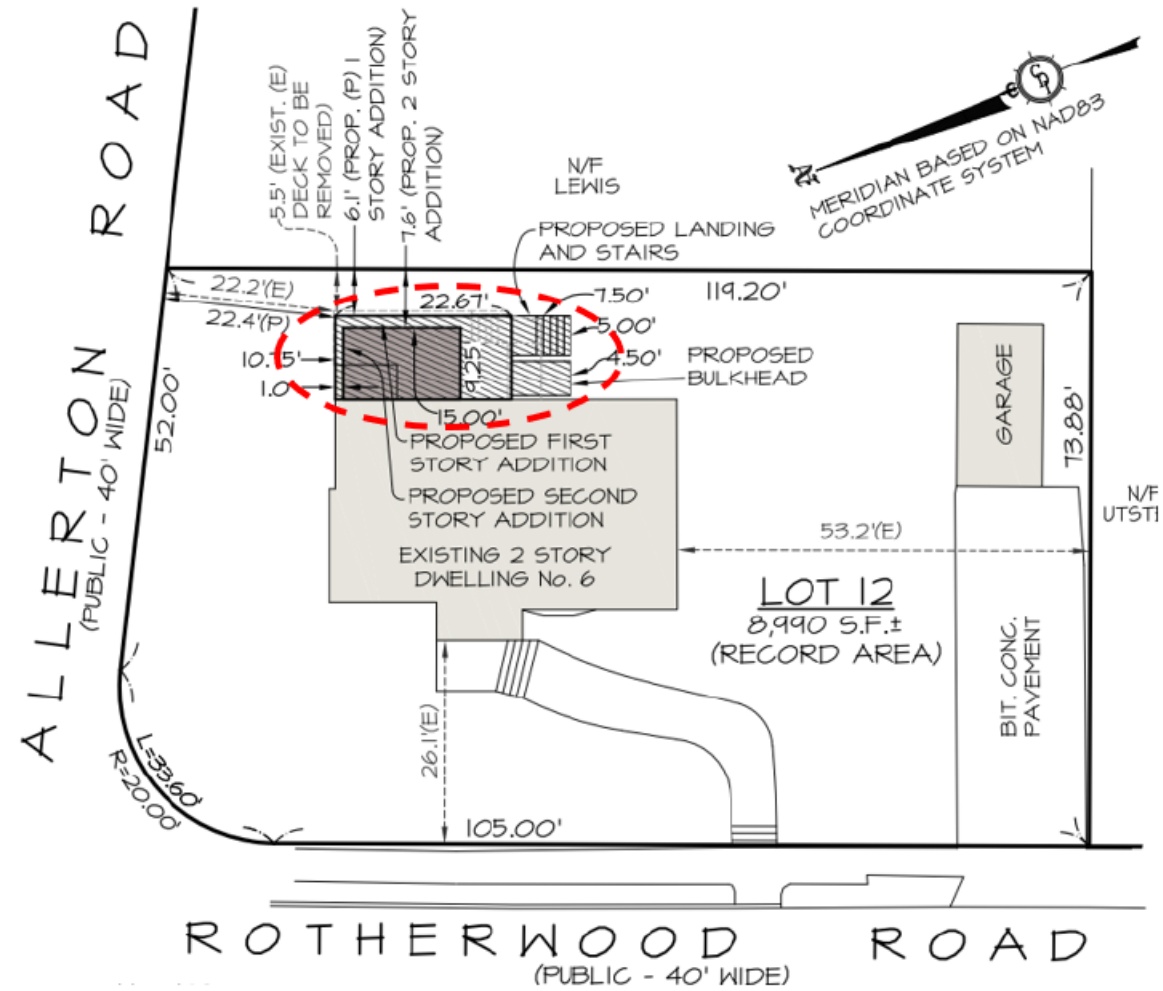
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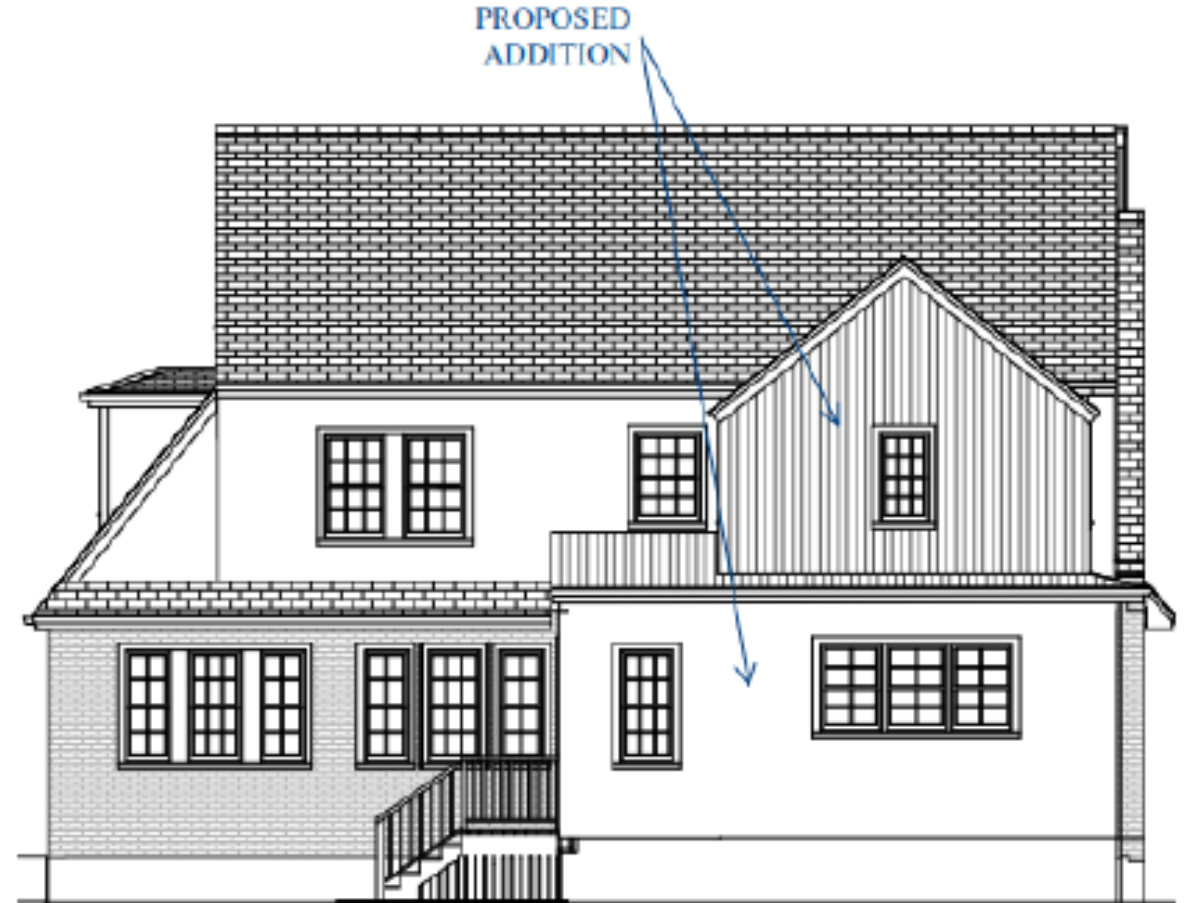
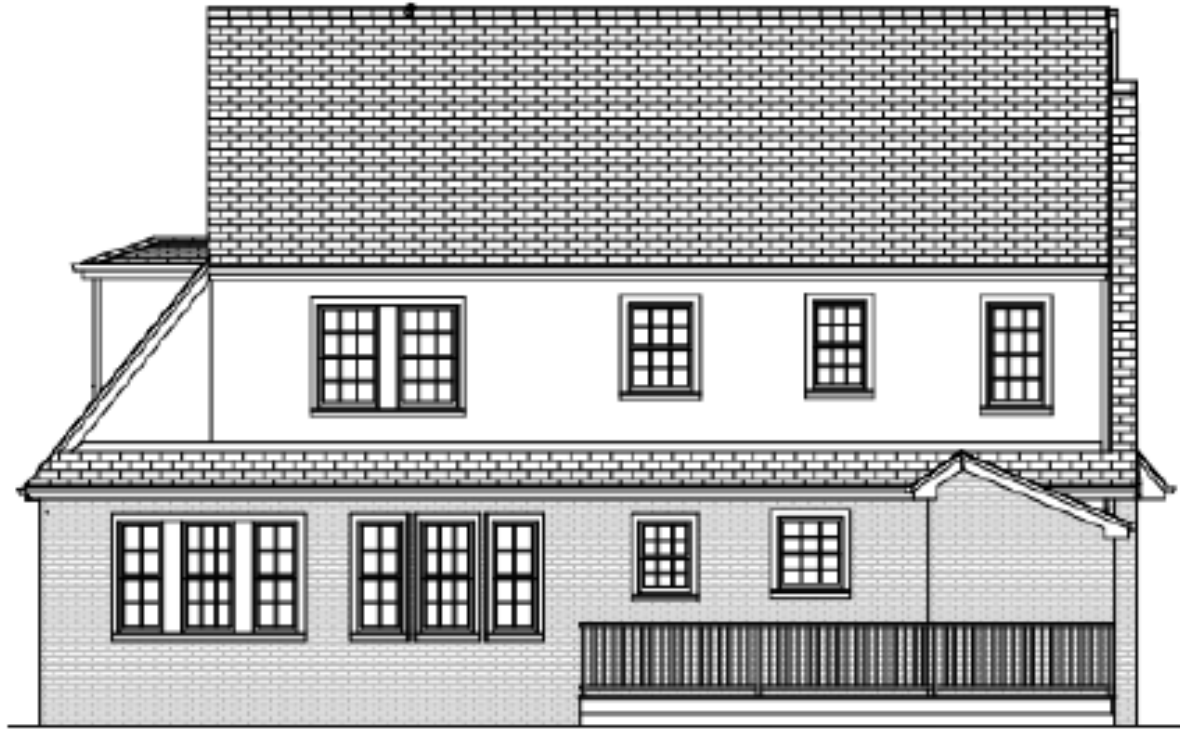
0 12.5 25 50 75 100
Feet

Map Date: September 06, 2022

Site Plan- existing and proposed



Elevations: Rear- existing and proposed



Photos



Photos



Findings

1. The proposed two-story addition that would vertically extend the nonconforming rear setback would not be substantially more detrimental than the existing nonconforming use to the neighborhood (§7.8.2.C.2)

Conditions

- Standard plan reference Condition
- Standard Building Permit Condition
- Standard Certificate of Occupancy Condition