

City of Newton Planning and Development

Petition: #390-22

Special Permit/Site Plan Approval to raze and replace a one-story sunroom with a 2.5-story addition, as well as raze and existing garage and construct an enlarged detached garage, exceeding allowable FAR, further reducing nonconforming open space, and to allow dormers exceeding 50% of the width of the wall next below

September 13, 2022



58 Valentine Park

Zoning Relief

Zoning Relief Required

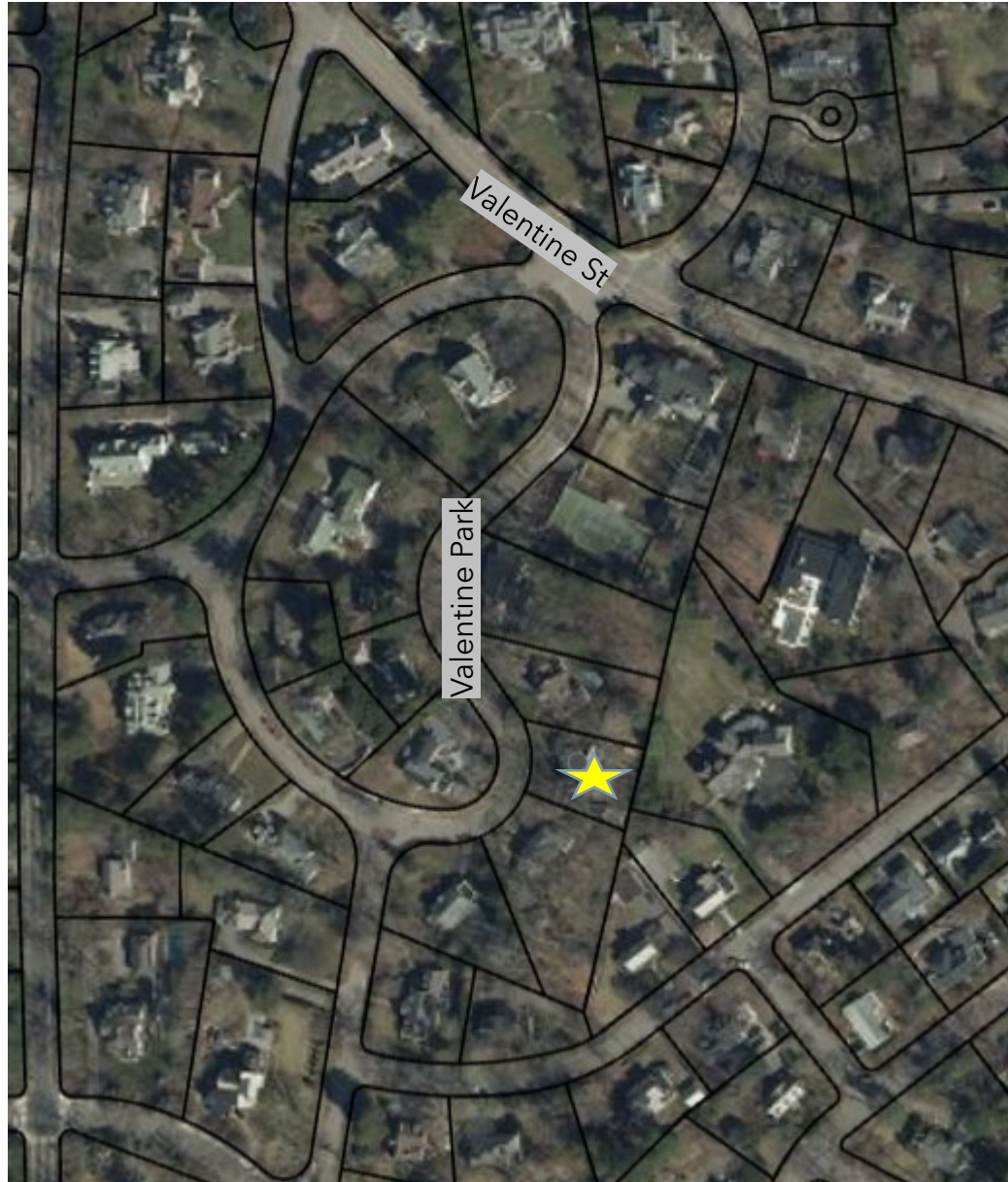
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §3.1.9	Request to exceed FAR	S.P. per §7.3.3
§3.1.3 §7.8.2.C.2	Request to further reduce nonconforming open space	S.P. per §7.3.3
§1.5.4.G.2.b	Request to allow dormers exceeding 50% of the width of the wall next below	S.P. per §7.3.3

Criteria to Consider

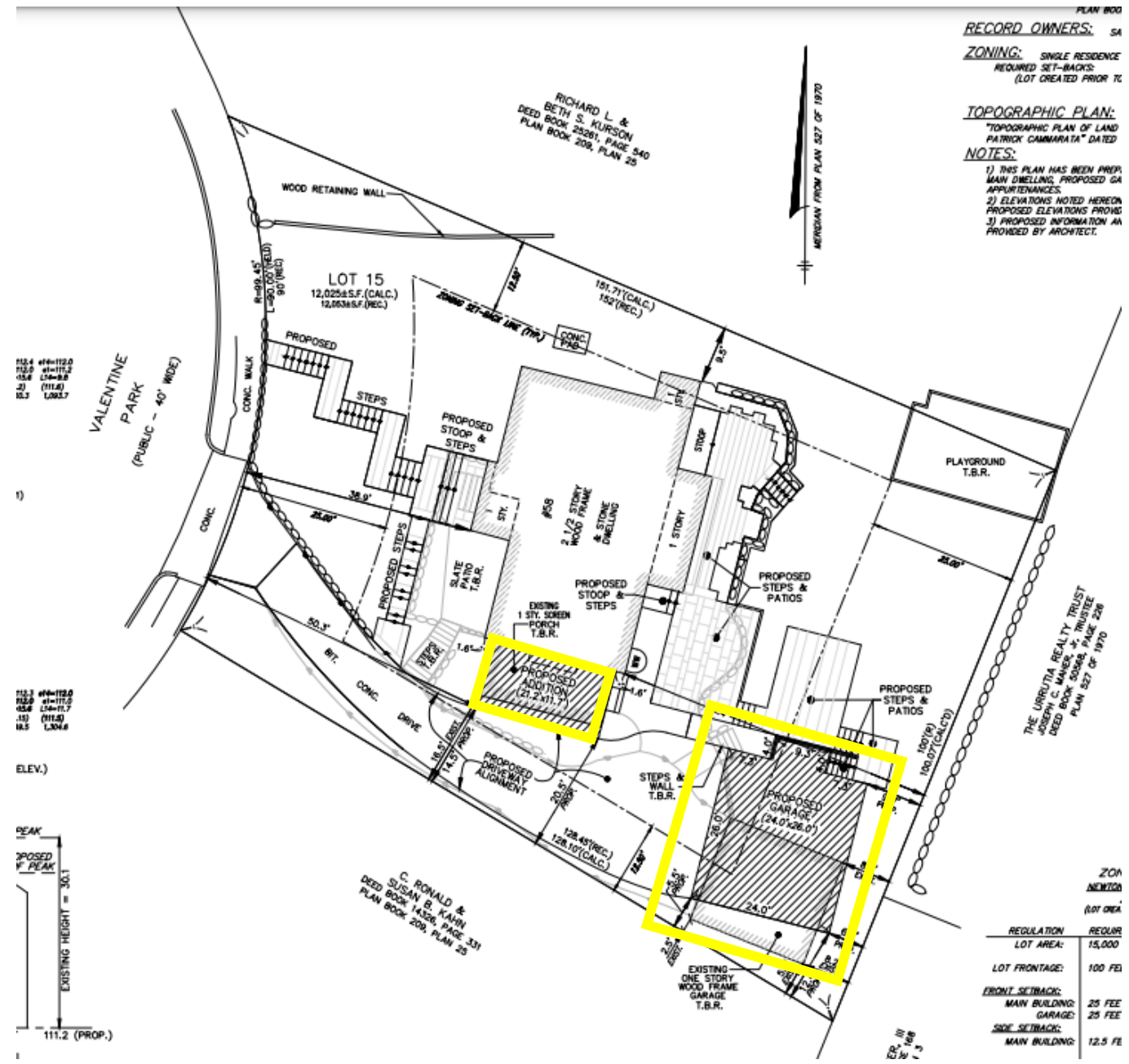
When reviewing this request, the Council should consider whether:

- The specific site is an appropriate location for the addition to the single-family dwelling and proposed detached garage which increases the FAR. (§7.3.3.C.1, §3.1.3, §3.1.9).
- The specific site is an appropriate location for the dormers which exceed 50% of the wall plane below. (§7.3.3.C.1, §1.5.4.G.2.b).
- The proposed addition to the single-family dwelling, detached garage and oversized dormers will not adversely affect the neighborhood. (§7.3.3.C.2, §3.1.3, §3.1.9).
- There will not be a nuisance or serious hazard to vehicles or pedestrians (§7.3.3.C.3, §3.1.3, §3.1.9).
- Access to the sites over streets is appropriate for the types and number of vehicles involved (§7.3.3.C.4, §3.1.3, §3.1.9).
- The proposed increase in FAR from .32 to .33, where .42 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. (§3.1.3 §3.1.9 §7.3.3)
- The proposed reduction of the nonconforming open space will be substantially more detrimental than the existing nonconforming open space is to the neighborhood (§3.1.3, §3.1.9, §7.8.2.C.2).

Aerial Map



Proposed Site Plan



Front Elevation

Existing
Front Elevation



Proposed
Front Elevation



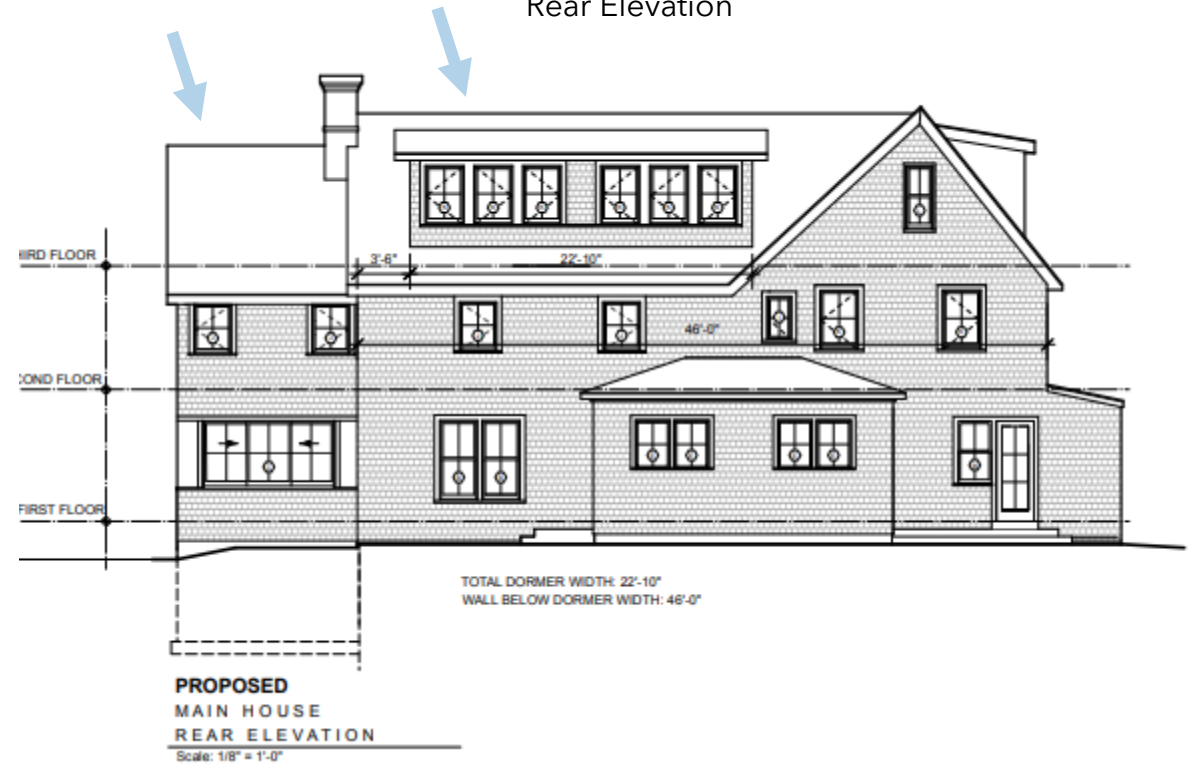
PROPOSED

Rear Elevation

Existing
Rear Elevation



Proposed
Rear Elevation

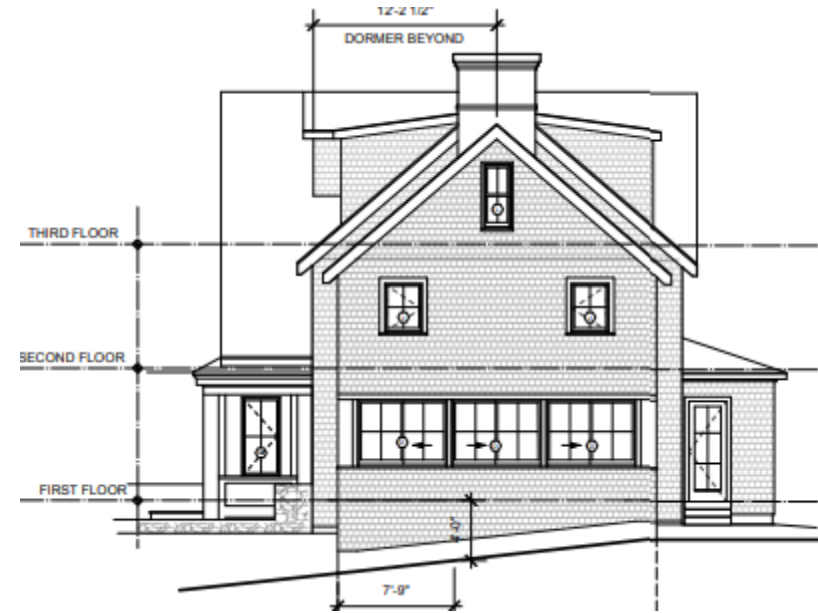


South/Right Elevation

Existing
South (right) elevation

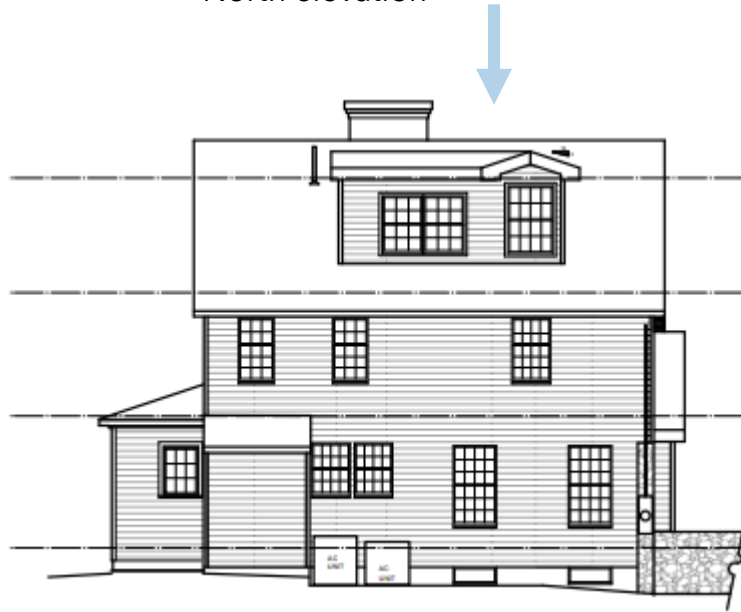


Proposed
South (right) elevation
Proposed addition

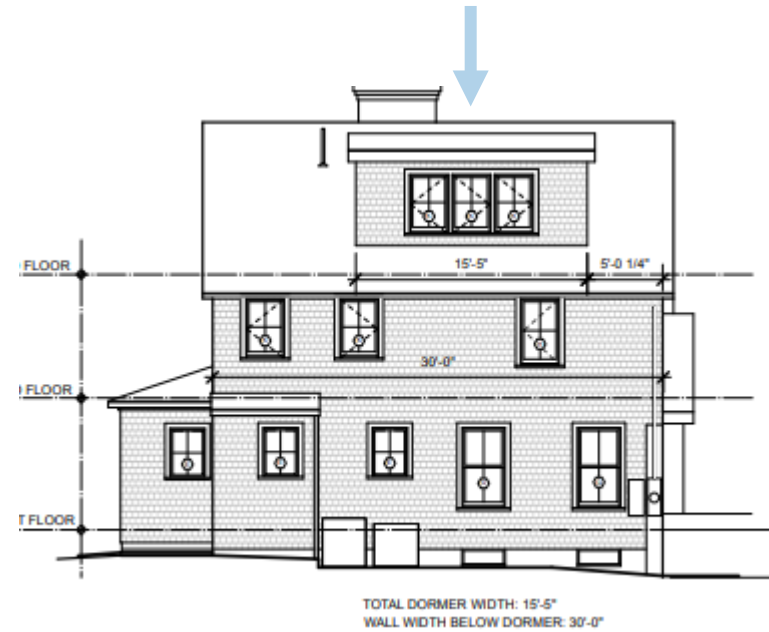


North/Left Elevation

Existing
North elevation



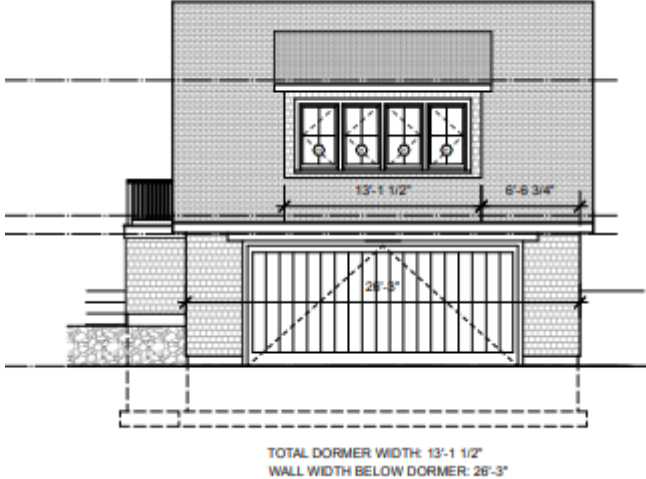
Proposed
North elevation



Proposed Garage

Front Elevation

Proposed
Garage



Landscape Plan



Findings

1. The specific site is an appropriate location for the addition to the single family dwelling and detached garage which increases the FAR because **it is subordinate to the existing structure and the garage eliminates existing nonconforming setbacks.** (§7.3.3.C.1, §3.1.3, §3.1.9).
2. The specific site is an appropriate location for the dormers which exceed 50% of the wall plane below because the **dormers on the three elevations replace existing similarly sized dormers.** (§7.3.3.C.1, §1.5.4.G.2.b).
3. The proposed addition to the single-family dwelling and detached garage which increases the FAR and oversized dormers will not adversely affect the neighborhood **because the addition is subordinate to the structure and the proposed garage is in the same location as an existing garage to be removed.** (§7.3.3.C.2, §3.1.3, §3.1.9).
4. There will not be a nuisance or serious hazard to vehicles or pedestrians because the driveway location is being maintained (§7.3.3.C.3, §3.1.3, §3.1.9).
5. Access to the sites over streets is appropriate for the types and number of vehicles involved (§7.3.3.C.4, §3.1.3, §3.1.9).
6. The proposed increase in FAR from .32 to .33, where .42 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 **because the additional floor area is divided between two structures, a two and a half story addition to the single family dwelling and a detached garage.** (§3.1.3 §3.1.9 §7.3.3)
7. The proposed reduction of the nonconforming open space will not be substantially more detrimental than the existing nonconforming open space is to the **neighborhood because the additional building area that further reduces the open space is divided between two structures, and the expanded driveway will align with the detached garage that eliminates a nonconforming setback** (§3.1.3, §7.8.2.C.2).

Conditions

1. Plan Referencing
2. Standard Building Permit Condition
3. Rodent Control Condition
4. O&M Plan condition, should a system be required
5. Standard Occupancy Condition