

City of Newton Planning and Development

Petition #313-22

Special Permit/Site Plan Approval to raze the existing garage and construct a new detached garage, further increasing nonconforming FAR, further extending a nonconforming side setback in a detached garage and further extending and reducing a nonconforming rear setback in a detached garage

September 13, 2022



34 Westbourne Road

Zoning Relief

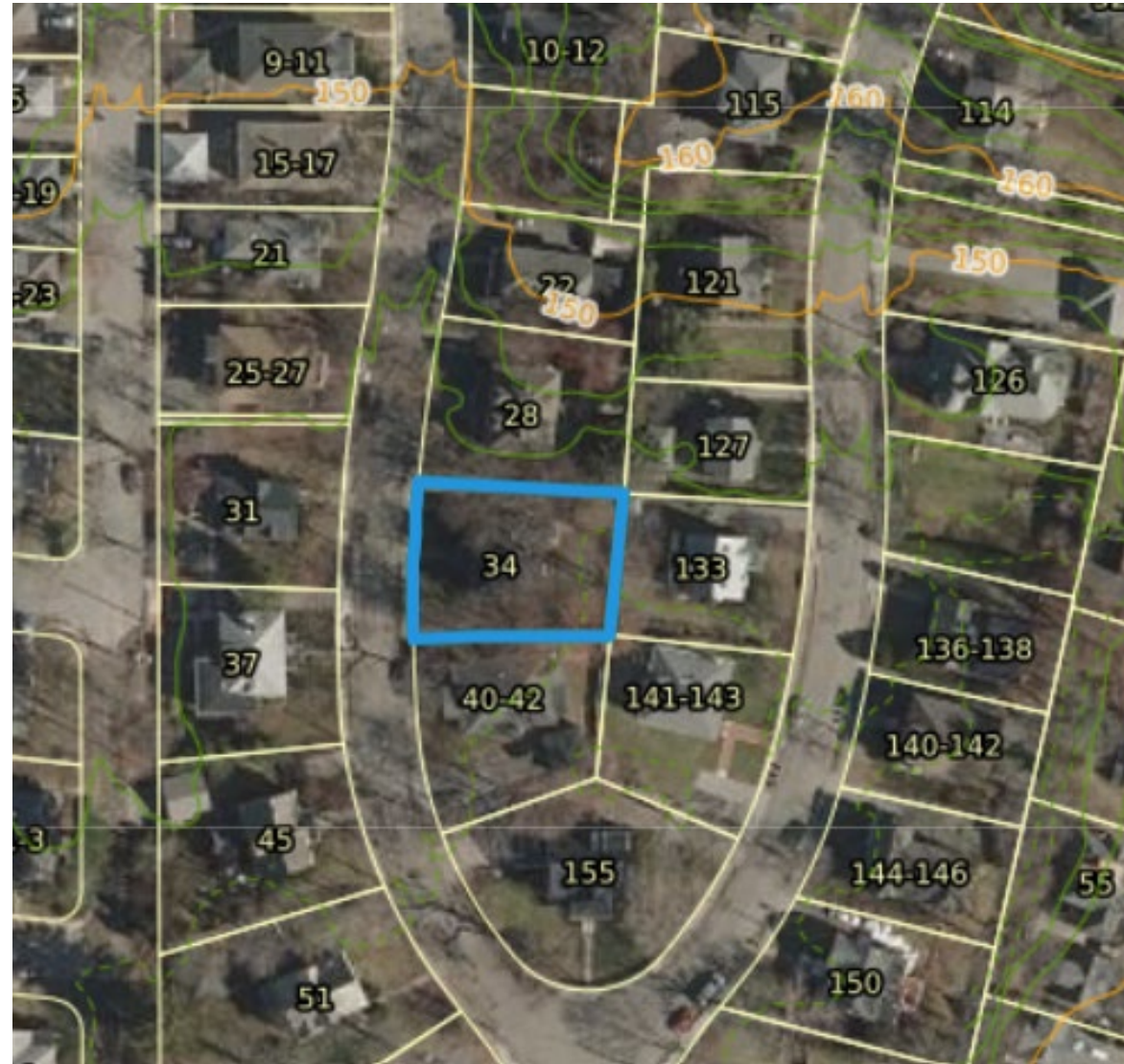
- further increase nonconforming FAR (§3.1.3, §3.1.9, §7.8.2.C.2)
- further extend a nonconforming side setback in a detached garage (§3.4.3.A.1, §7.8.2.C.2)
- further extend and reduce a nonconforming rear setback in a detached garage (§3.4.3.A.1, §7.8.2.C.2)

Criteria to Consider

When reviewing this request, the Council should consider whether:

- The proposed detached garage that would further increase the property's nonconforming floor area ratio (FAR) from 0.44 to 0.47, where 0.42 is the maximum allowed (§3.1.9)
- and its side (extended 3 feet) (§3.4.3.A.1) and rear (decreased from 2.3 to 2 feet) (§3.4.3.A.1) setback nonconformities, would be substantially more detrimental than the existing nonconforming use to the neighborhood (§7.8.2.C.2)

Aerial Map



Zoning

ATTACHMENT B

Zoning

34 Wesbourne Rd.

*City of Newton,
Massachusetts*



Legend

- Single Residence 2
- Multi-Residence 1

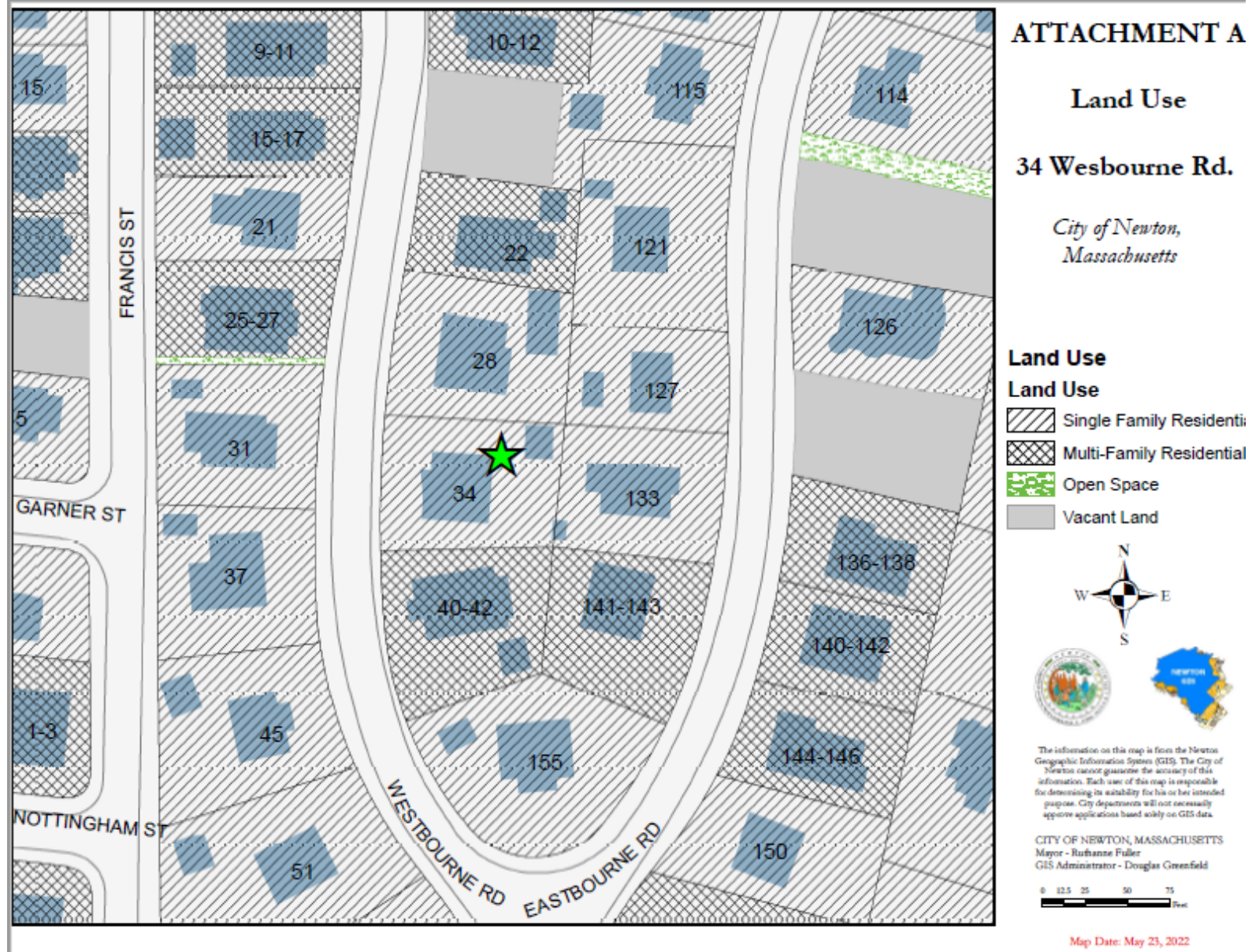


The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve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

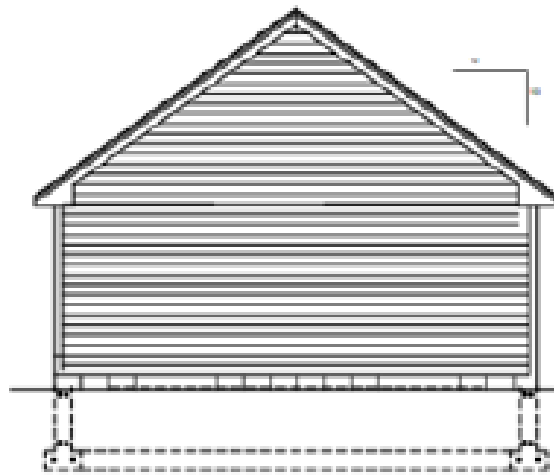
CITY OF NEWTON, MASSACHUSETTS
Mayor - Ruthanne Fuller
GIS Administrator - Douglas Greenfield



Land Use

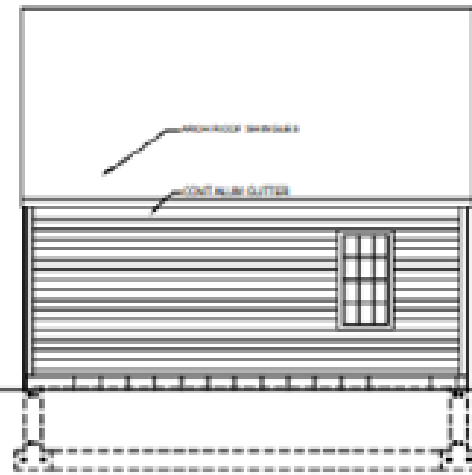


Elevations



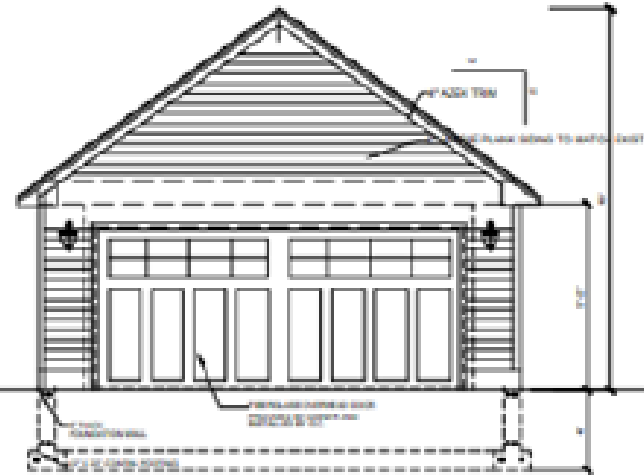
REAR ELEVATION

SCALE: 1/4" = 1'-0"



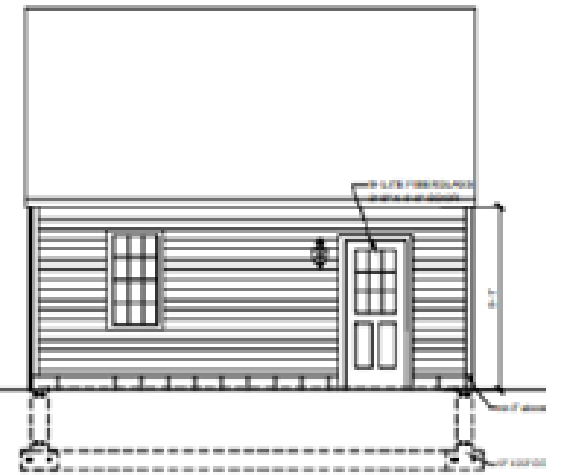
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

Photos



Findings

- The proposed detached garage that would further increase the property's nonconforming floor area ratio (FAR)(§3.1.9),
- and its side (§3.4.3.A.1) and rear (§3.4.3.A.1) setback nonconformities, will 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