

# City of Newton Planning and Development

Petition: #392-22

**Special Permit/Site Plan Approval** to demolish the existing dwelling and allow four single-family attached dwellings in two buildings, to allow three stories, and allow parking within 20 feet of the rear setback and a driveway within 10 feet of the side and rear setbacks

*September 20, 2022*



**120 Norwood Avenue**

# Zoning Relief

<b>Zoning Relief Required</b>		
<i>Ordinance</i>	<i>Requested Relief</i>	<i>Action Required</i>
§3.4.1	To allow attached single-family dwellings	S.P. per §7.3.3
§3.2.4	To allow three stories	S.P. per §7.3.3
§6.2.3.B.2	To allow a driveway within 10 feet of the side and rear lot line and parking within 20 feet of the rear lot line	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 proposed four single-family attached dwellings in two buildings with three stories and driveway and parking which requires relief for its proximity to the side and rear lot lines. (§7.3.3.C.1)
- The proposed four single-family attached dwellings in two buildings with three stories and driveway and parking which requires relief for its proximity to the side and rear lot lines will adversely affect the neighborhood. (§7.3.3.C.2)
- The proposed four single-family attached dwellings in two buildings with three stories and driveway and parking which requires relief for its proximity to the side and rear lot lines 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)
- Literal compliance with the driveway and parking locations in proximity to the rear lot line is impractical due to the nature of the use, or the location, size, frontage, depth, shape, or grade of the lot or that such exceptions would be in the interest of safety or protection of environmental features. (§6.2.3.B.2)

# Aerial Map






# ATTACHMENT A

## Zoning

120 Norwood Avenue

*City of Newton,  
Massachusetts*

### Zoning

-  Multi-Residence 1
-  Multi-Residence 3
-  Public Use



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



Map Date: September 09, 2022



11.00 x 8.50 in

# ATTACHMENT B

## Land Use





120 Norwood Avenue

*City of Newton,  
Massachusetts*



### Land Use

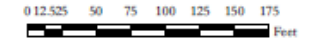
### Land Use

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



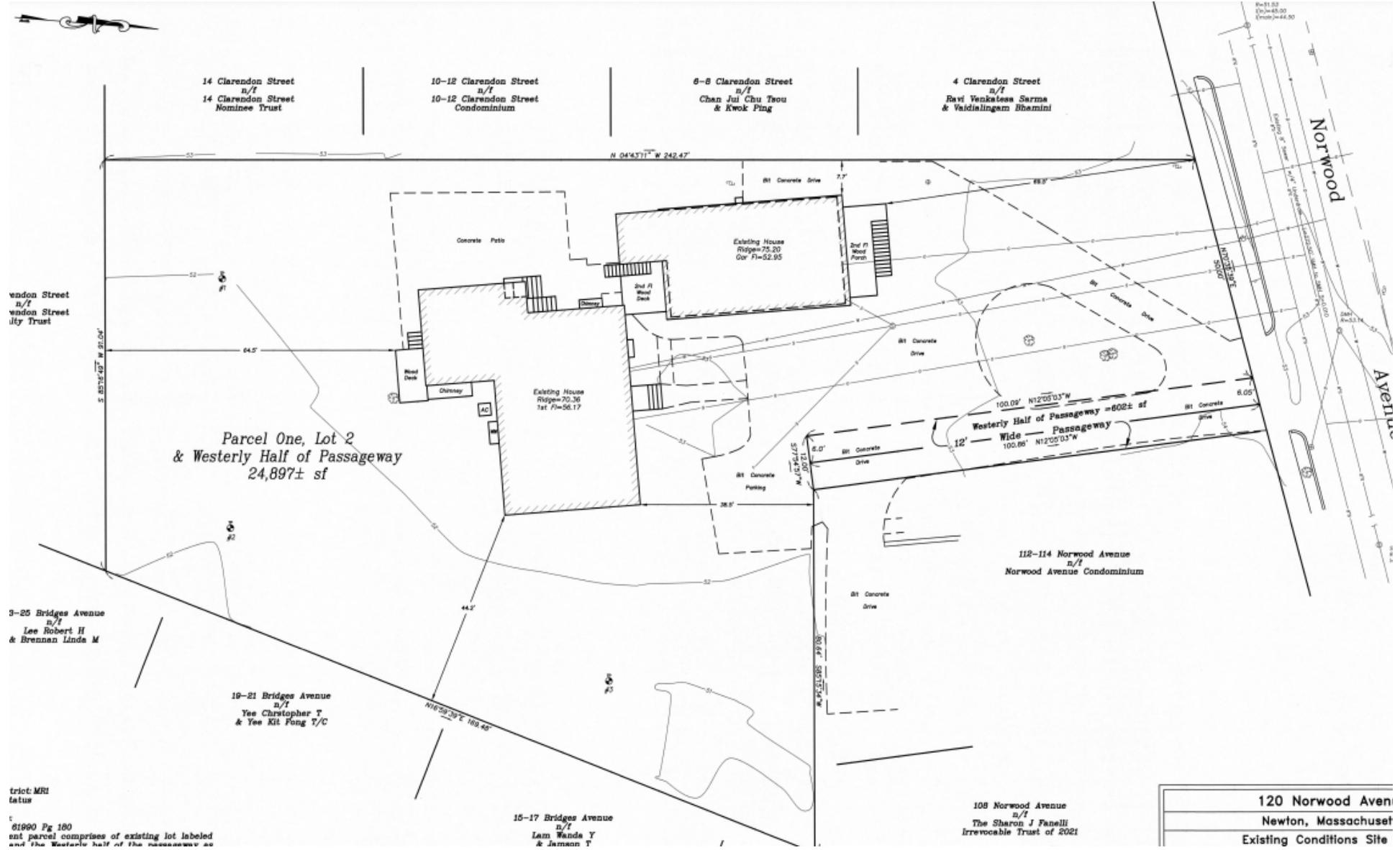
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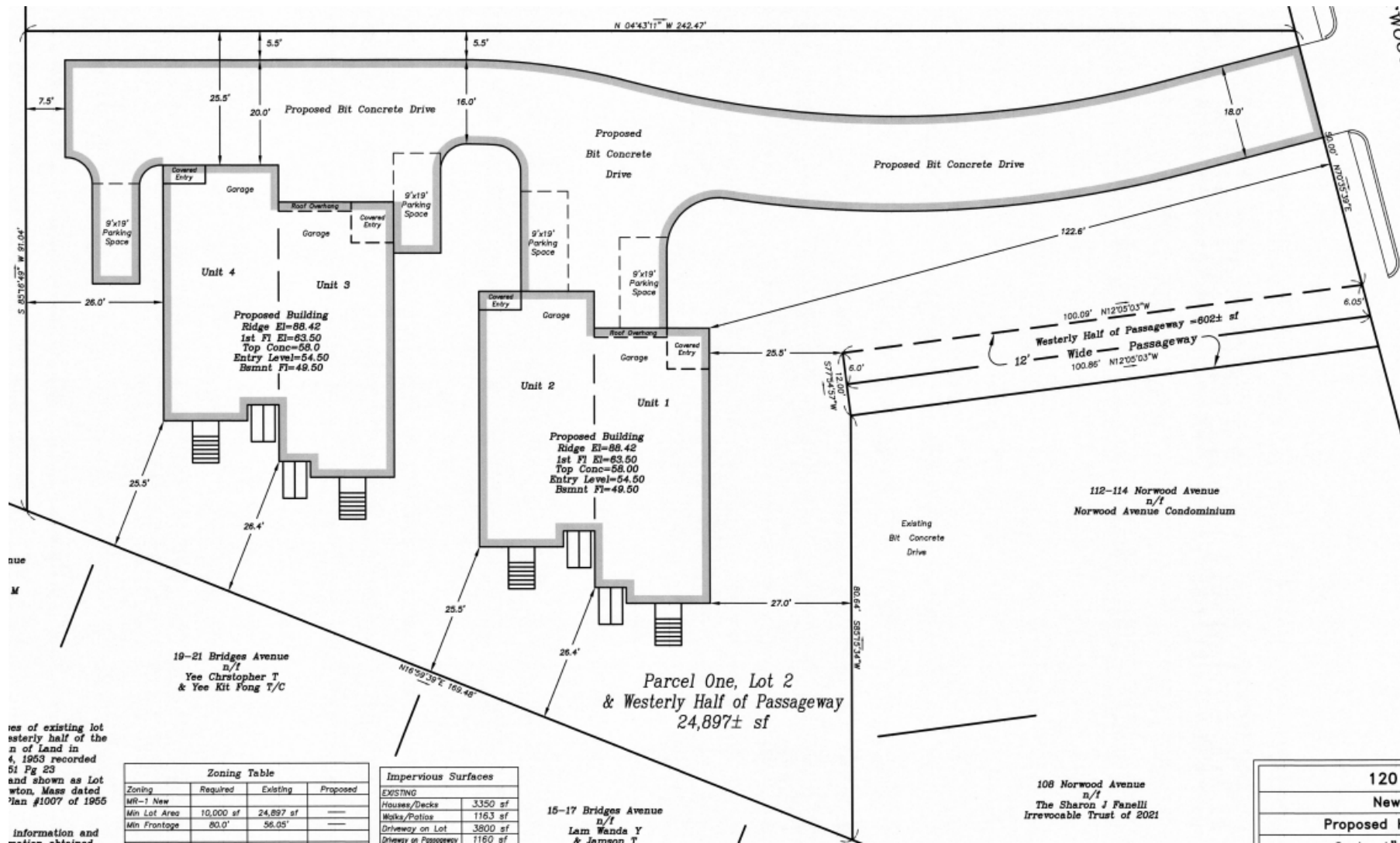
Map Date: September 09, 2022

# Existing Conditions



tract: MRI  
status  
© 81890 Pg 180  
ent parcel comprises of existing lot labeled  
and the Westerly half of the passageway as

# Proposed Site Plan



Norwood Avenue

res of existing lot  
sterly half of the  
n of Land in  
4, 1953 recorded  
51 Pg 23  
and shown as Lot  
wion. Mass dated  
Jan #1007 of 1955

Zoning Table			
Zoning	Required	Existing	Proposed
MR-1 New			
Min Lot Area	10,000 sf	24,897 sf	---
Min Frontage	80.0'	56.05'	---

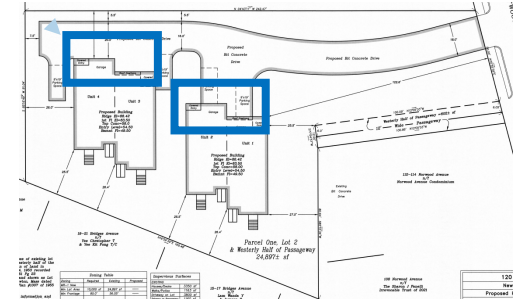
Impervious Surfaces	
EXISTING	
Houses/Decks	3350 sf
Walks/Patios	1163 sf
Driveway on Lot	3800 sf
Driveway on Passageway	1160 sf

information and  
obtained

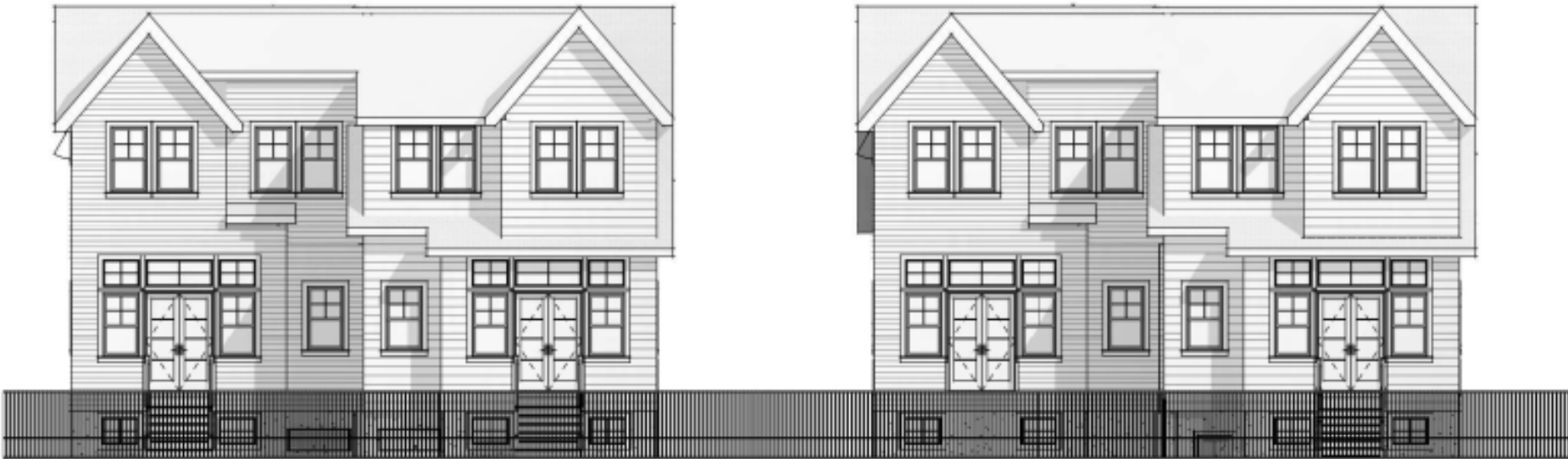
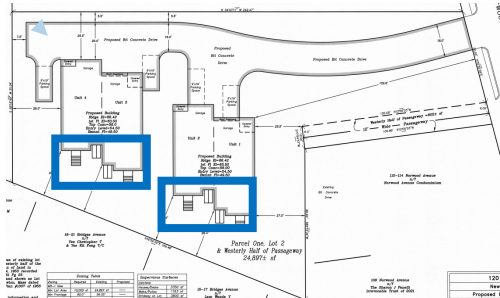
120
New
Proposed



# Proposed Front Elevation

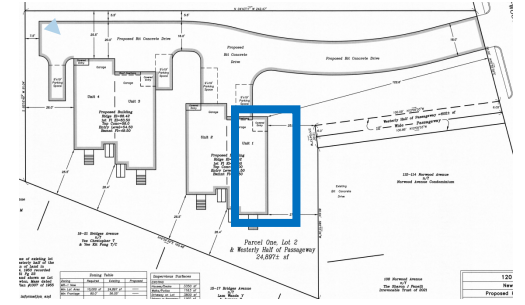


# Proposed Rear Elevation





# Proposed Left Elevation



# Landscape Plan



# Findings

1. The specific site is an appropriate location for the proposed four single-family attached dwellings in two buildings with three stories and driveway and parking which requires relief for its proximity to the side and rear lot lines due to **its location in the MR 1 zoning district, and the Project exceeds the required lot area per unit for single family attached dwelling units. The Project's landscape plan shows a fence and landscaping screening between the driveway and parking area from abutters.** (§7.3.3.C.1)
2. The proposed four single-family attached dwellings in two buildings with three stories and driveway and parking which requires relief for its proximity to the side and rear lot lines will not adversely affect the neighborhood. (§7.3.3.C.2)
3. The proposed three story, four single-family attached dwellings in two buildings with three stories and driveway and parking which requires relief for its proximity to the side and rear lot lines will not create a nuisance or serious hazard to vehicles **or pedestrians because it will be well screened and relocates paving from the front yard to along the western property line.** (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)
5. A waiver of the parking and driveway locations in proximity to the side and rear lot lines is in the public interested as the Project **removes a large swath or paving within the front setback and provides additional screening around the parking and driveway areas in the form of a six-foot tall fence and vegetation.** (§6.2.3.B.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. Construction Management Plan Condition
6. Standard Occupancy Condition