

# City of Newton Planning and Development

Petition: #393-22

**Special Permit/Site Plan Approval** to allow additions to the basement, first and second stories of the existing dwelling, further extending the nonconforming height at 1 Ridge Road

*September 20, 2022*



**1 Ridge Road**

# Zoning Relief

<b>Zoning Relief Required</b>		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §7.8.2.C.2	Request to further extend nonconforming height	S.P. per §7.3.3

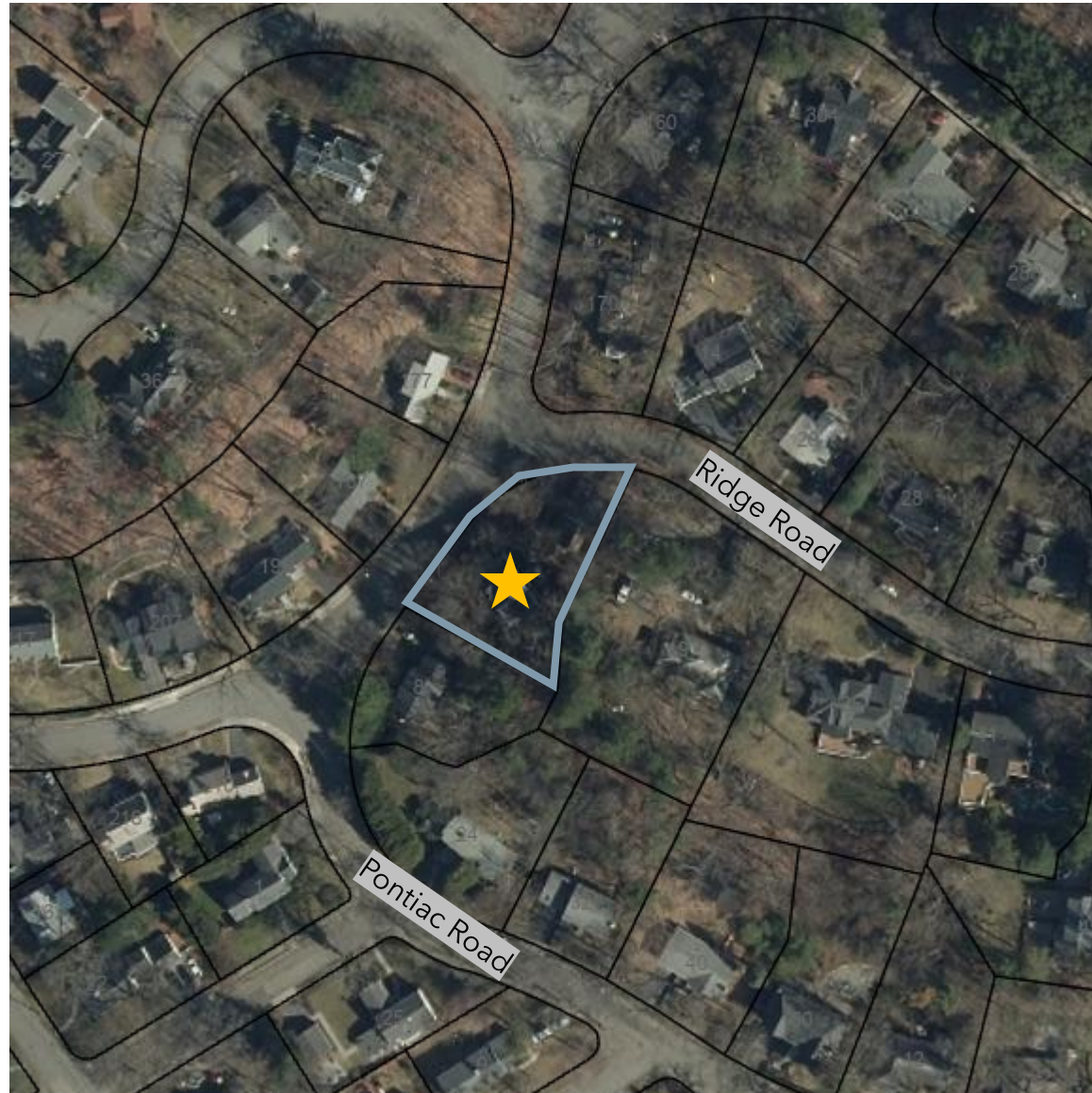
# Criteria to Consider

When reviewing this request, the Council should consider:

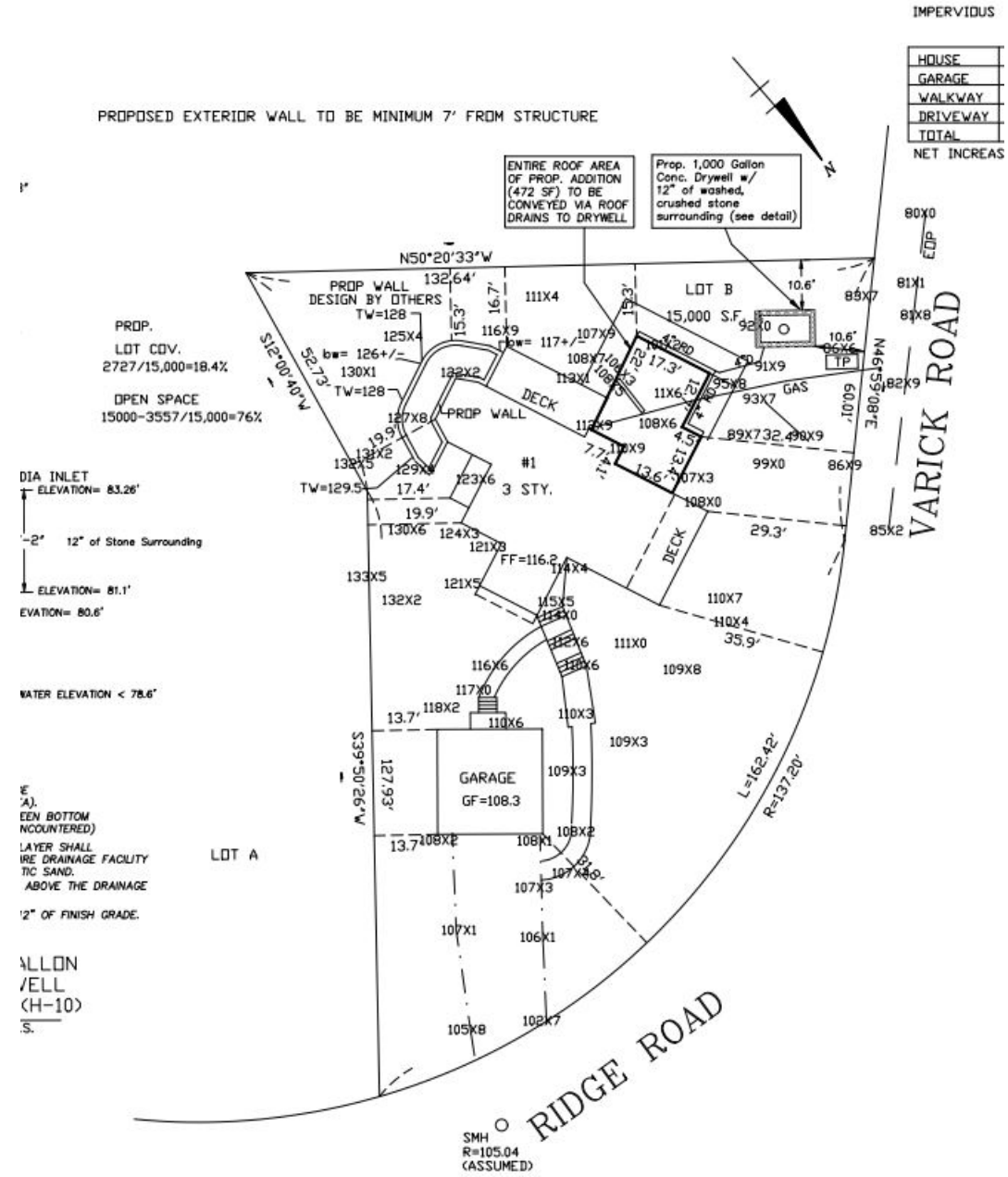
- The site is an appropriate location for the proposed addition that further increases the nonconforming height. (§7.3.3.C.1)
- The proposed addition that further increases the nonconforming height will not adversely affect the neighborhood. (§7.3.3.C.2)
- The proposed addition that further increases the nonconforming height 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)
- The proposed increase in height is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood. (§3.1.3, and §7.8.2.C.2)
- The proposed increase in nonconforming height is not substantially more detrimental than the existing nonconforming structure is to the neighborhood. (§3.1.3 and §7.8.2.C.2)



# Aerial Map

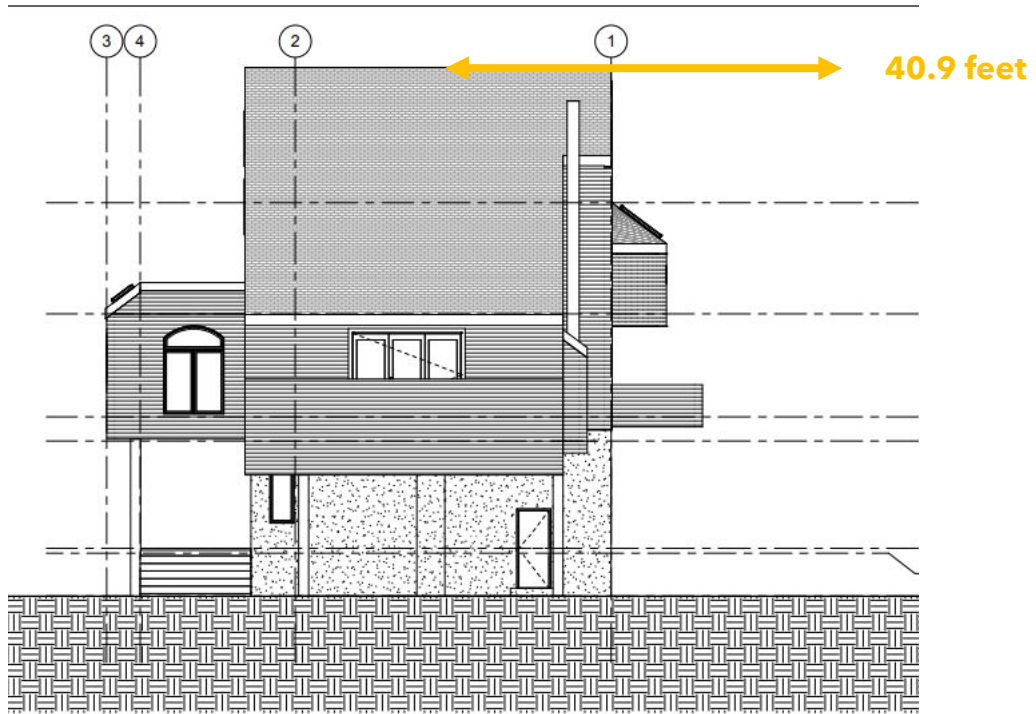


# Site Plan

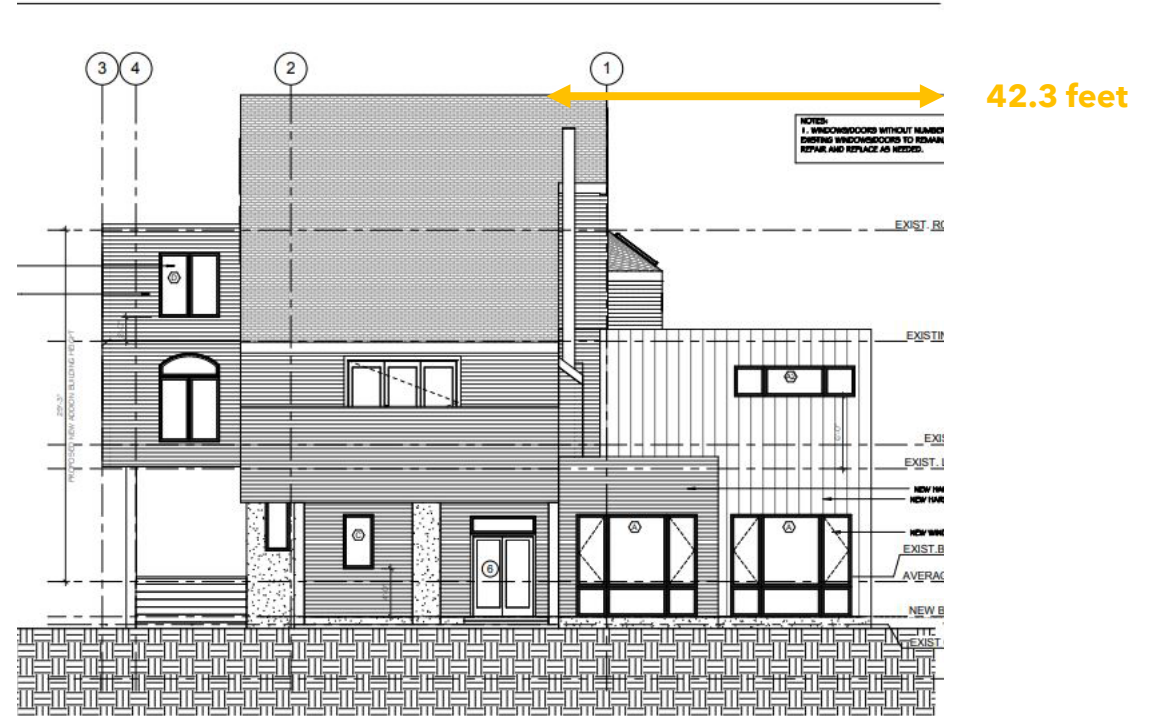


# Plans

Existing  
Front Elevation

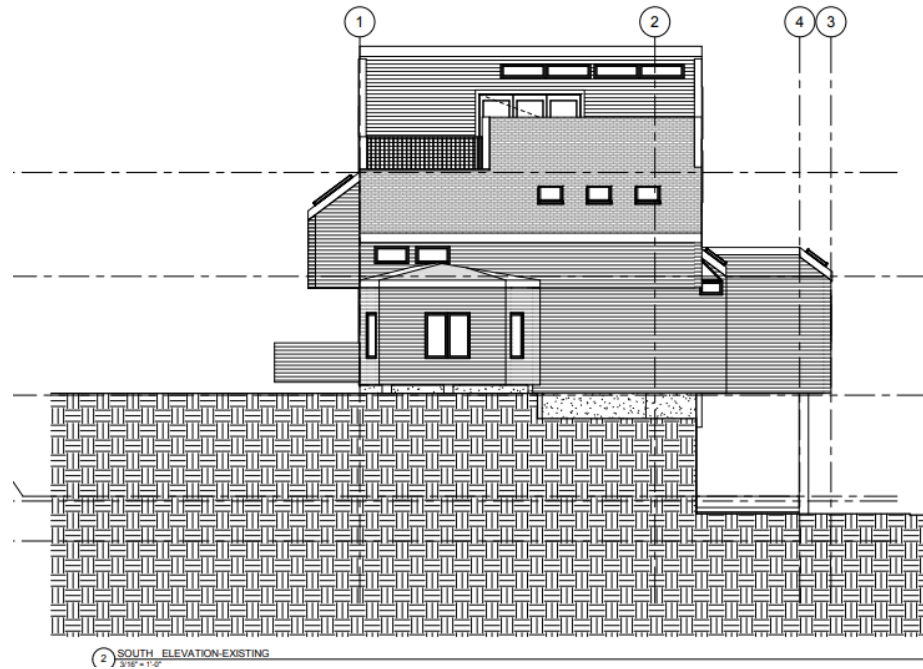


Proposed  
Front Elevation

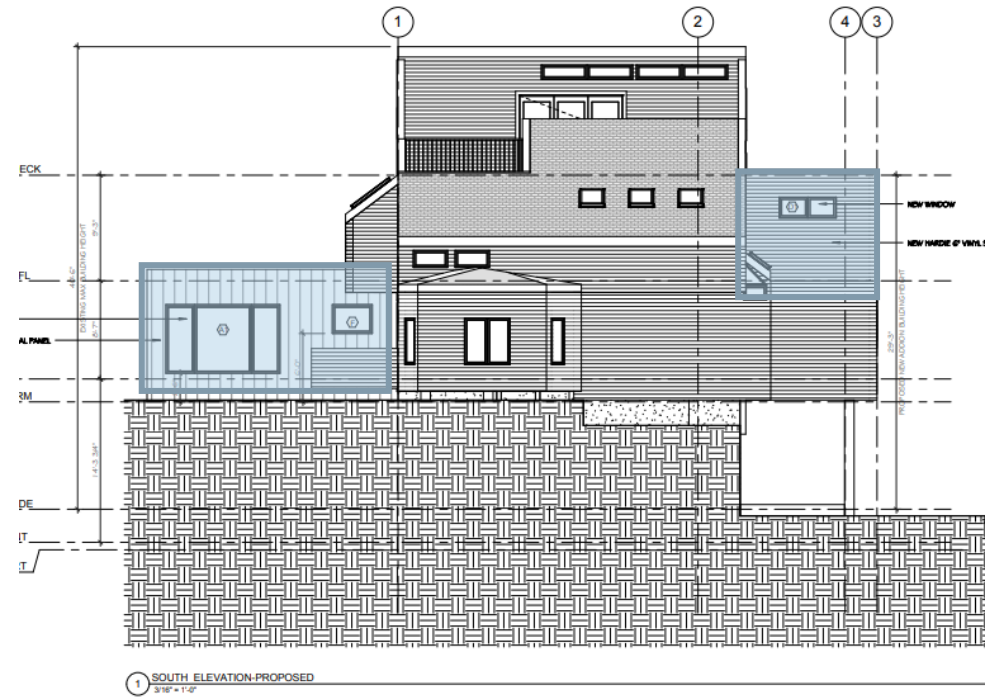


# Plans

Existing  
Rear Elevation



Proposed  
Rear Elevation





# Findings

1. The site is an appropriate location for the proposed addition that further increases the nonconforming height. (§7.3.3.C.1, §3.1.3, §3.1.9).
2. The proposed addition that further increases the nonconforming height will not adversely affect the neighborhood. (§7.3.3.C.2, §3.1.3, §3.1.9).
3. The proposed addition that further increases the nonconforming height will not create a nuisance or serious hazard to vehicles or pedestrians.(§7.3.3.C.3, §3.1.3, §3.1.9).
4. 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).
5. The proposed increase in height 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)
6. The proposed increase in nonconforming height is not substantially more detrimental than the existing nonconforming structure is to the neighborhood.(§3.1.3, §7.8.2.C.2).



# Conditions

1. Plan Referencing
2. Standard Building Permit Condition
3. Rodent Control Condition
4. Standard Occupancy Condition