

City of Newton Planning and Development

Petition #416-22

Special Permit/Site Plan Approval to allow the construction of an attached garage with living space above, further extending the nonconforming front setback and further reducing the nonconforming open space

September 20, 2022



39 Floral Street

Zoning Relief

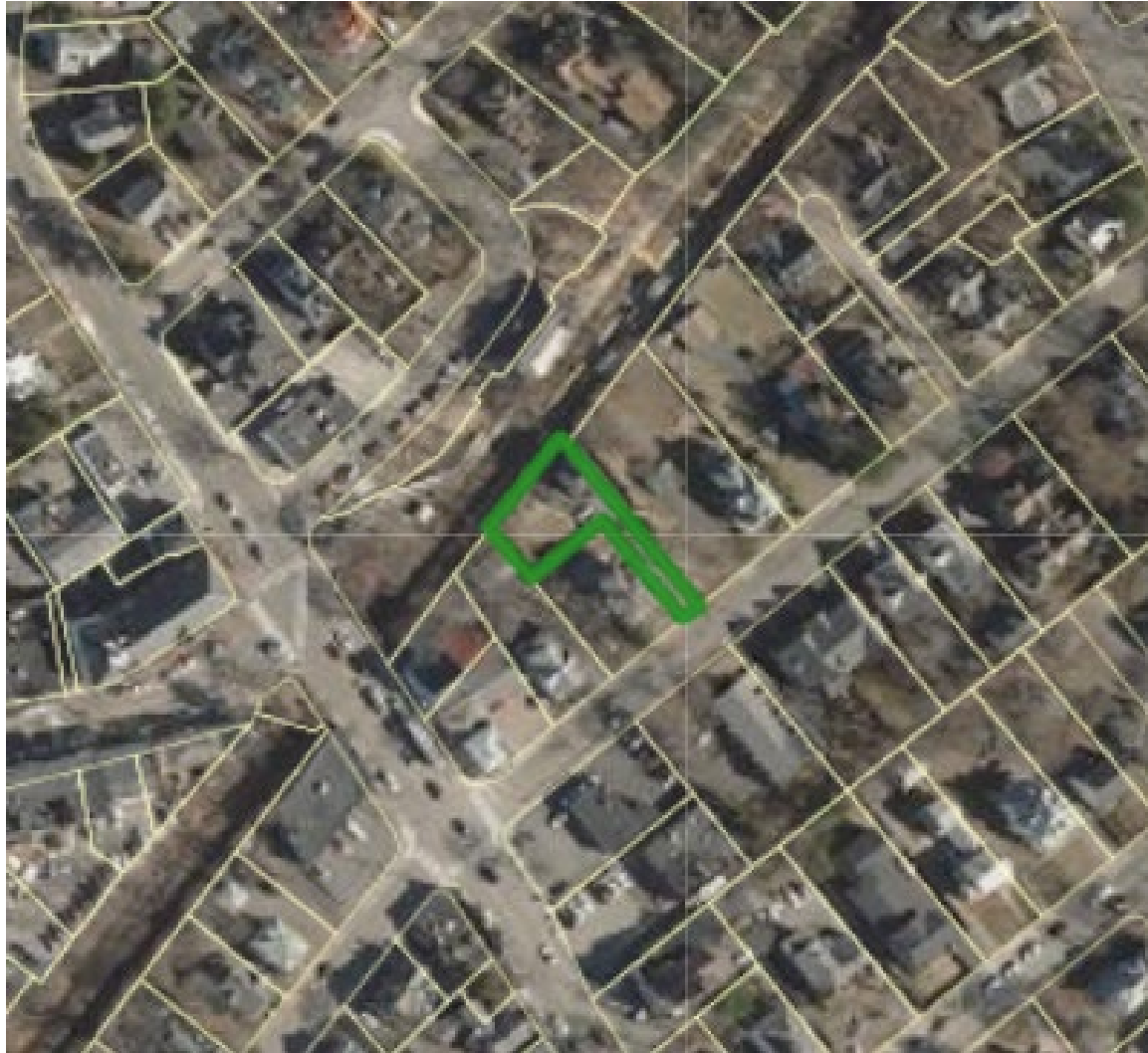
Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.2.3 §7.8.2.C.2	To further reduce a nonconforming front setback	S.P. per §7.3.3
§3.2.3 §7.8.2.C.2	To further reduce the nonconforming open space	S.P. per §7.3.3

Criteria to Consider

When reviewing this request, the Council should consider whether:

- further reducing the existing nonconforming front setback as measured from the rear lot line of the parcel at the front from 24.5 feet to three feet would be substantially more detrimental than the existing nonconforming front setback to the neighborhood (§3.2.3, §7.8.2.C.2)
- further reducing the nonconforming open space from 40.7% to 34.2% would be substantially more detrimental than the existing nonconforming open space to the neighborhood (§3.2.3, §7.8.2.C.2)

Aerial Map



Zoning



ATTACHMENT B

Zoning

39 Floral St.

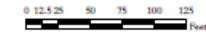
*City of Newton,
Massachusetts*

-  Single Residence 2
-  Multi-Residence 1
-  Multi-Residence 2
-  Business 1
-  Business 2
-  Public Use



The information on this map is Geographic Information System (GIS) data. 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 14, 2022

Land Use



ATTACHMENT A

Land Use

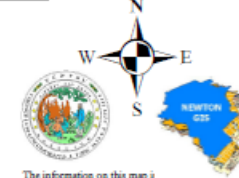
39 Floral St.

*City of Newton,
Massachusetts*

Land Use

Land Use

-  Single Family Residential
-  Multi-Family Residential
-  Commercial
-  Mixed Use
-  Open Space
-  Nonprofit Organizations
-  Vacant Land



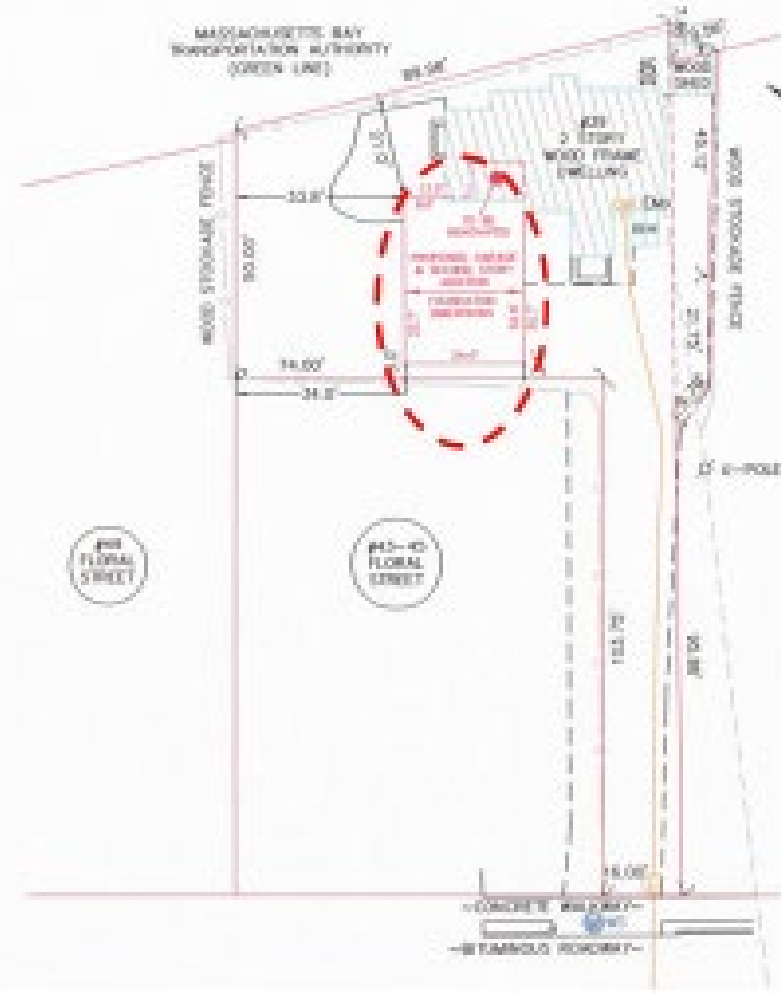
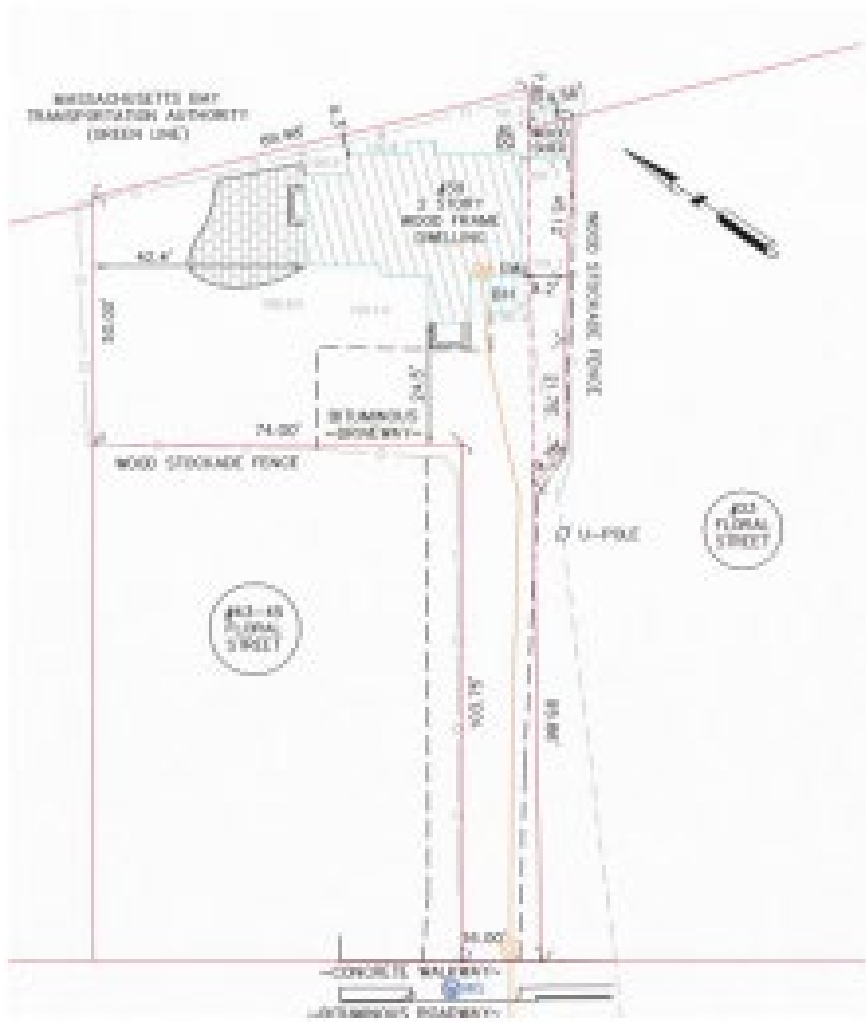
The information on this map is
Geographic Information System (GIS) data.
Newton cannot guarantee the accuracy of this
information. Each user of this map is responsible
for determining its suitability for his or her intended
purpose. City departments will not necessarily
approve applications based solely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

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

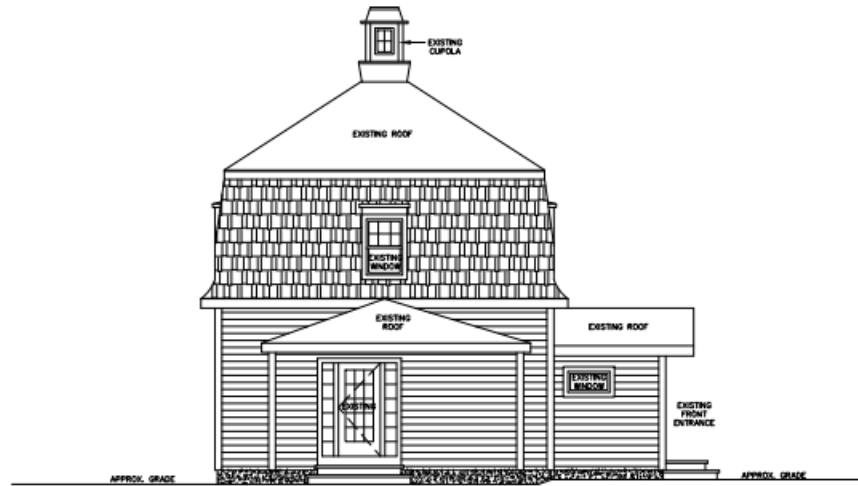
0 25 50 75 100 125
Feet

Map Date: September 14, 2022

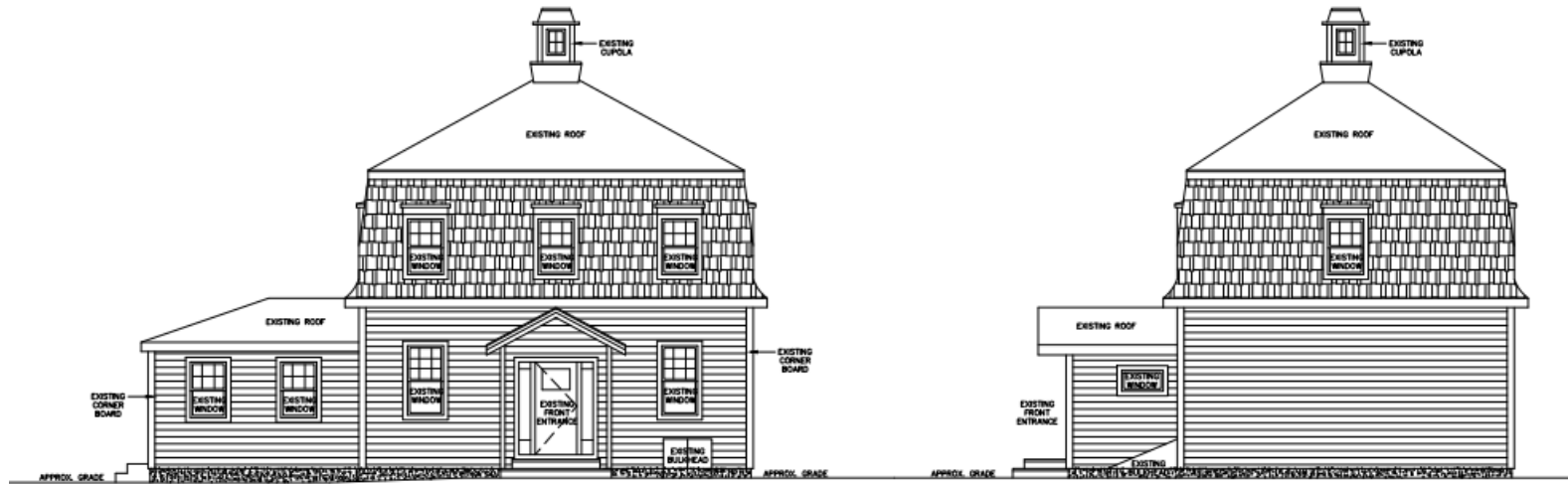
Site Plans- existing and proposed



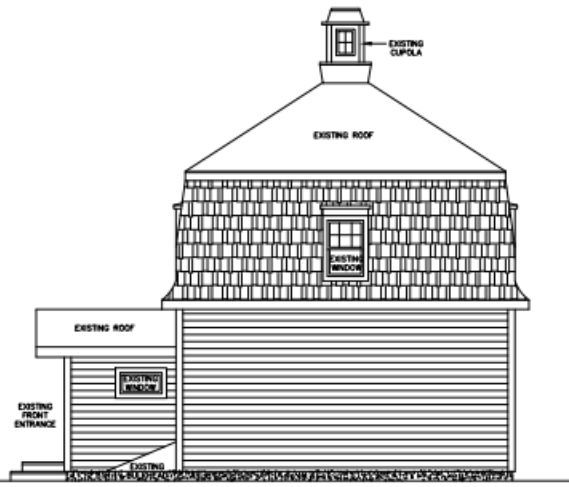
Plans



EXISTING LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"
ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD

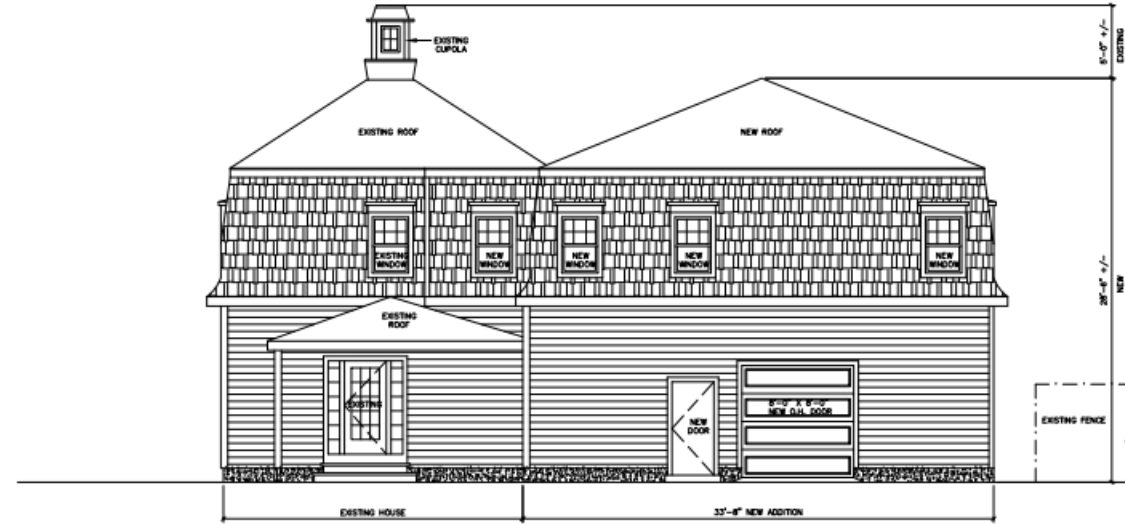


EXISTING FRONT ELEVATION
SCALE 1/4"=1'-0"
ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD

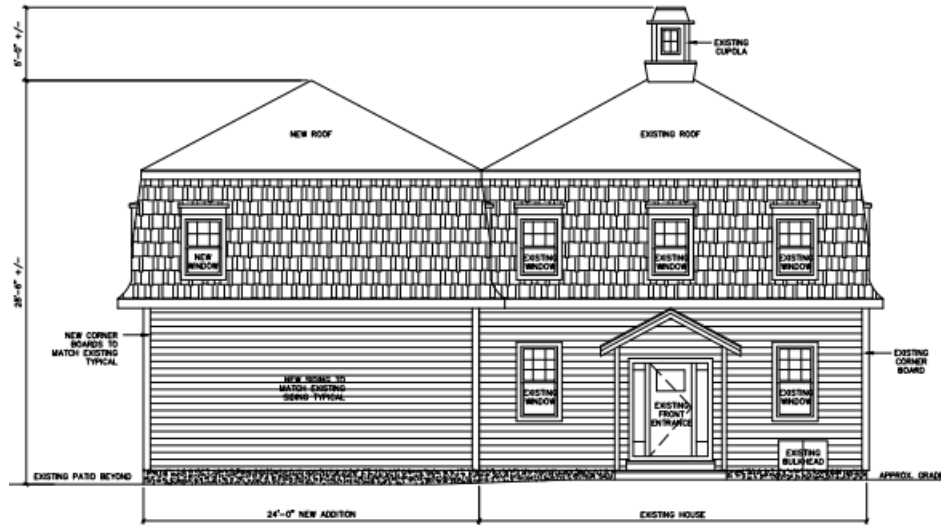


EXISTING RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"
ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD

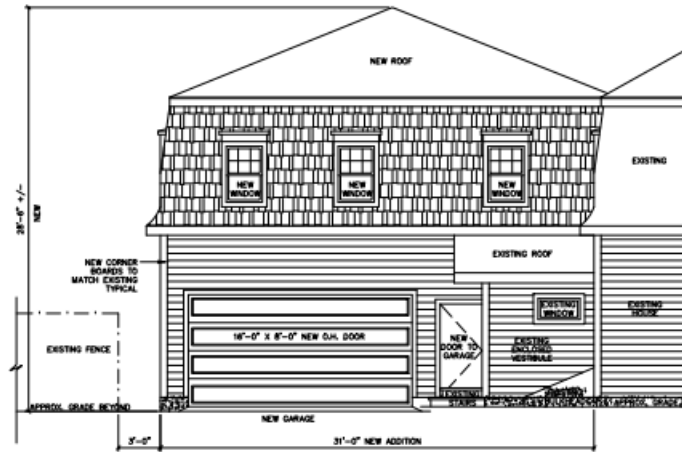
Plans



EXISTING LEFT SIDE ELEVATION SHOWING PROPOSED ADDITION
SCALE 1/4"=1'-0"
ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD



EXISTING FRONT ELEVATION SHOWING PROPOSED ADDITION
SCALE 1/4"=1'-0"
ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD



EXISTING RIGHT SIDE ELEVATION SHOWING PROPOSED ADDITION
SCALE 1/4"=1'-0"
ALL DIMENSIONS ARE +/- AND TO BE VERIFIED IN FIELD

Photos



Findings

- + Further reducing the existing nonconforming front setback as measured from the rear lot line of the parcel at the front from 24.5 feet to three feet would not be substantially more detrimental than the existing nonconforming front setback to the neighborhood (§3.2.3, §7.8.2.C.2)
- + Further reducing the nonconforming open space from 40.7% to 34.2% would not be substantially more detrimental than the existing nonconforming open space to the neighborhood (§3.2.3, §7.8.2.C.2)

Conditions

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