

# City of Newton Planning and Development

**Petition #395-22** to rezone parts of the following 2 parcels: 136-144 Hancock Street (Section 43 Block 31 Lot 01) and 169 Grove Street (Section 43 Block 31 Lot 16) from SINGLE RESIDENCE 3 TO MULTI RESIDENCE 2.

**Petition #395-22** for SPECIAL PERMIT/SITE PLAN APPROVAL to allow multi-family dwellings, to allow single-family attached dwellings, to allow a reduced rear setback, to allow reduced lot area per unit, to alter and extend a nonconforming side setback, to waive parking stalls, to waive perimeter screening requirements and to waive lighting requirements at 136-144 Hancock Street and 169 Grove Street

*September 20, 2022*



**136-144 Hancock Street**

# Zoning Relief

- the subject parcel to be rezoned from SR3 to MR2

| Zoning Relief Required   |  |                        |
|--------------------------|--|------------------------|
| <i>Ordinance</i>         |  | <i>Action Required</i> |
| §3.4.1                   | Request to allow multi-family dwellings                  | S.P. per §7.3.3        |
| §3.4.1                   | Request to allow single-family attached dwellings        | S.P. per §7.3.3        |
| §3.2.4                   | Request to allow a reduced rear setback                  | S.P. per §7.3.3        |
| §3.2.4                   | Request to allow reduced lot area per unit               | S.P. per §7.3.3        |
| §4.1.3<br>§7.8.2.C.2     | Request to alter and extend a nonconforming side setback | S.P. per §7.3.3        |
| §5.1.4<br>§5.1.13        | Request to waive 5 parking stalls                        | S.P. per §7.3.3        |
| §5.1.9.A.1.ii<br>§5.1.13 | Request to waiver perimeter screening requirements       | S.P. per §7.3.3        |
| §5.1.10.A<br>§5.1.13     | Request to waive lighting requirements                   | S.P. per §7.3.3        |

# Criteria to Consider

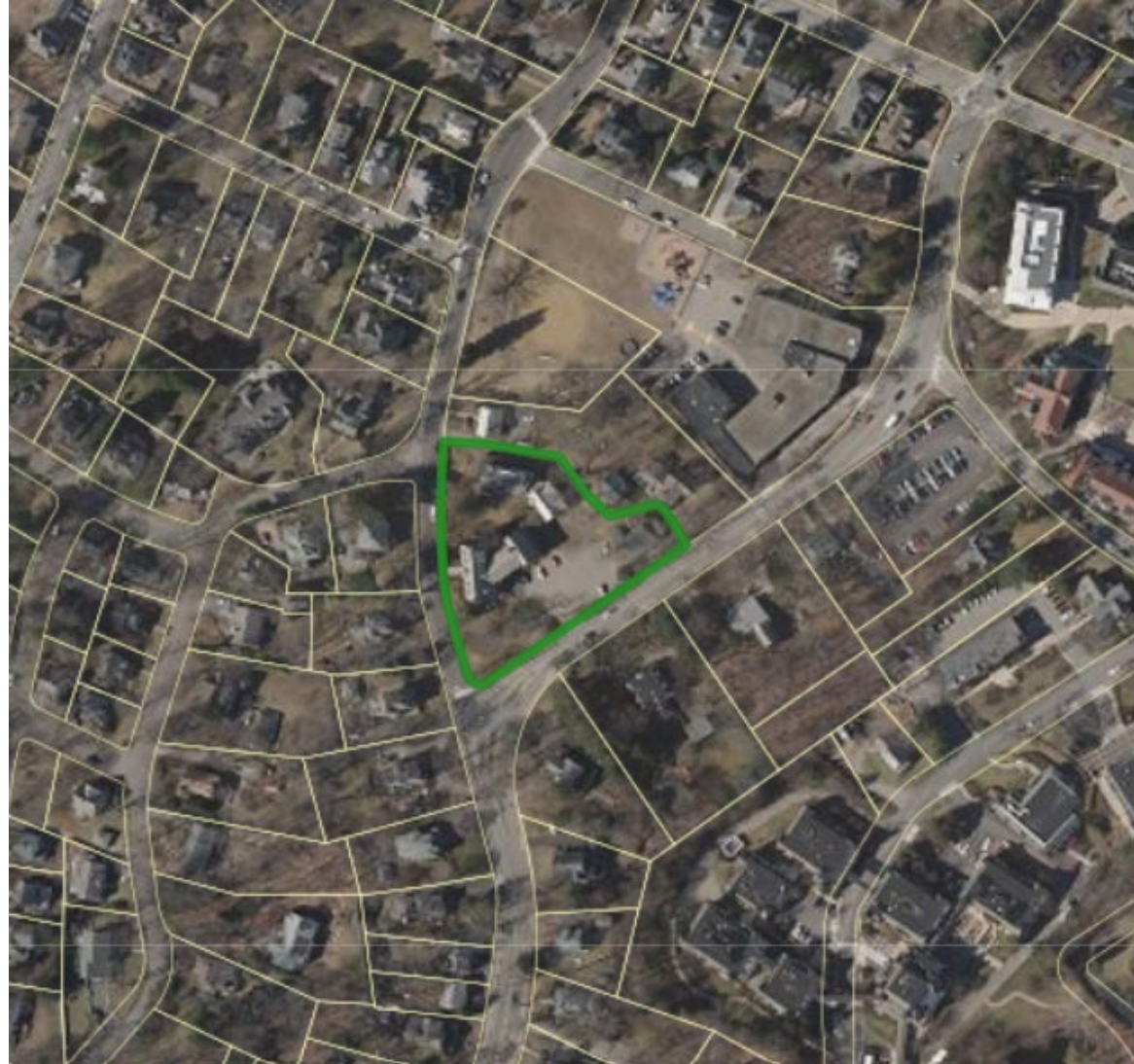
When reviewing this request, the Council should consider:

- The specific site is an appropriate location for the proposed development as designed with 12 units with multi-family dwellings and four attached single-family dwellings in two structures and a reduced rear setback and a reduced lot area per unit (§7.3.3.C.1)
- The proposed development as designed with 12 units with multi-family dwellings and four attached single-family dwellings in two structures and a reduced rear setback and a reduced lot area per unit as developed and operated will not adversely affect the neighborhood (§7.3.3.C.2)
- There will be no 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 site planning building design, construction, maintenance or long-term operation of the premises will contribute significantly to the efficient use and conservation of natural resources and energy (§7.3.3.C.5)

# Criteria to Consider (cont.)

- The proposed altered and extended nonconforming side setback would be substantially more detrimental than the existing nonconforming use to the neighborhood (§7.8.2.C.2)
- Literal compliance with certain parking requirements of the Newton Zoning Ordinance (NZO) regarding the number of required parking stalls, perimeter screening requirements, and lighting, is impracticable due to the nature of the use, or the location, size, width, depth, shape, or grade of the lot, or that such exceptions would be in the public interest or in the interest of safety or protection of environmental features (§5.1.13)

# Aerial Map





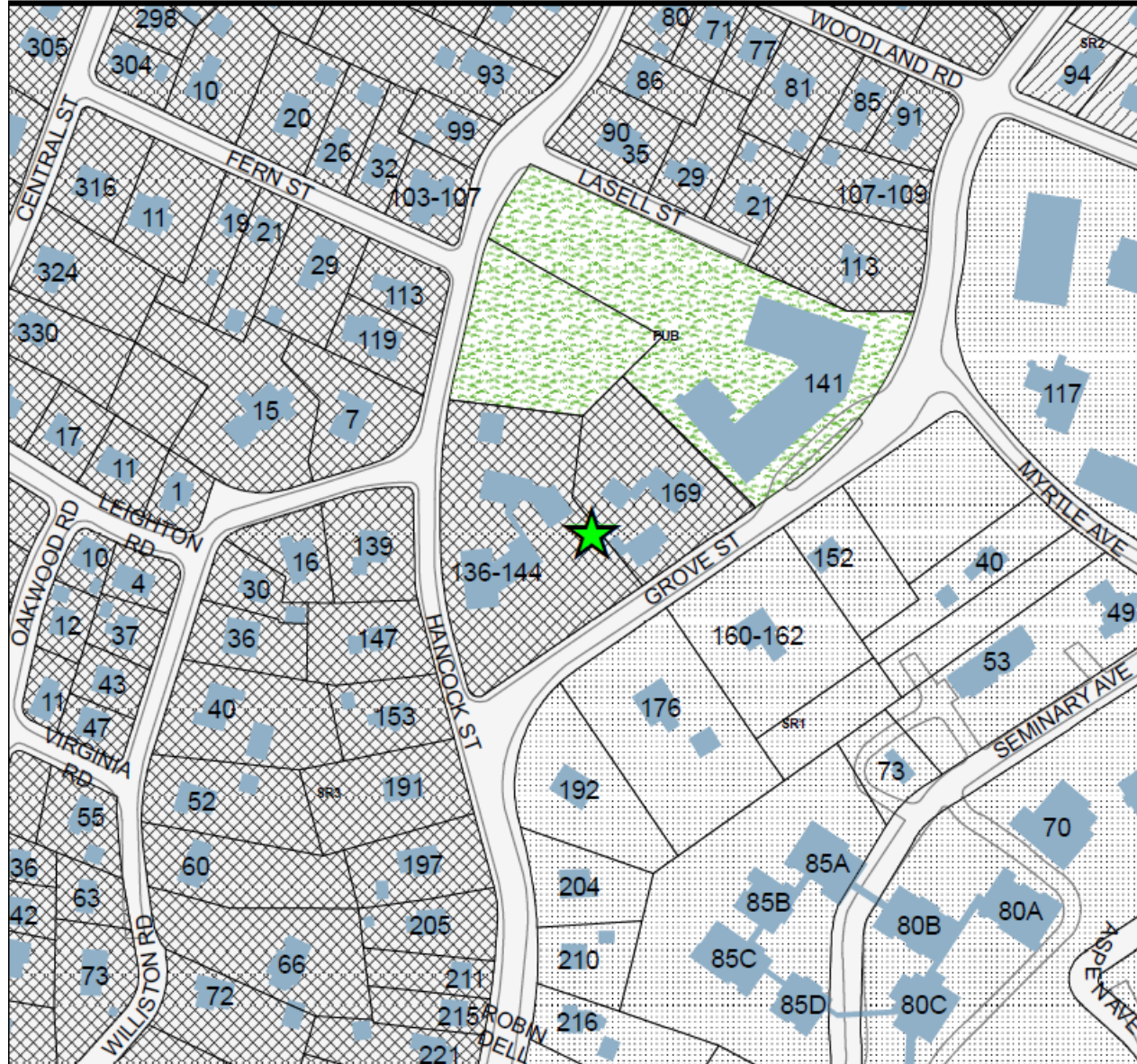
# Zoning

## ATTACHMENT B

### Zoning

136-144 Hancock St  
and  
169 Grove St

*City of Newton,  
Massachusetts*



- Single Residence 1
- Single Residence 2
- Single Residence 3
- 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

0 2.5 50 75 100 125 150 175 200 225 Feet

Map Date: September 14, 2022



# Land Use

## ATTACHMENT A

### Land Use

136-144 Hancock St  
and  
169 Grove St

*City of Newton,  
Massachusetts*

#### Land Use

#### Land Use

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

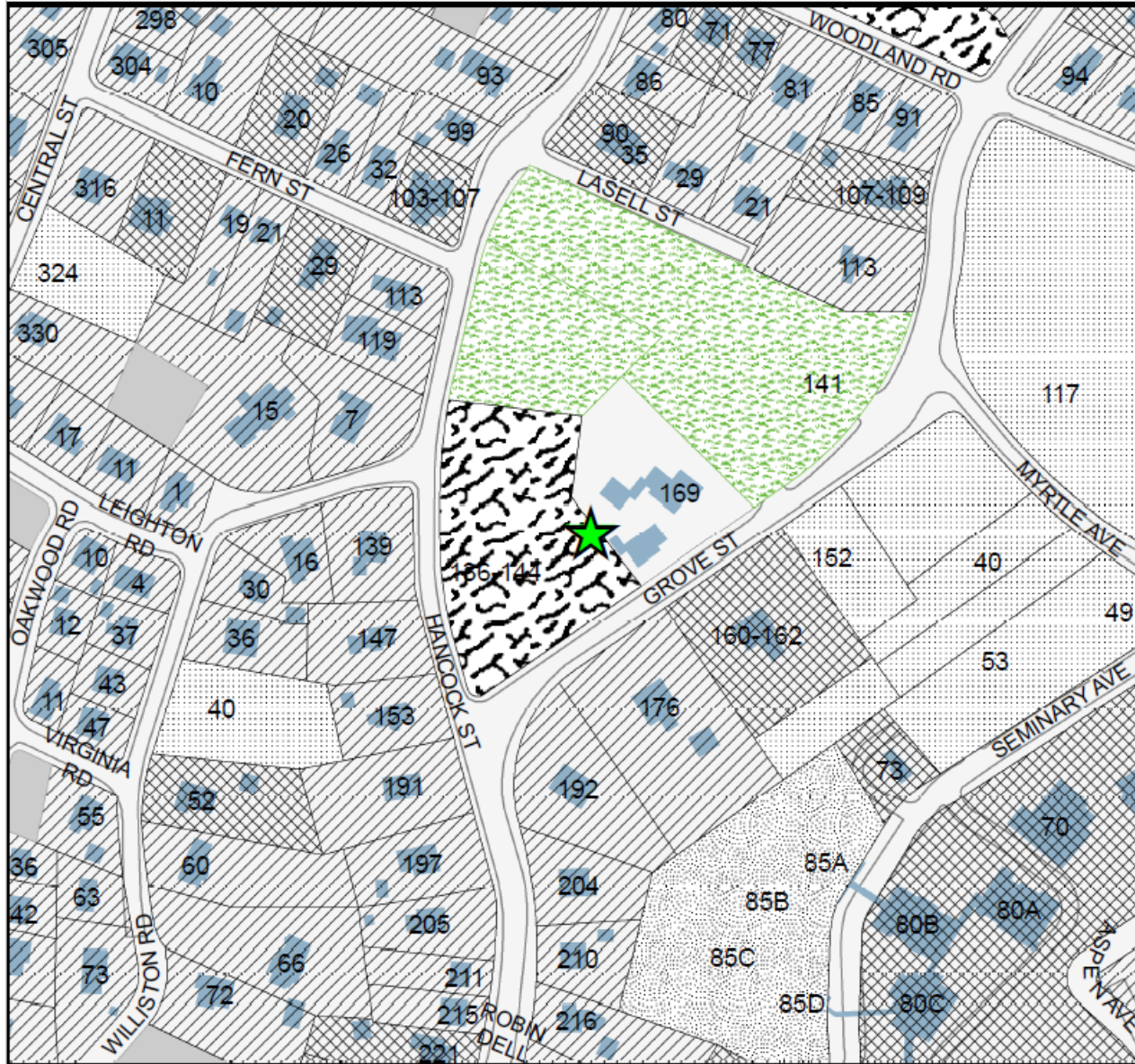


The information on this map is Geographic Information System (GIS) data. The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications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

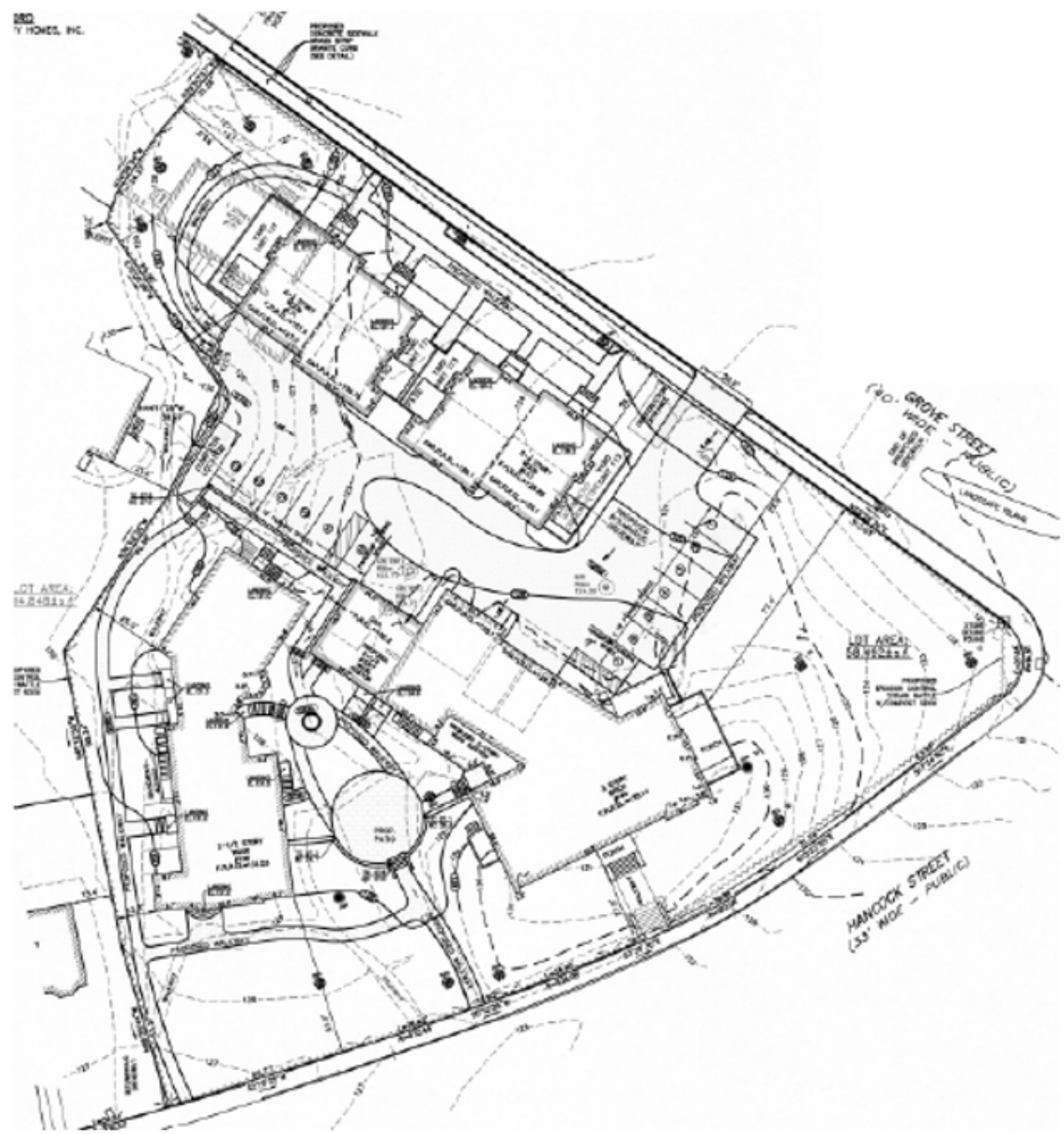
CITY OF NEWTON, MASSACHUSETTS  
Mayor - Ruthanne Fuller  
GIS Administrator - Douglas Greenfield

0 25 50 75 100 125 150 175 200 225 Feet

Map Date: September 14, 2022



# Site Plan- proposed





# Elevations (various)



① BUILDING 1 BACK ELEVATION  
1/8" = 1'-0"

HARDIE BOARD FIBER CEMENT SIDING



② BUILDING 1 RIGHT SIDE  
1/8" = 1'-0"

BRICK SIDING

03 Third Floor  
19' - 0"  
02 Second Floor  
9' - 0"  
01 First Floor  
0"



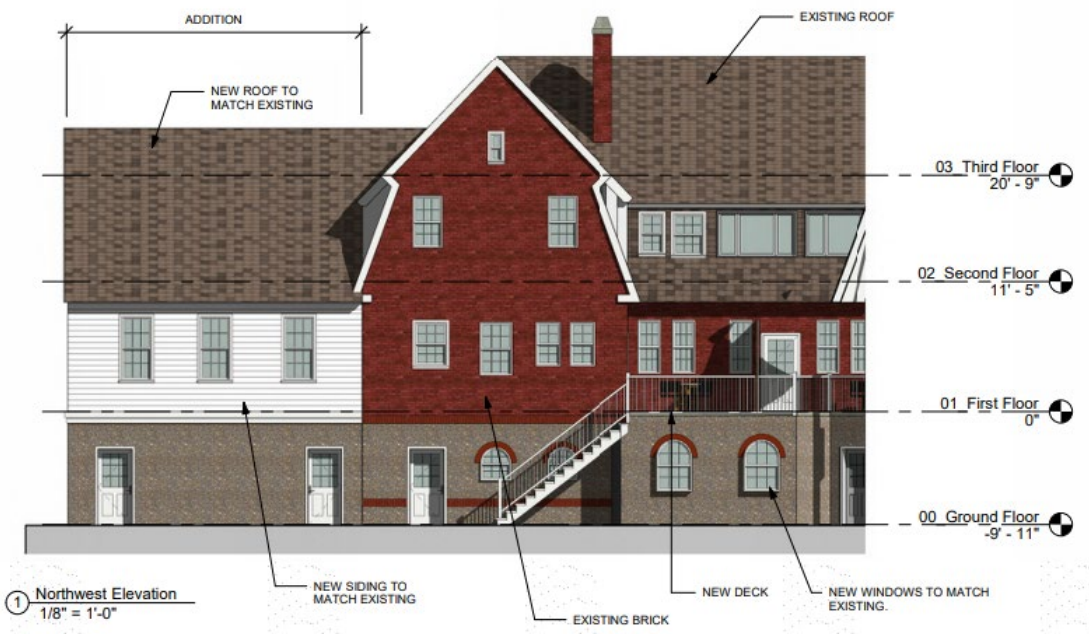
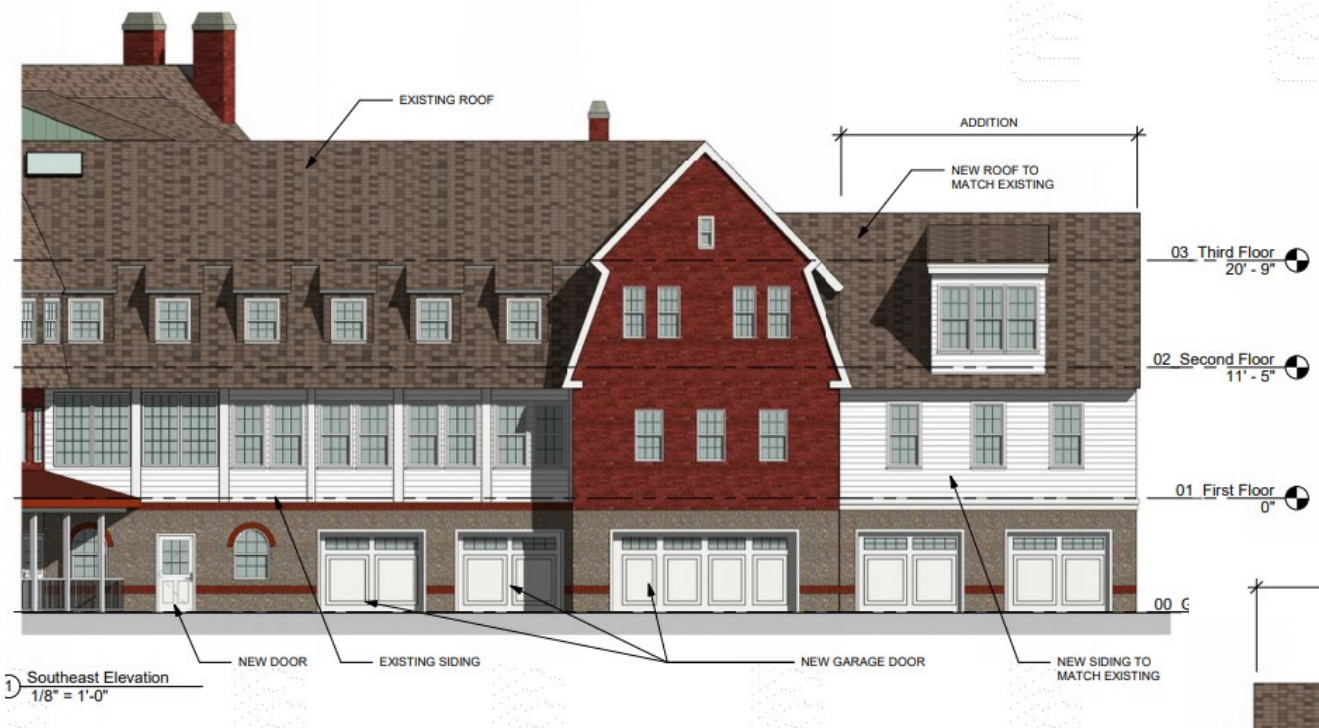
① BUILDING 2 FRONT ELEVATION  
1/8" = 1'-0"



② BUILDING 2 LEFT SIDE ELEVATION  
1/8" = 1'-0"

03 Third Floor  
19' - 0"  
02 Second Floor  
9' - 0"  
01 First Floor  
0"

# Elevations (various)





# Photos





# Photos



# Inclusionary Zoning

- The project will have two IZ units at Tier 1 (up to 80% AMI) and a fractional cash payment of .4, which is \$260,000 (.4 X the current TDC per unit of \$650,000)
- Housing Division currently working with petitioner on Inclusionary Housing Plan (IHP)

# Historic Review

- + Auburndale local historic commission has reviewed in proposal in concept with two new 2-family houses along Grove St., parking in the back, renovations to existing buildings and addition to one of the existing buildings
- + Petitioners expected to go back in front of the commission for final/full approval