

City of Newton Planning and Development

Petition #446-22

Special Permit/Site Plan Approval to
allow a rear lot subdivision to construct
a single family dwelling and relocate the
existing dwelling forward

October 18, 2022



113 Grove Street

Zoning Relief

Zoning Relief Required		
<i>Ordinance</i>	<i>Site</i>	<i>Action Required</i>
§3.1.5 §3.1.10	Request to allow a rear lot subdivision	S.P. per §7.3.3
§ 1.5.2.G.1	Request to waive the definition of “Rear Lot”	Variance per §7.6

Zoning Relief Required		
<i>Ordinance</i>	<i>Site</i>	<i>Action Required</i>
§3.1.5 §3.1.10	Request to allow a rear lot subdivision	S.P. per §7.3.3

Criteria to Consider

When reviewing this request, the Council should consider:

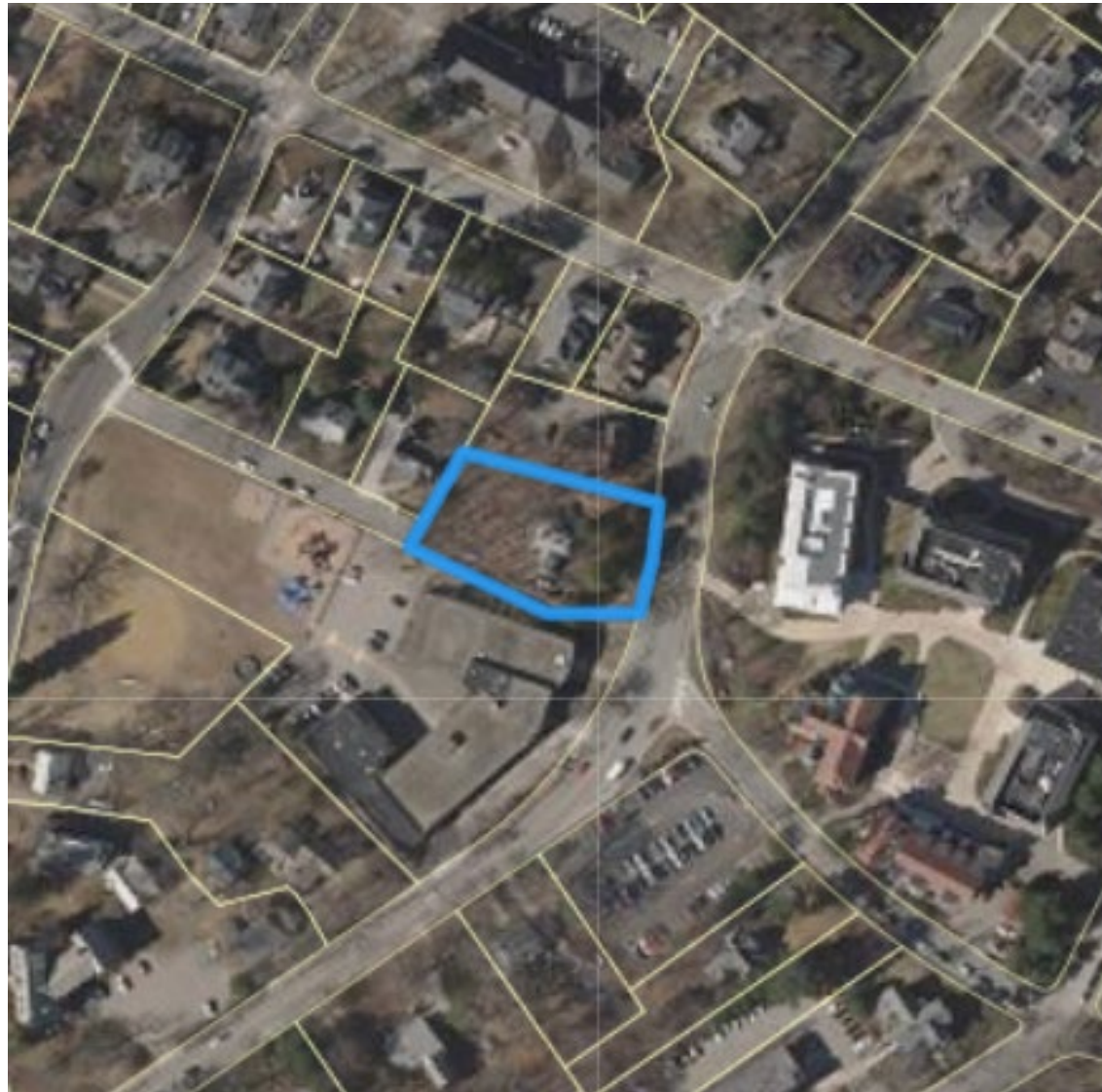
- the site is an appropriate location for the two proposed one-family dwellings (§7.3.3.C.1)
- the project as proposed will not adversely affect the neighborhood, (§7.3.3.C.2)
- there would be no nuisance or serious hazard to vehicles or pedestrians (§7.3.3.C.3)
- access to the site over streets is appropriate for the types and numbers of vehicles involved (§7.3.3.C.4)

Criteria to Consider (cont.)

As the petition is requesting approval of a rear lot development in a residential zoning district, the City Council shall also consider the following additional criteria:

- whether the proposed buildings or structures exceed the respective average height of abutting residential buildings and any structures used for accessory purposes (§7.3.4.B.1)
- the scale of proposed buildings or structures in relation to adjacent residential buildings and structures used for accessory purposes and in relation to the character of the neighborhood (§7.3.4.B.2)
- topographic differentials, if any, between proposed buildings or structures and adjacent residential buildings and any structures used for accessory purposes (§7.3.4.B.3)
- proposed landscape screening (§7.3.4.B.4)
- adequacy of vehicular access, including, but not limited to fire and other public safety equipment, with emphasis on facilitating common driveways (§7.3.4.B.5)
- whether any historic or conservation public benefit is provided or advanced by the proposed development (§7.3.4.B.6)
- siting of the proposed buildings or structures with reference to abutting residential buildings or any structures used for accessory purposes (§7.3.4.B.8); and
- impact of proposed lighting on the abutting properties (§7.3.4.B.9)

Aerial Map



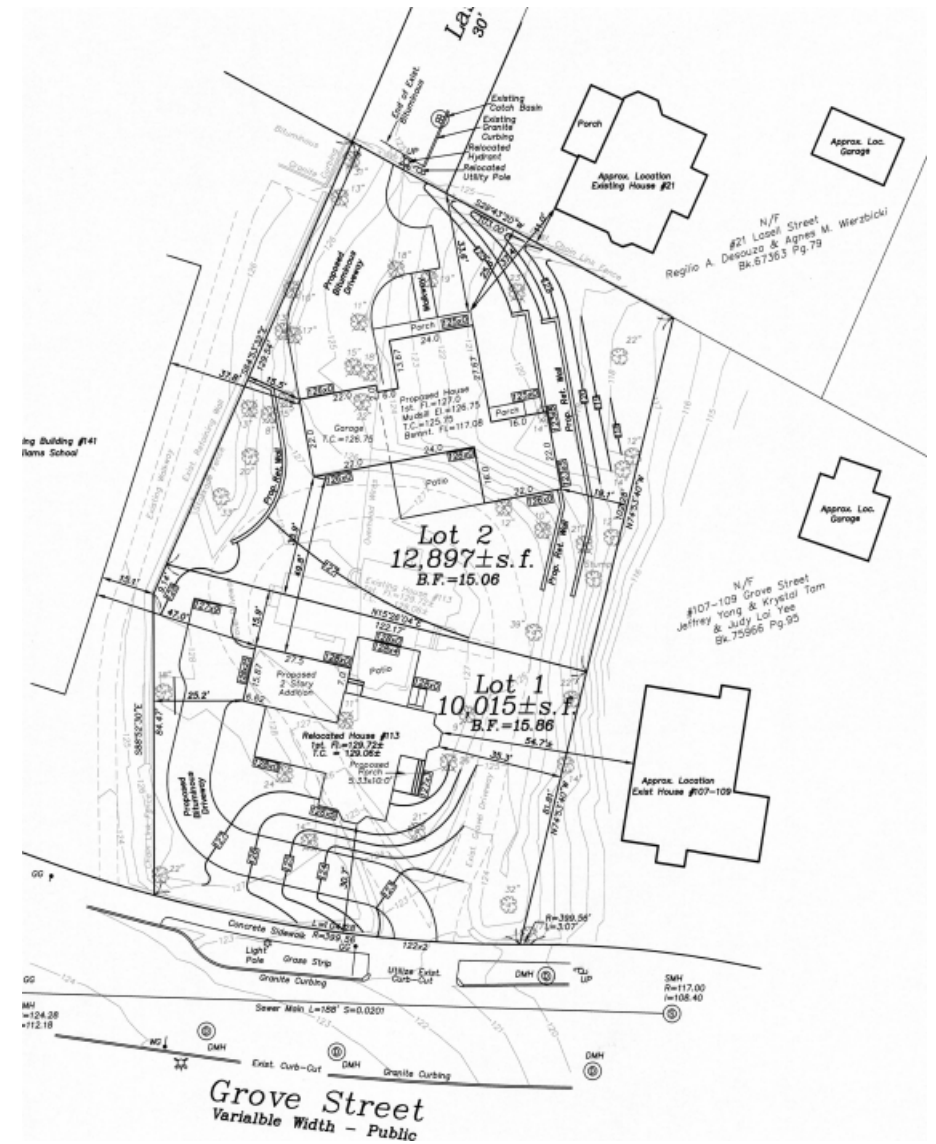
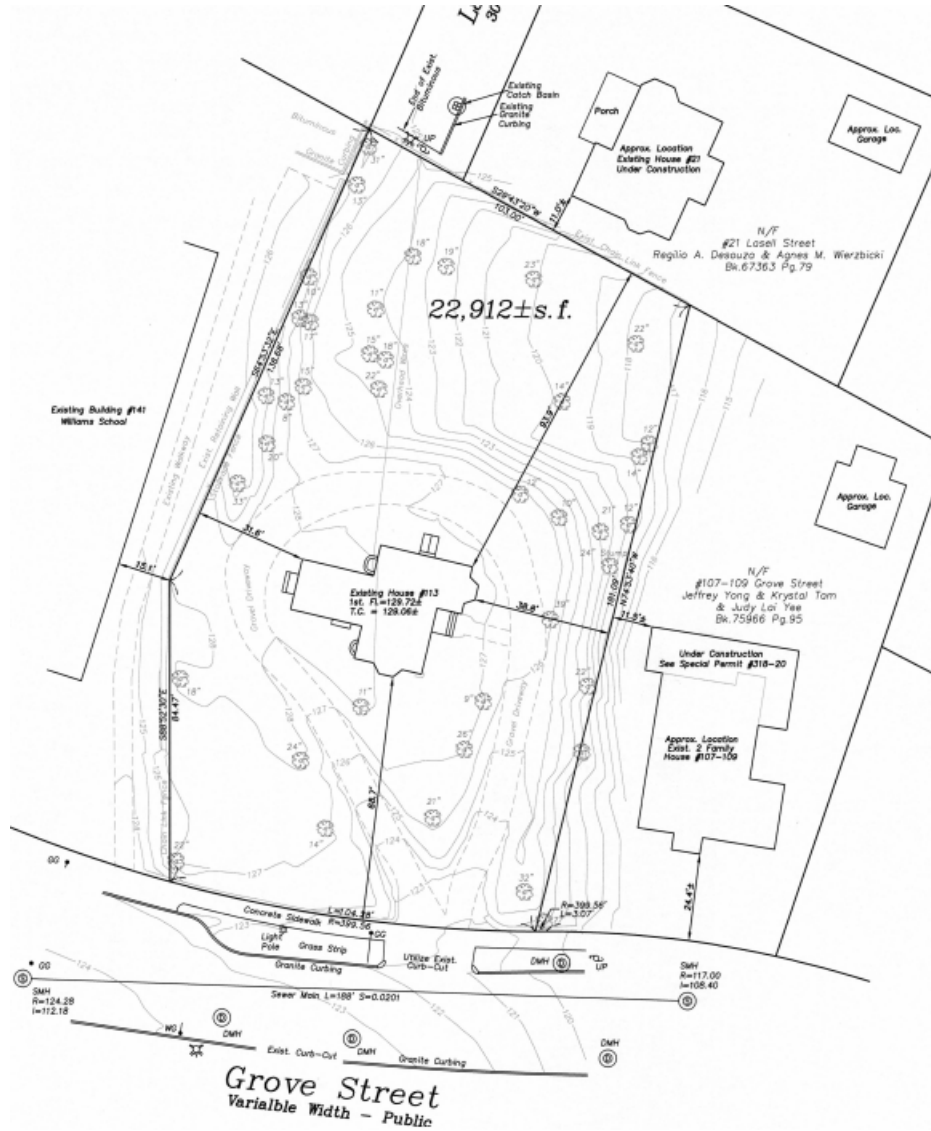
Zoning



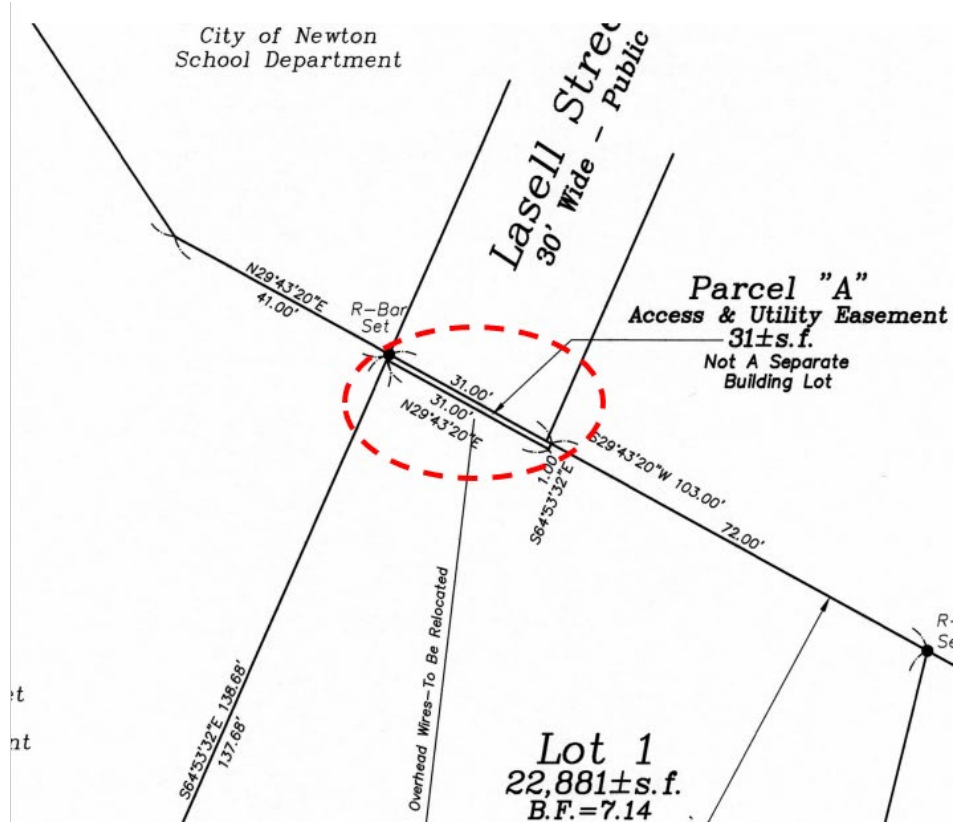
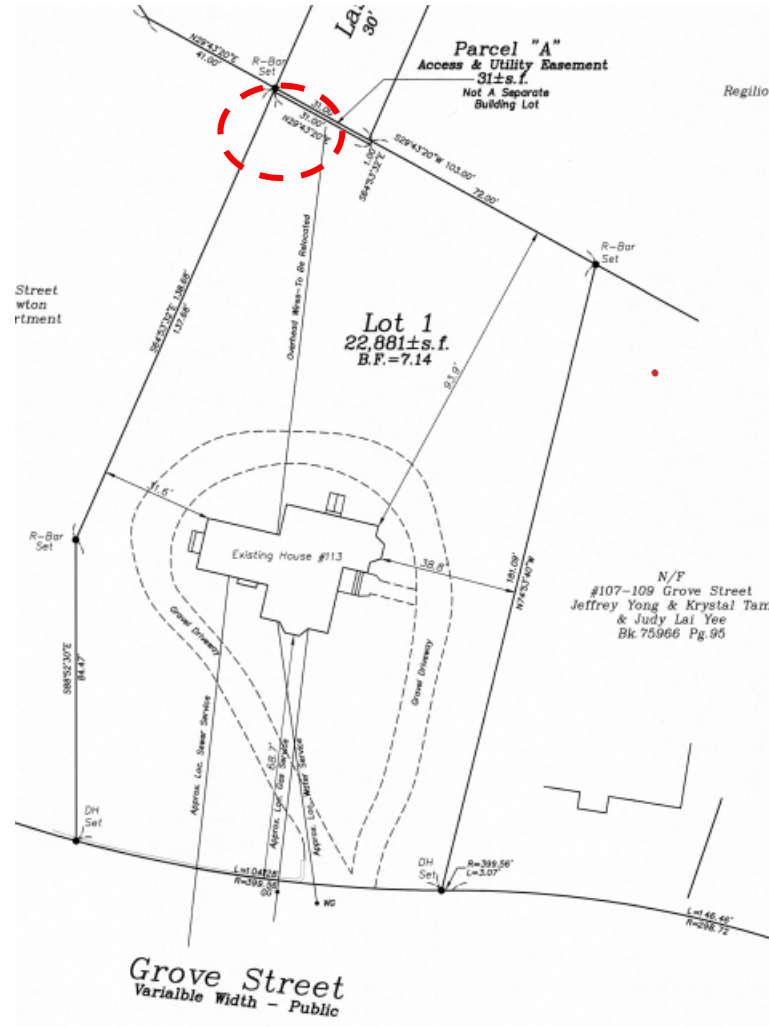
Land Use



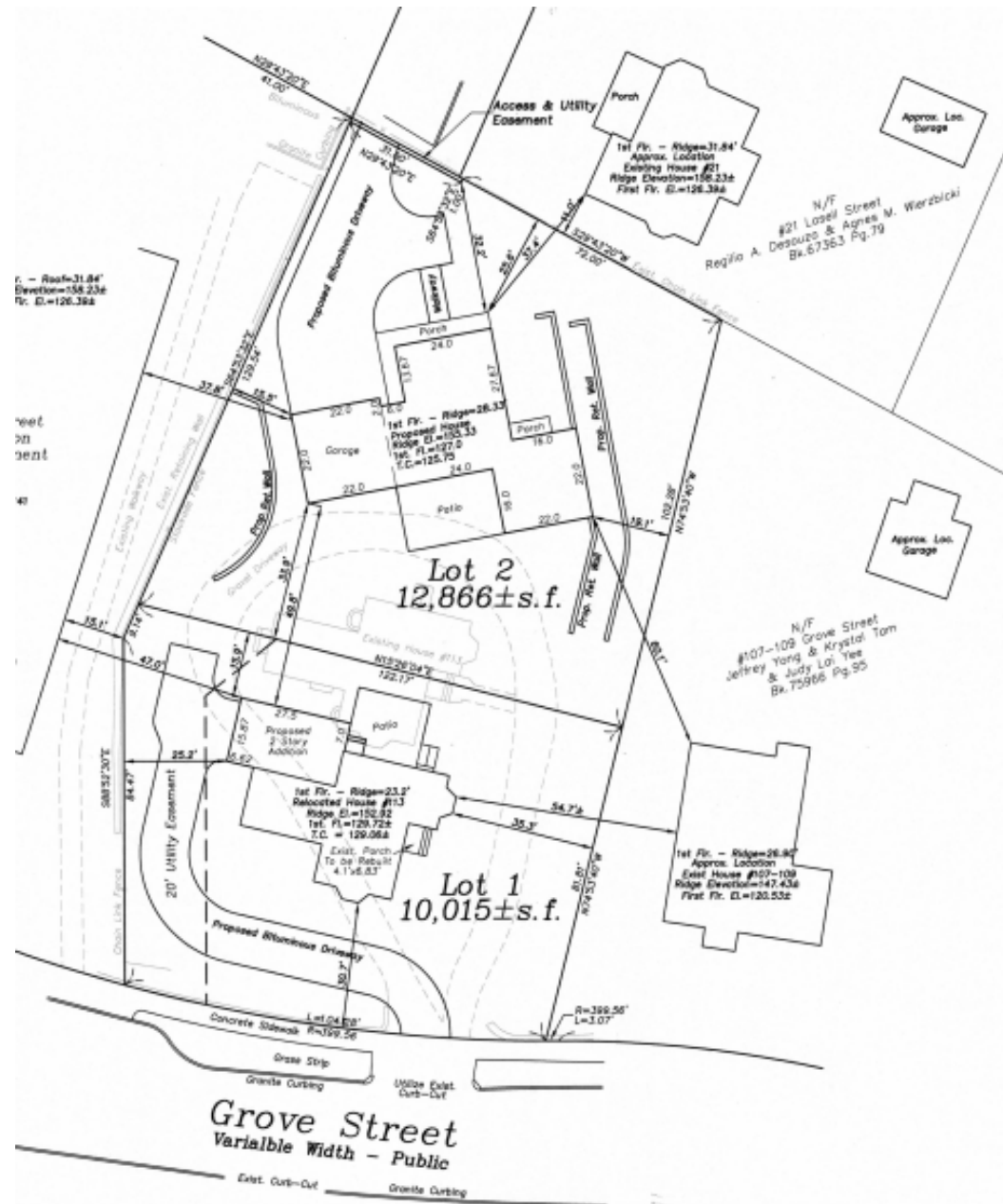
Plans



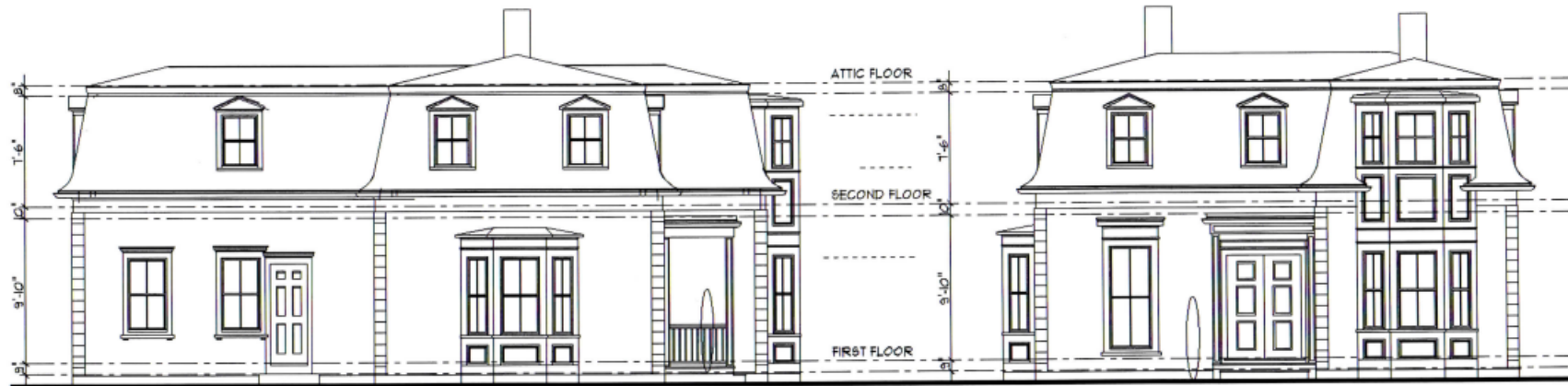
Plans



Plans

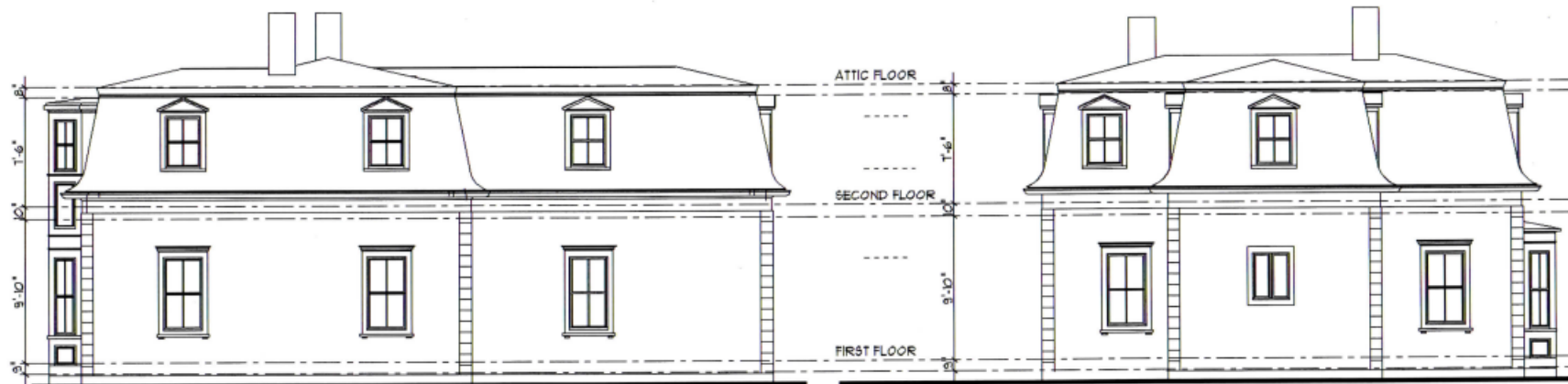


Elevations- Front house- Existing



A.B. LEFT ELEVATION

A.B. FRONT ELEVATION



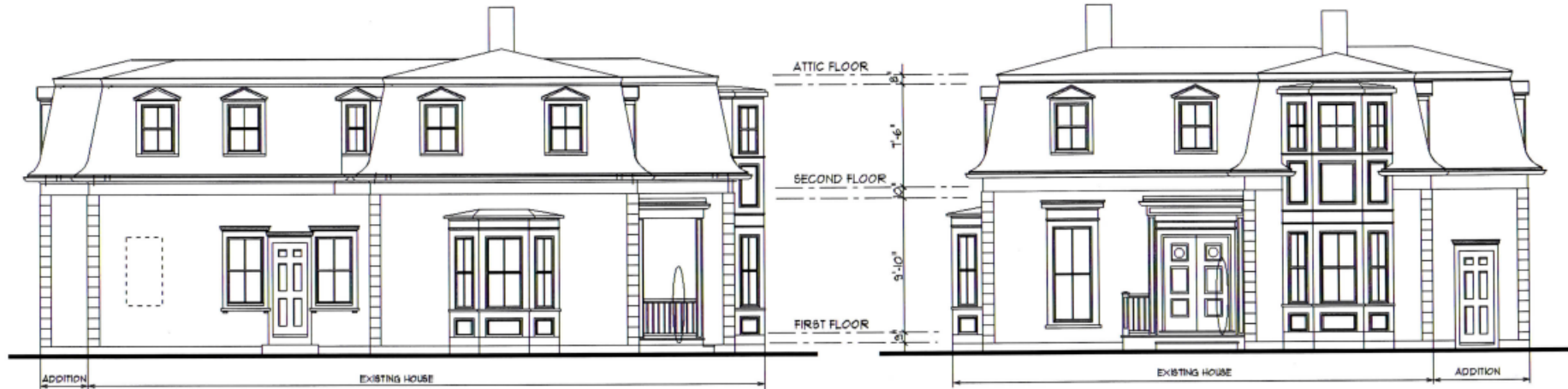
A.B. RIGHT ELEVATION

A.B. REAR ELEVATION



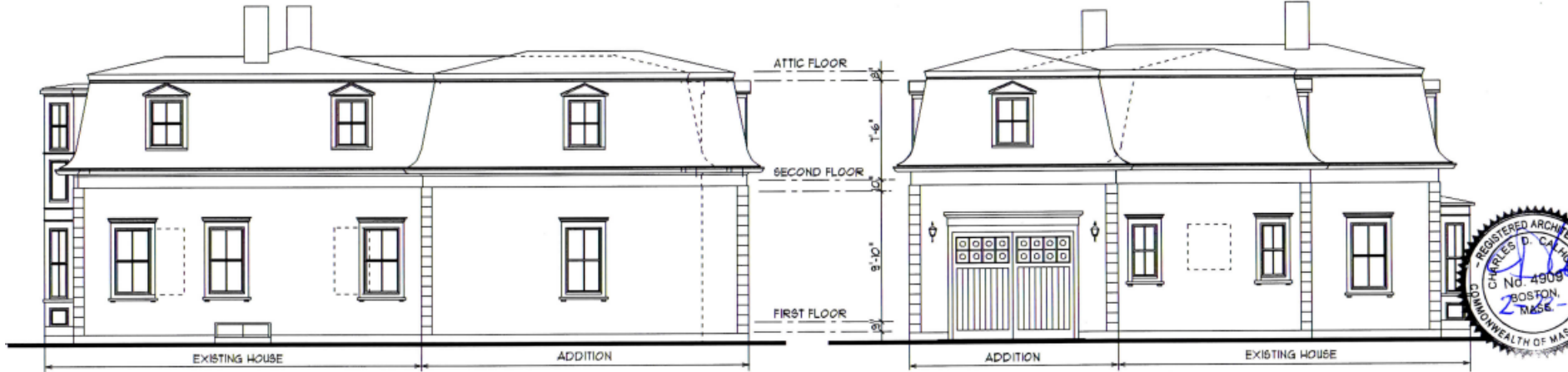
REMODEL & ADDITION TO I

Elevations- Front house- Proposed



NEW LEFT ELEVATION

NEW FRONT ELEVATION



NEW RIGHT ELEVATION

NEW REAR ELEVATION



REMODEL & ADDITON TO 113 GROVE!
SCALE 1/8" = 1'-0" DATE 2-14-22
REVISED

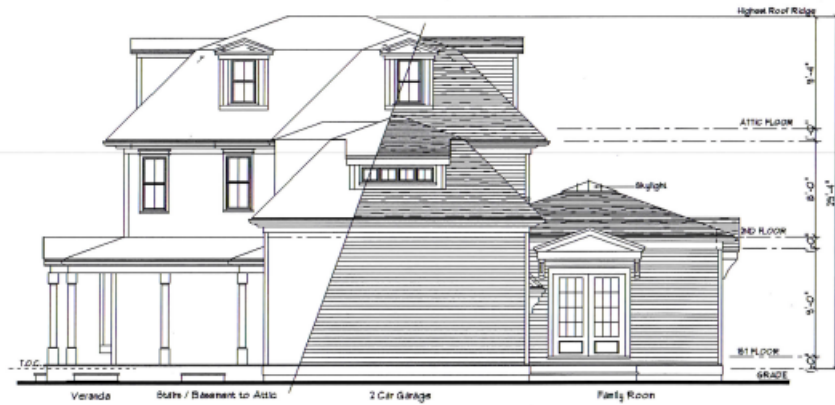
Elevations- "Rear" house- Proposed



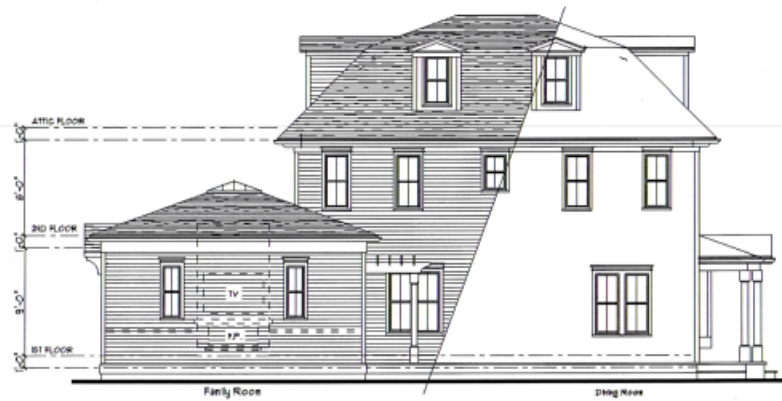
FRONT ELEVATION



REAR ELEVATION

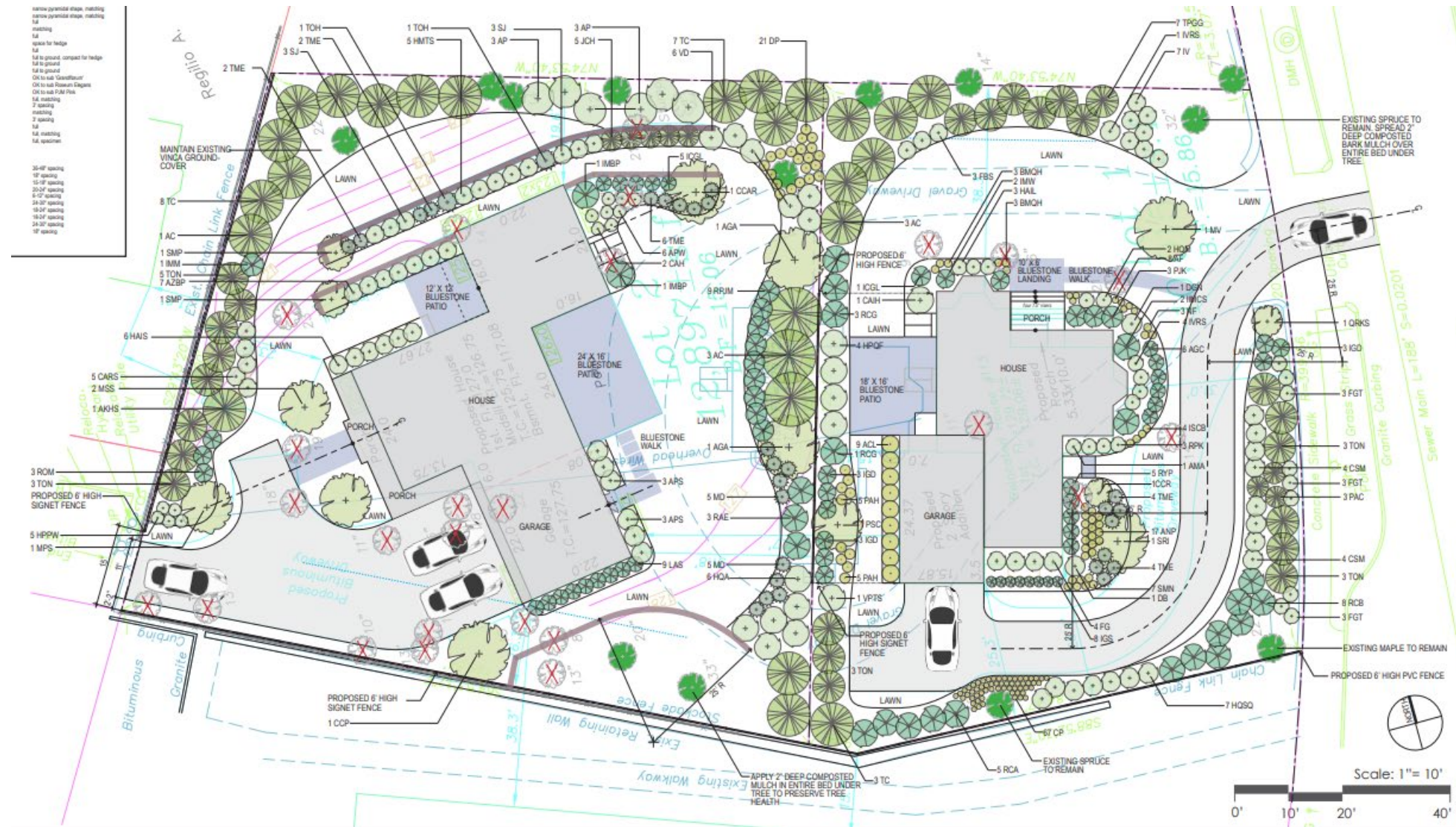


RIGHT ELEVATION



LEFT ELEVATION

Landscaping Plan



Photos



Photos

