

City of Newton Planning and Development

Petition #449-22 :

Special Permit/Site Plan Approval

to amend Special Permit #234-10 to extend a nonconforming use; to allow the construction of sport courts, a warming hut and associated parking; to determine appropriate dimensional requirements; to determine appropriate setbacks relative to parking; to waive perimeter screening; to waive interior landscaping; to waive lighting and to waive bike parking facilities

October 18, 2022



1897 Washington Street

Zoning Relief

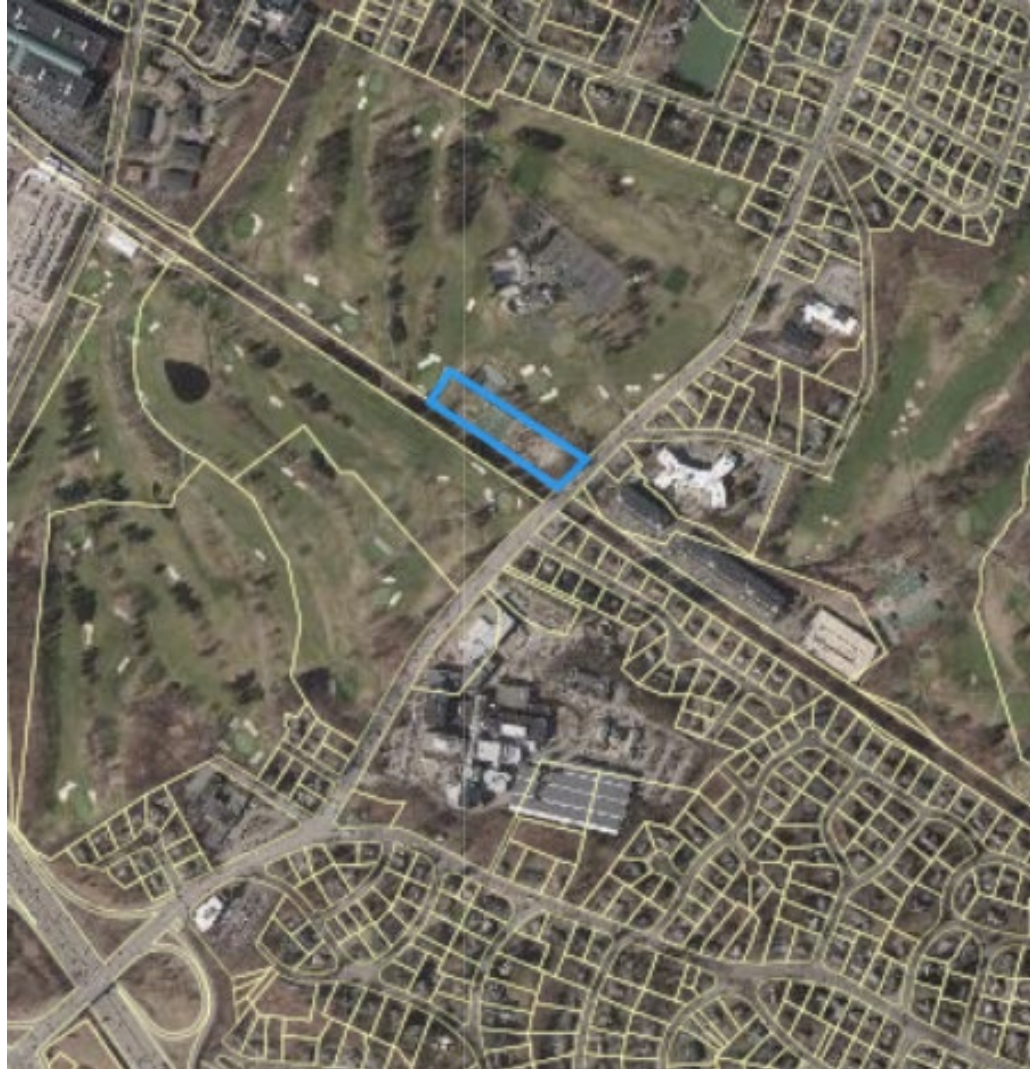
Zoning Relief Required		
<i>Ordinance</i>	<i>Required Relief</i>	<i>Action Required</i>
§3.4.1 §7.8.2.C.2	Amend Special Permit #234-10 to extend a nonconforming use	S.P. per §7.3.3
§3.1.2.A.3	To determine appropriate dimensional requirements	S.P. per §7.3.3
§3.1.2.A.3 §5.1.8.B.2 §5.1.13	To determine appropriate setbacks relative to parking	S.P. per §7.3.3
§5.1.9.A	To waive perimeter screening	S.P. per §7.3.3
§5.1.9.B §5.1.13	To waive interior landscaping	S.P. per §7.3.3
§5.1.10.A §5.1.13	To waive lighting	S.P. per §7.3.3
§5.1.11 §5.1.13	To waive bike parking facilities	S.P. per §7.3.3

Criteria to Consider

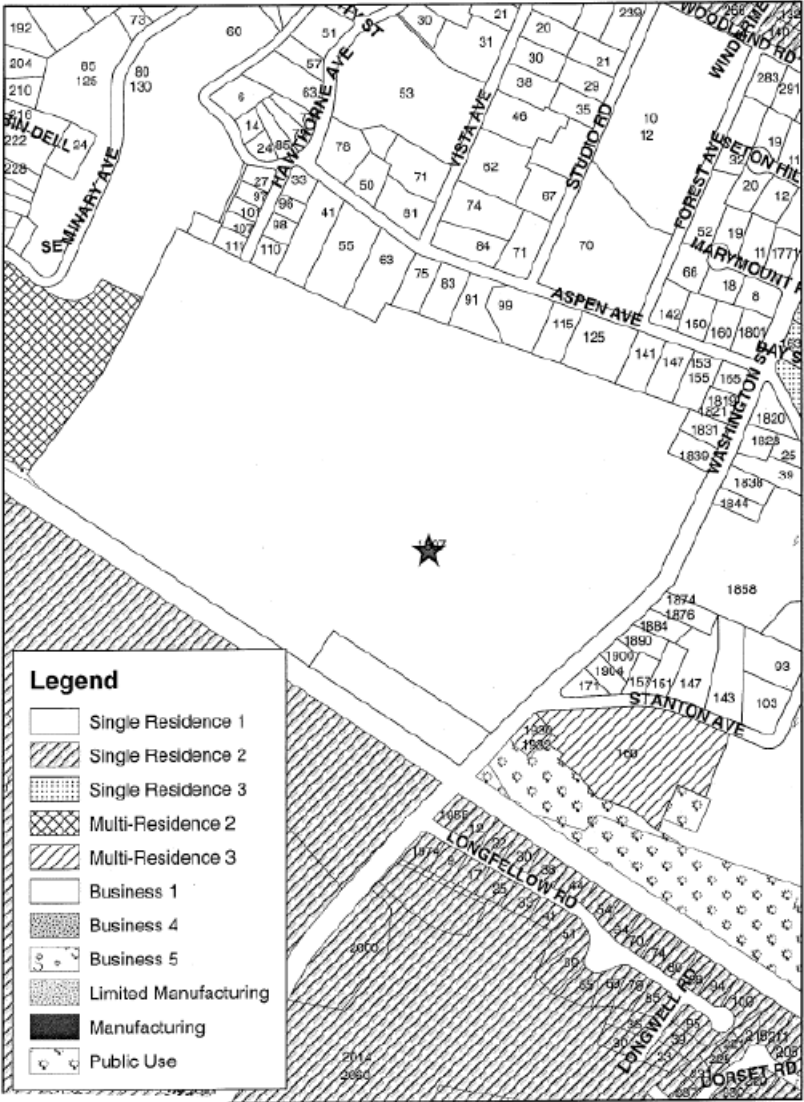
When reviewing this request, the Council should consider:

- The site in a SR1 district is an appropriate location for the project as designed which would extend the existing nonconforming use (§7.3.3.C.1)
- The project as designed will adversely affect the neighborhood (§7.3.3.C.2)
- The project as designed 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 certain parking facility requirements related to setbacks, perimeter screening, landscaping, lighting, and bicycle parking 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)
- The proposed changes extending the nonconforming use would be substantially more detrimental than the existing nonconforming use to the neighborhood (§7.8.2.C.2)

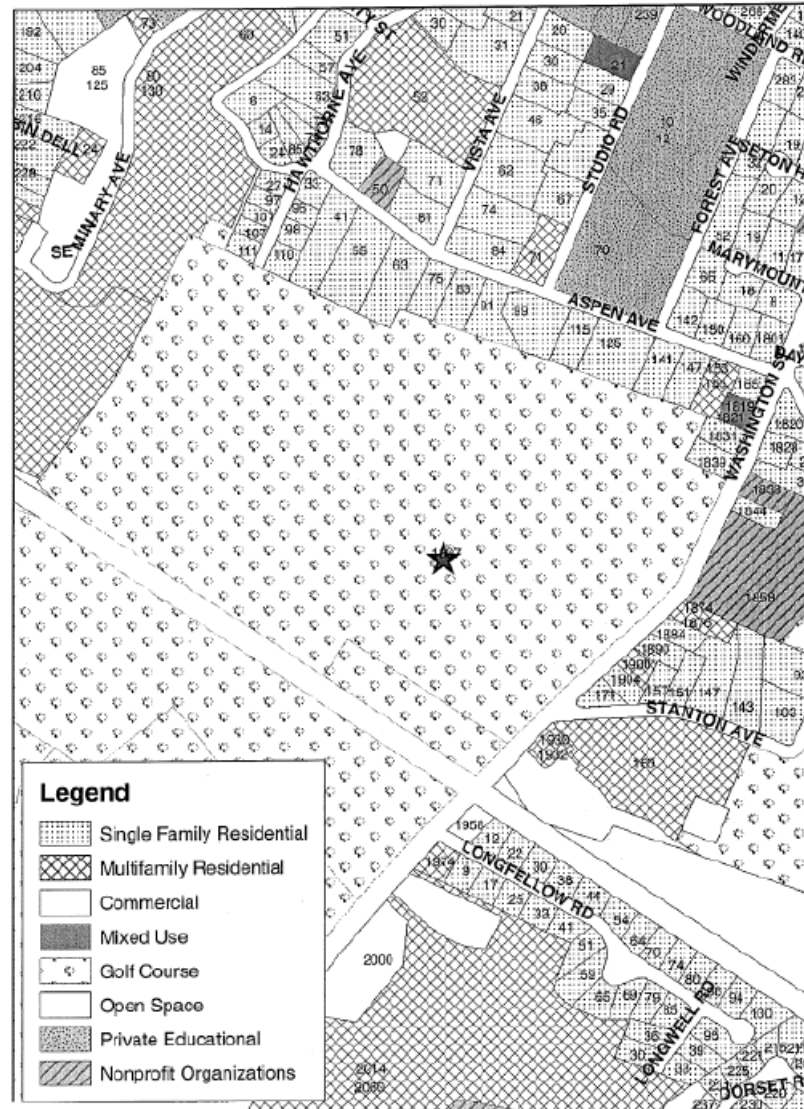
Aerial Map



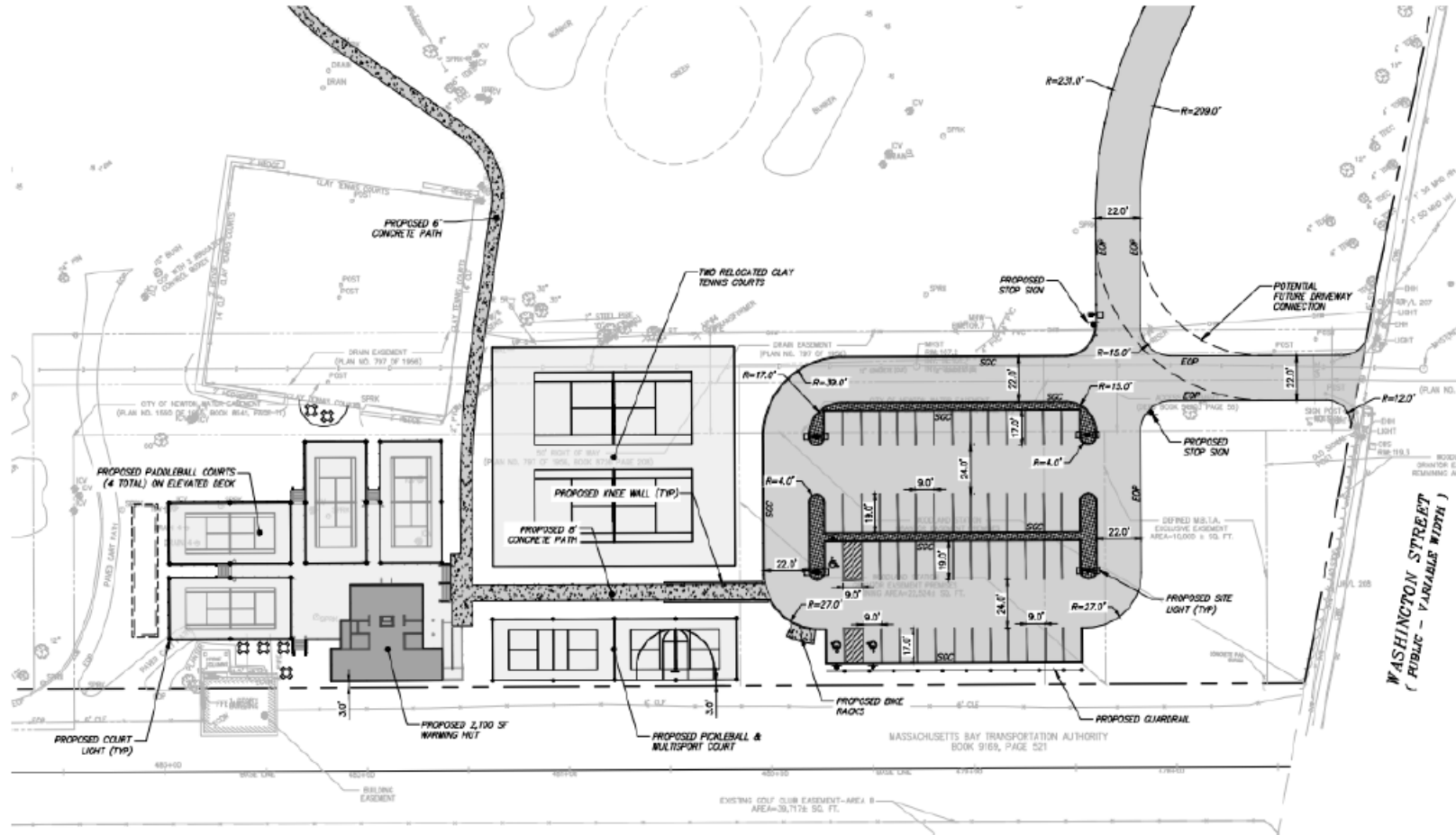
Zoning



Land Use



Plans



Plans



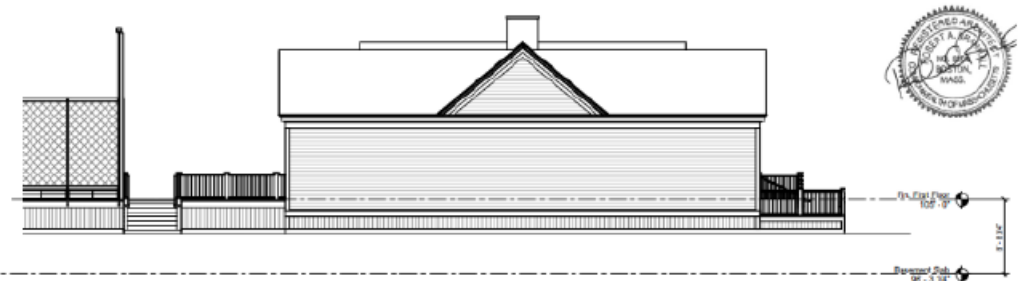
West Elevation

1 Scale: 1/8" = 1'-0"



South Elevation

2 Scale: 1/8" = 1'-0"



East Elevation

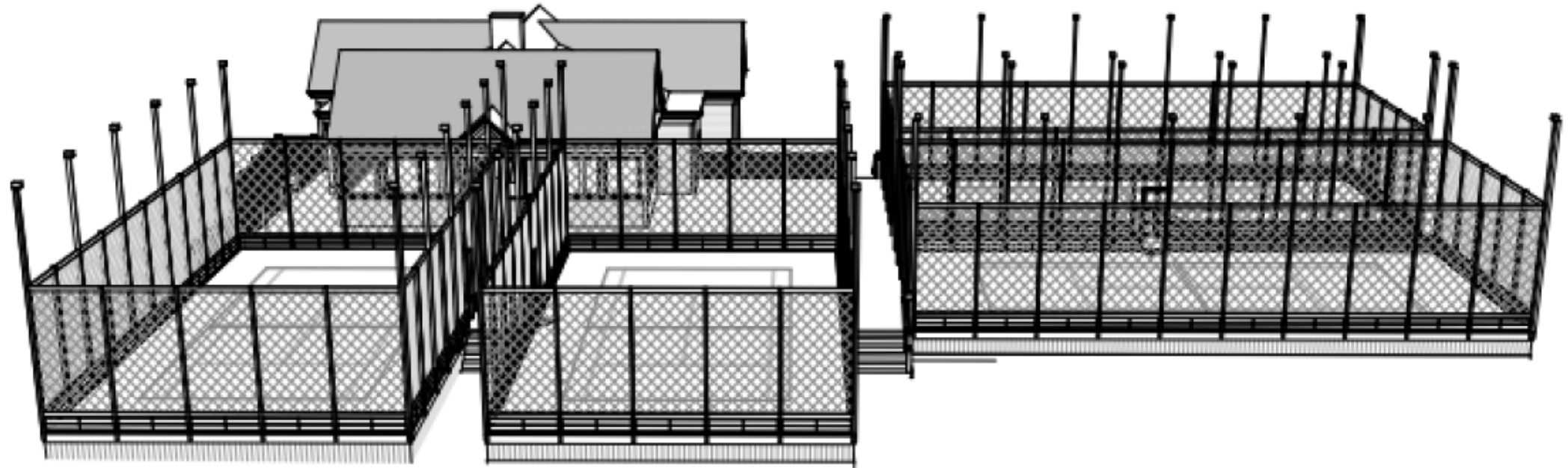
1 Scale: 1/8" = 1'-0"



North Elevation

2 Scale: 1/8" = 1'-0"

Perspective



Photos



Photos



Photos

