

City of Newton Planning and Development

Petition: #448-22

Special Permit/Site Plan Approval to allow a three-story structure with 36 feet in height; to allow an FAR of 1.48; to vertically extend a nonconforming front setback; to waive 4 parking stalls and to allow assigned parking

October 18, 2022



1 Jackson St

Zoning Relief

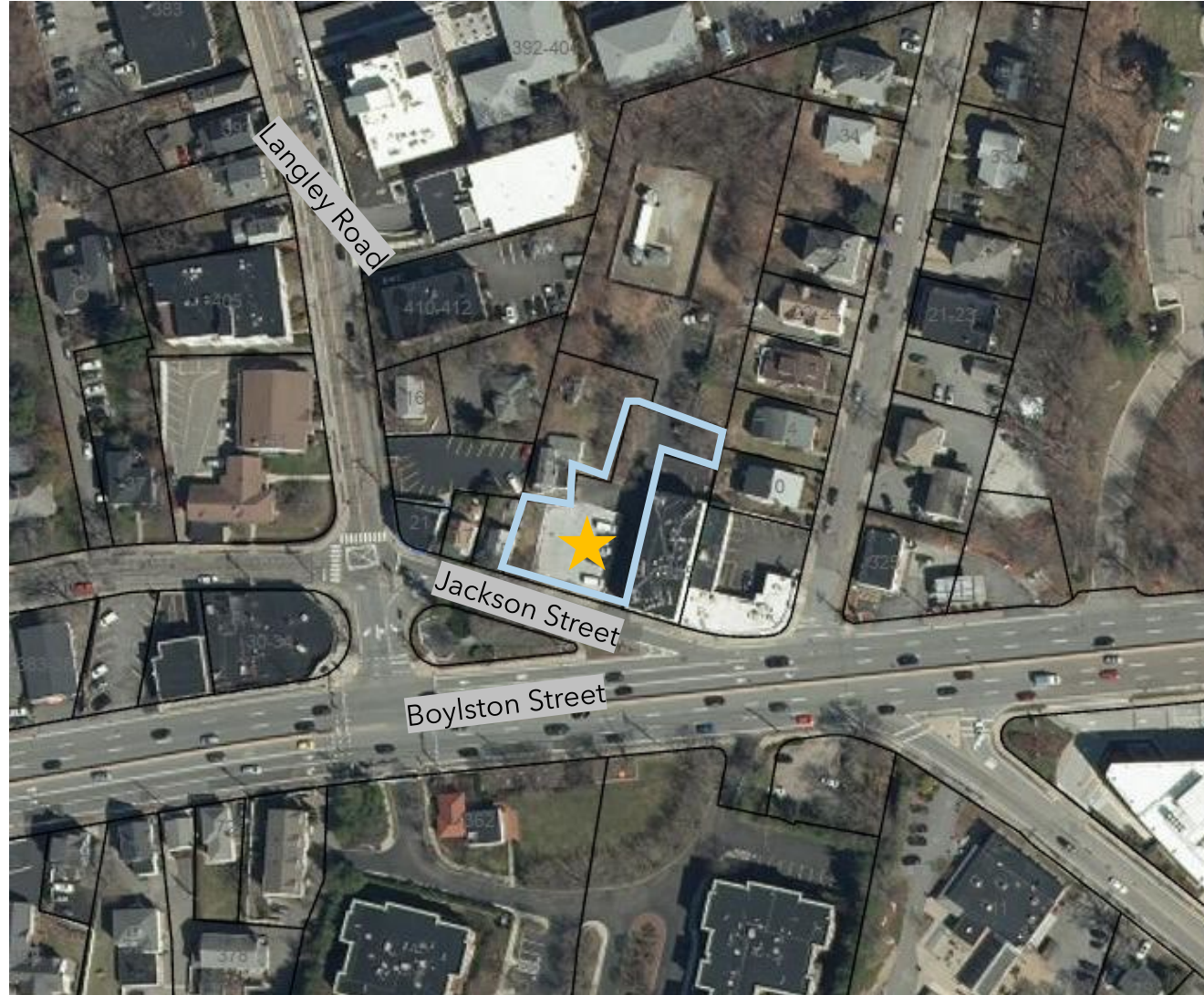
Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§4.1.2.B.3 §4.1.3	Request to allow a three-story structure with 36 feet in height	S.P. per §7.3.3
§4.1.3	Request to allow an FAR of 1.48	S.P. per §7.3.3
§4.1.3 §7.8.2.C.2	Request to vertically extend a nonconforming front setback	S.P. per §7.3.3
§5.1.4 §5.1.13	Request to waive 4 parking stalls	S.P. per §7.3.3
§5.1.3.E §5.1.13	Request to allow assigned parking	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 multi-family dwelling as designed.
- The proposed multi-family dwelling as developed and operated will adversely affect the neighborhood. There will be no nuisance or serious hazard to vehicles or pedestrians. Access to the site over streets is appropriate for the types and numbers of vehicles involved.
- The proposed floor area ratio of 1.48 in a three-story structure is consistent with and not in derogation of the size, scale, and design of other structures in the neighborhood.
- The vertical extension of the nonconforming front setback by adding two additional stories is not substantially more detrimental to the neighborhood than the existing nonconforming structure.
- Literal compliance with the parking requirements of the Newton Zoning Ordinance (Ordinance) 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.

Aerial Map



Proposed Site Plan



Plans

Front elevation (south)



Plans

Rear elevation (north)



Plans

East elevation



West elevation

