

City of Newton Planning and Development

Petition: #455-22

Special Permit/Site Plan Approval to enclose an existing screen porch, further exceeding nonconforming FAR

October 25, 2022



168-170 Warren Street

Zoning Relief

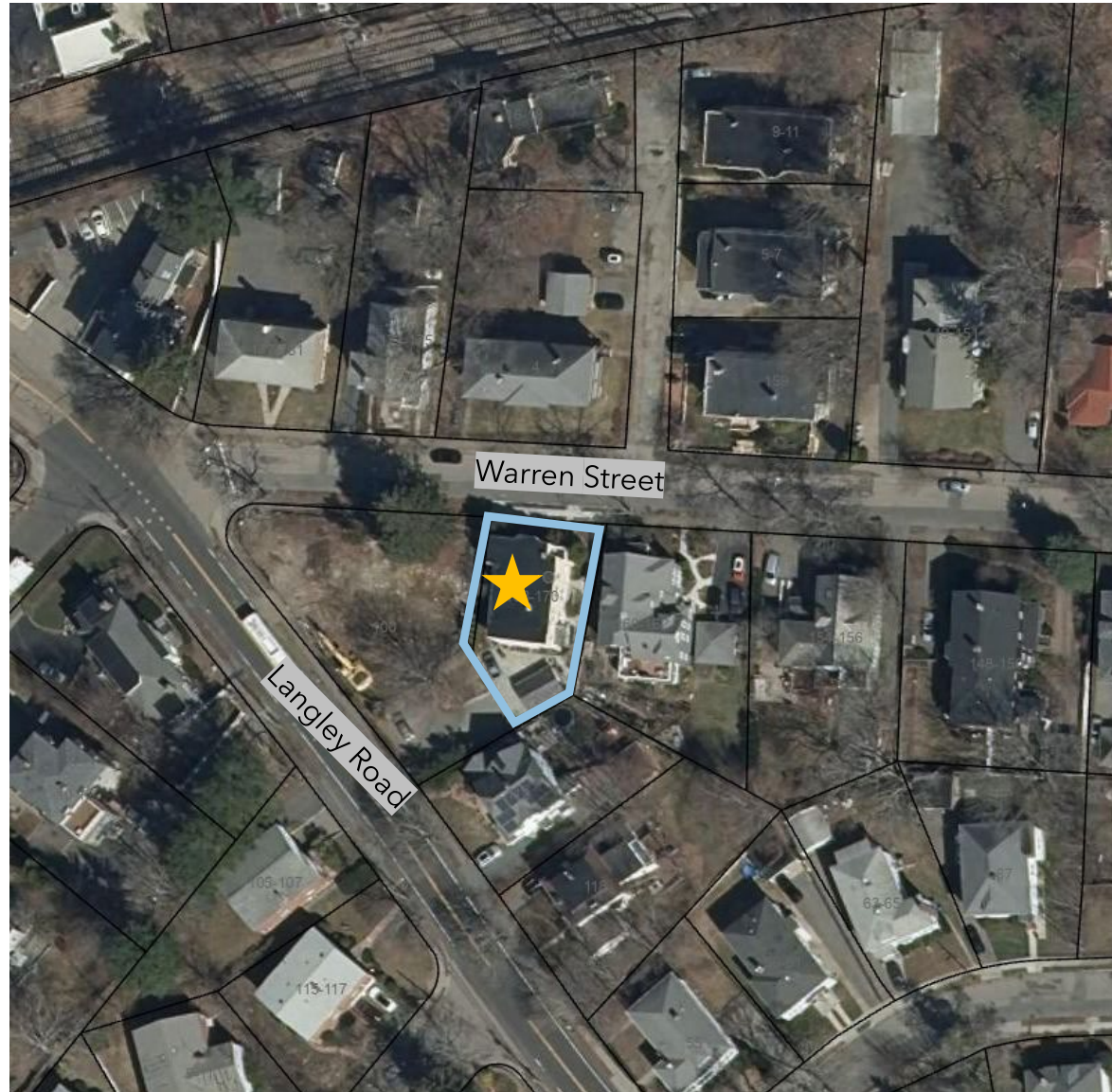
Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.2.3 §3.2.11 §7.8.2.C.2	Request to further increase nonconforming FAR	S.P. per §7.3.3

Criteria to Consider

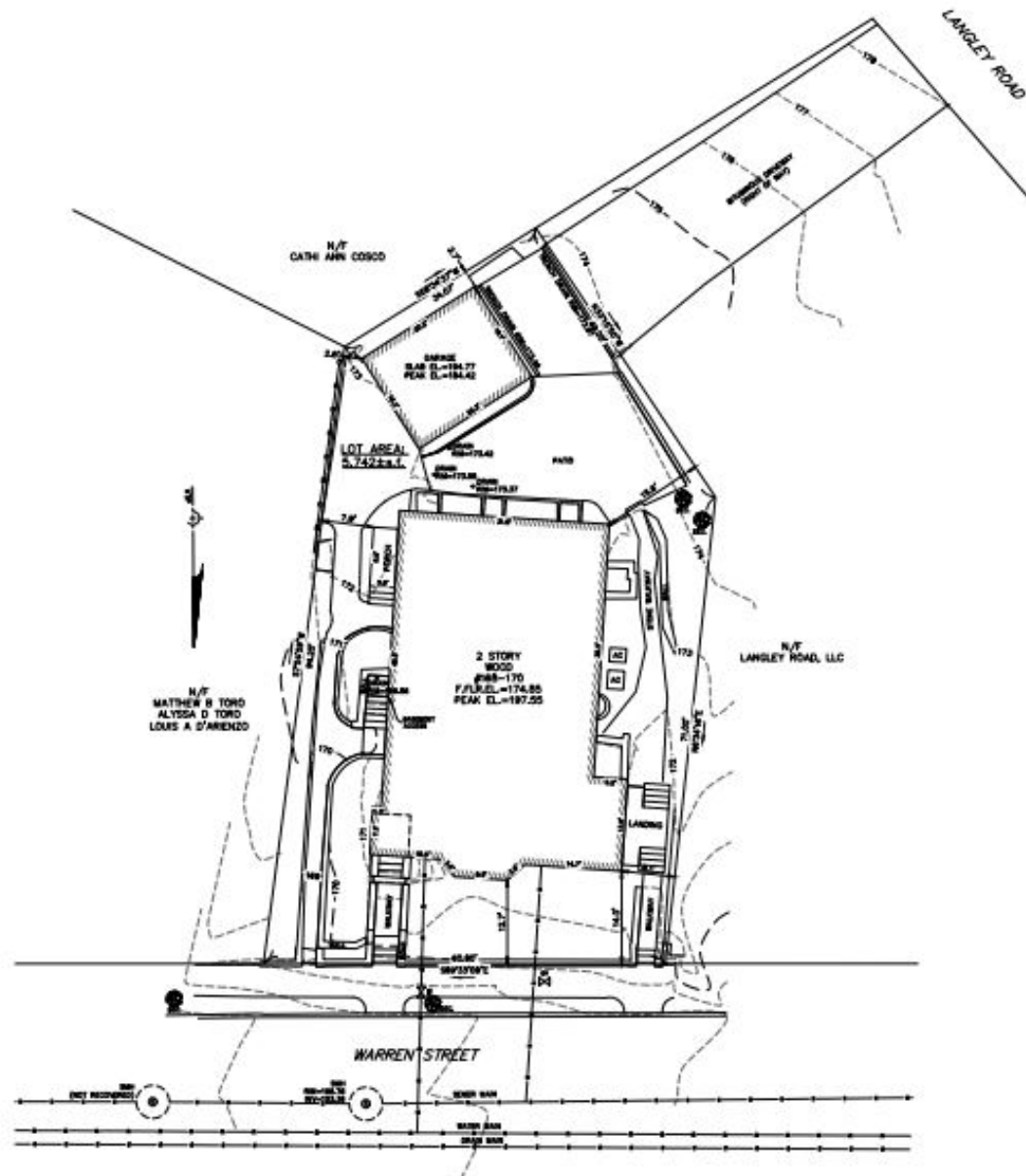
When reviewing this request, the Council should consider:

- The proposed floor area ratio of 0.72 is consistent with and not in derogation of the size, scale, and design of other structures in the neighborhood.
- The proposed increased floor area ratio (FAR) is substantially more detrimental than the existing nonconforming FAR to the neighborhood.

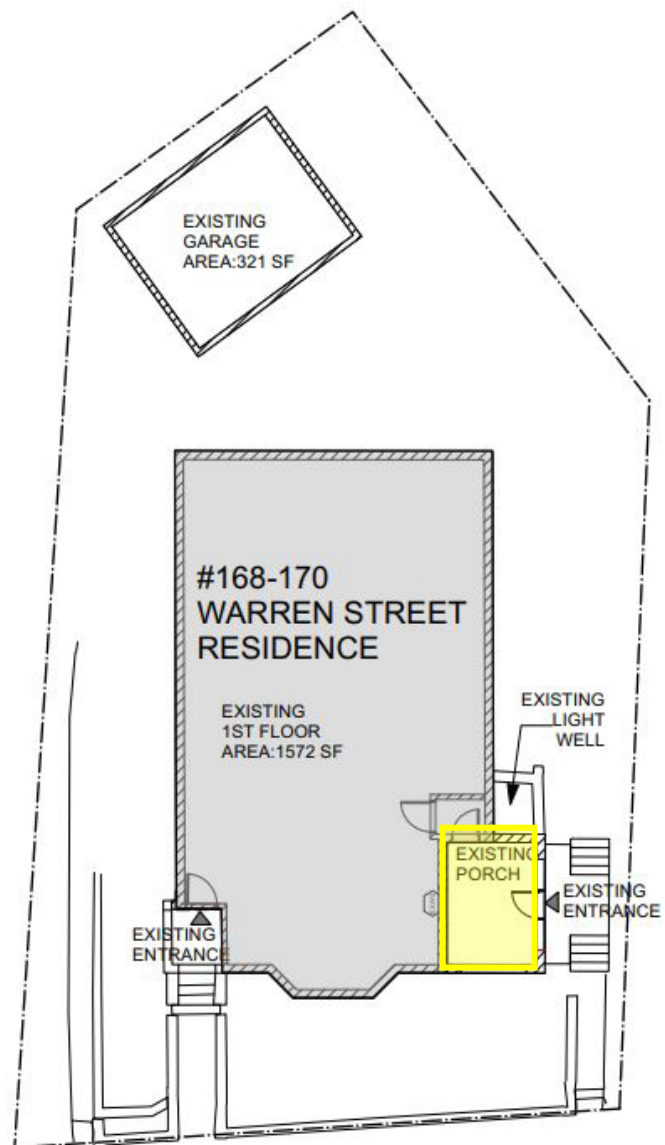
Aerial Map



Site Plan



Proposed Condition



Proposed Findings

1. The proposed increase in the nonconforming FAR from .70 to .72 where .56 is the maximum allowed by right is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood because the increase of the FAR is within the footprint of the structure (§3.2.3, §3.2.11 and §7.3.3)
2. The proposed increase in nonconforming FAR is not substantially more detrimental than the existing nonconforming structure is to the neighborhood because the enclosed porch will look very similar to the existing porch (§7.8.2.C.2).

Proposed Conditions

1. Plan Referencing
2. Standard Building Permit Condition
3. Standard Occupancy Condition