

City of Newton Planning and Development

Petition: #488-22

Special Permit/Site Plan Approval to convert an office unit into a fourteenth residential unit

November 15, 2022



429 Cherry Street

Zoning Relief

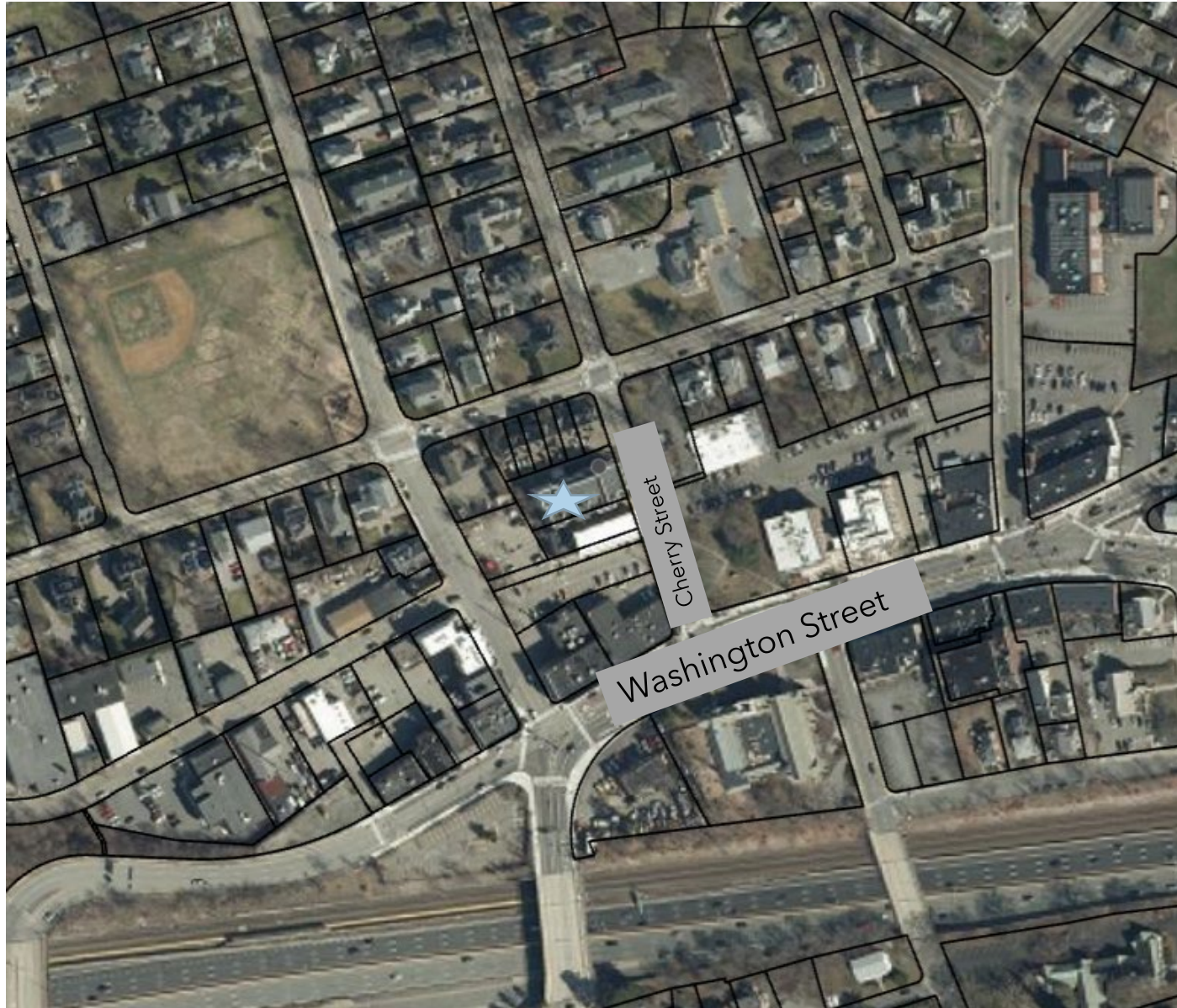
Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
	Request to amend Special Permit #135-18 to convert an office unit into a residential unit	S.P. per §7.3.3

Criteria to Consider

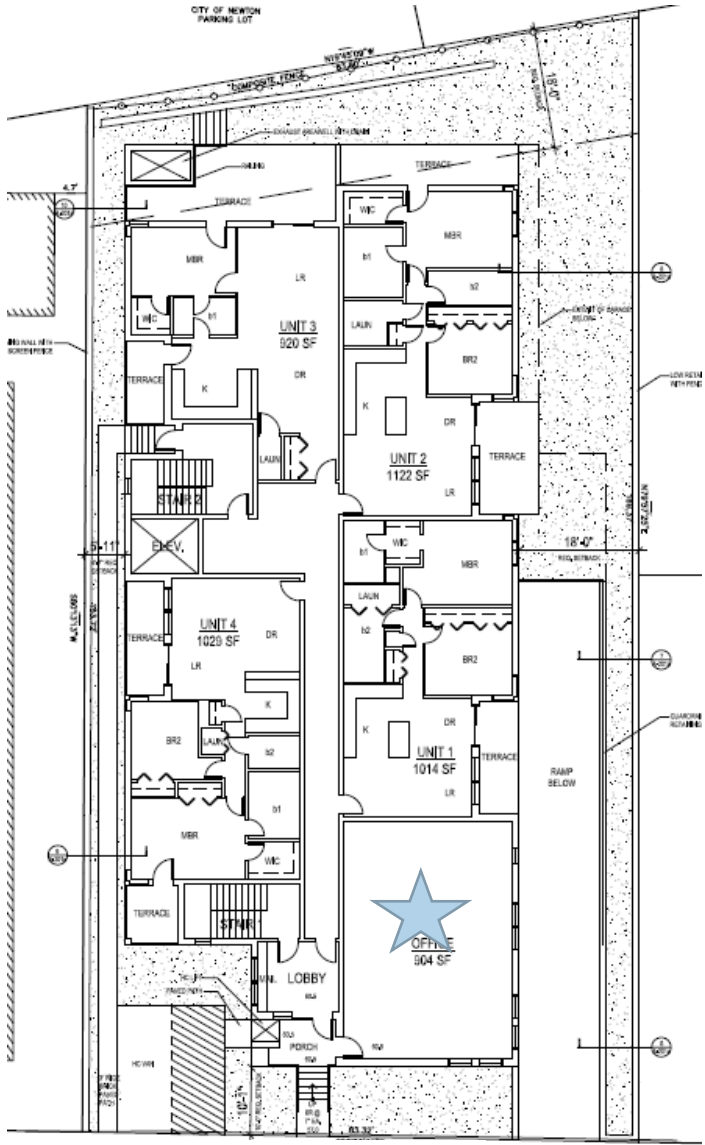
When reviewing this request, the Council should consider:

- The specific site is an appropriate location for the proposed amendment to Council Order 135-18 to allow the conversion of the office unit to a fourteenth residential unit. (§7.3.3.C.1.)
- The proposed amendment to Council Order 135-18 to allow the conversion of the office unit to a fourteenth residential unit will adversely affect the neighborhood. (§7.3.3.C.2.)
- The proposed amendment to Council Order 135-18 to allow the conversion of the office unit to a fourteenth residential unit 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.)

Aerial Map

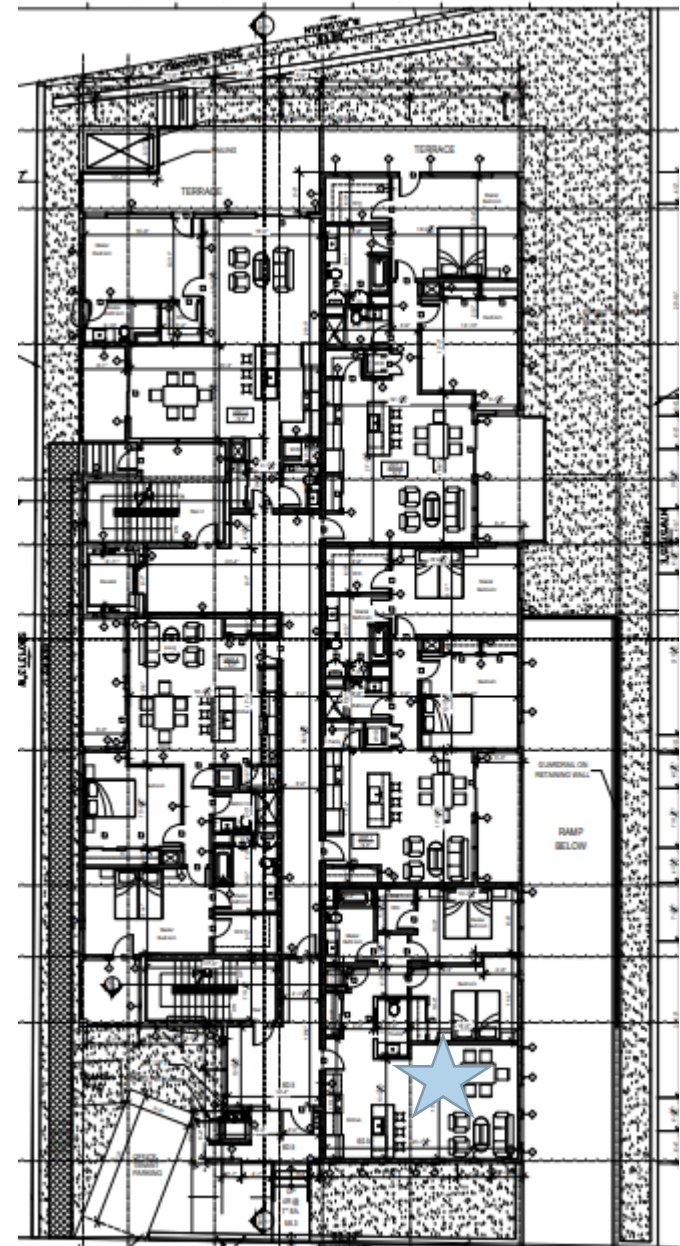


First Floor Plans

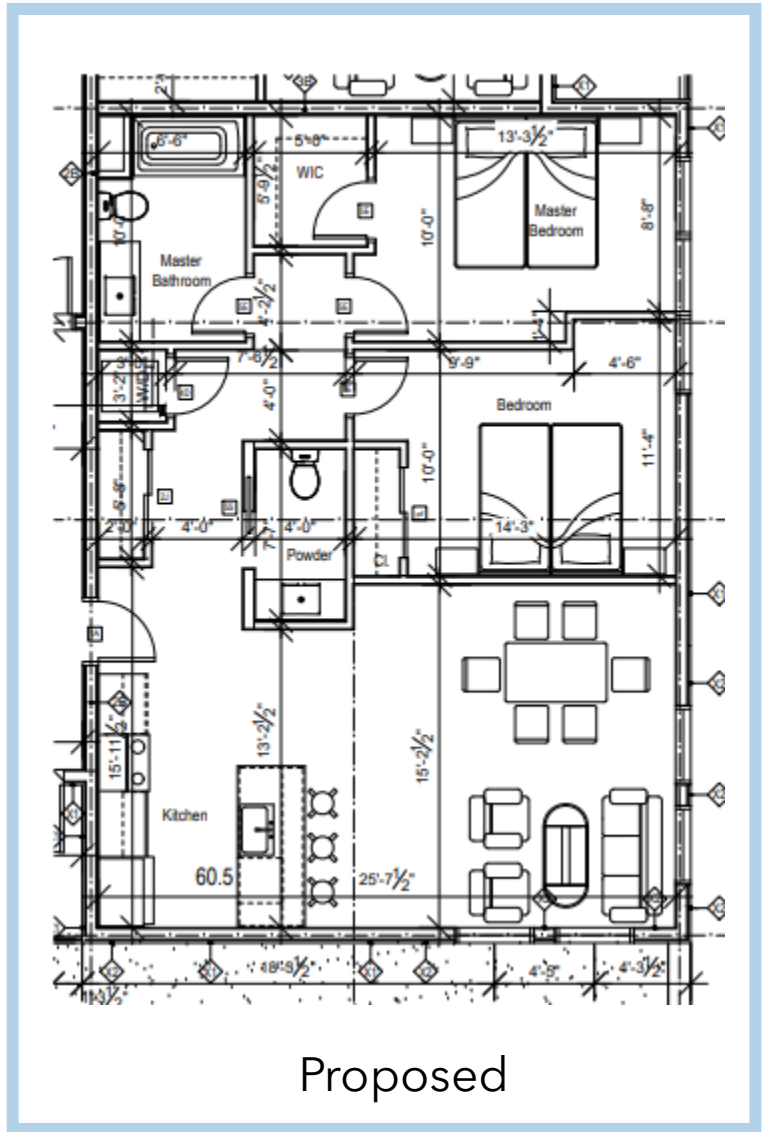


Approved

CHERRY STREET



Proposed



Proposed

Conversion of One Unit

- Approved: 13 residential units 1 office unit
- Proposed: 14 residential units
- One 904 sf office unit converted to a two-bedroom unit
- No additional relief, complies with inclusionary zoning.

Proposed Findings

1. The specific site is an appropriate location for the proposed amendment to Council Order #135-18 to allow the conversion of the office unit to a fourteenth residential unit due to its location within a residential building and presence of multifamily residential uses nearby. (§7.3.3.C.1.)
2. The proposed amendment to Council Order #135-18 to allow the conversion of the office unit to a fourteenth residential unit will not adversely affect the neighborhood because the neighborhood contains a mix of uses and the alterations will be internal to the building. (§7.3.3.C.2.)
3. The proposed amendment to Council Order 135-18 to allow the conversion of the office unit to a fourteenth residential unit will not create a nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.C.3.)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4.)

Proposed Conditions

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