

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

November 15, 2022



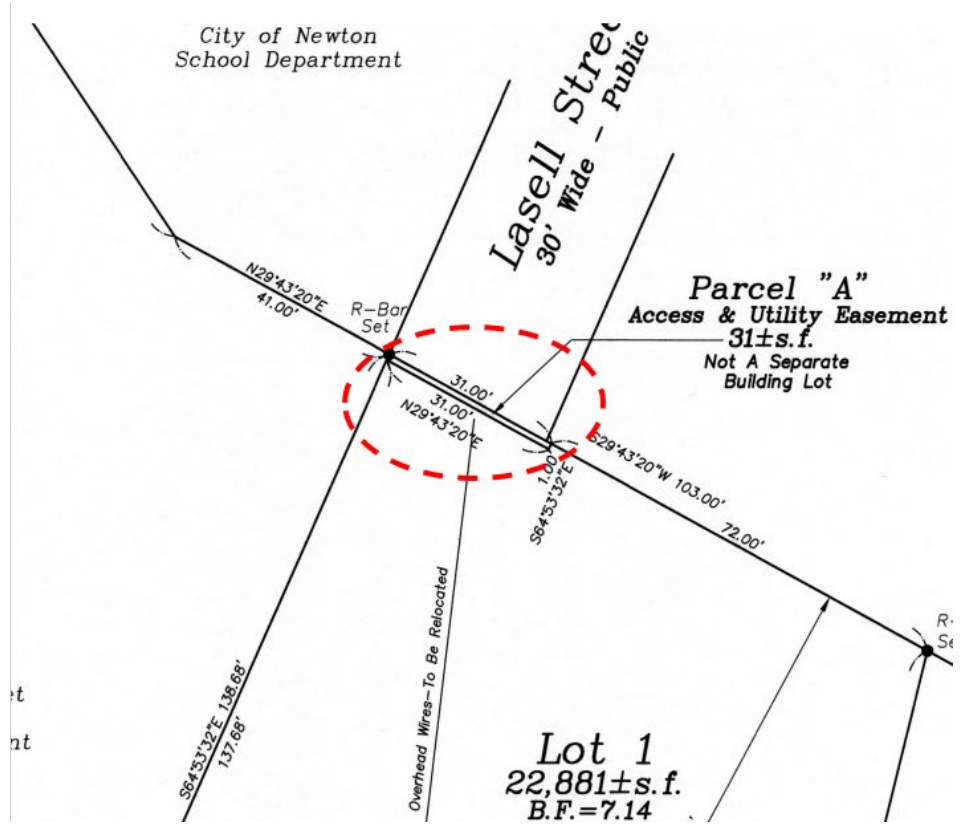
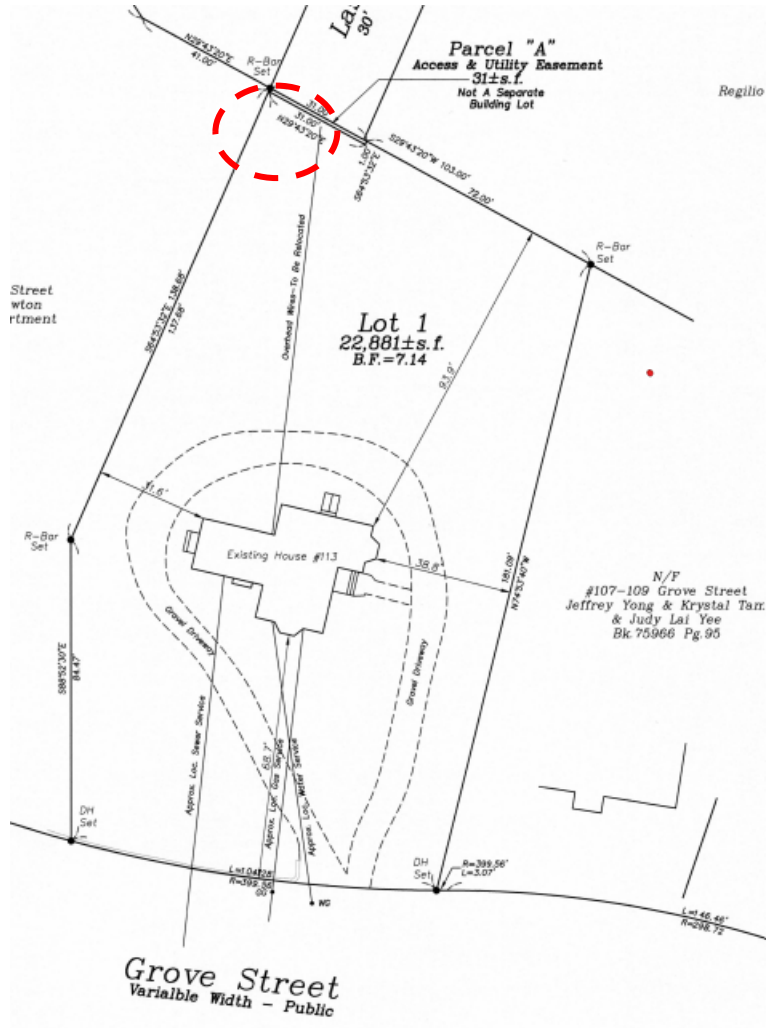
113 Grove Street

Zoning Relief

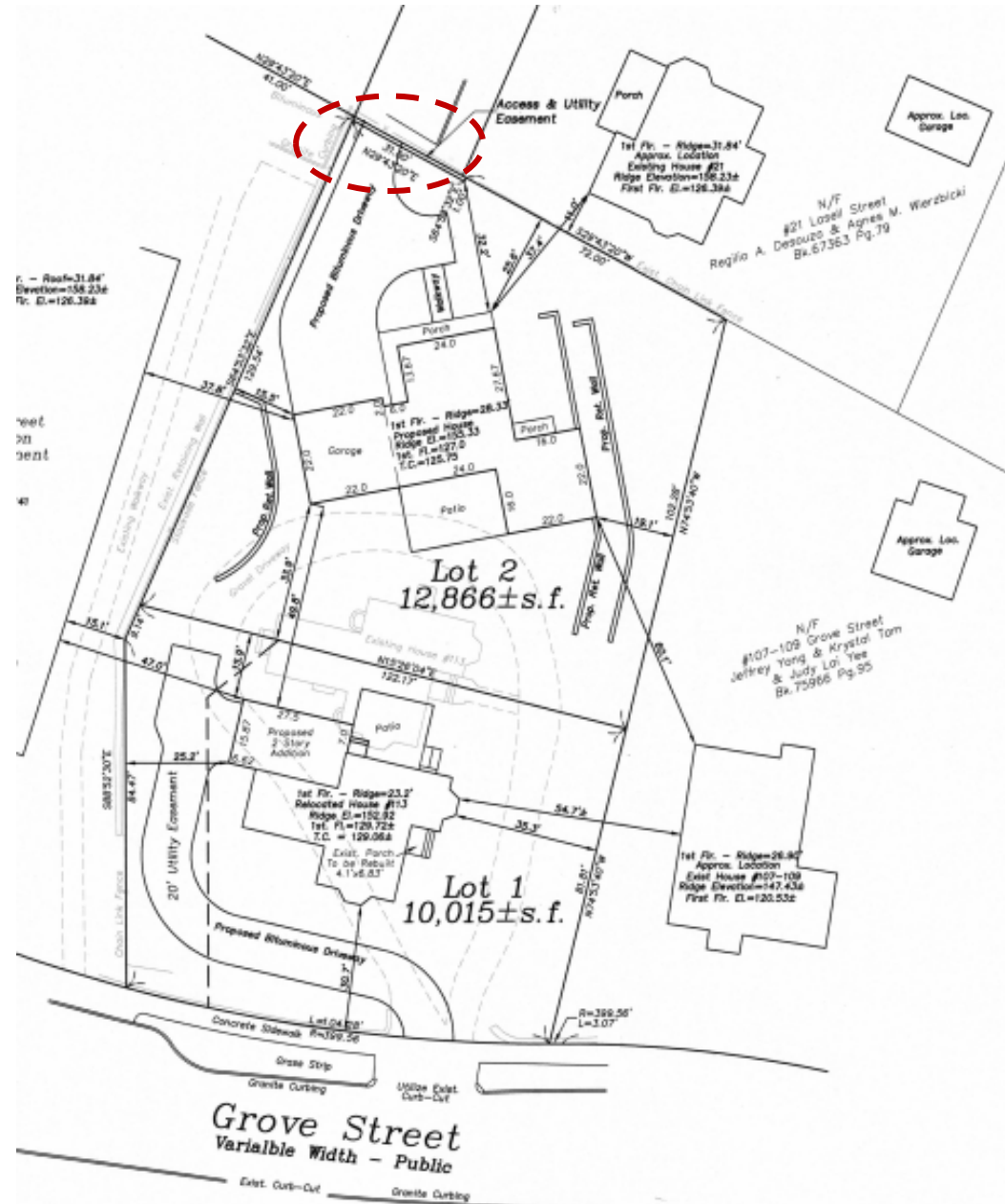
Zoning Relief Required		
<i>Ordinance</i>	<i>Site</i>	<i>Action Required</i>
§3.1.5 §3.1.10	Request to allow a rear lot subdivision	S.P. per §7.3.3
§ 1.5.2.G.1	Request to waive the definition of "Rear Lot"	Variance per §7.6

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

Plans



Plans



Findings

- + The site is an appropriate location for the two proposed one-family dwellings as the proposed new front and rear lots will be used as single-family dwellings, an allowed use in a Single Residence 3 (SR3) district (§7.3.3.C.1)
- + The proposed single-family dwellings in the SR3 district will not adversely affect the neighborhood because the project meets the dimensional standards of the Ordinance (§7.3.3.C.2)
- + There would be no nuisance or serious hazard to vehicles or pedestrians as all parking is contained on site (§7.3.3.C.3)
- + Access to the site over streets is appropriate for the types and numbers of vehicles involved as the front lot would use an existing curb cut on Grove Street and the rear lot would be served by an access easement to Lasell Street (§7.3.3.C.4)

Findings (cont.)

- + At 28.33 feet the height of the proposed rear dwelling would be similar to that of abutting residential buildings (§7.3.4.B.1)
- + The massing and scale of the relocated single-family dwelling on the front lot and the proposed single-family dwelling on the rear lot will be in character and consistent with adjacent existing and allowed residential structures in the surrounding Single Residence3 (SR3) zoning district (§7.3.4.B.2)
- + Differences in the relative dwelling heights between the proposed rear dwelling and structures on abutting properties are due to the neighborhood's topography (§7.3.4.B.3)
- + The proposed landscape plan includes the extensive installation of trees and other vegetation which will screen the dwellings from abutting residential properties (§7.3.4.B.4)

Findings (cont.)

- + Vehicular access is provided by two curb cuts, one in an existing location on Grove Street, the other at the terminus of Lasell Street (§7.3.4.B.5)
- + The existing historic house on the property will be retained, renovated, and expanded as approved by the Newton Historical Commission (§7.3.4.B.6)
- + Mechanical equipment on the rear lot or on abutting lots will not negatively impact either the proposed rear lot development or an abutting property (§7.3.4.B.7)
- + The proposed siting of the front dwelling and the rear dwelling structure are appropriate given the scales and locations of abutting residential structures (§7.3.4.B.8)
- + Lighting will be residential in character and will not impact abutting properties (§7.3.4.B.9)

Conditions

- + Plan Referencing Condition
- + Operations & Management Plan (O&M)
- + Construction Management Plan (CMP)
- + Rodent control
- + Prior to the issuance of any building permit:

ANR plan dividing parcel into three lots

"... evidence of the proposed conveyance of the 31 square foot, one-foot-deep parcel of land at the lot's boundary along the end of Lasell Street (as shown in the plan identified above in Condition 1(a)(4)) to a bona fide third-party purchaser must be submitted to the Law Department for review and approval. Said parcel shall remain in separate ownership and control from either and/or both of the two other parcels."

- + Standard Final Inspection/Certificate of Occupancy Condition