

City of Newton Planning and Development

Petition: #502-22

Special Permit/Site Plan Approval to make additions to the first and second stories exceeding the FAR and to allow oversized dormers

November 22, 2022



270 Auburndale Avenue

Zoning Relief

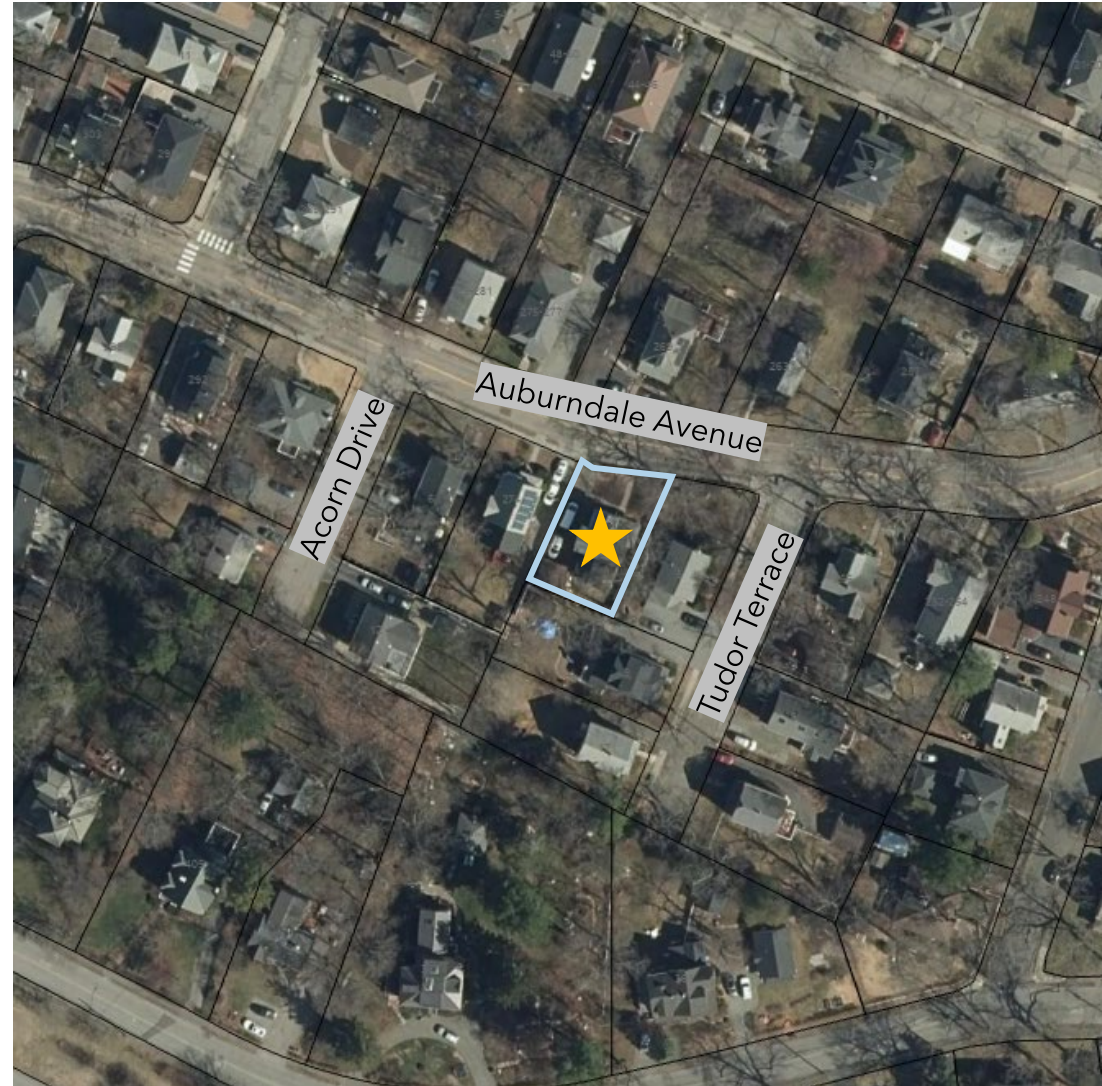
Zoning Relief Required		
Ordinance		Action Required
§3.1.3		
§3.1.9	To exceed FAR	S.P. per §7.3.3
§1.5.4.G.2.b	To allow oversized dormers	S.P. per §7.3.3
§1.5.4.G.2.c	To allow dormers with less than a 3-foot setback	S.P. per §7.3.3

Criteria to Consider

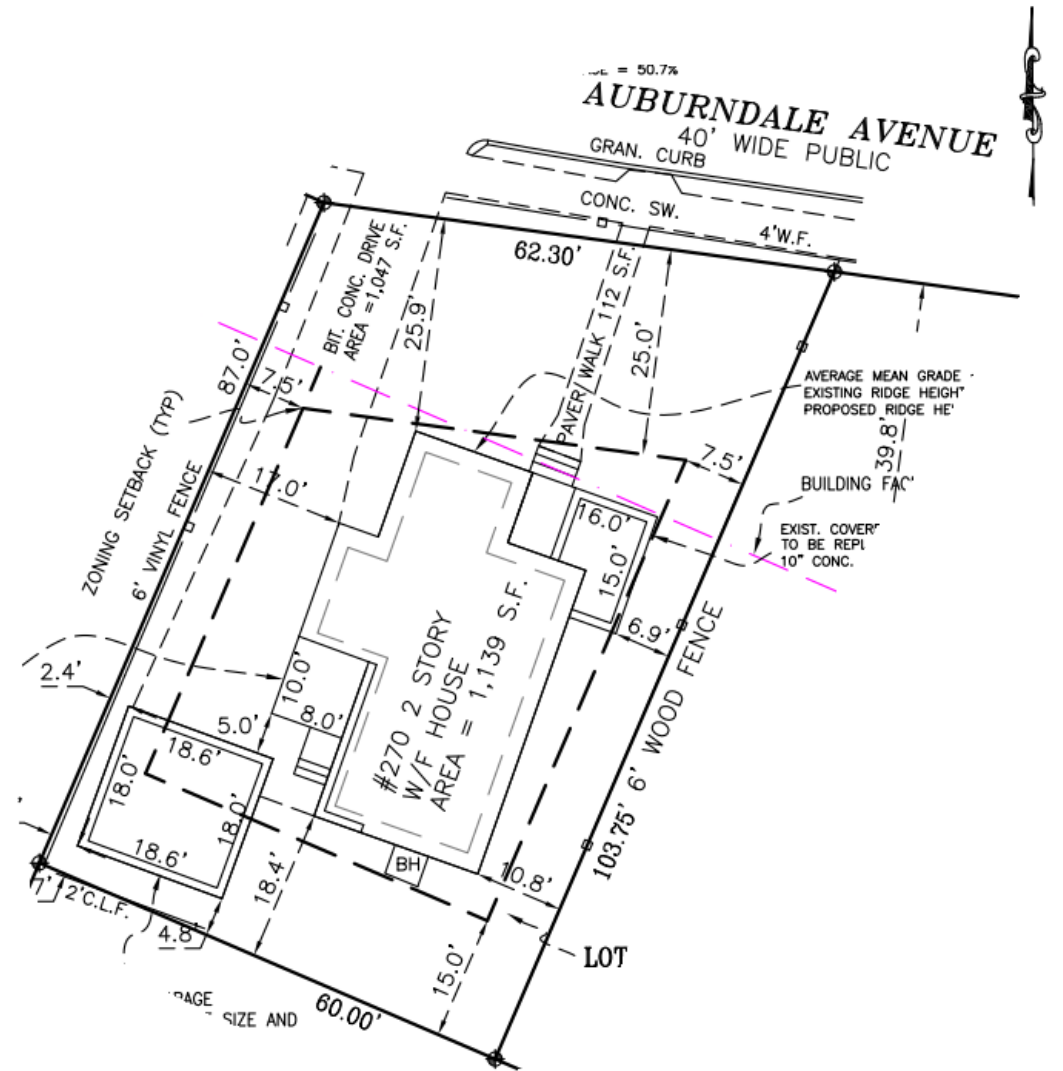
When reviewing this request, the Council should consider:

- The specific site is an appropriate location for the proposed additions and oversized dormers which exceed the maximum allowed floor area ratio.
- The proposed additions and oversized dormers which exceed the maximum allowed floor area ratio will adversely affect the neighborhood.
- The additions and oversized dormers which exceed the maximum allowed floor area ratio will create a 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 increase in the FAR from .41 to .58 where .46 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.

Aerial Map



Proposed Site Plan



Front Elevation

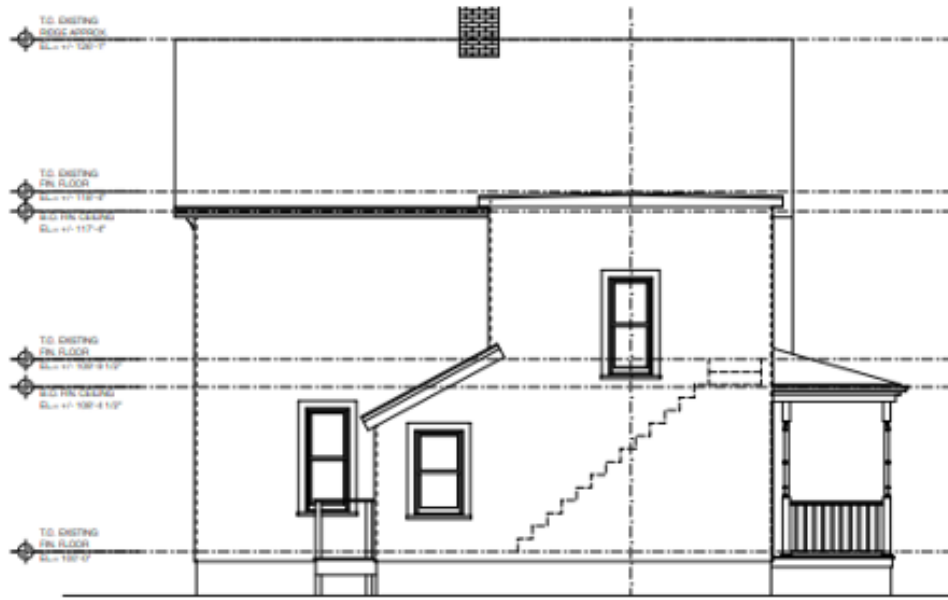


Existing



Proposed

Rear Elevation



3 REAR ELEVATION

Existing Rear Elevation



3 REAR ELEVATION

Proposed Rear Elevation

Left Elevation



4 SIDE ELEVATION

Existing Left Elevation



4 SIDE ELEVATION

Proposed Left Elevation

Right Elevation



2 SIDE ELEVATION

Existing Right Elevation



2 SIDE ELEVATION

Proposed Right Elevation

Analysis

- The additions add about 1,014 square feet of floor area to the dwelling
- Most of the additional floor area is within the existing footprint of the structure
- The screen porch does not reduce any of the existing setbacks
- Lot is undersized, but many other lots in neighborhood are also smaller than what SR-3 requires

Proposed Findings

1. The specific site is an appropriate location for the proposed additions and oversized dormers which exceed the maximum allowed floor area ratio because the increase in FAR can be attributed to an undersized lot, and most of the additional floor area is within the footprint of the structure. (§7.3.3.C.1)
2. The proposed additions and oversized dormers which exceed the maximum allowed floor area ratio will not adversely affect the neighborhood because there are similarly sized lots and dwellings in the neighborhood and most of the additional floor area is within the footprint of the structure. (§7.3.3.C.2)
3. The additions and oversized dormers which exceed the maximum allowed floor area ratio 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)
5. The proposed increase in the FAR from .41 to .58 where .46 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 most of the additional floor area is within the footprint of the structure. (§3.1.9)

Proposed Conditions

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