

City of Newton Planning and Development

Petition #503-22

Special Permit/Site Plan Approval to raze the existing single-family dwelling and construct five single-family attached dwellings, dimensional waivers for driveway and parking location, and to allow a retaining wall greater than four feet in height within a setback

November 22, 2022



24 Wilson Circle

Zoning Relief

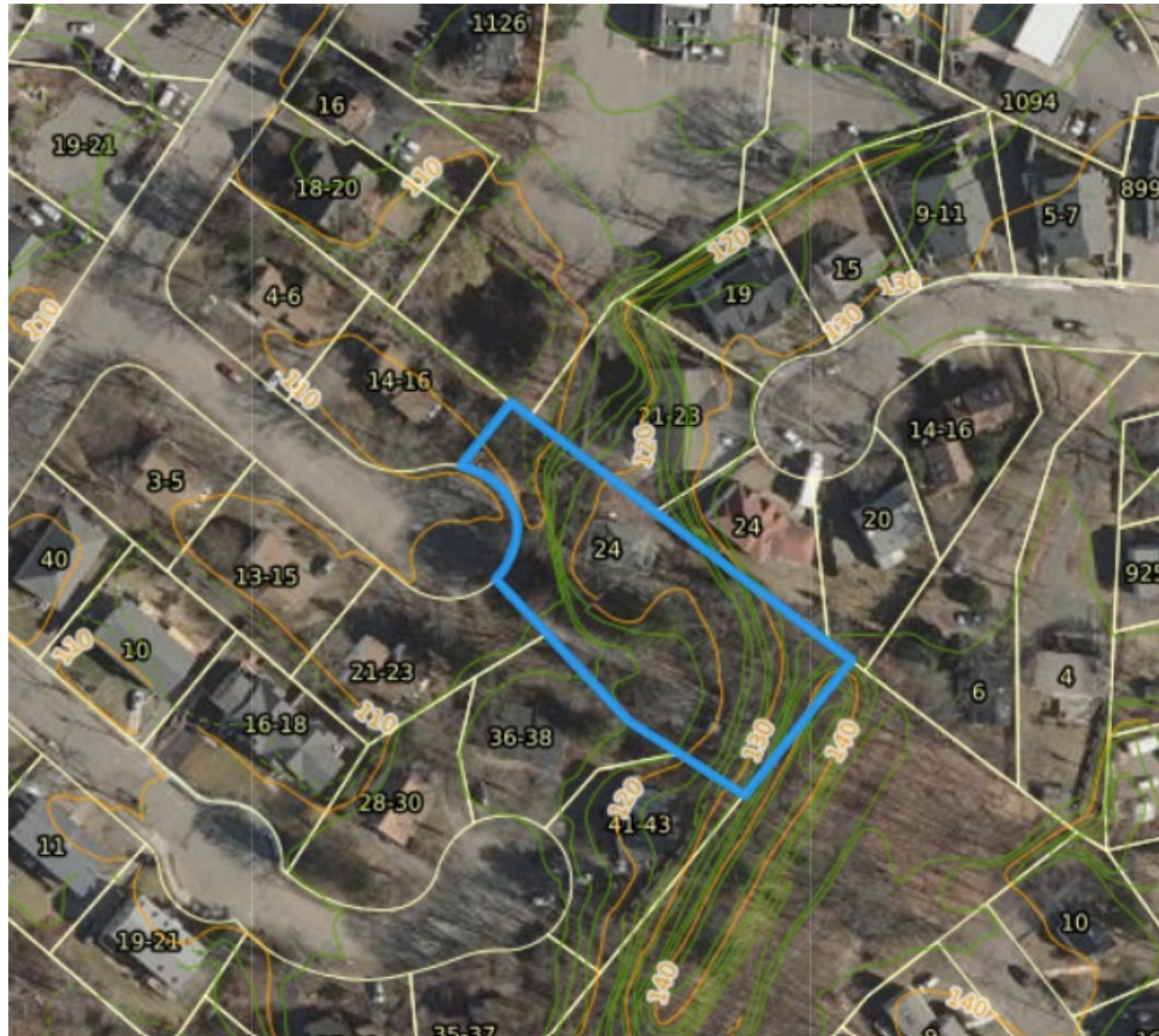
- Special Permit per §7.3.3 to allow:
 - attached single-family dwellings (§3.4.1)
 - a driveway within 10 feet of a side lot line and parking within 20 feet of a side lot line (§6.2.3.B.2)
 - a retaining wall exceeding four feet in height in a setback (§5.4.2.B)

Criteria to Consider

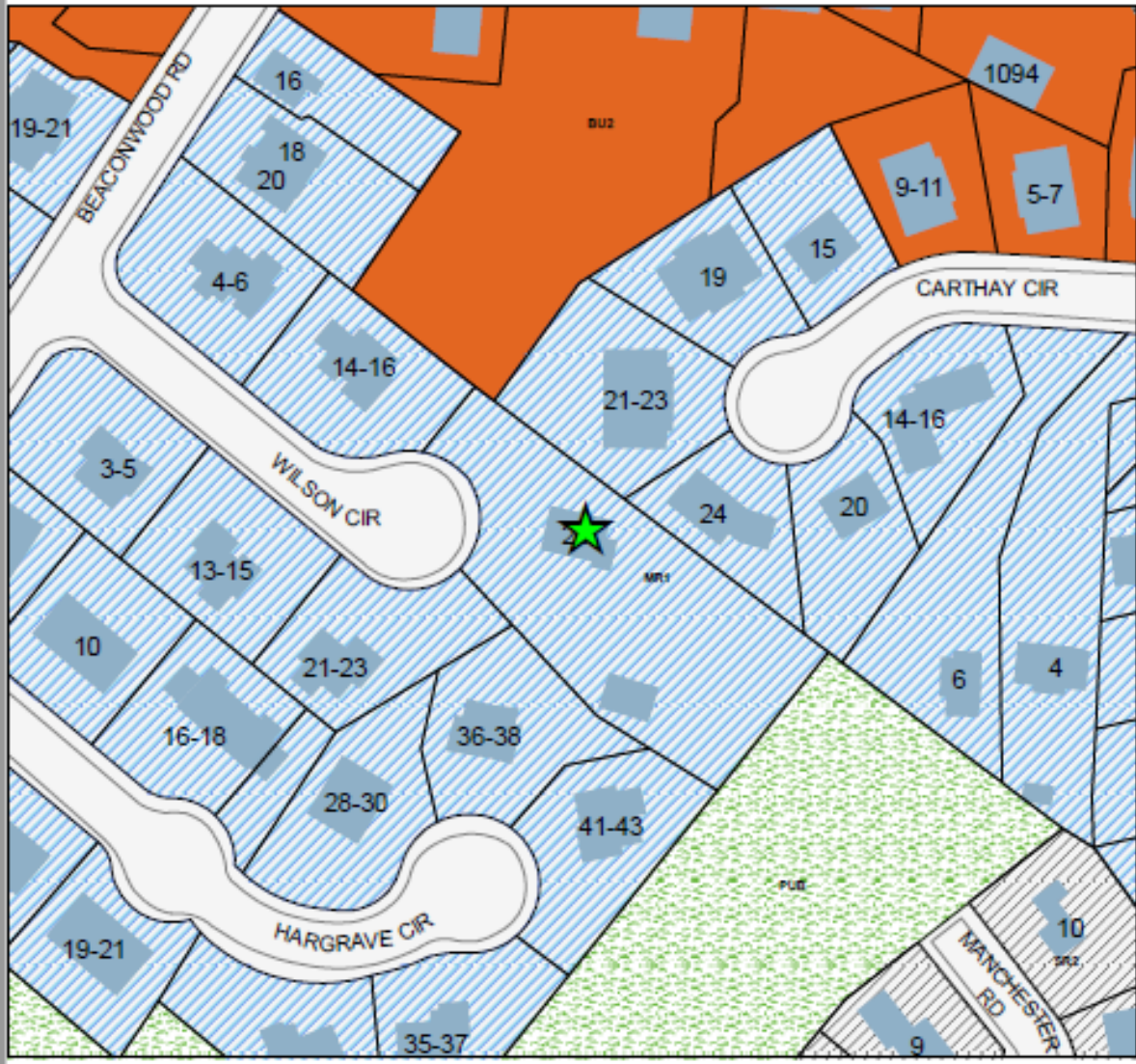
When reviewing this request, the Council should consider:

- The site in a Multi-Residence 1 (MR1) district is an appropriate location for the proposed five attached single-family dwellings in one structure as designed, including retaining walls higher than four feet in a setback (§7.3.3.C.1)
- The proposed five attached single-family dwellings in one structure as designed, including retaining walls higher than four feet in a setback, will adversely affect the neighborhood (§7.3.3.C.2)
- The proposed five attached single-family dwellings in one structure as designed, including retaining walls higher than four feet in a setback, will create a nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.C.3)
- Granting an exception to the provisions of §6.2.3.B.2 to allow a driveway within 10 feet of a *side lot* line and parking within 20 feet of a *side lot line* is appropriate as literal compliance with said requirements 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



Zoning



ATTACHMENT B

Zoning

24 Wilson Circle

*City of Newton,
Massachusetts*

- Single Residence 2
- Multi-Residence 1
- Business 2
- Public Use



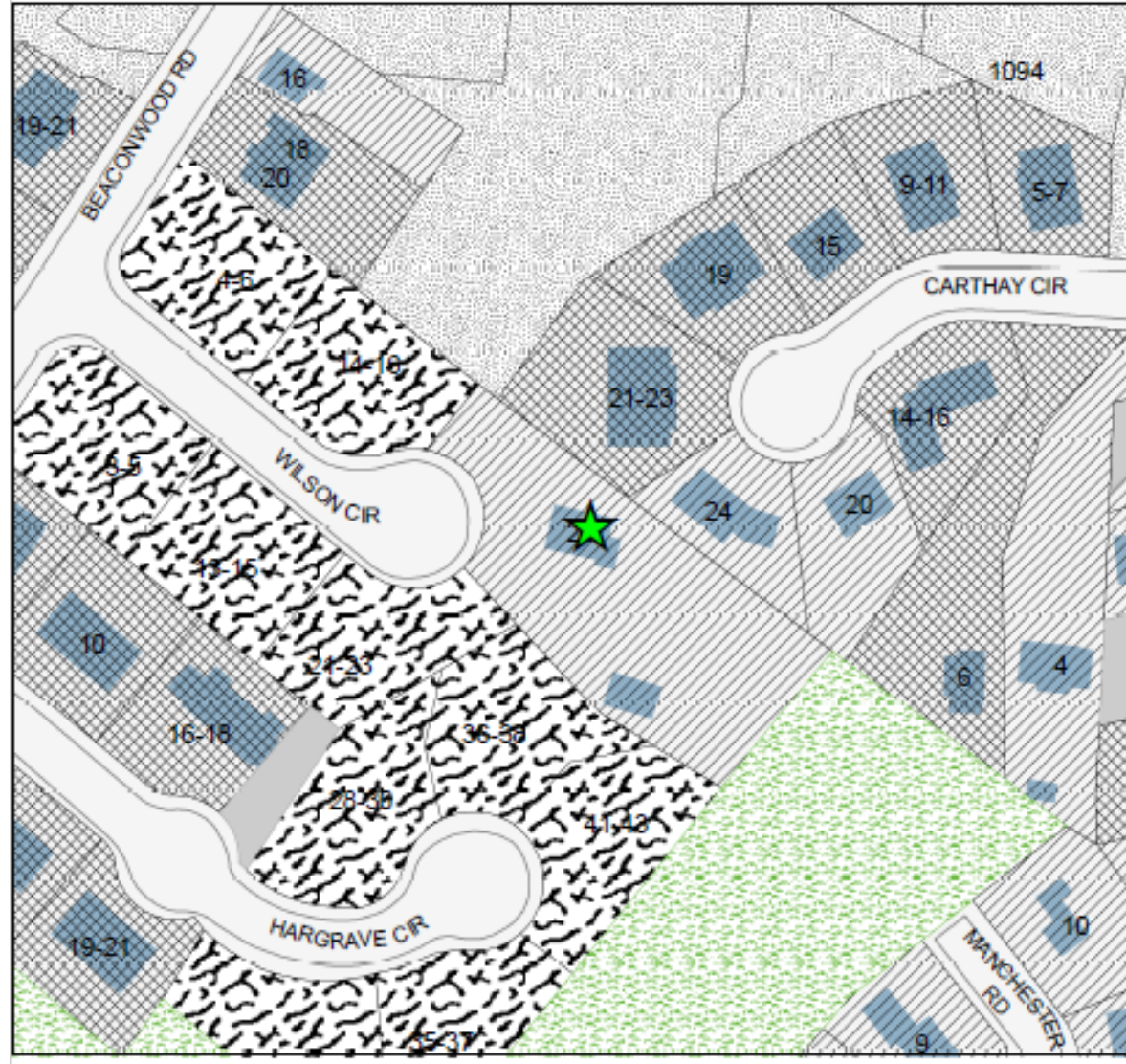
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approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS
Mayor - Rufus W. Fisher
GIS Administrator - Douglas Greenfield



Map Date: November 10, 2022

Land Use



ATTACHMENT A

Land Use

24 Wilson Circle

*City of Newton,
Massachusetts*

Land Use

Land Use

-  Single Family Residential
-  Multi-Family Residential
-  Commercial
-  Open Space
-  Nonprofit Organizations
-  Vacant Land



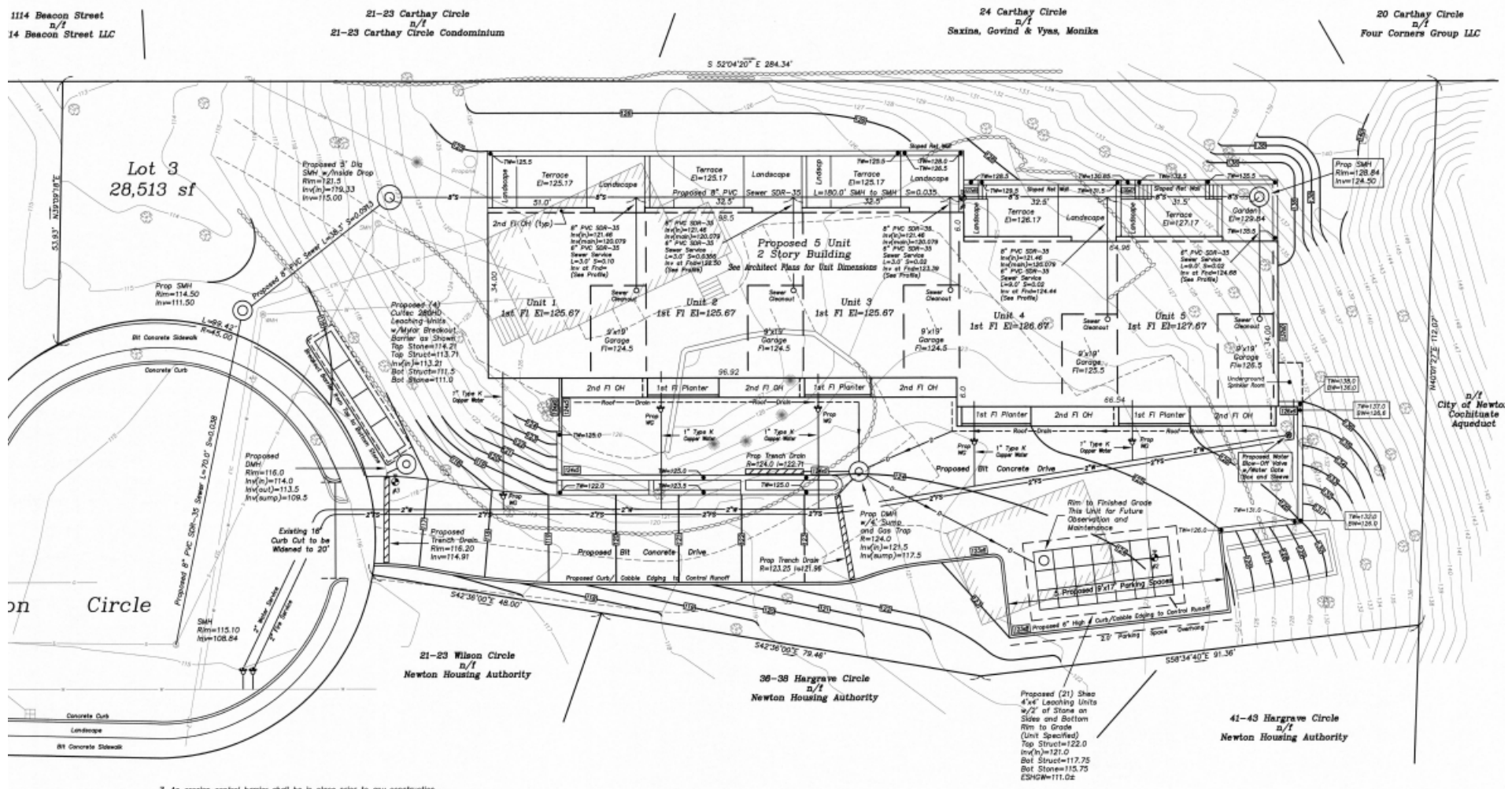
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CITY OF NEWTON, MASSACHUSETTS
Mayor - Ruben F. Pflieger
GIS Administrator - Douglas Greenfield

0 25 50 75 100
Feet

Map Date: November 18, 2022

Plans- Proposed w/topographical



7. An erosion control barrier shall be in place prior to any construction

Proposed (21) Shear 4"x4" Leaching Units w/2" of Stone on Sides and Bottom Rim to Grade (Unit Specified) Top Struct=122.0 Inv(n)=121.0 Bot Struct=117.75 Bot Stone=115.75 ESHGW=111.02

41-43 Hargrave Circle n/f Newton Housing Authority

36-38 Hargrave Circle n/f Newton Housing Authority

21-23 Wilson Circle n/f Newton Housing Authority

n/f City of Newton Constitute Aqueduct

1114 Beacon Street n/f 14 Beacon Street LLC

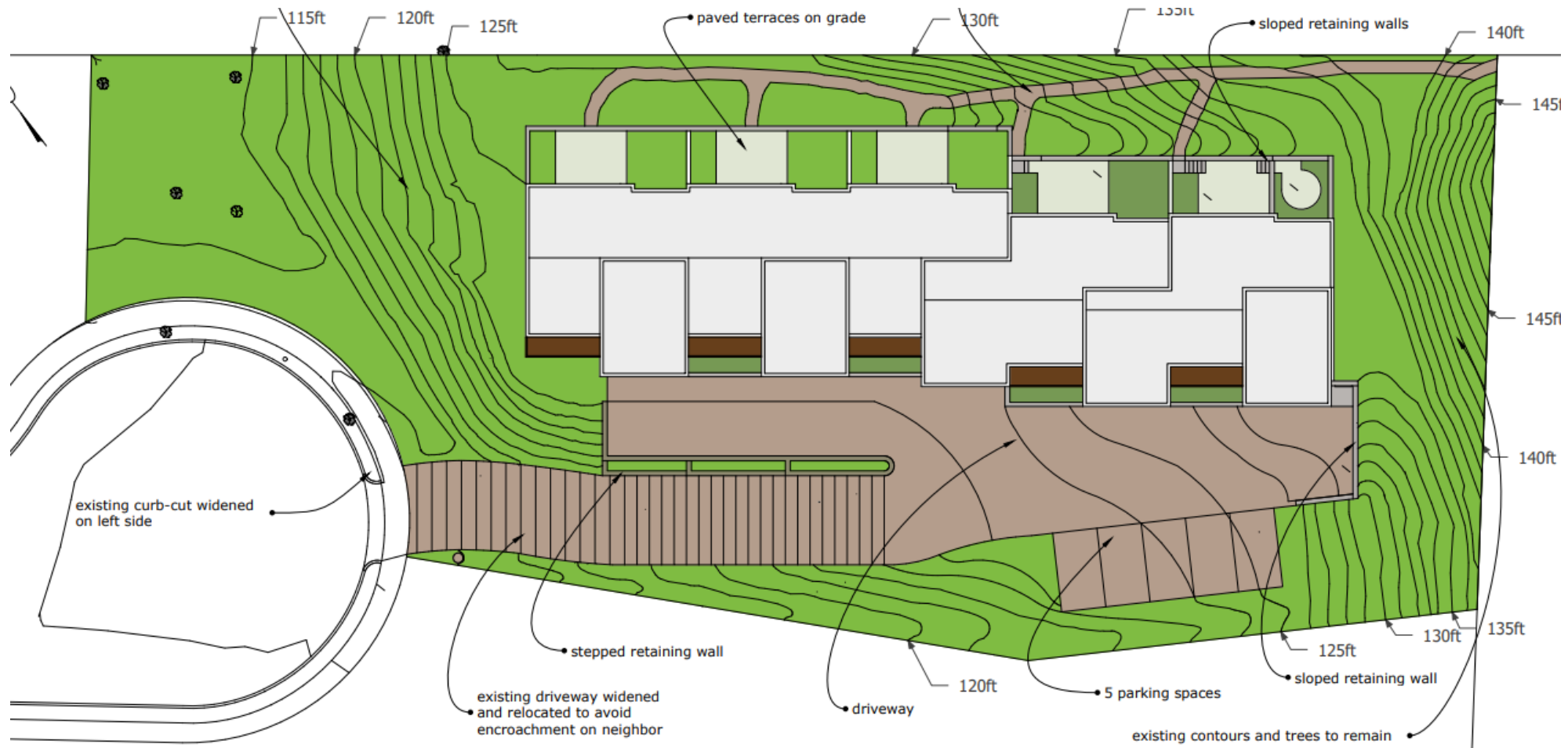
21-23 Carthay Circle n/f 21-23 Carthay Circle Condominium

24 Carthay Circle n/f Saxina, Govind & Vyas, Monika

20 Carthay Circle n/f Four Corners Group LLC

Lot 3 28,513 sf

Plans- Proposed w/topographical

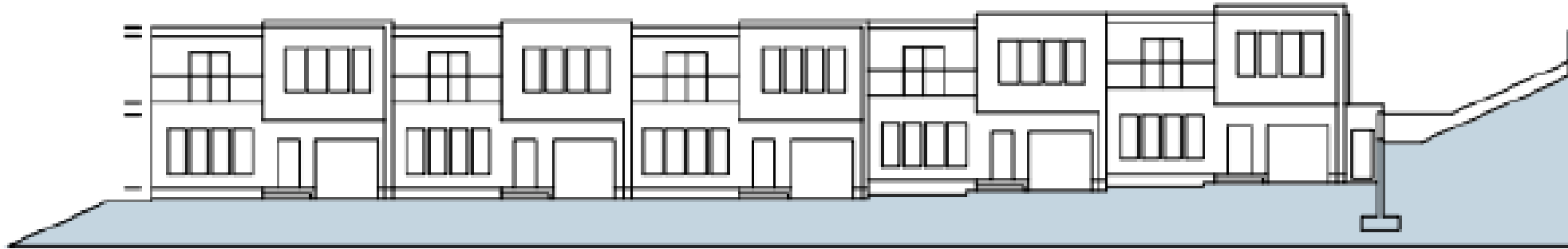


PROPOSED ARCHITECTURAL SITE PLAN
scale 1:20

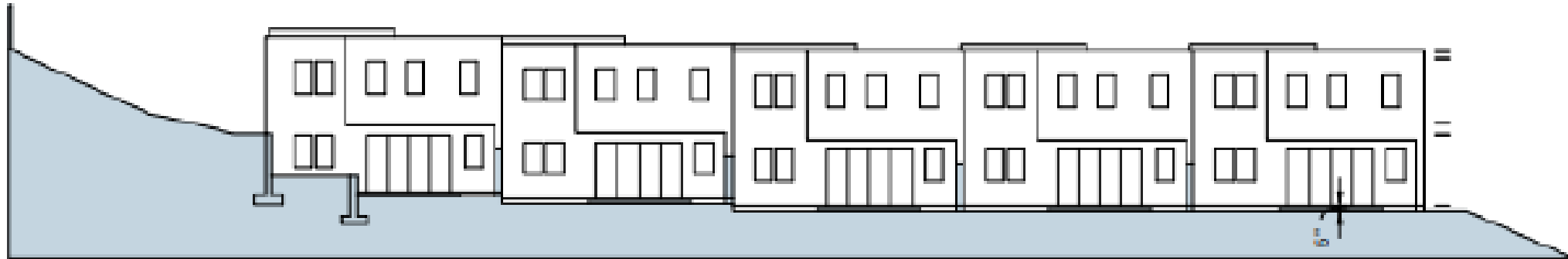
Plans- Landscaping



Elevations- front and rear



SOUTH ELEVATION FACING DRIVEWAY

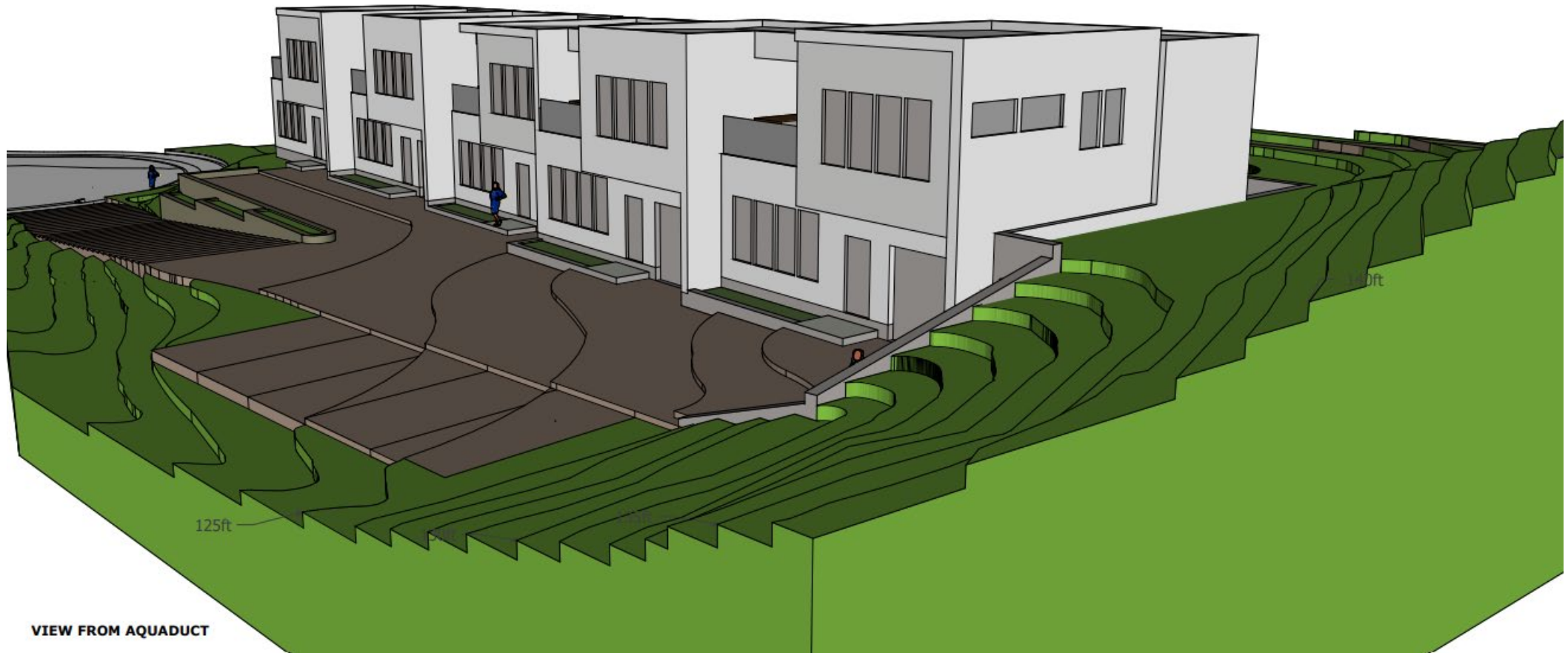


NORTH ELEVATION FACING DRIVEWAY

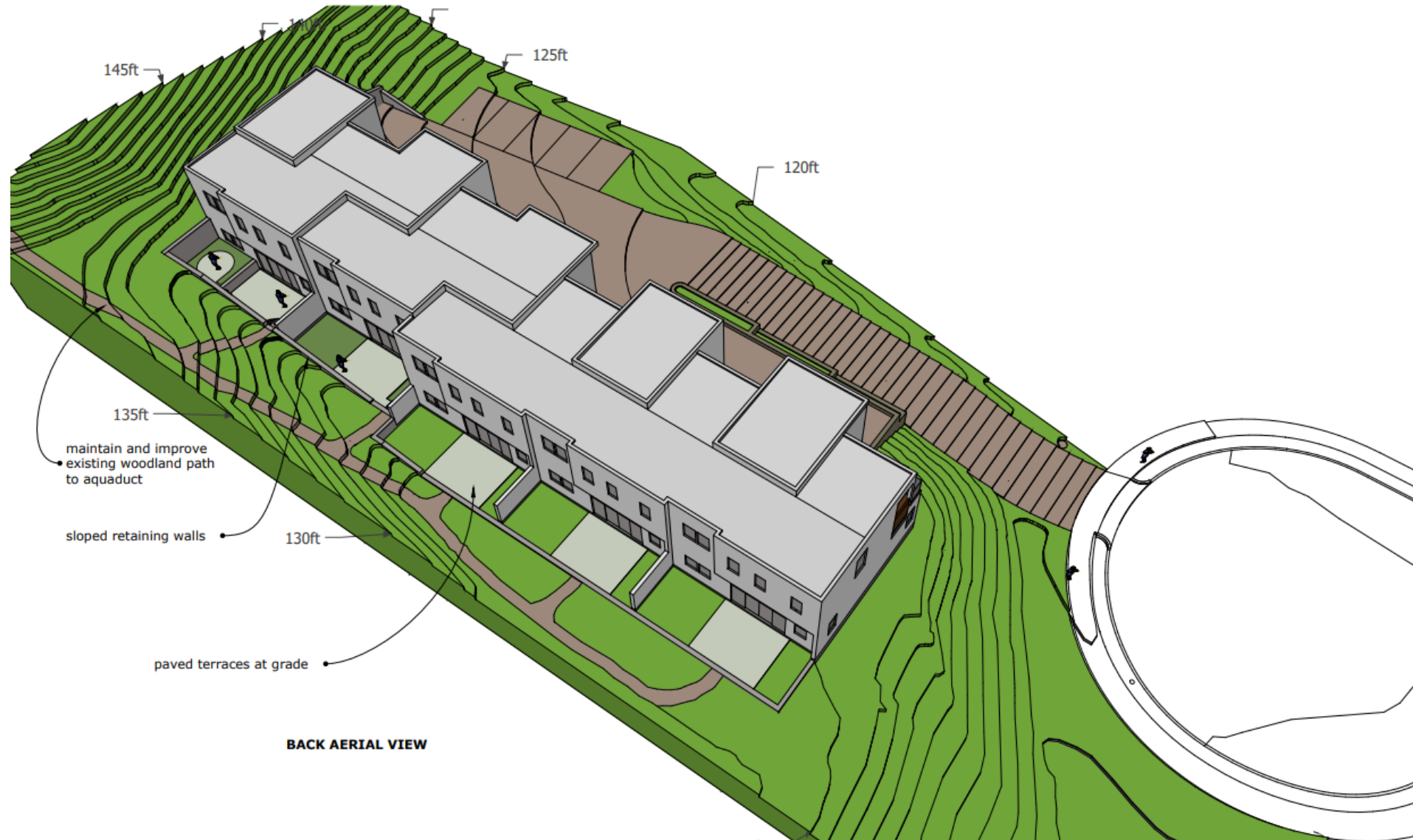
Perspectives- from Wilson Circle



Perspectives- from Cochituate Aqueduct



Perspectives- aerial



Findings

1. The site in a Multi-Residence 1 (MR1) district is an appropriate location for the proposed five attached single-family dwellings in one structure as designed, including retaining walls higher than four feet in a setback, given its location within a neighborhood that has a mix of single-, two-, and multi- family dwellings and commercial uses (§7.3.3.C.1)
2. The proposed five attached single-family dwellings in one structure as designed, including retaining walls higher than four feet in a setback, will not adversely affect the neighborhood which features a mix of single-, two-, and multi-family dwellings and commercial uses (§7.3.3.C.2)
3. The proposed five attached single-family dwellings in one structure as designed, including retaining walls higher than four feet in a setback, 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. Granting an exception to the provisions of §6.2.3.B.2 to allow a driveway within 10 feet of the side lot line and parking within 20 feet of a side lot line is appropriate as literal compliance with said requirements 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.*

Conditions

- + Plan Referencing Condition
- + Pest control
- + Construction Management Plan (CMP)
- + Vibration control
- + Operations & Management Plan (O&M)
- + Standard Building Permit Condition
 - + Final landscape plan
- + Standard Final Inspection/Certificate of Occupancy Condition
 - + Landscape architect compliance statement
(note: no regulatory agreement/inclusionary zoning)
- + Landscape maintenance requirement

Photos



Photos



Photos

