

City of Newton Planning and Development

Petition #541-22

Special Permit/Site Plan Approval to construct additions to the rear and the side of the dwelling and to construct dormers

December 13, 2022



96 Waban Park

Zoning Relief

Zoning Relief Required

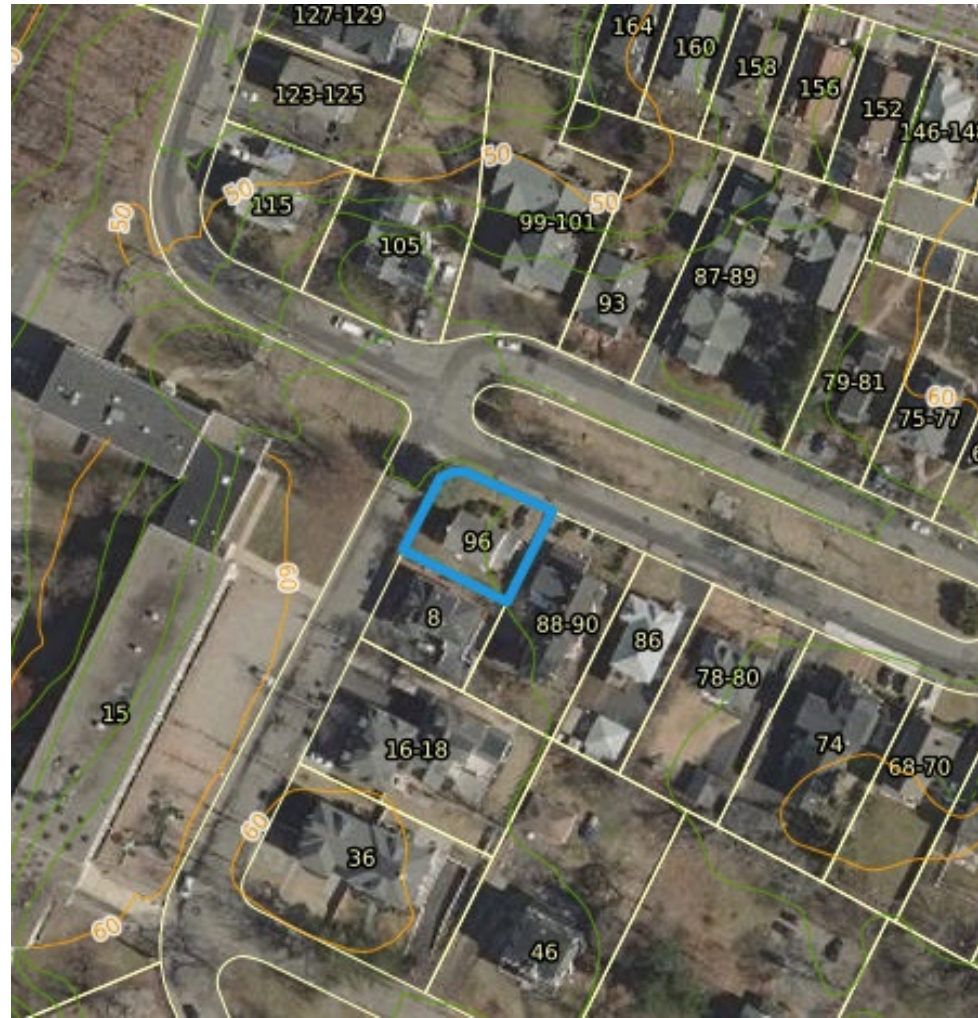
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §3.1.9	Request to exceed FAR	S.P. per §7.3.3
§3.2.3 §7.8.2.C.2	Request to further extend a nonconforming front setback	S.P. per §7.3.3

Criteria to Consider

When reviewing this request, the Council should consider:

- increasing the floor area ratio (FAR) from 0.33 to 0.67, where 0.57 is the maximum allowed by right (§3.1.3) would be consistent with and not in derogation of the size, scale, and design of other structures in the neighborhood (§3.1.9)
- the proposed enlarged one-story sun porch with additions above that would result in the dwelling having 2.5 stories and further reduce the nonconforming front setback from 17.5 feet to 14.8 feet where 25 feet is the minimum required by right (§3.2.3) and extend that nonconformity vertically would be substantially more detrimental than the existing nonconforming use to the neighborhood (§7.8.2.C.2)

Aerial Map



Zoning





ATTACHMENT B

Zoning

96 Waban St.

*City of Newton,
Massachusetts*

-  Multi-Residence 1
-  Public Use



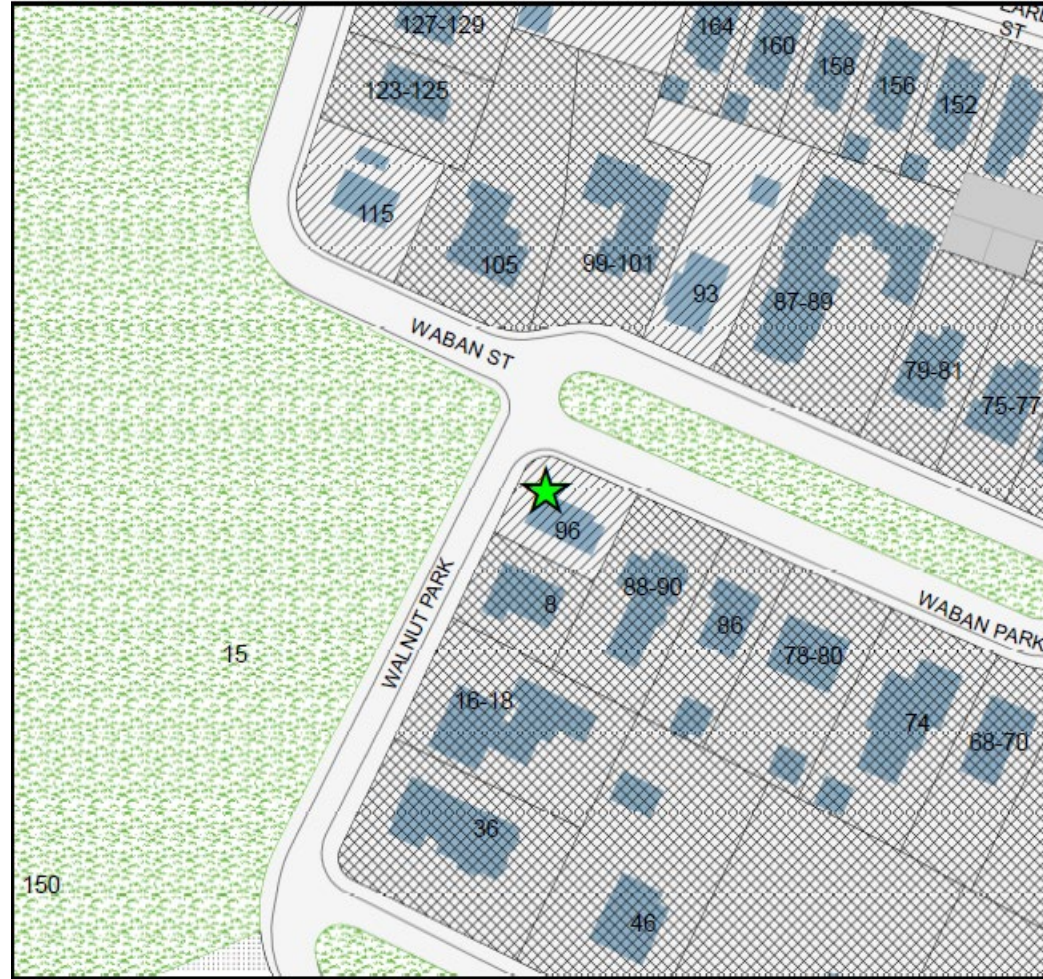
The information on this map is
Geographic Information System (GIS) data.
Newton cannot guarantee the accuracy of this
information. Each user of this map is responsible
for determining its suitability for his or her intended
purpose. City departments will not necessarily
approve applications based solely on GIS data.

CITY OF NEWTON, MASSACHUSETTS
Mayor - Ruthanne Fuller
GIS Administrator - Douglas Greenfield



Map Date: December 02, 2022

Land Use



ATTACHMENT A

Land Use

96 Waban St.

*City of Newton,
Massachusetts*

Land Use

Land Use

-  Single Family Residential
-  Multi-Family Residential
-  Open Space
-  Private Educational
-  Vacant Land



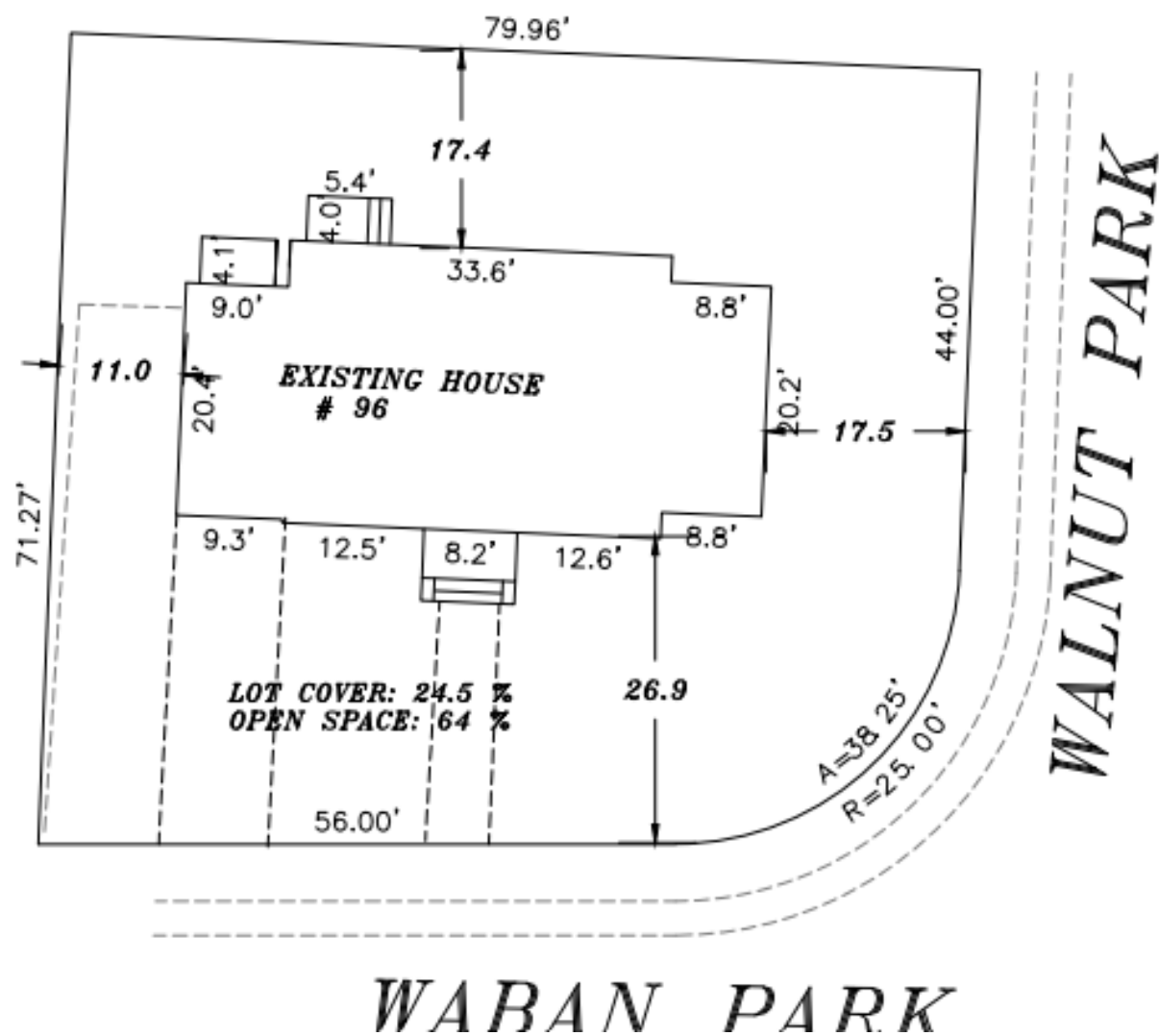
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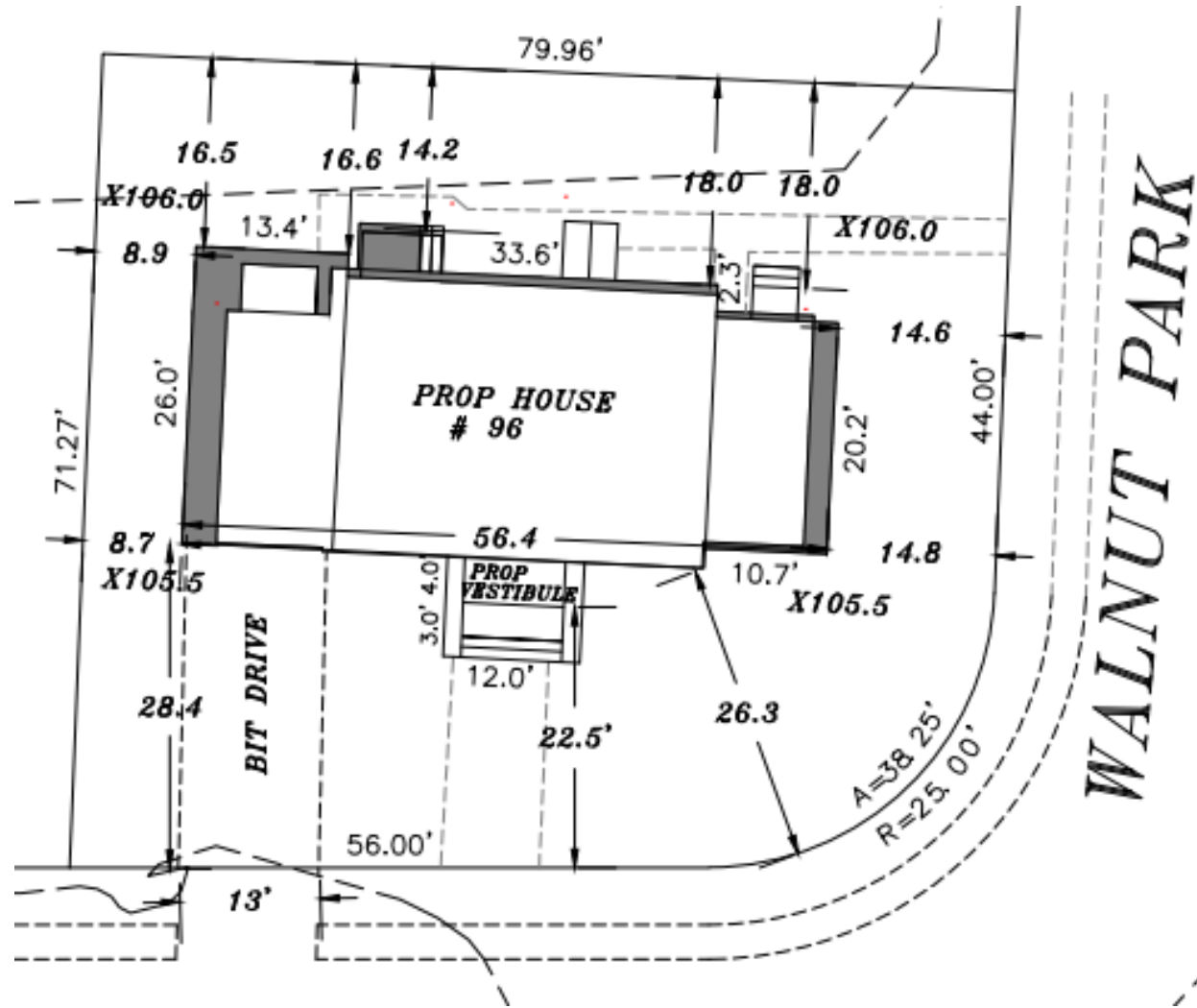


Map Date: December 02, 2022

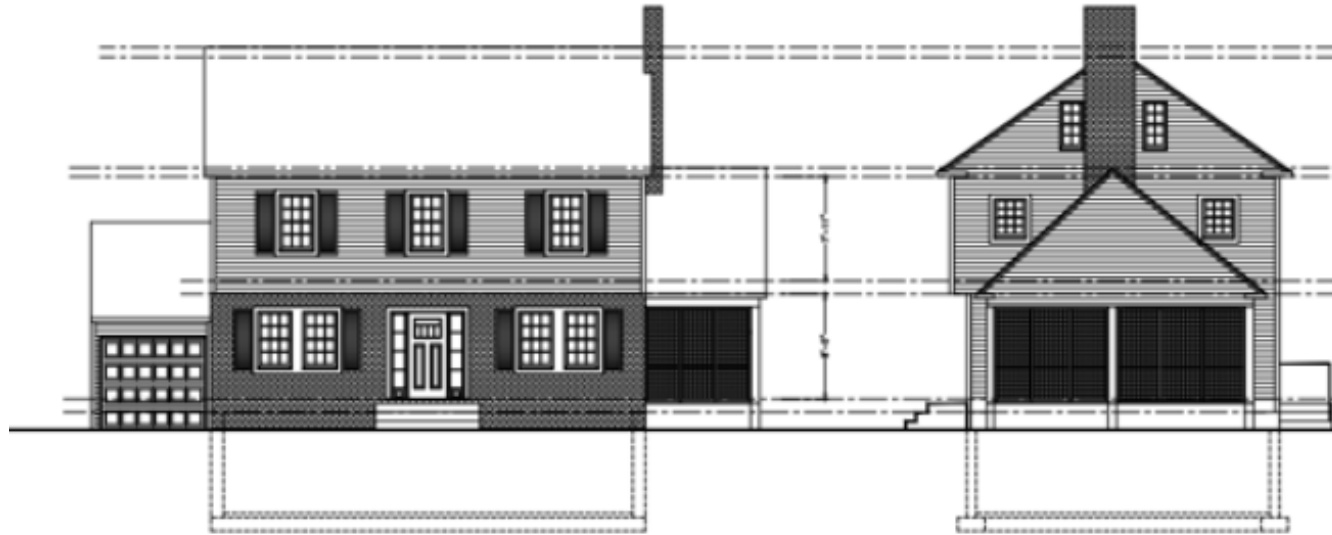
Site Plan- Existing



Site Plan- Proposed

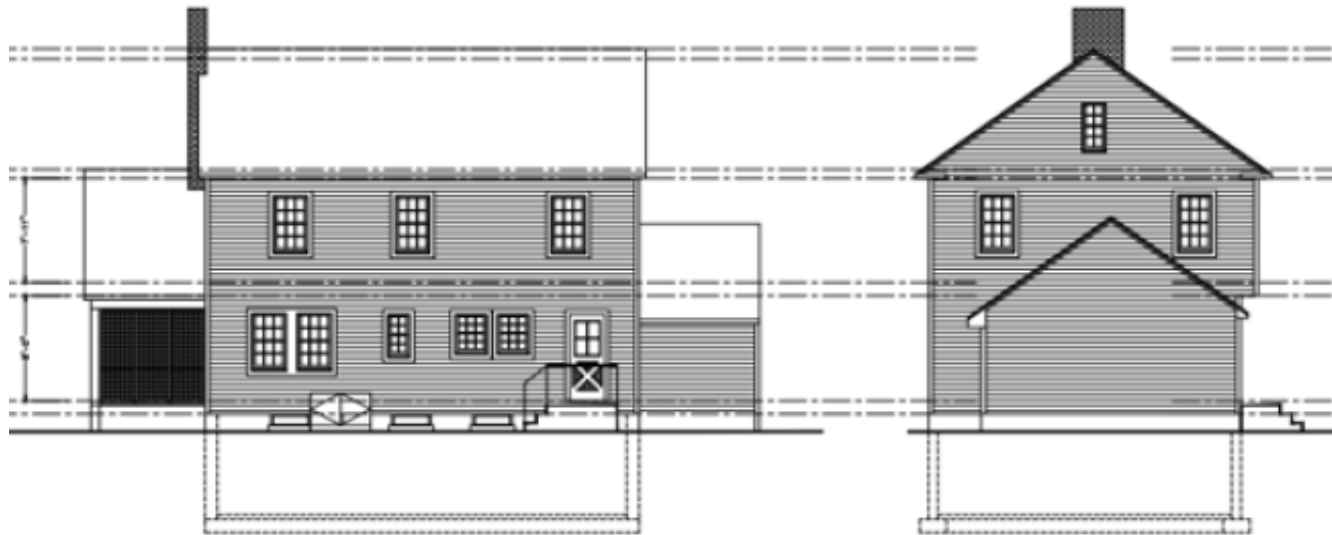


Elevations- existing



EXISTING FRONT ELEVATION

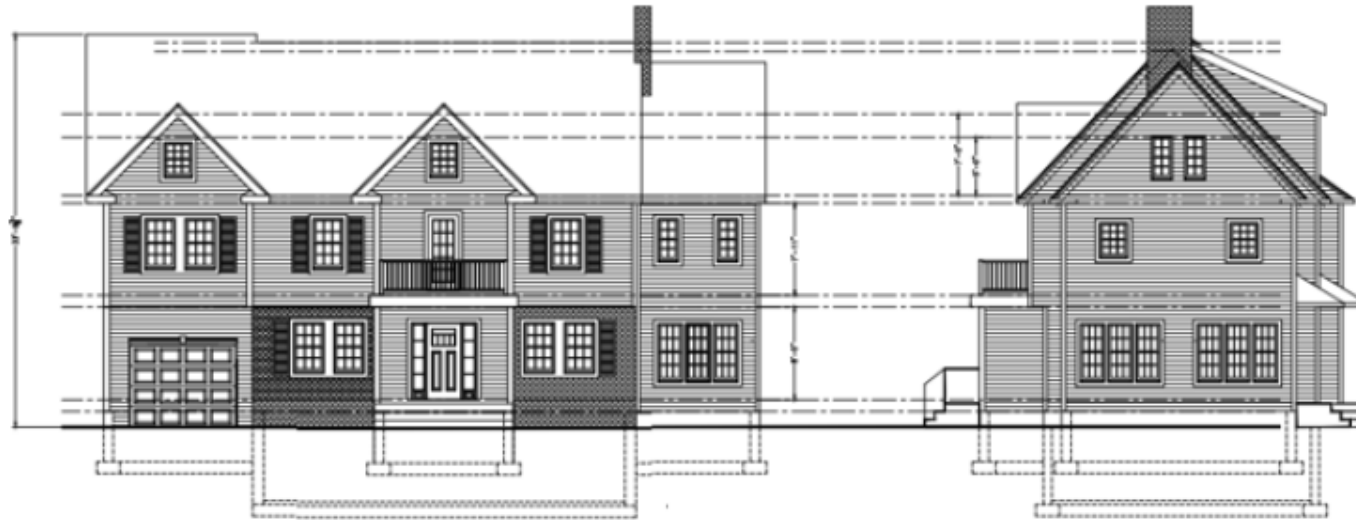
EXISTING RIGHT SIDE ELEVATION



EXISTING REAR ELEVATION

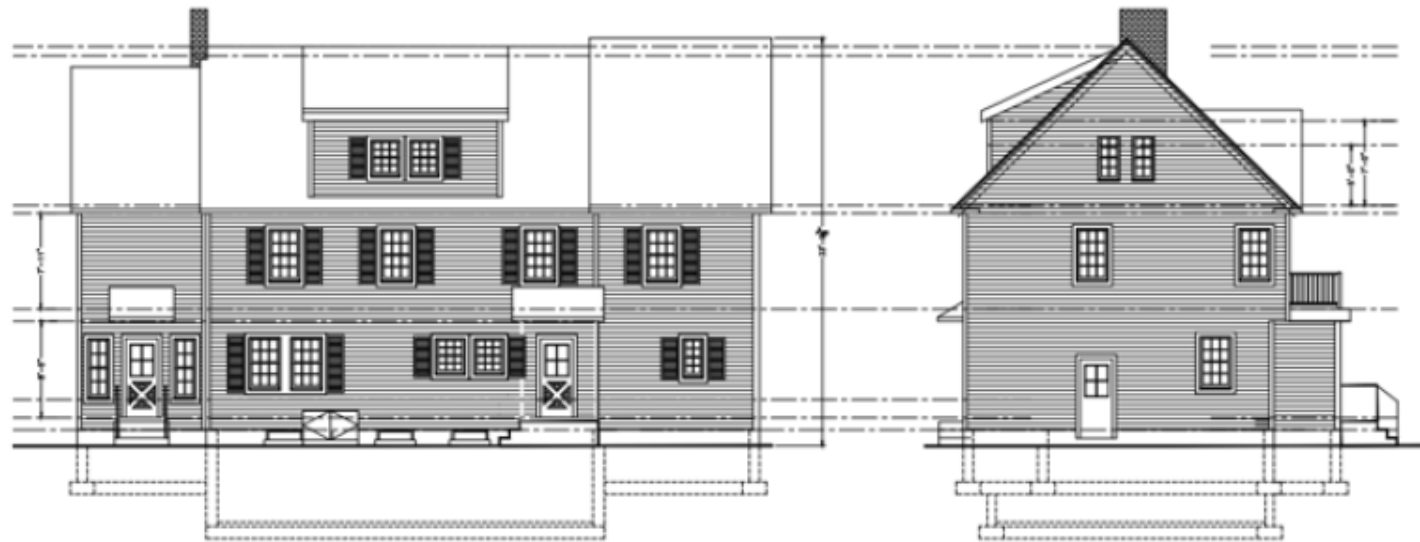
EXISTING LEFT SIDE ELEVATION

Elevations- proposed



PROPOSED FRONT ELEVATION

PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION

PROPOSED LEFT SIDE ELEVATION

Photos



Photos



Photos



Findings

1. increasing the floor area ratio (FAR) from 0.33 to 0.67, where 0.57 is the maximum allowed by right (§3.1.3) would be consistent with and not in derogation of the size, scale, and design of other structures in the neighborhood, especially given its location proximate to similarly scaled dwellings and large institutional buildings (§3.1.9)
2. the proposed enlarged one-story sun porch with additions above that would result in the dwelling having 2.5 stories and further reduce the nonconforming front setback from 17.5 feet to 14.8 feet where 25 feet is the minimum required by right, and extend that nonconformity vertically (§3.2.3), would not be substantially more detrimental than the existing nonconforming structure to the neighborhood, especially given its location proximate to similarly scaled dwellings and large institutional buildings (§7.8.2.C.2)

Conditions

- + *Plan Referencing Condition*
- + *Standard Building Permit Condition*
- + *Standard Final Inspection/Certificate of Occupancy Condition*