City of Newton Planning and Development

Petition: #542-22

Special Permit/Site Plan Approval to construct a second three-car attached garage exceeding 700 sq. ft.

December 13, 2022
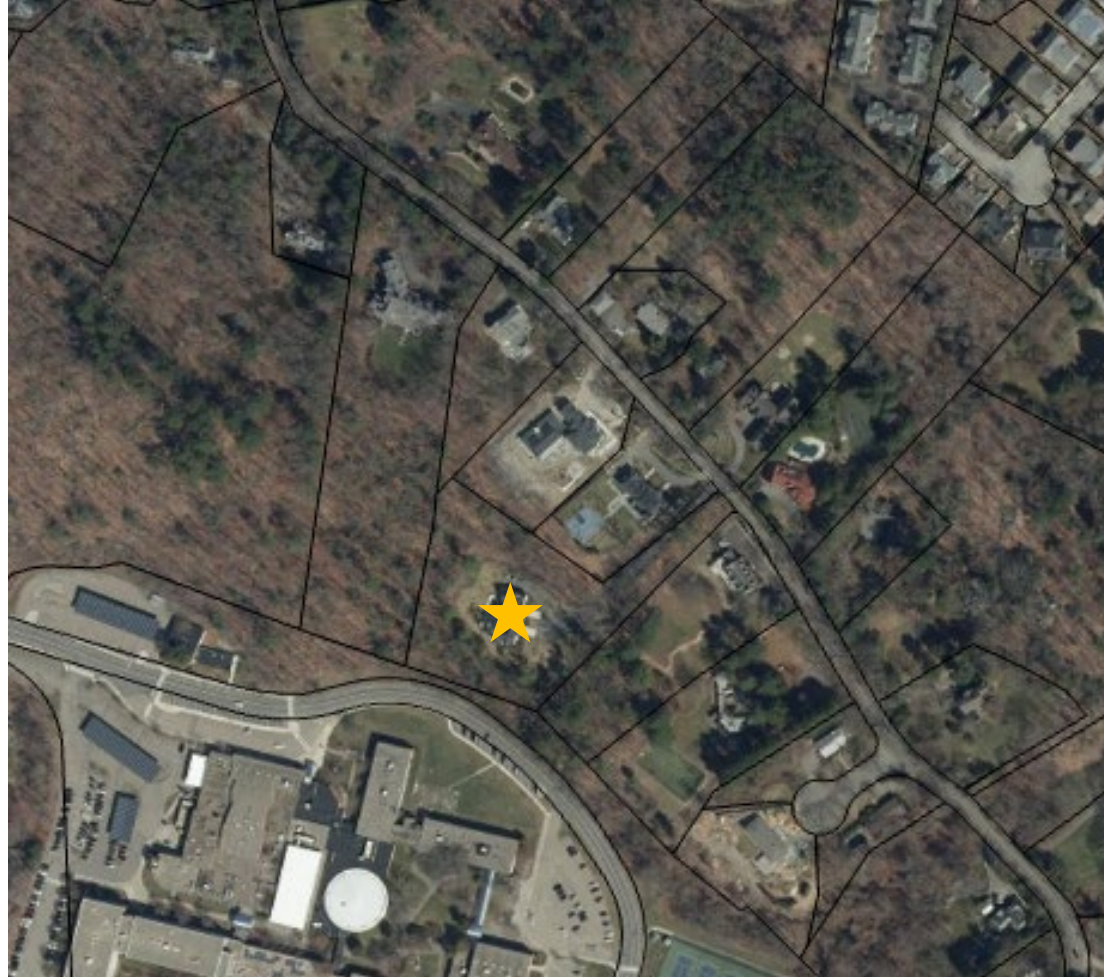

157 Dudley Road

Zoning Relief

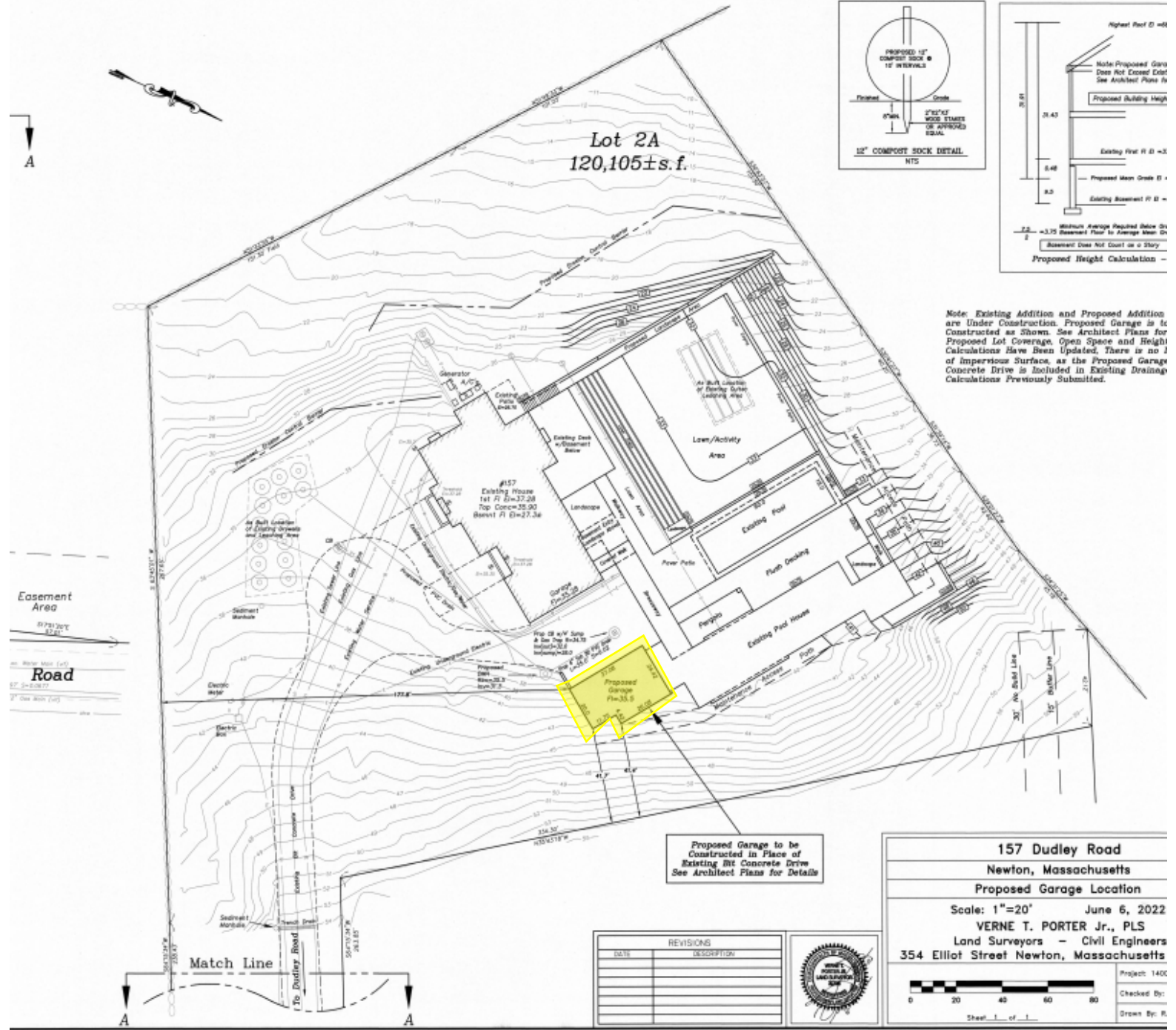| Zoning Relief Required		
Ordinance		Action Required
§3.4.4.E.1	To allow 1,454 square feet of total garage area in two separate attached garages accommodating six vehicles	S.P. per §7.3.3

Criteria to Consider

➢ The site in SR-1 is an appropriate location for the proposed second three-car attached garage exceeding 700 square feet. (§7.3.3.C.1)

➢ The proposed second three-car attached garage exceeding 700 square feet will adversely affect the neighborhood. (§7.3.3.C.2)

➢ The proposed second three-car attached garage exceeding 700 square feet 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)
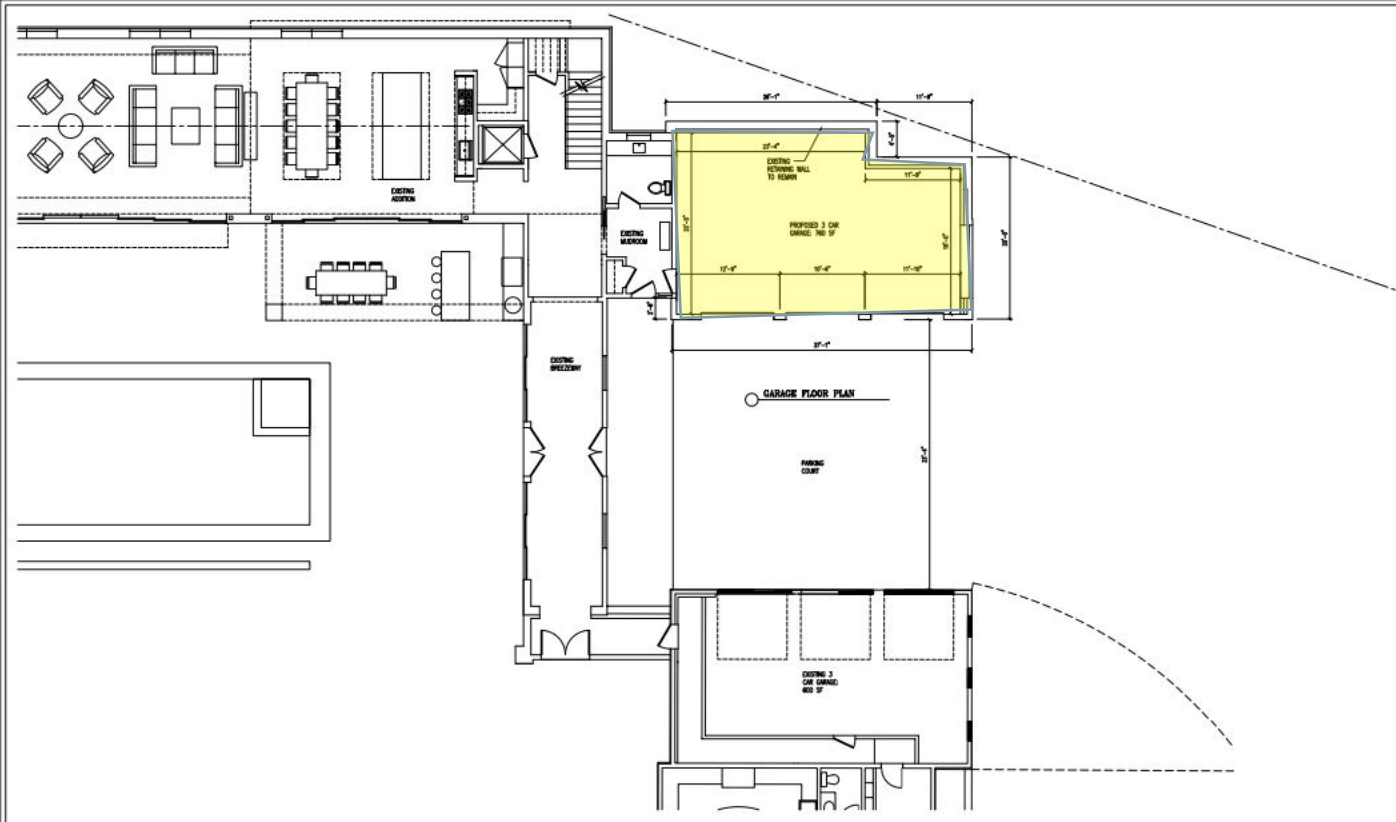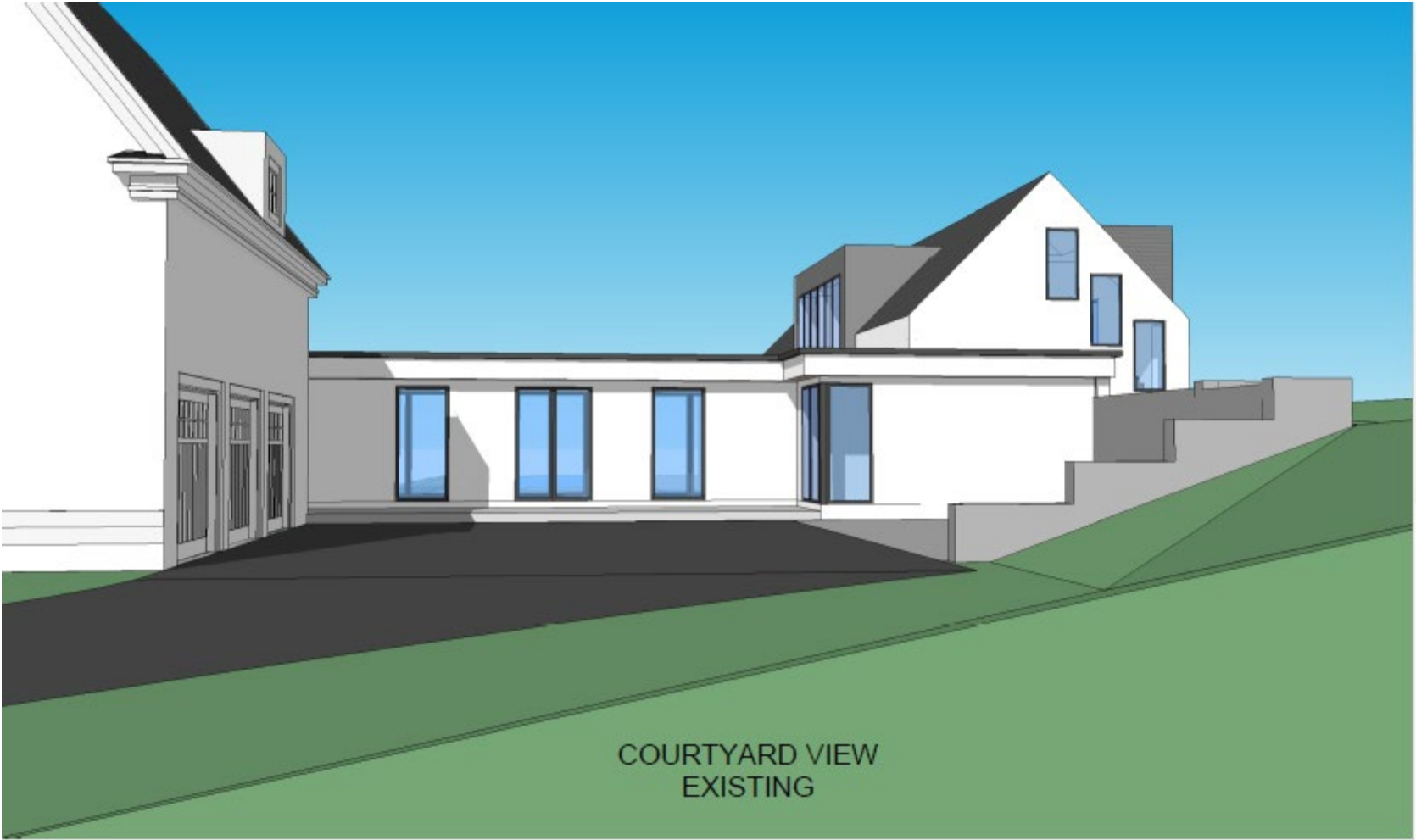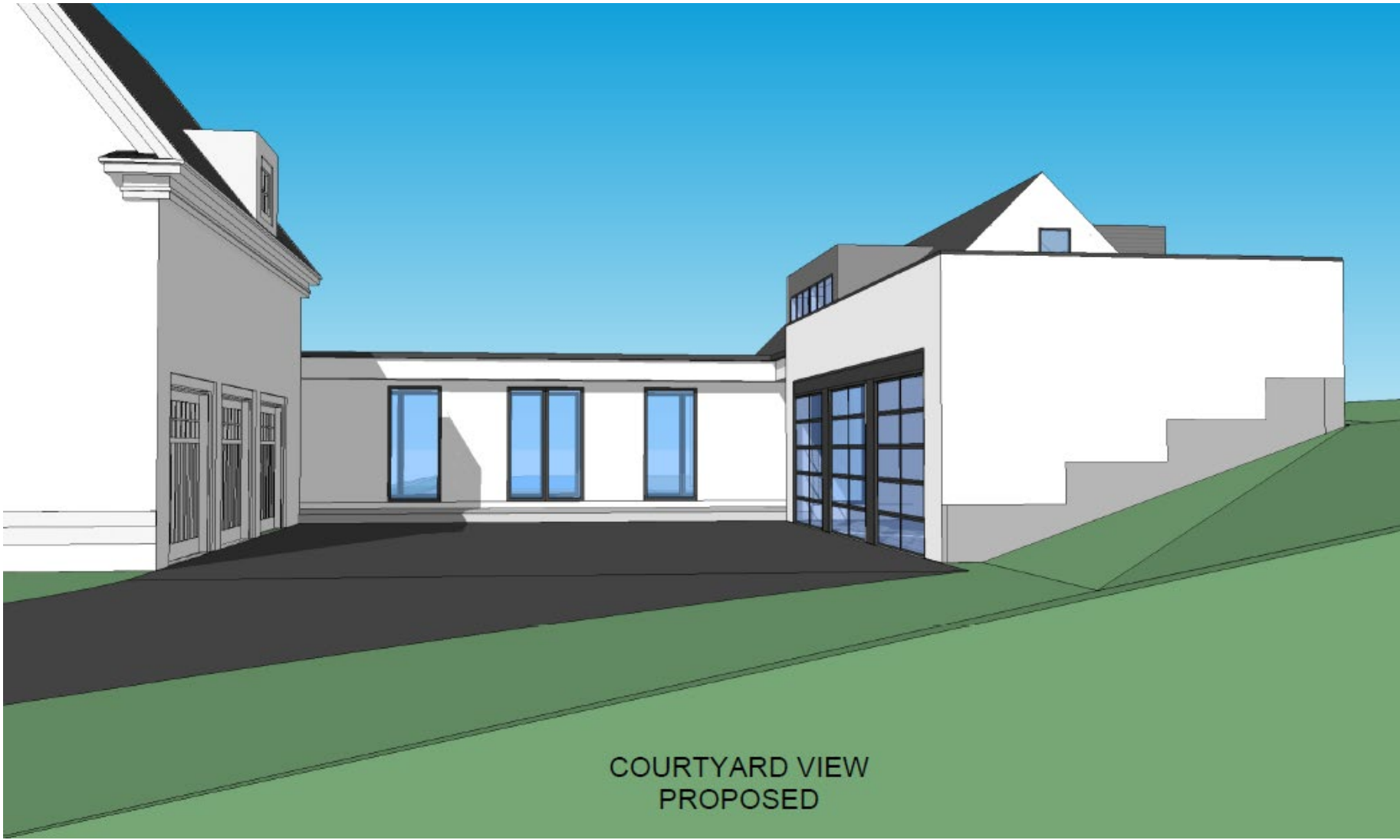
Aerial map

Site Plan

Lot 2A
120,105±s.f.

Easement Area

Road

Match Line

Note: Existing Addition and Proposed Addition are Under Construction. Proposed Garage is to Constructed as Shown. See Architect Plans for Proposed Lot Coverage, Open Space and Height Calculations Have Been Updated, There is no Impervious Surface, as the Proposed Garage Concrete Drive is Included in Existing Drainage Calculations Previously Submitted.

Proposed Garage to be Constructed in Place of Existing Bit Concrete Drive See Architect Plans for Details

157 Dudley Road
Newton, Massachusetts
Proposed Garage Location

Scale: 1"=20'   June 6, 2022
VERNE T. PORTER Jr., PLS
Land Surveyors — Civil Engineers
354 Elliot Street Newton, Massachusetts

REVISIONS
DATE | DESCRIPTION

0   20   40   60   80

Proposed Height Calculation

5

Garage Plan

Existing courtyard

COURTYARD VIEW
EXISTING

Proposed courtyard

COURTYARD VIEW
PROPOSED

Birdseye rendering

Findings

1. The specific site is an appropriate location for the second three-car attached garage exceeding 700 square feet because it is screened from the street and is located on existing impervious area. (§7.3.3.C.1, §3.1.3, §3.1.9).
2. The proposed second three-car attached garage exceeding 700 square feet will not adversely affect the neighborhood because the garage exceeds the required setbacks, remains below the maximum floor area ratio, and will not be visible from a public way . (§7.3.3.C.2, §3.1.3, §3.1.9).
3. There will not be a nuisance or serious hazard to vehicles or pedestrians because the existing driveway location is being maintained (§7.3.3.C.3, §3.1.3, §3.1.9).
4. Access to the sites over streets is appropriate for the types and number of vehicles involved (§7.3.3.C.4, §3.1.3, §3.1.9).

Conditions

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