

# City of Newton Planning and Development

Petition: #504-22

**Special Permit/Site Plan Approval to** raze the existing single-story dwelling at 15 Algonquin Rd and construct five single-family attached dwellings with reduced setbacks, which exceeds the maximum lot coverage, a retaining wall greater than 4 feet in height within a setback and to allow parking dimensional relief

*December 6, 2022*



**71 Commonwealth Ave**

# Zoning Relief

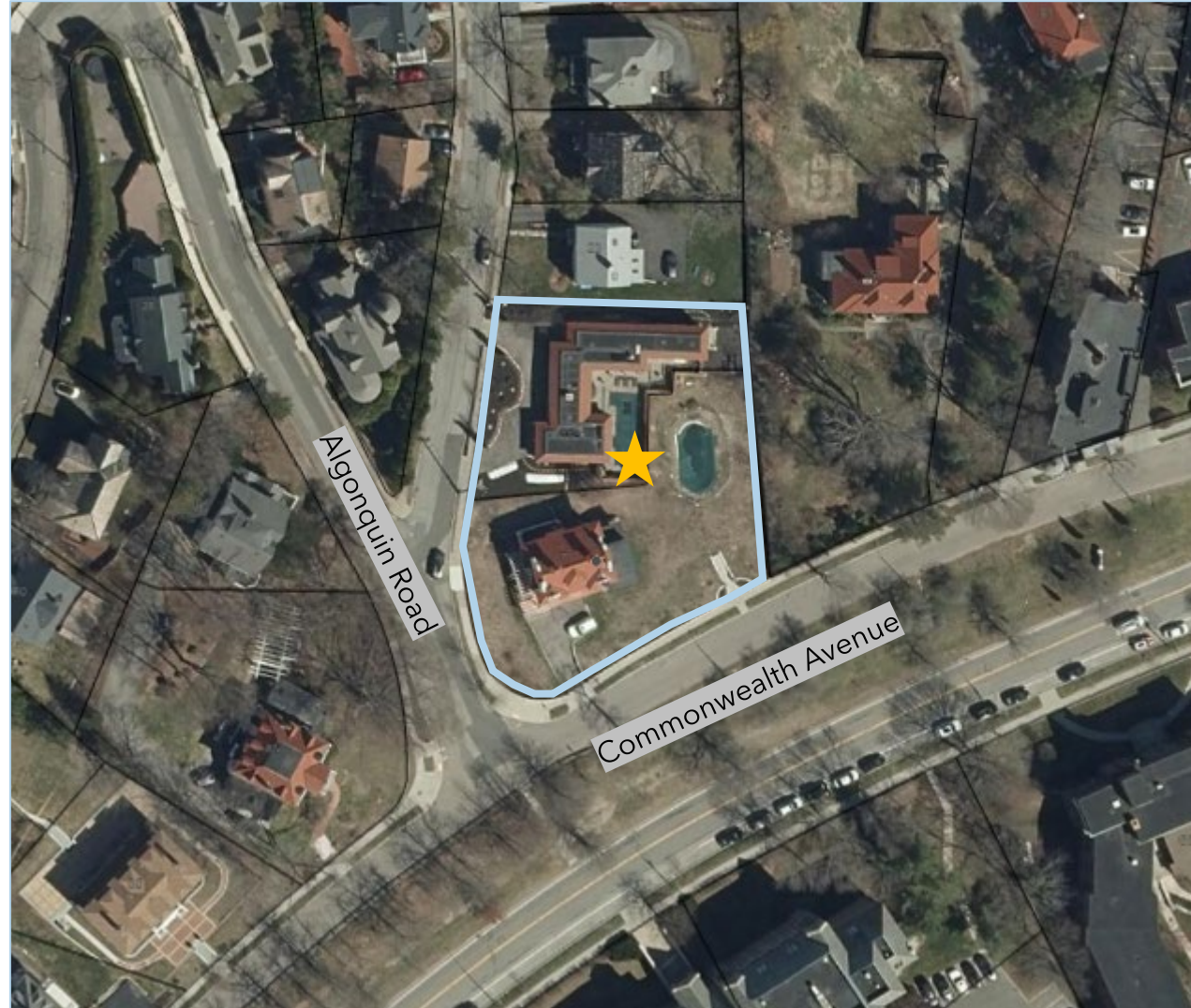
<b>Zoning Relief Required</b>		
<i>Ordinance</i>	<i>Requested Relief</i>	<i>Action Required</i>
§3.4.1	To allow attached single-family dwellings	S.P. per §7.3.3
§3.2.4 §6.2.3.B.1	To allow reduced front setback	S.P. per §7.3.3
§3.2.4 §6.2.3.B.1	To allow reduced rear setback	S.P. per §7.3.3
§3.2.4	To exceed maximum lot coverage	S.P. per §7.3.3
§5.1.8.B.6 §5.1.13	To allow restricted end stalls	S.P. per §7.3.3
§5.1.8.D.1 §5.1.13	To allow a driveway with 19.9 feet in width	S.P. per §7.3.3
§6.2.3.B.2	To allow a driveway within 10 feet of the rear lot line and parking within 20 feet of the front and rear lot lines	S.P. per §7.3.3
§5.4.2	To allow a retaining wall exceeding four feet in height within a setback	S.P. per §7.3.3

# Criteria to Consider

When reviewing this request, the Council should consider:

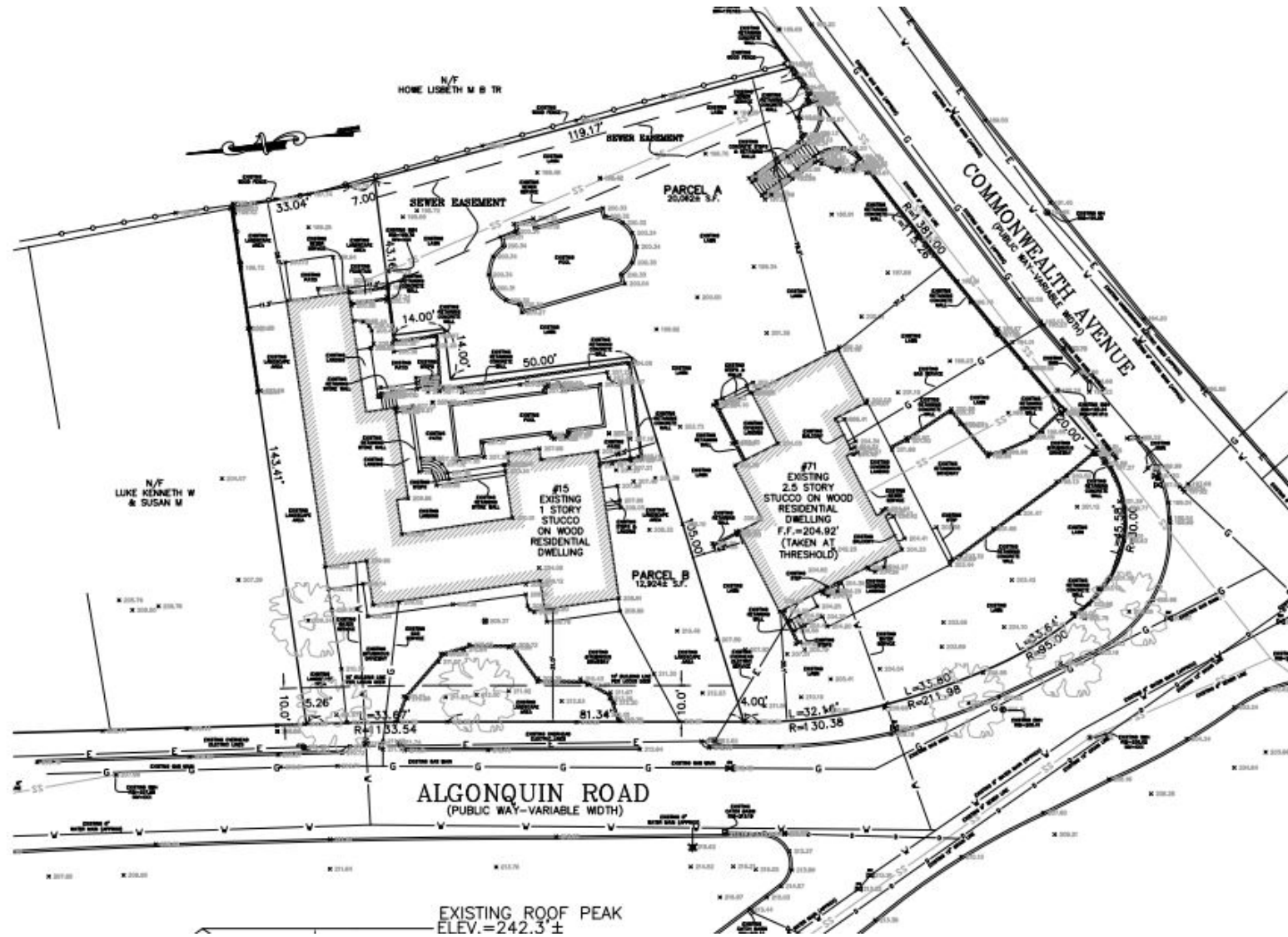
- The site in MR-1 is an appropriate location for the proposed six single-family attached dwellings in four structures which require relief for front and rear setbacks, substandard driveway width and maneuvering space, exceeding the maximum lot coverage, and to allow a retaining wall exceeding four feet in height within a setback
- The proposed six single-family attached dwellings in four structures which require relief for front and rear setbacks, substandard driveway width and maneuvering space, exceeding the maximum lot coverage, and to allow a retaining wall exceeding four feet in height within a setback will adversely affect the neighborhood. There will be no nuisance or serious hazard to vehicles or pedestrians.
- The proposed six single-family attached dwellings in four structures which require relief for front and rear setbacks, substandard driveway width and maneuvering space, exceeding the maximum lot coverage, and to allow a retaining wall exceeding four feet in height within a setback 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. (§7.3.3.C.4)
- Literal compliance with the provisions of §6.2.3.B.2 to allow a driveway within 10 feet of the rear lot line and parking within 20 feet of the front and rear lot lines, restricted end stalls, and a driveway with 19.9 feet in width 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



# Site Plan

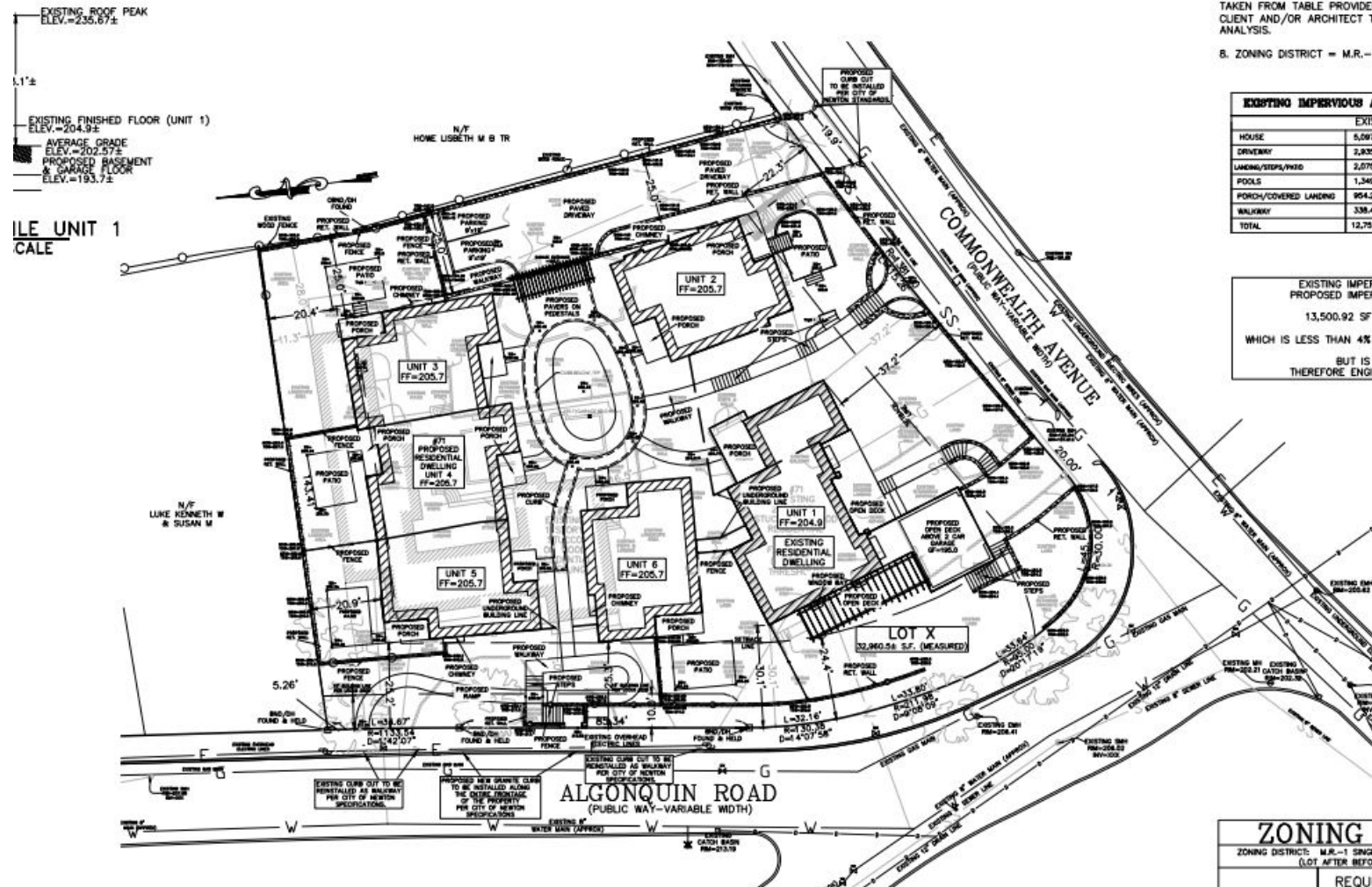
Existing



# Site Plan

## Proposed

THEREFORE PROPOSED BASEMENT MEETS DEFINITION OF BASEMENT



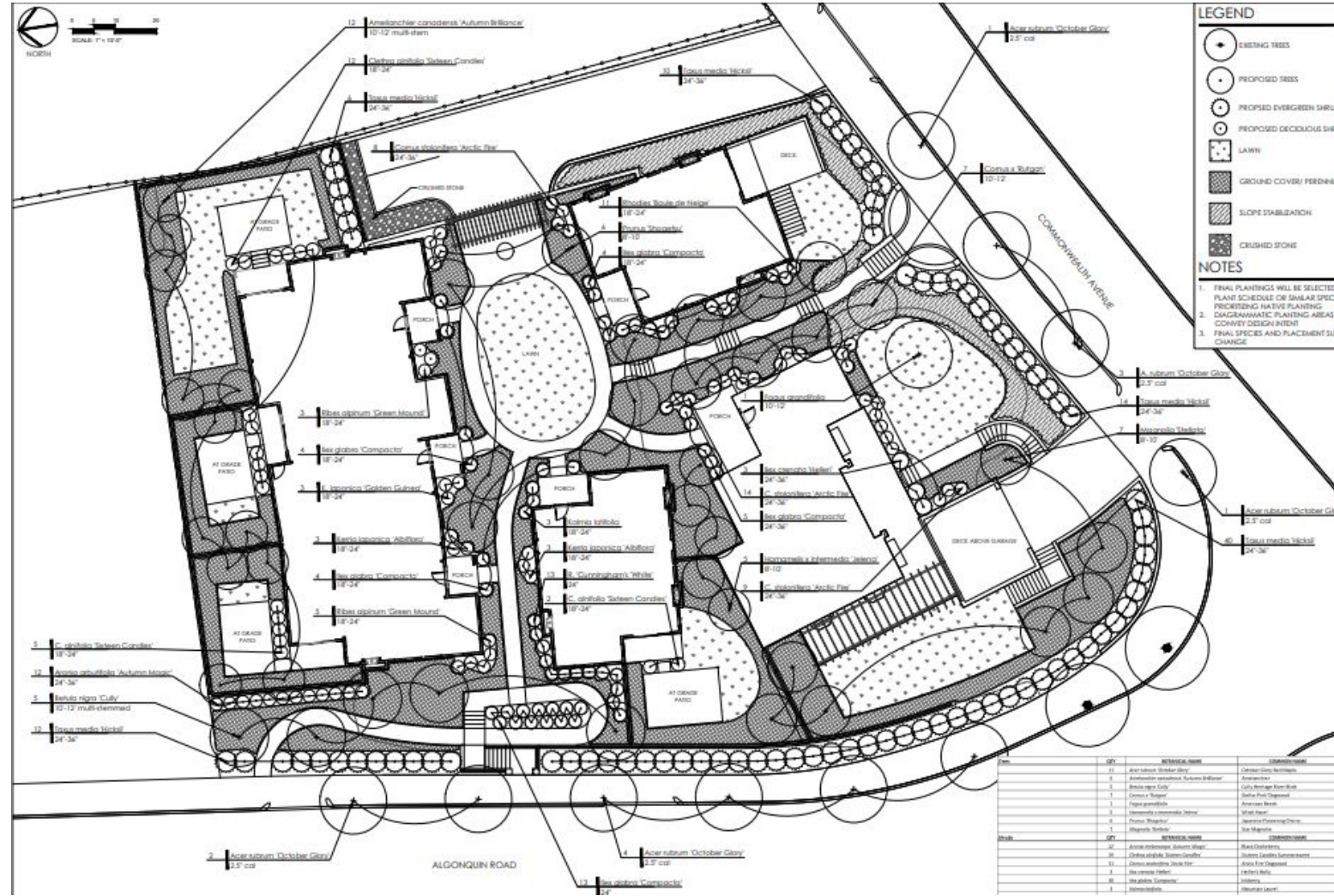
6. FIRST FLOOR ELEVATIONS ARE TAKEN FROM THE CITY OF NEWTON RECORDS.
7. NO RESPONSIBILITY IS TAKEN FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT AND/OR ARCHITECT TO VERIFY ANALYSIS.
8. ZONING DISTRICT = M.R.-1 (LOT C)

EXISTING IMPERVIOUS AREA	
	EXISTING
HOUSE	5,097.87 S.F.
DRIVEWAY	2,835.73 S.F.
LANING/STEPS/PATIO	2,075.59 S.F.
POOLS	1,349.78 S.F.
PORCH/COVERED LANING	954.23 S.F.
WALKWAY	338.41 S.F.
TOTAL	12,751.61 S.F.

EXISTING IMPERVIOUS AREA  
13,500.92 SF - 12,751.61 SF  
WHICH IS LESS THAN 4% (=1,318.4 SF)  
BUT IS MORE THAN 4% THEREFORE ENGINEERING ANALYSIS IS REQUIRED.

ZONING LEGEND	
ZONING DISTRICT: M.R.-1 SINGLE FAMILY RESIDENTIAL (LOT AFTER BEFORE 12/07/21)	
	REQUIRED
MIN. AREA	15,000 S.F.
MIN. FRONTAGE	80'
MIN. YARD FRONT COMMONWEALTH AVE	25'
MIN. YARD FRONT ALGONQUIN RD	25'
SIDE	25'

# Landscape Plan



# Proposed Elevation

Commonwealth Avenue (existing dwelling and Unit 2)





# Proposed Elevation

Algonquin Road (side of Units 3, 4, and 5 and front of unit 6)



# Proposed Elevation

Courtyard elevation for Units 3, 4, and 5

