

City of Newton Planning and Development

Petition: #448-22

Special Permit/Site Plan Approval to allow a three-story structure with 36 feet in height; to allow an FAR of 1.48; to vertically extend a nonconforming front setback; to waive **8** parking stalls and to allow assigned parking

January 10, 2023



1 Jackson St

Zoning Relief

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§4.1.2.B.3 §4.1.3	Request to allow a three-story structure with 36 feet in height	S.P. per §7.3.3
§4.1.3	Request to allow an FAR of 1.48	S.P. per §7.3.3
§4.1.3 §7.8.2.C.2	Request to vertically extend a nonconforming front setback	S.P. per §7.3.3
§5.1.4 §5.1.13	Request to waive 8 parking stalls	S.P. per §7.3.3
§5.1.3.E §5.1.13	Request to allow assigned parking	S.P. per §7.3.3

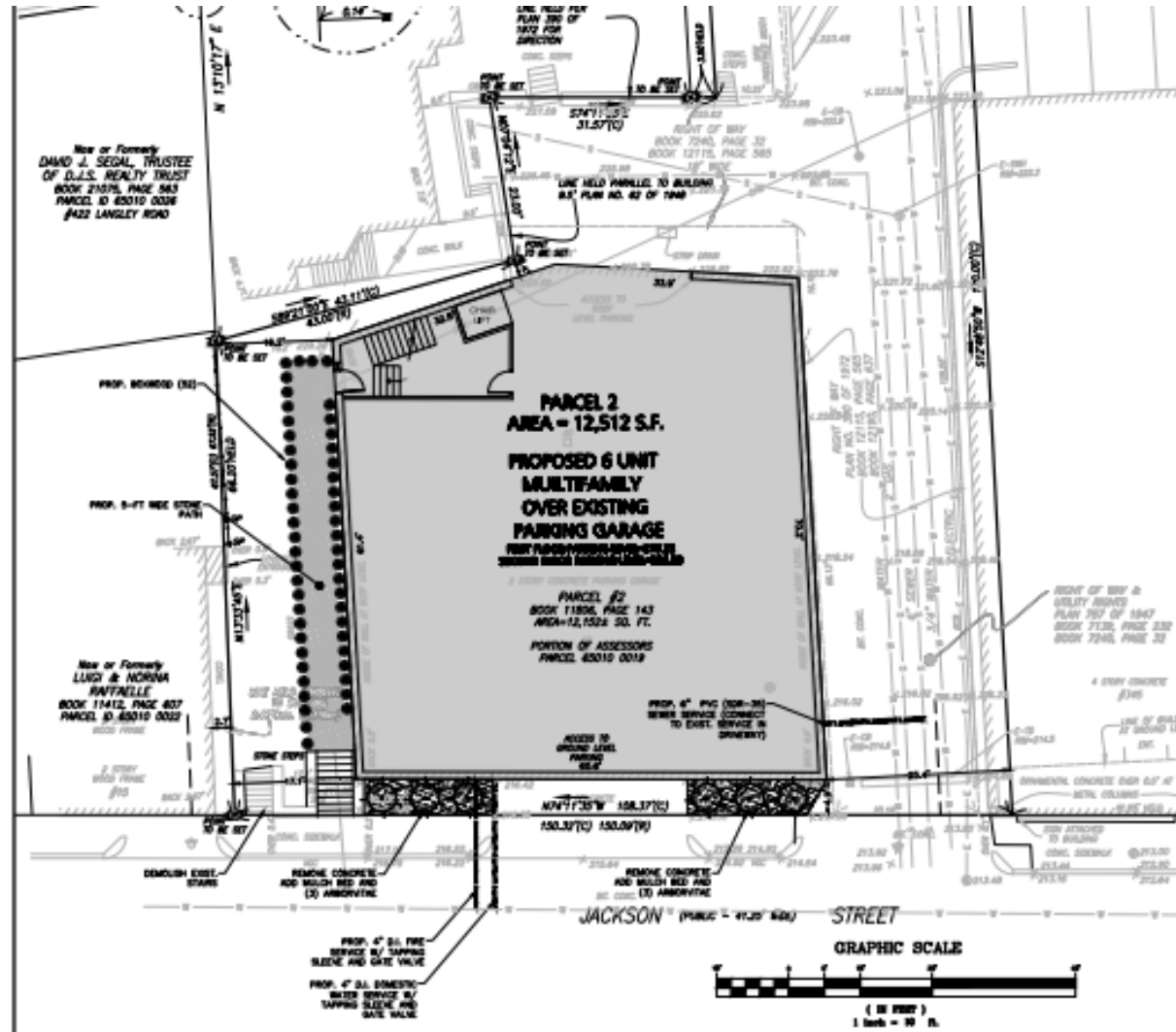
Plan Revisions

- **Proposing 6 residential units over existing parking facility (previously 4)**
 - As a result, additional waiver needed for a waiver of 8 parking stalls total
- Additional landscaping
- Side door added

Initially submitted site plan



Revised site plan

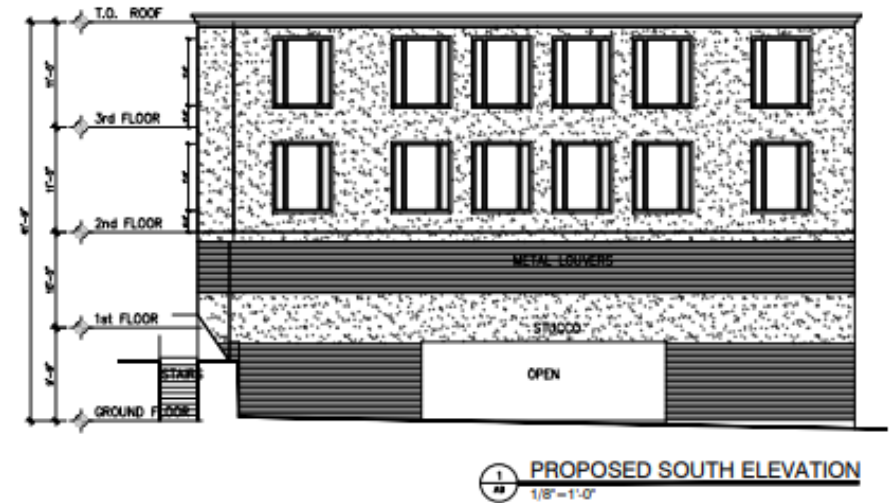


Front elevation

(south)



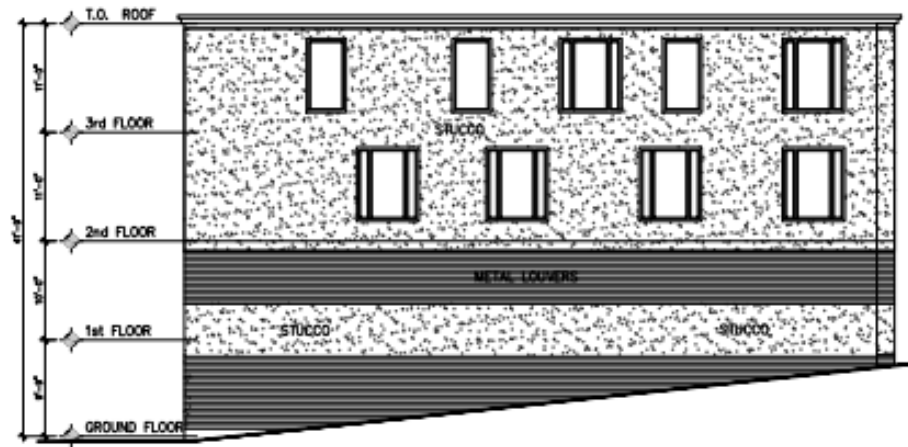
Original



Revised

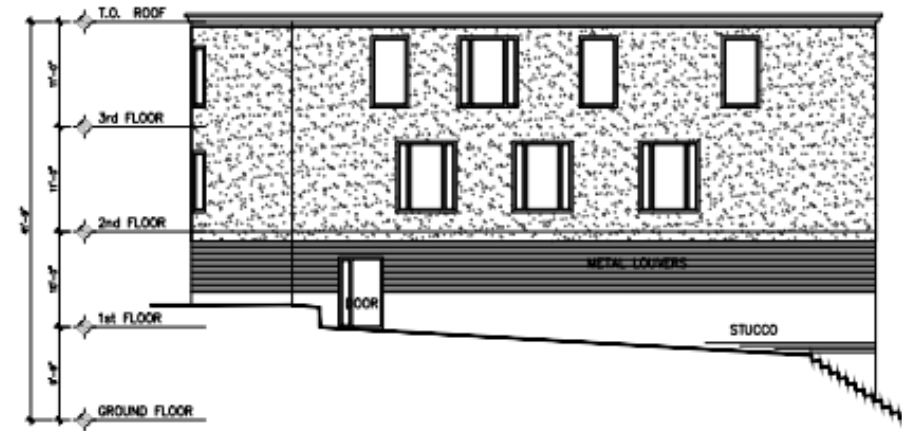
Side elevation

East elevation



PROPOSED EAST ELEVATION
1/8" = 1'-0"

West elevation



PROPOSED WEST ELEVATION
1/8" = 1'-0"

Rear elevation

(north, main residential entrance)



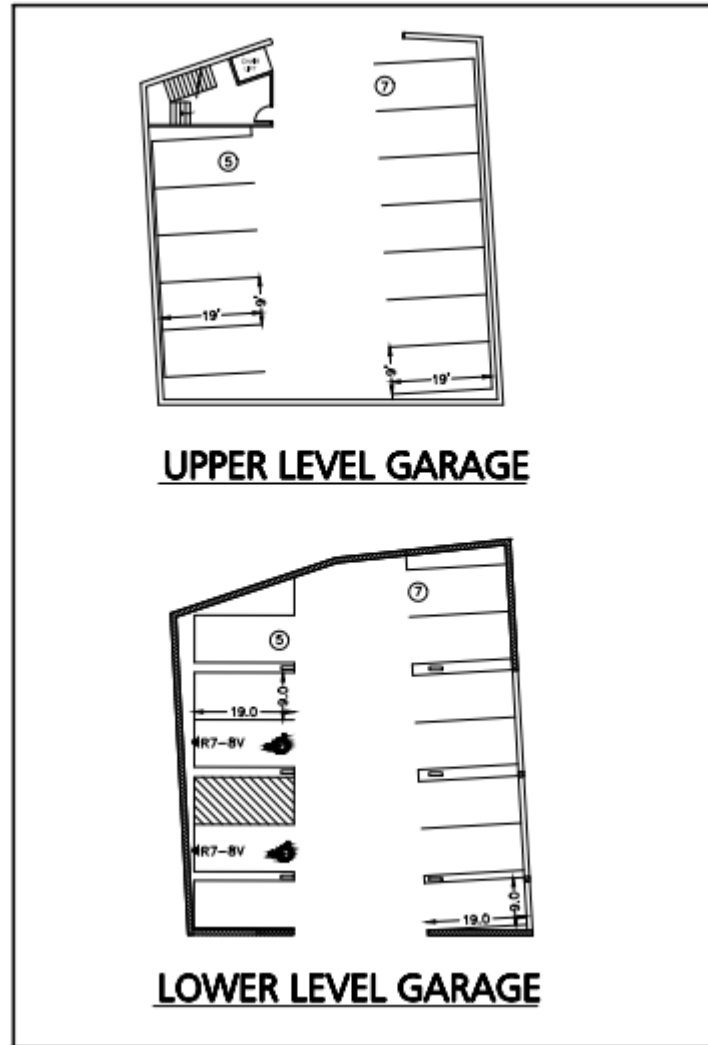
Original



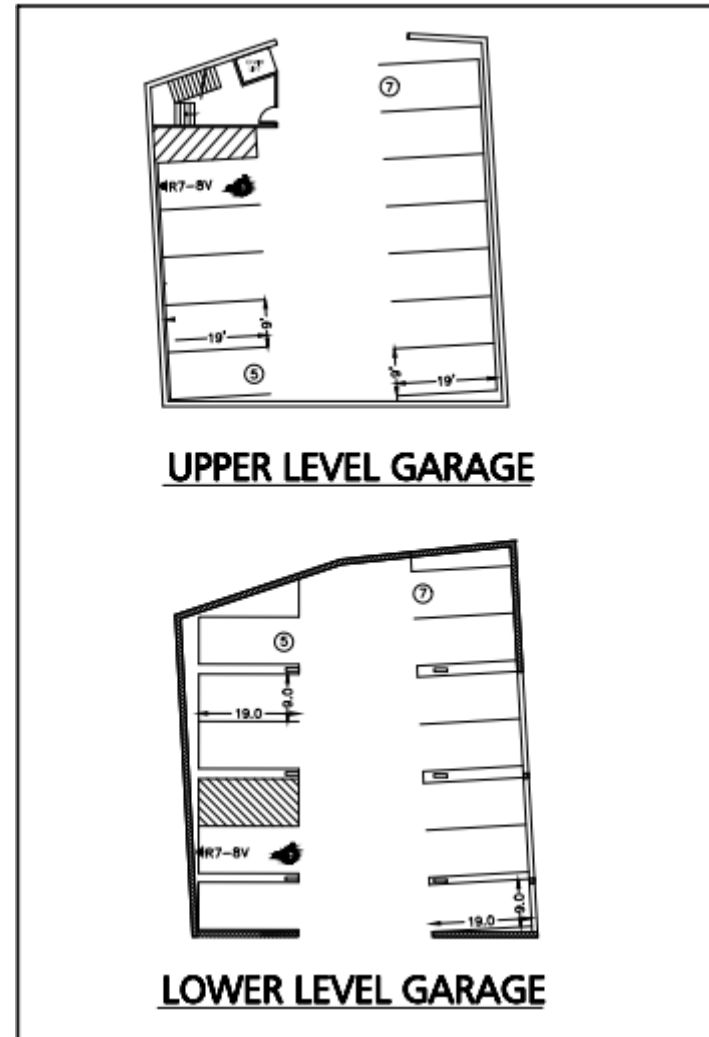
3
25 PROPOSED NORTH ELEVATION
1/8"=1'-0"

Revised

Revised accessible parking



Original parking plan



Revised parking plan