

City of Newton Planning and Development

Petition: #560-22

Special Permit/Site Plan Approval to subdivide the current lot into two, with one single-family dwelling on each lot

January 10, 2023



19 Staniford Street

Zoning Relief

Zoning Relief Required		
<i>Ordinance</i>	<i>Site</i>	<i>Action Required</i>
§3.1.5 §3.1.10	Request to allow a rear lot subdivision	S.P. per §7.3.3
§1.5.6	Request to exceed maximum build factor	S.P. per §7.3.3
§3.1.5 §3.1.10.B.3.a	Request to reduce the front setback	S.P. per §7.3.3

Criteria to Consider

When reviewing this request, the Council should consider:

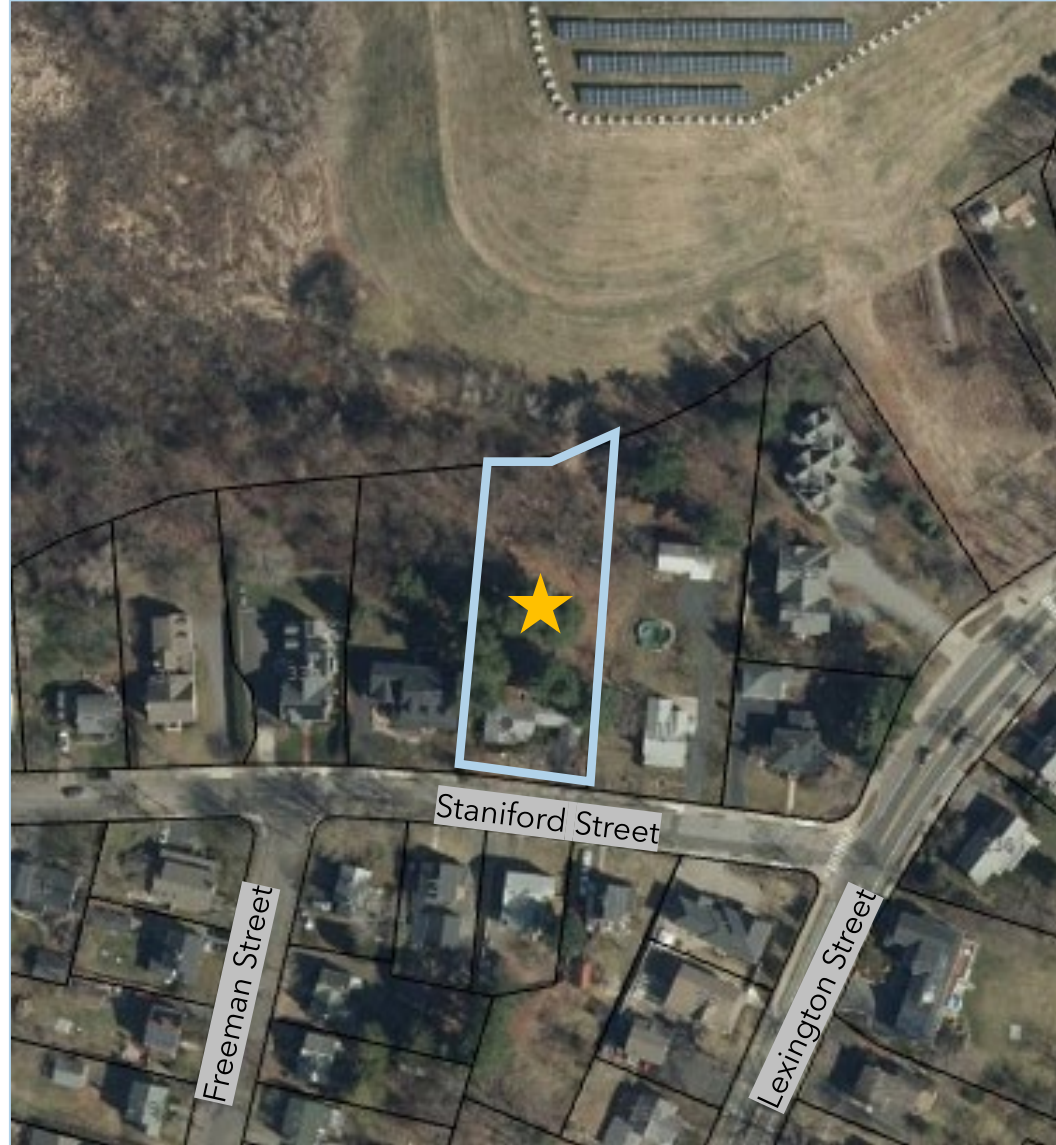
- The specific site is an appropriate location for the proposed rear lot subdivision with a reduced front setback and which exceeds the maximum build factor (§7.3.3.C.1);
- The rear lot subdivision with a reduced front setback and which exceeds the maximum build factor as developed and operated will not adversely affect the neighborhood, (§7.3.3.C.2);
- There would be no 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)

Criteria to Consider

When reviewing this request, the Council should consider the following which are specific to rear lot subdivisions:

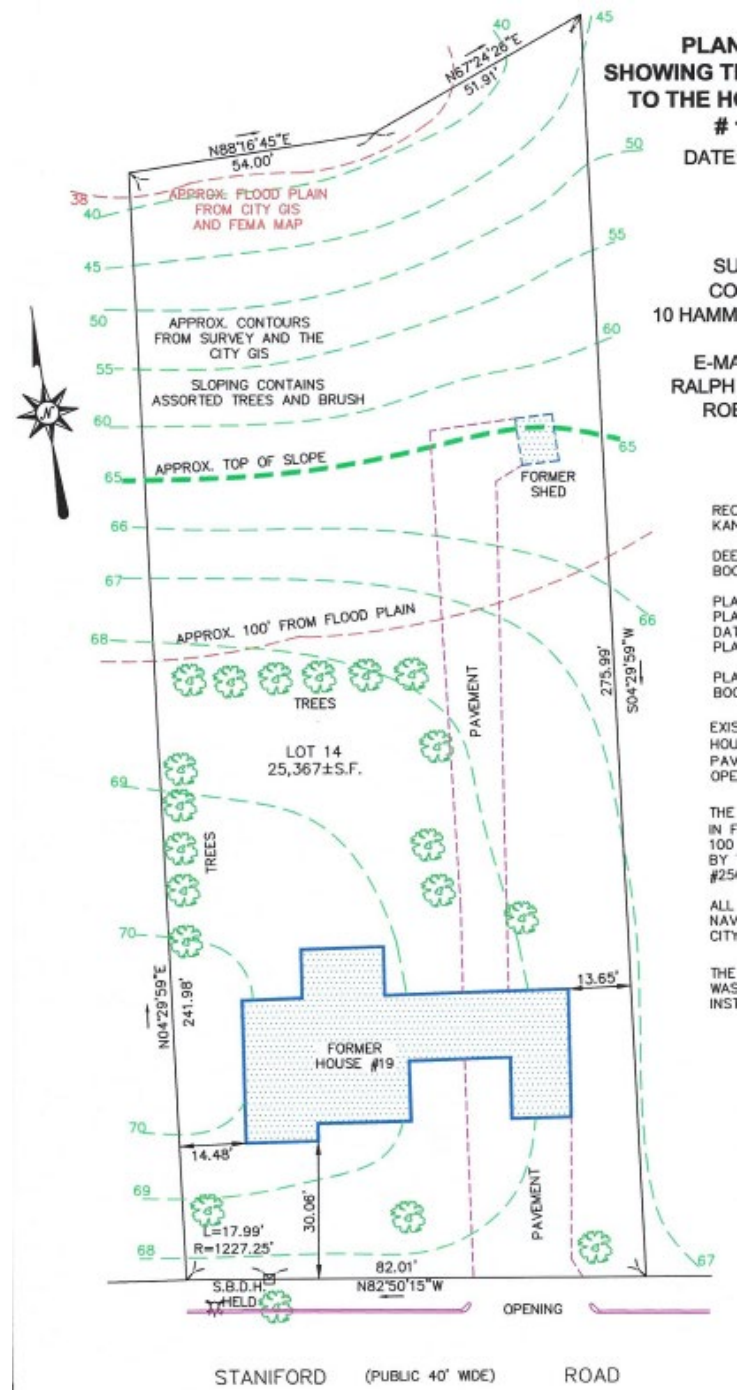
- Whether the proposed buildings or structures exceed the respective average height of abutting residential buildings and any structures used for accessory purposes (§7.3.4.B.1);
- The scale of proposed buildings or structures in relation to adjacent residential buildings and structures used for accessory purposes and in relation to the character of the neighborhood (§7.3.4.B.2);
- Topographic differentials, if any, between proposed buildings or structures and adjacent residential buildings and any structures used for accessory purposes (§7.3.4.B.3);
- Proposed landscape screening (§7.3.4.B.4);
- Adequacy of vehicular access, including, but not limited to fire and other public safety equipment, with emphasis on facilitating common driveways (§7.3.4.B.5);
- Whether any historic or conservation public benefit is provided or advanced by the proposed development (§7.3.4.B.6);
- Whether the location of structures used for accessory purposes or mechanical equipment, including but not limited to free-standing air conditioning units or compressors, on the new rear lot or on abutting lots will negatively impact either the proposed rear lot development or abutting property (§7.3.4.B.7);
- Siting of the proposed buildings or structures with reference to abutting residential buildings or any structures used for accessory purposes (§7.3.4.B.8); and
- Impact of proposed lighting on the abutting properties (§7.3.4.B.9).

Aerial Map



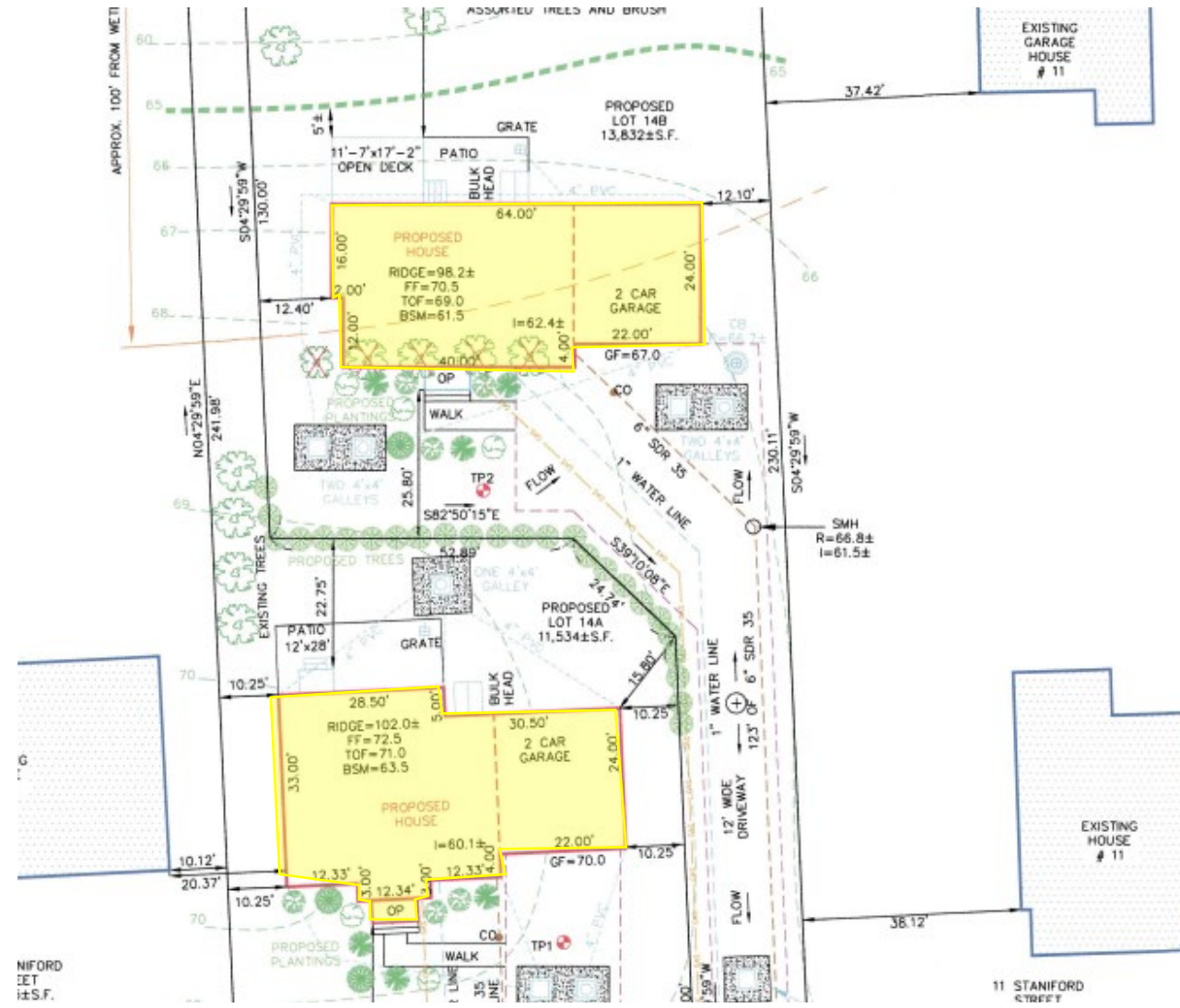
Site Plan

Existing



Site Plan

Proposed



Proposed Elevations

Front lot



Proposed Elevations

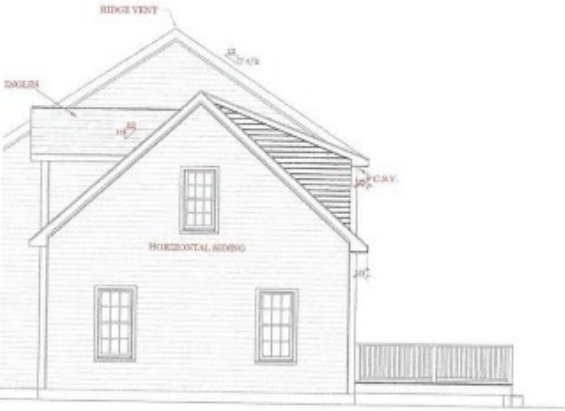
Rear lot



FRONT ELEVATION
SQ. FT. = 2208



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

Landscape Plan

