

City of Newton Planning and Development

Petition #562-22

Special Permit/Site Plan Approval to construct a first-floor study and accessory apartment with additional living space above

January 10, 2023



28 Putnam Street

Zoning Relief

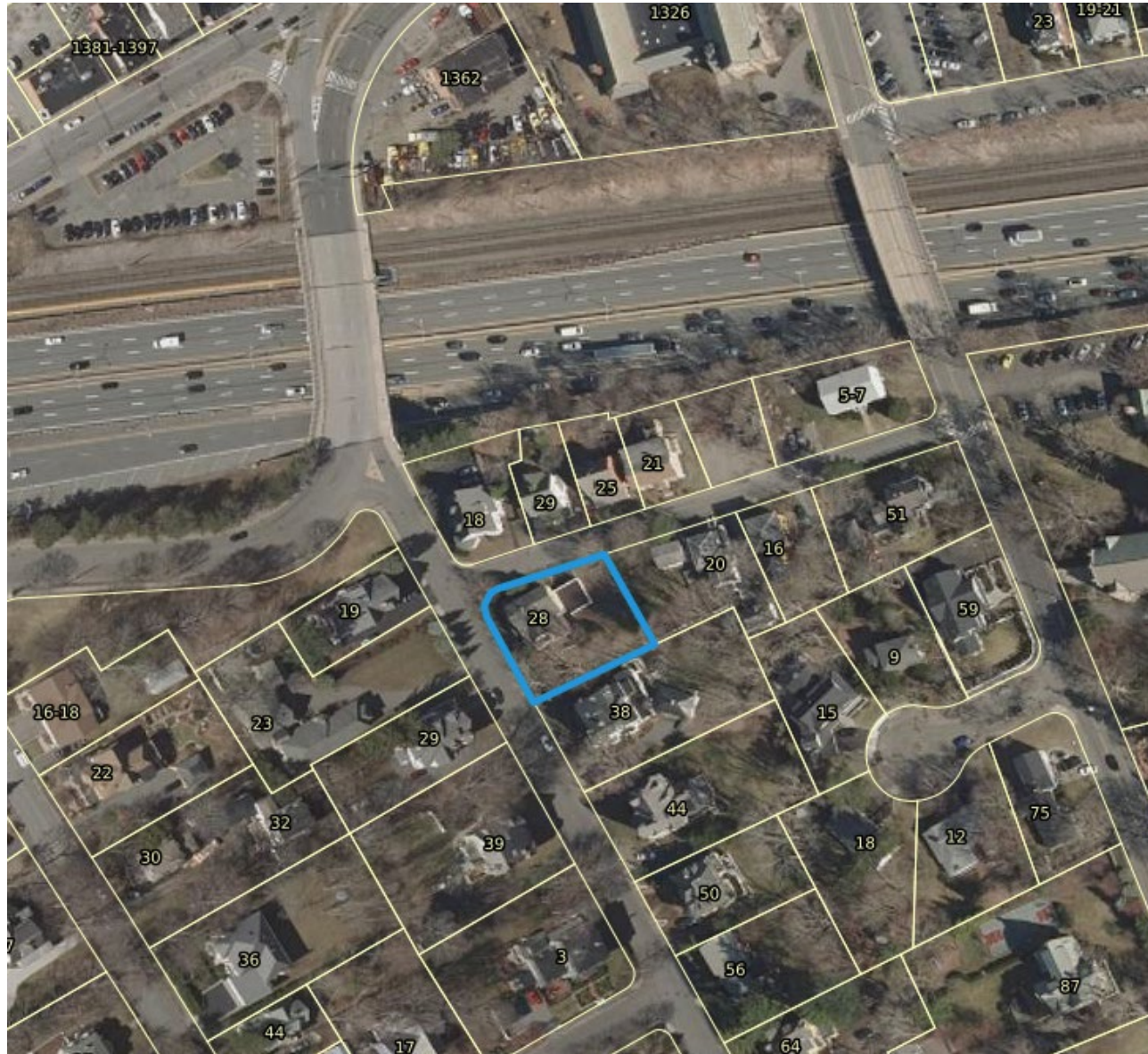
Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §3.1.9	To exceed FAR	S.P. per §7.3.3

Criteria to Consider

When reviewing this request, the Council should consider:

- the proposed structure with a floor area ratio of 0.43 where 0.36 is the maximum allowed by-right is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood (§3.1.3, §3.1.9)

Aerial Map



Zoning

ATTACHMENT B

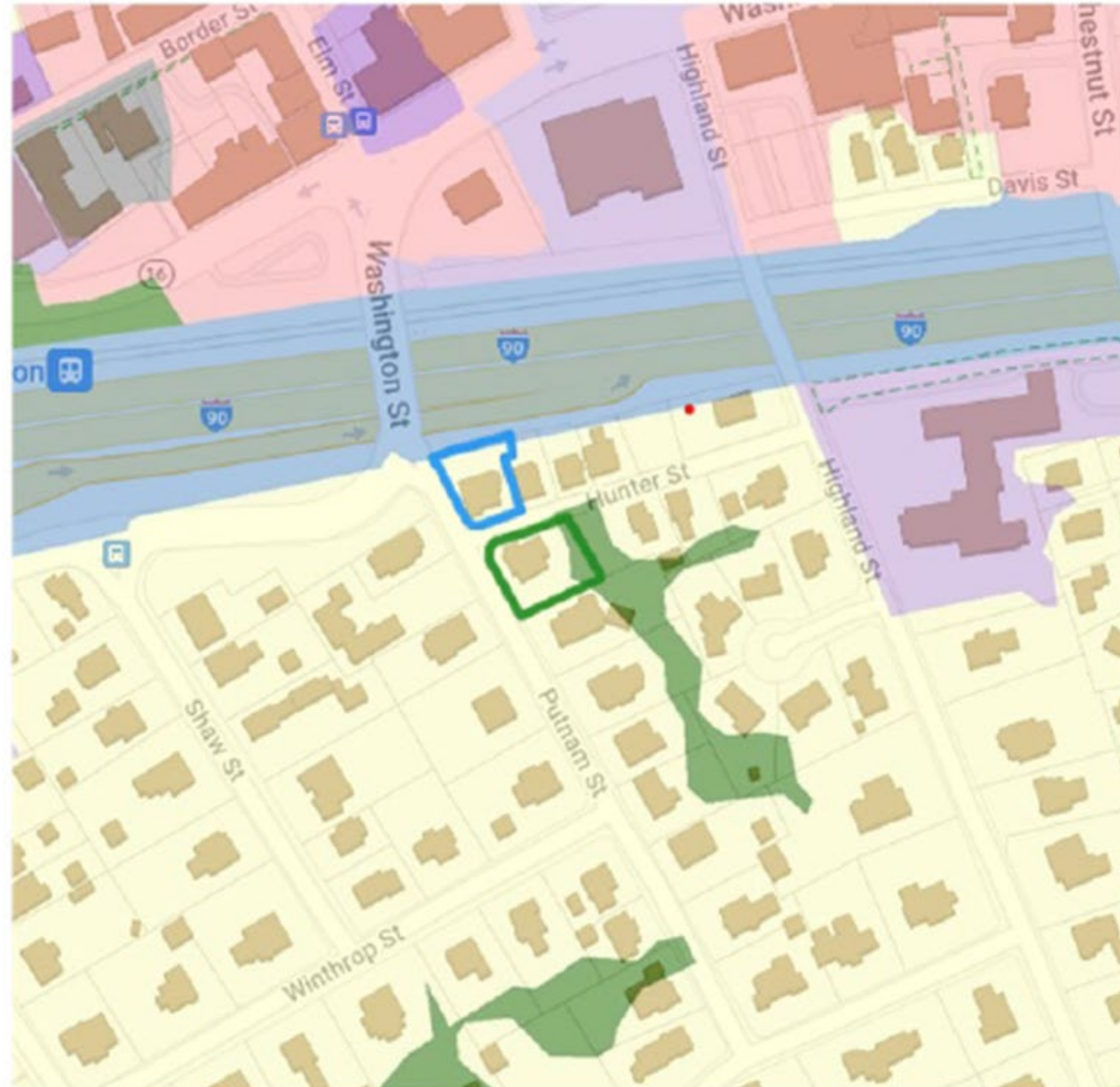
Zoning

28 Putnam Street



- Zoning**
- Single Residence 1
 - Single Residence 2
 - Single Residence 3
 - Multi Residence 1
 - Multi Residence 2
 - Multi Residence 3
 - Multi Residence 4
 - Business 1
 - Business 2
 - Business 4
 - Business 5
 - Limited Manufacturing
 - Manufacturing
 - Mixed Use 1
 - Mixed Use 2
 - Mixed Use 3
 - Mixed Use 4
 - Open Space/Recreation
 - Public Use

Land Use



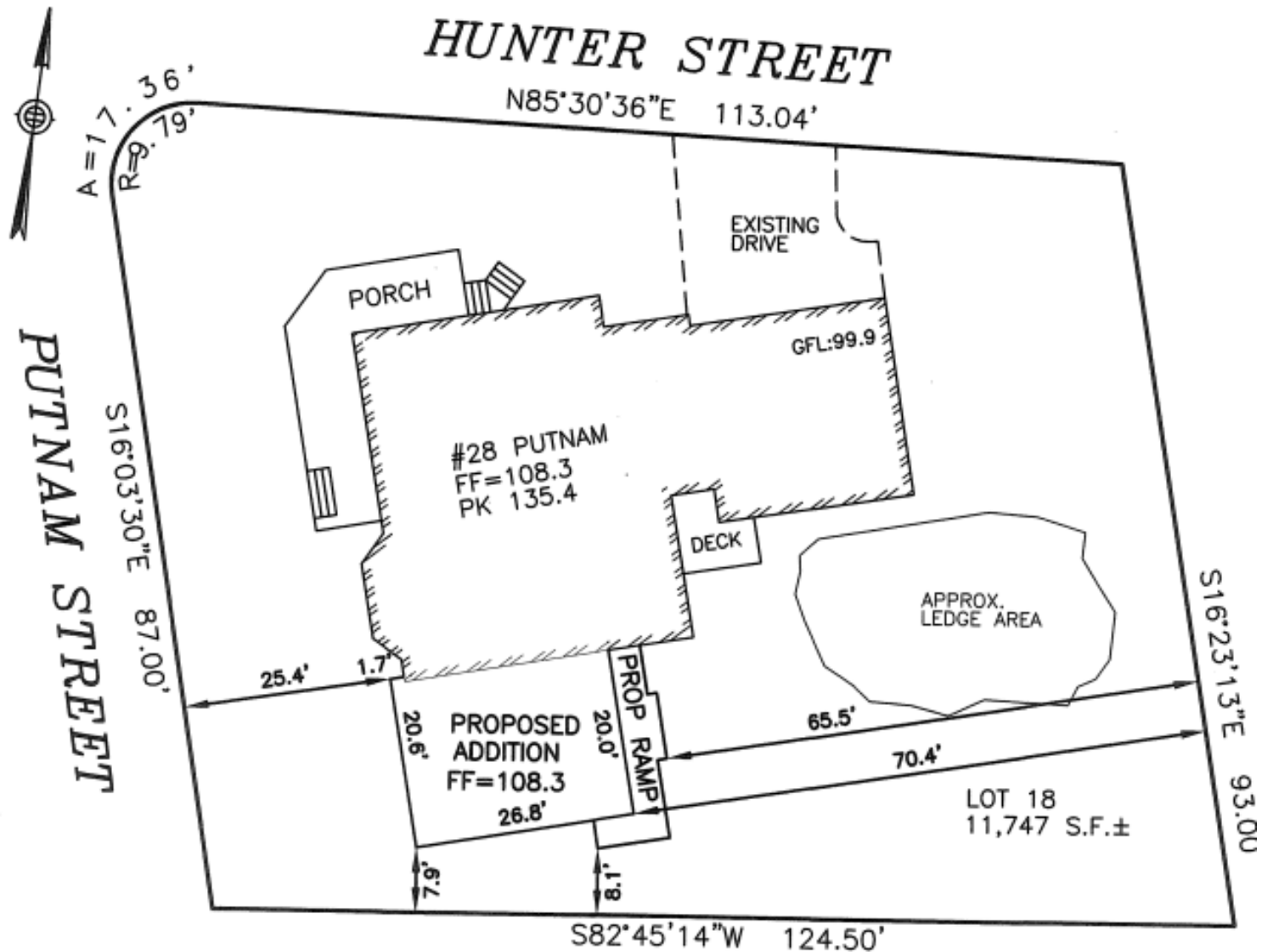
ATTACHMENT A

Land Use

28 Putnam Street

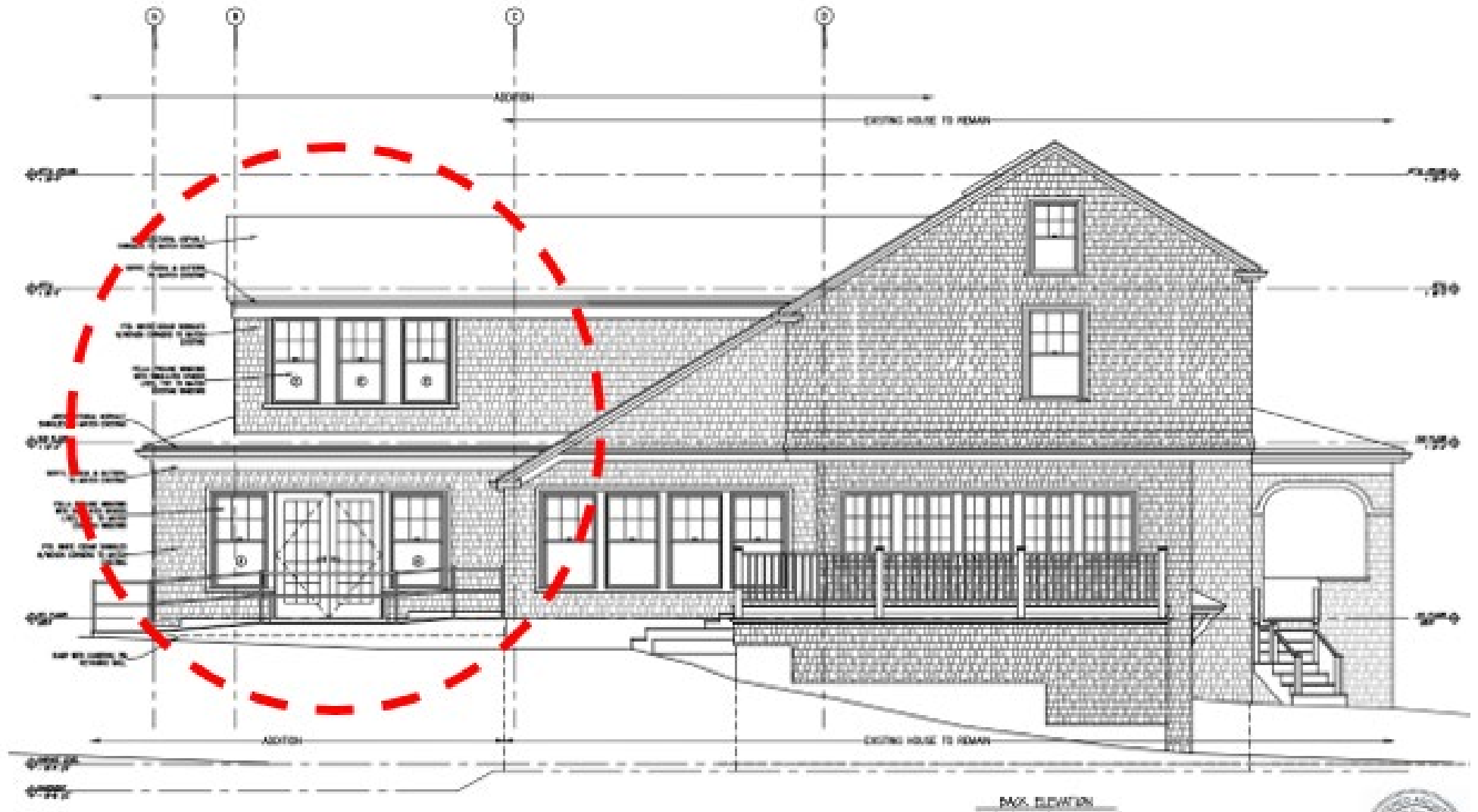
- Brushland/Successional; Forest
- Cemetery
- Commercial
- Wetlands
- Agricultural
- Recreation
- Residential
- Industrial
- Junkyard; Waste Disposal
- Mining
- Open Land; Transitional
- Powerline/Utility
- Transportation
- Urban Public/Institutional
- Water

Site Plan- Proposed



Elevations

Proposed Elevations- Rear (east)



Photos



Findings

- the proposed expanded dwelling with an increased floor area ratio (FAR) of 0.43 where 0.35 exists and 0.36 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)

Conditions

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