

City of Newton Planning and Development

Petition #563-22

Special Permit/Site Plan Approval to
raze the existing two-family dwelling
and construct a two-unit dwelling

January 10, 2023



219 Melrose Street

Zoning Relief

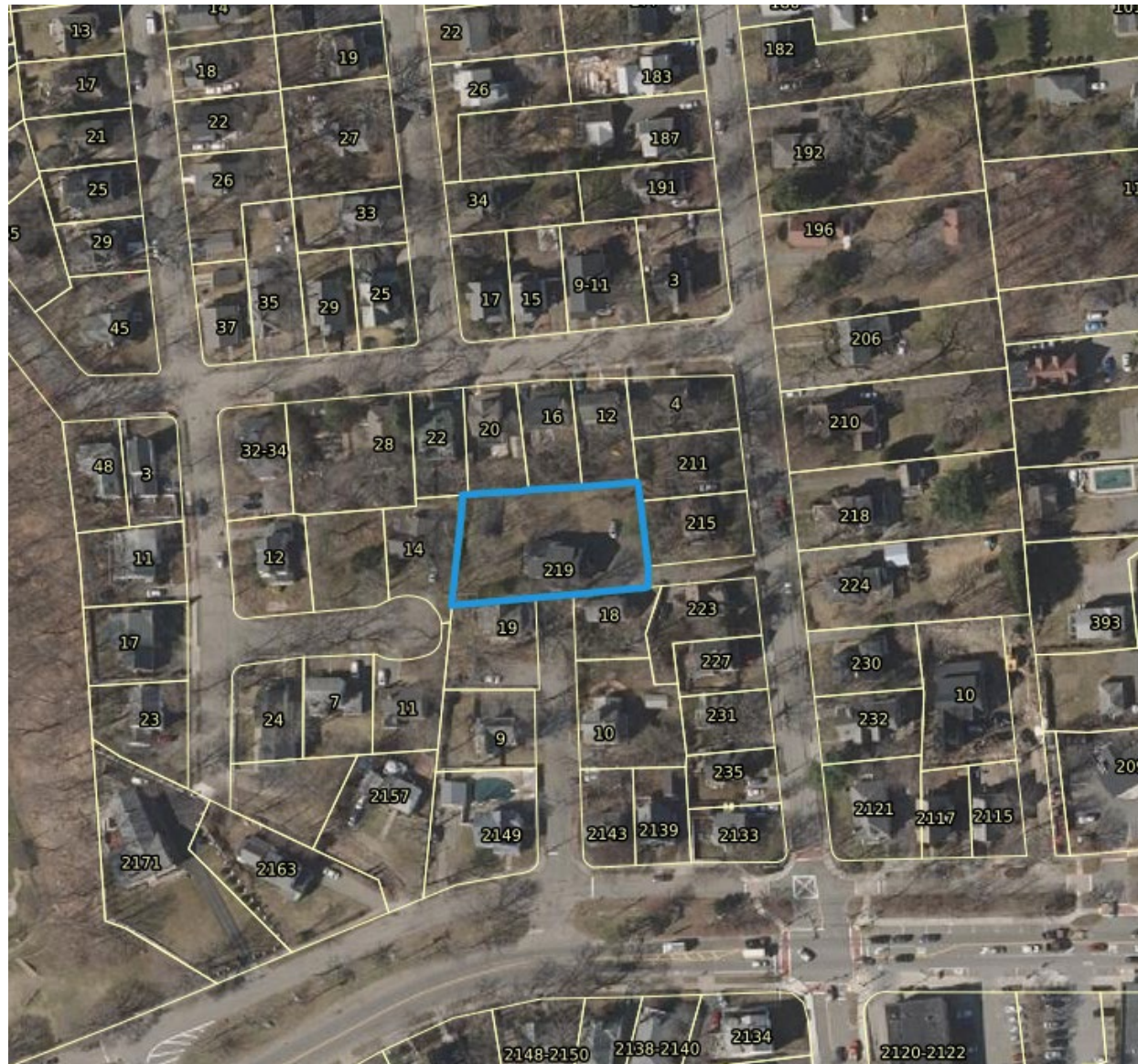
Zoning Relief Required		
Ordinance		Action Required
§3.4.1 §7.8.2.C.2	Request to extend a nonconforming residential use	S.P. per §7.3.3
§3.1.2.A.3	To determine density and dimensional controls for the proposed use	S.P. per §7.3.3

Criteria to Consider

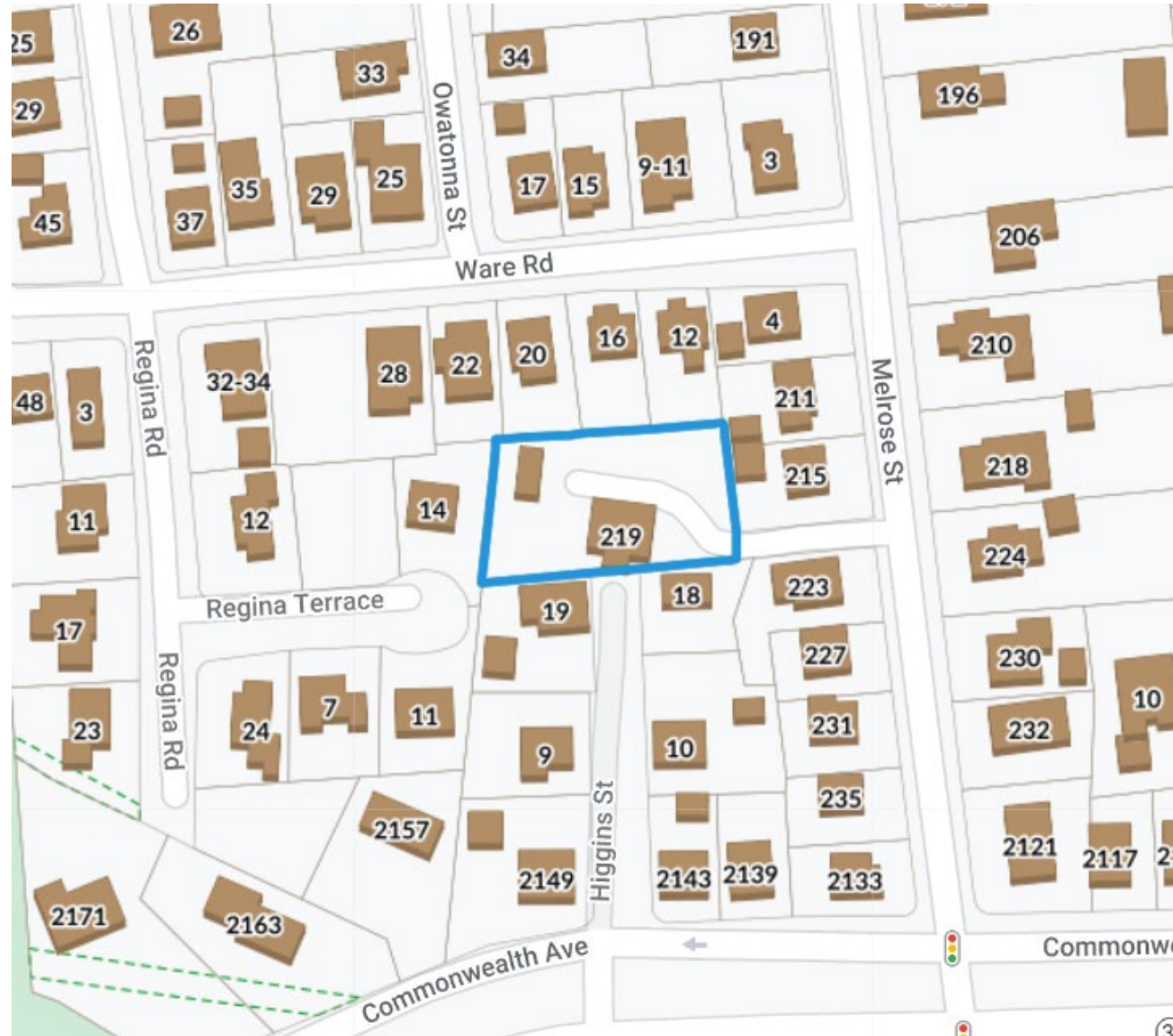
When reviewing this request, the Council should consider:

- the proposed modification of an existing nonconforming two-family use to a two-unit dwelling in a Single Residence 3 (SR-3) zoning district would not be substantially more detrimental than the existing nonconforming use to the neighborhood (§7.8.2.C.2)
- the proposed dimensions are appropriate (§3.1.2.A.3)

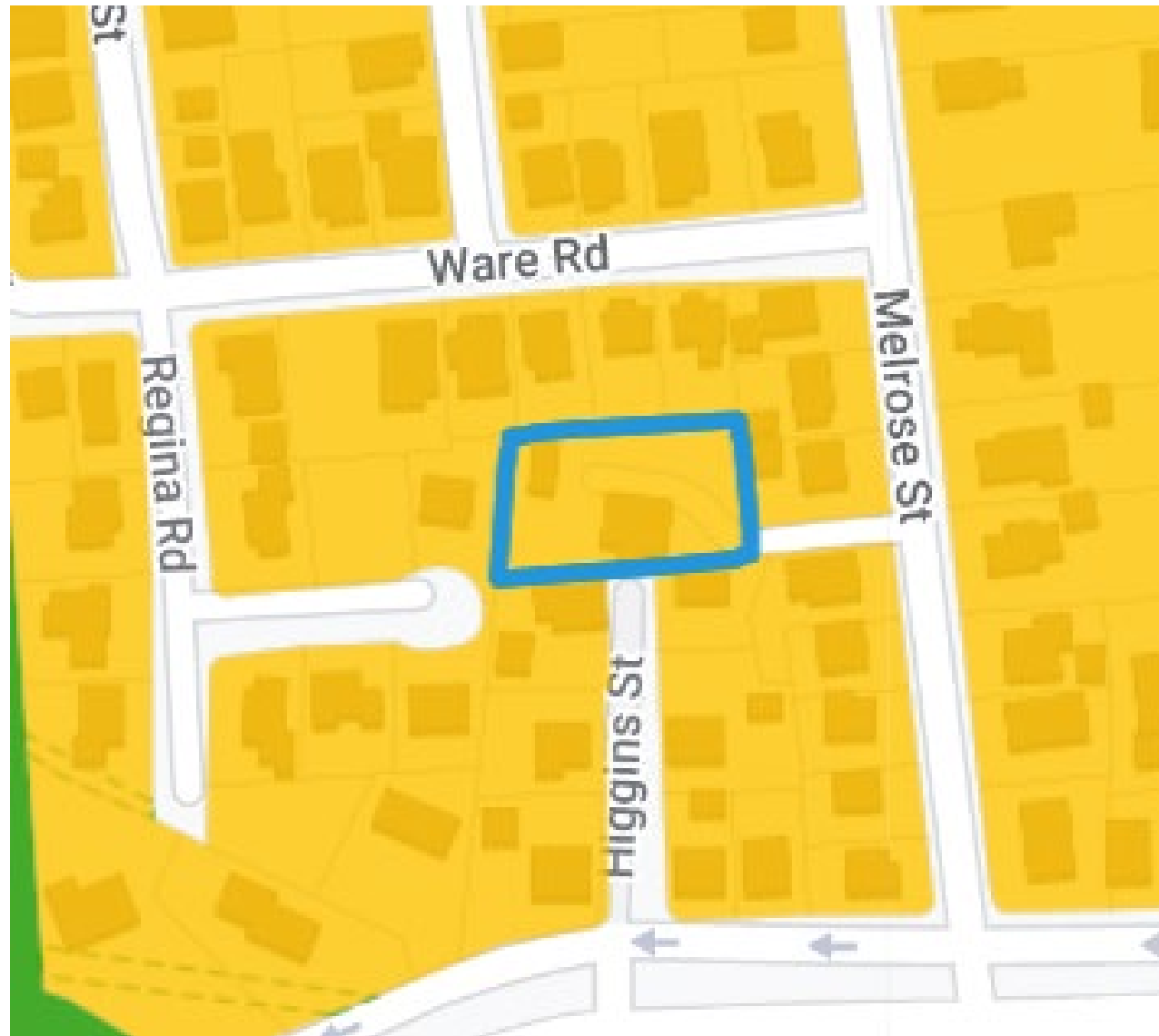
Aerial Map



Aerial Map



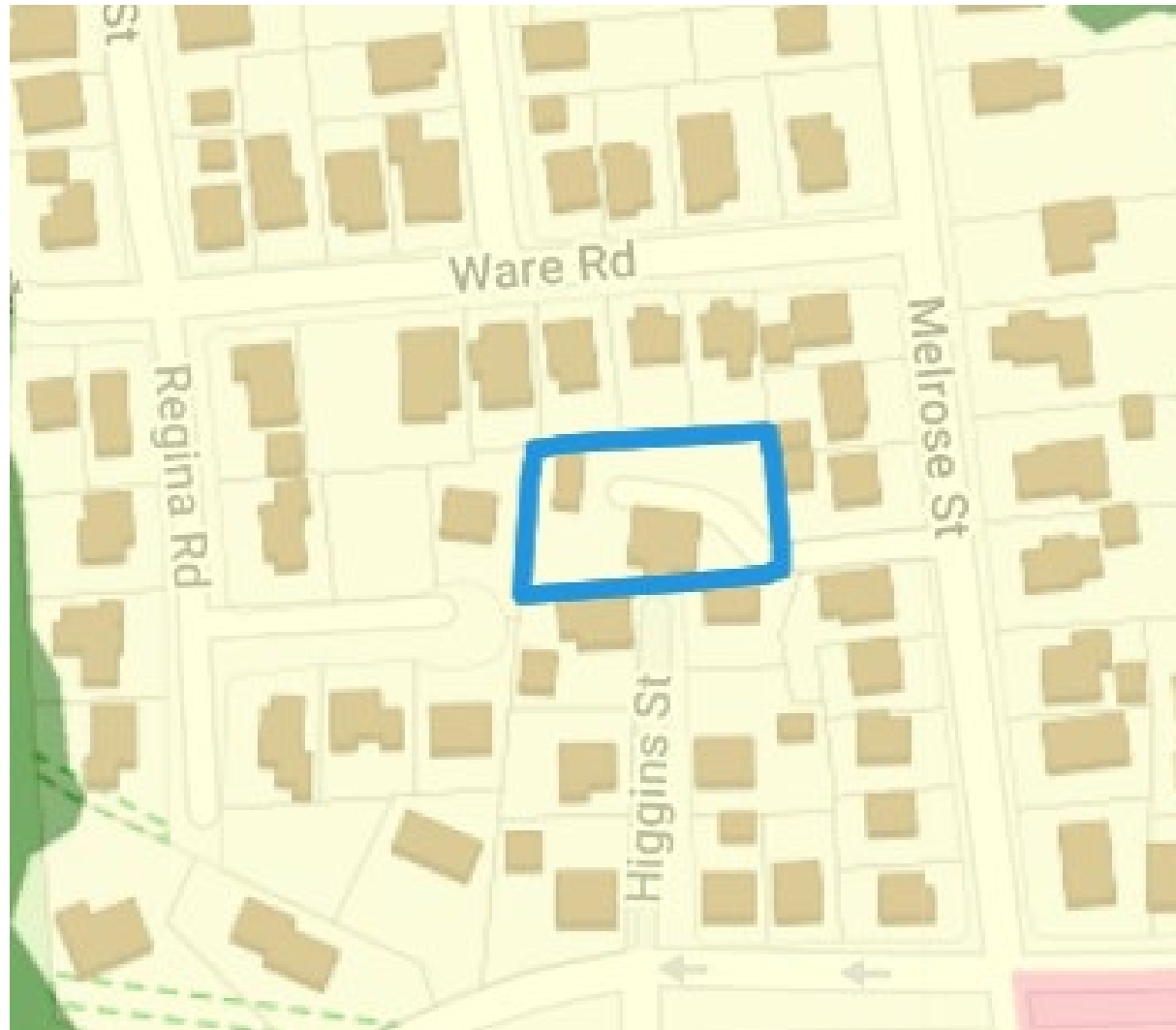
Zoning



Zoning

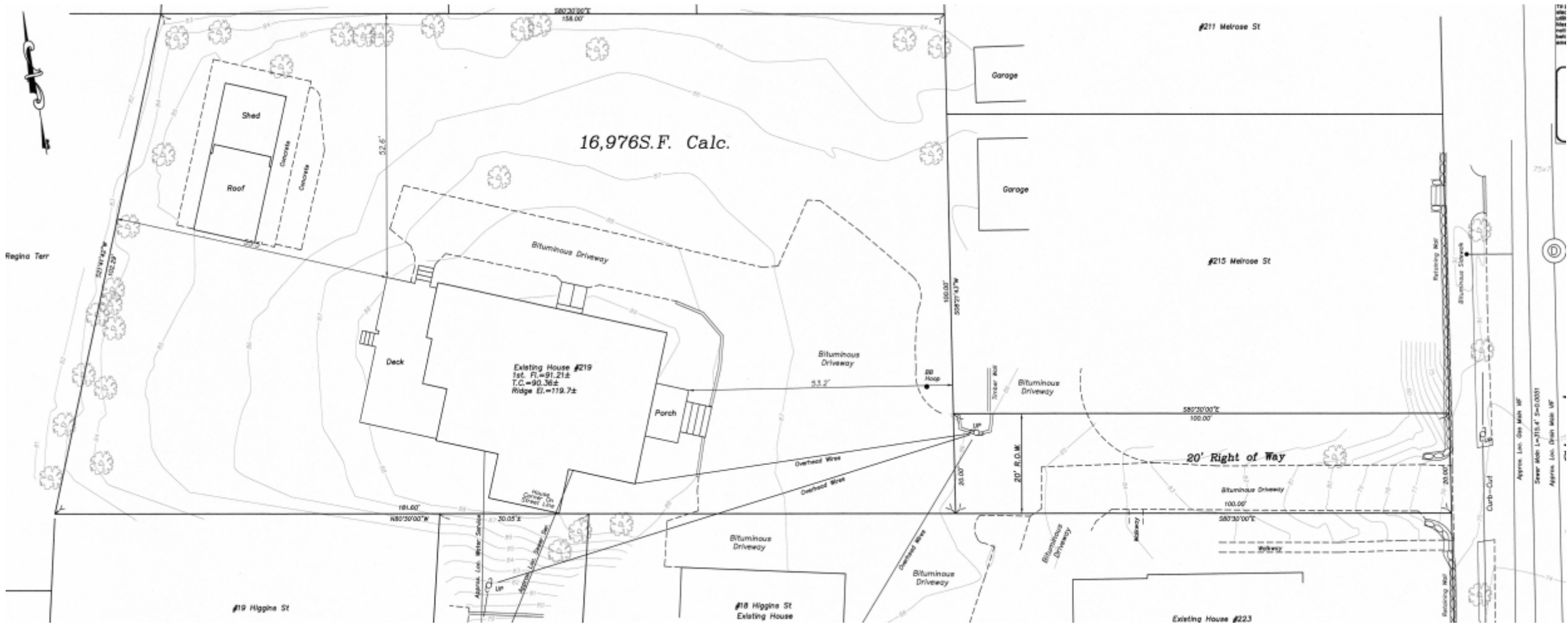
- Single Residence 1
- Single Residence 2
- Single Residence 3
- Multi Residence 1
- Multi Residence 2
- Multi Residence 3
- Multi Residence 4
- Business 1
- Business 2
- Business 4
- Business 5
- Limited Manufacturing
- Manufacturing
- Mixed Use 1
- Mixed Use 2
- Mixed Use 3
- Mixed Use 4
- Open Space/Recreation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

Land Use



- 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- Existing



Elevations- south (toward Higgins St.)



Elevations- east (toward Melrose St.)



Photos



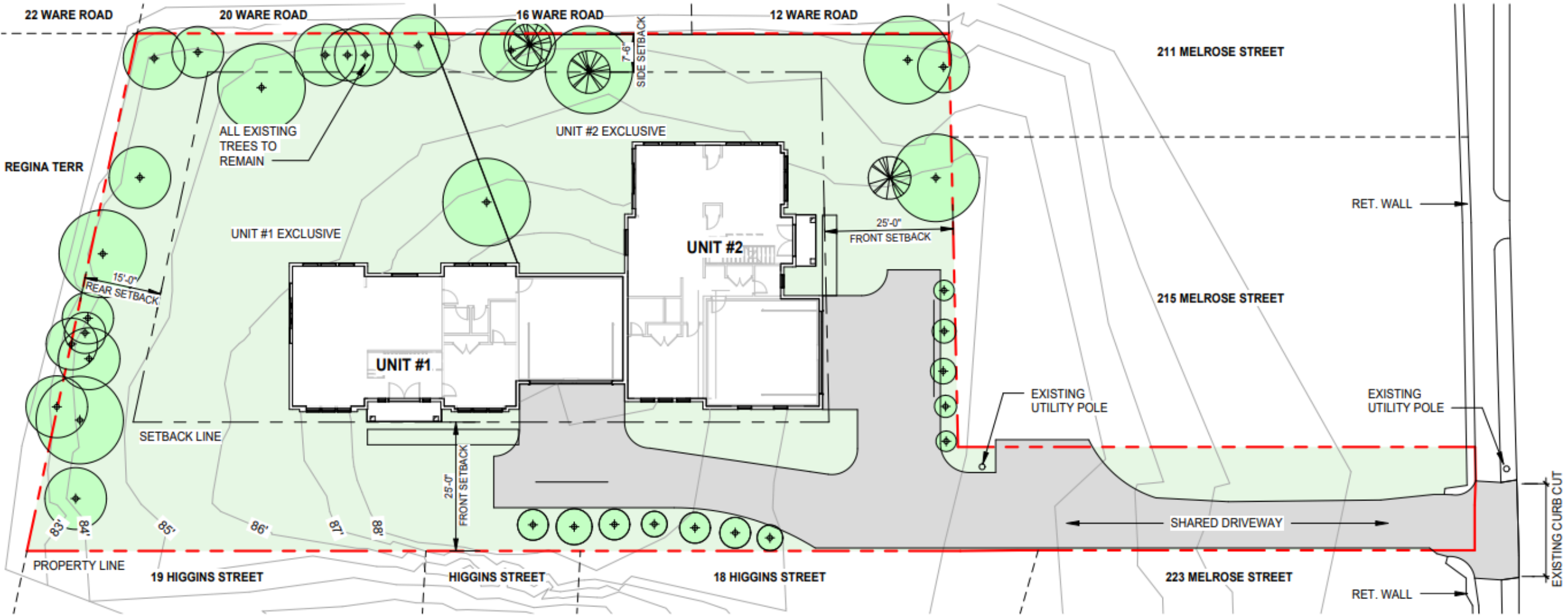
Photos



Photos



Plans- Landscaping



Findings

1. the proposed expanded structure that would extend a nonconforming two-family dwelling use to a two-unit dwelling use would not be substantially more detrimental than the existing nonconforming use to the neighborhood as it would largely meet dimensional requirements for a single-family dwelling in this location with the exception of a front setback nonconformity of 0.5 feet and create a 29.5-foot setback where it is currently measures 0 feet (§7.8.2.C.2)
2. the proposed density and dimensions of the proposed structure and use are appropriate for the location as the project largely meets dimensional requirements for a single-family dwelling in this location with the exception of a 29.5-foot front setback where 30 feet would be required for a single-family dwelling (§3.1.2.A.3)

Conditions

- + Plan Referencing Condition
- + Standard Building Permit Condition
- + *Construction Management Plan (CMP)*
- + Standard Final Inspection/Certificate of Occupancy Condition