

# City of Newton Planning and Development

## **Petition #22-23**

Special Permit/Site Plan Approval to demolish an existing attached single-car garage and construct a two-car garage with living space above

***January 24, 2023***



**4 Garrison Street**

# Zoning Relief

<b>Zoning Relief Required</b>		
<i>Ordinance</i>		<i>Action Required</i>
§3.4.4.H.1	To allow a garage exceeding 700 square feet	
§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 whether:

- The site in a Multi Residence 1 zoning district is an appropriate location for the proposed garage with more than 700 square feet in total area (§7.3.3.C.1)
- The proposed garage with more than 700 square feet in total area will adversely affect the neighborhood (§7.3.3.C.2)
- The proposed garage with more than 700 square feet in total area will create a 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)
- The proposed expanded structure with a floor area ratio of 0.50 (4,875 SF) where 0.48 (4,694 SF) 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)

*Existing: 0.40 FAR (3,930 SF)*

# Aerial Map





# Zoning



## Zoning

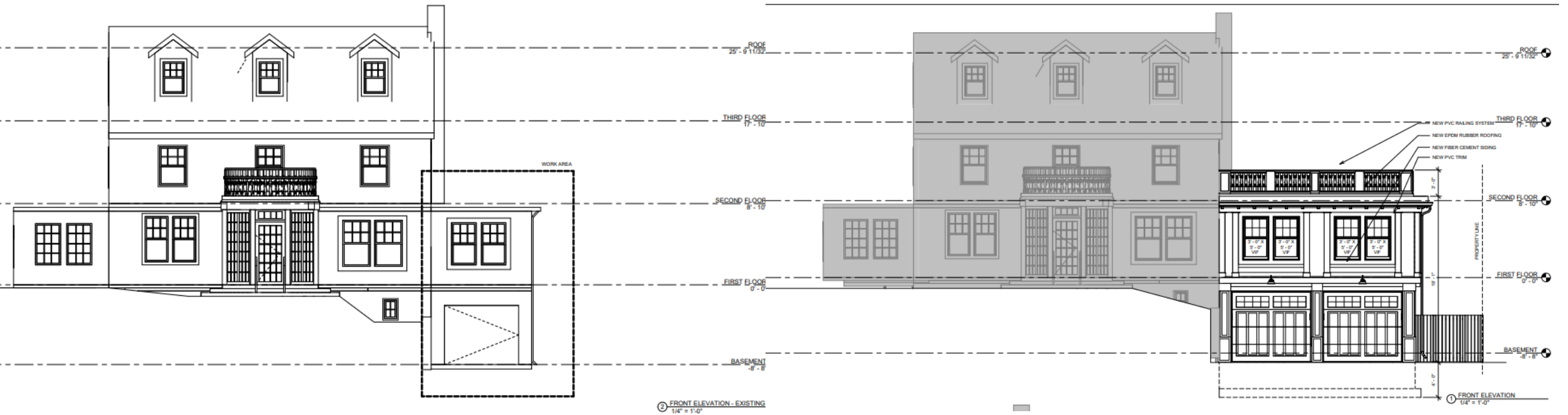
- Single Residence 1
- Single Residence 2
- Single Residence 3
- Multi Residence 1
- Multi Residence 2
- Multi Residence 3
- Multi Residence 4
- Business 1
- Business 2
- Business 4
- Business 5
- Limited Manufacturing
- Manufacturing
- Mixed Use 1
- Mixed Use 2
- Mixed Use 3
- Mixed Use 4
- Open Space/Recreation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

# Land Use



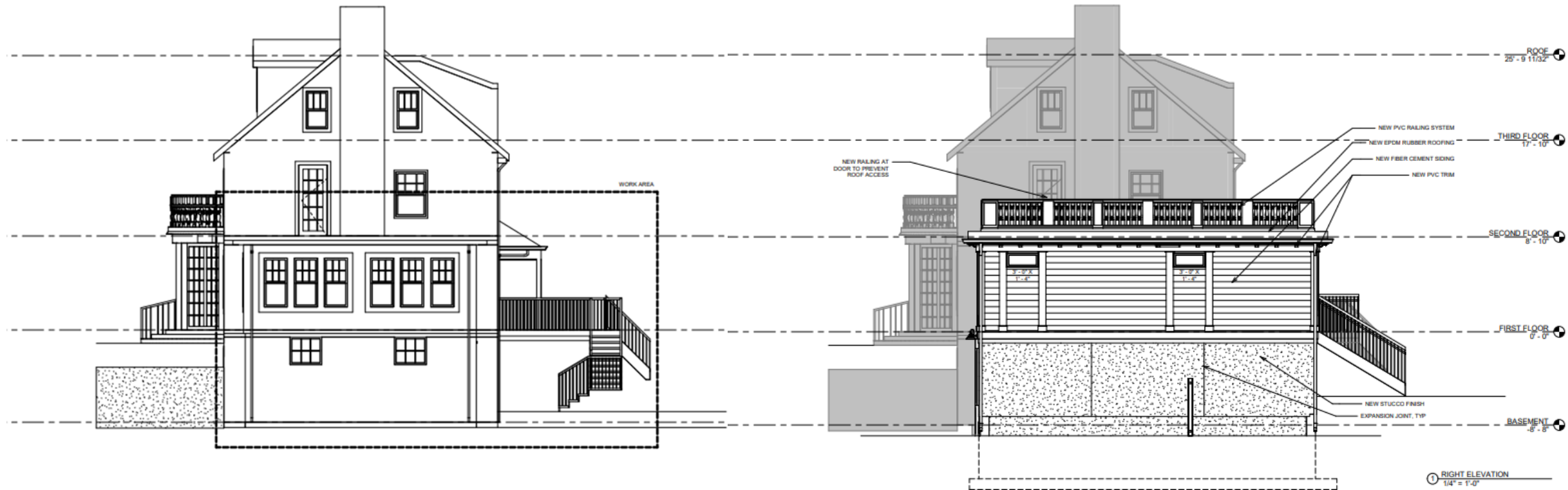


# Elevations- Front (Garrison St)- existing & proposed





# Elevations- Right side- existing & proposed



# Perspective (from Garrison St.)



# Photos





# Photos



# Findings

- The site in a Multi Residence 1 zoning district is an appropriate location for the proposed garage with 705 square feet in total area as it is only five square feet larger than that allowed by right and it would allow the garaging of an additional vehicle (§7.3.3.C.1)
- The proposed garage with 705 square feet in total area will not adversely affect the neighborhood as it is only five square feet larger than that allowed by right and it would allow the garaging of an additional vehicle (§7.3.3.C.2)
- The proposed garage with more than 700 square feet in total area will not create a 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)
- The proposed expanded structure with a floor area ratio of 0.50 where 0.48 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, many of which are similar in those respects to the proposed structure (§3.1.3, §3.1.9)



# Conditions

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