

City of Newton Planning and Development

Petition: #33-23

Special Permit/Site Plan Approval to allow a three-story structure with 32 feet in height, to allow an FAR of 1.25, and to reduce the number of required parking stalls

March 7, 2023



296 Watertown Street

Zoning Relief

Zoning Relief Required

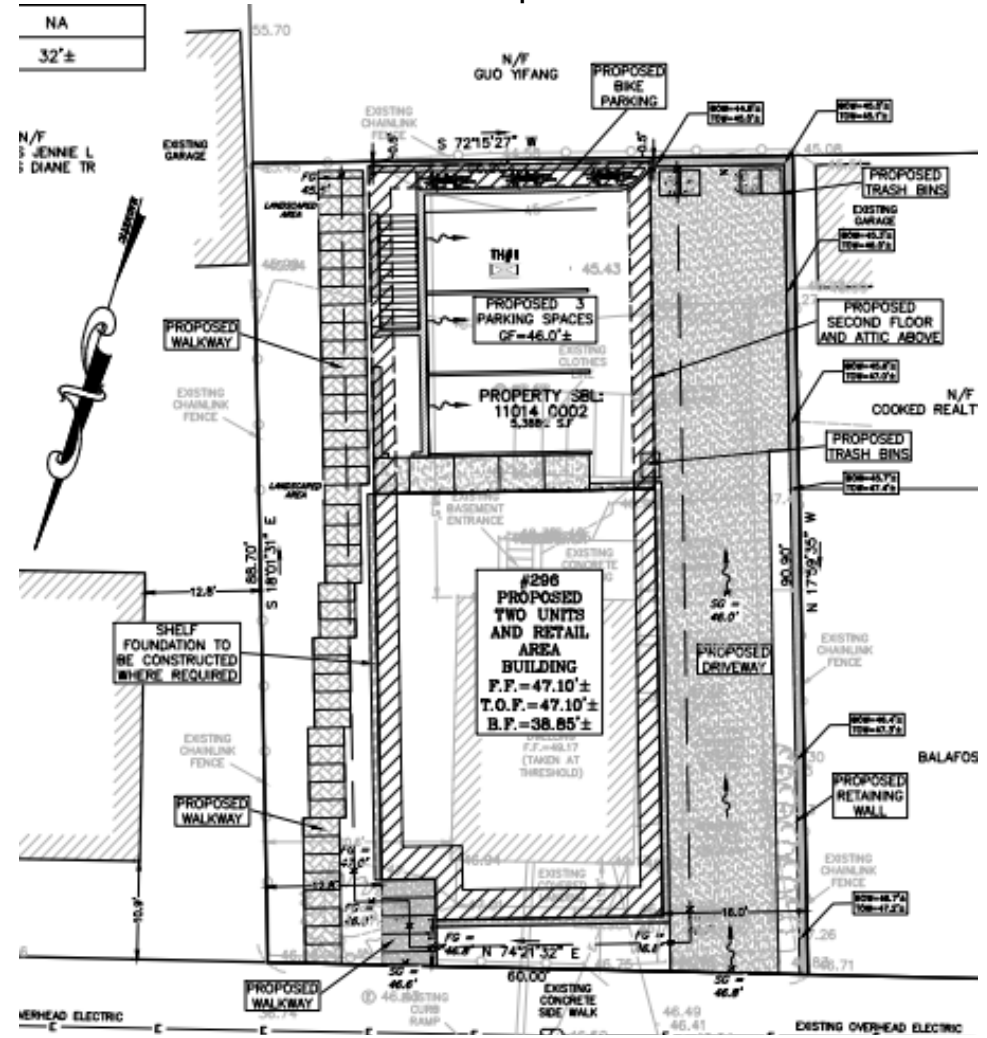
<i>Ordinance</i>		<i>Action Required</i>
§4.1.2.B.3 §4.1.3	Request to allow a three-story structure with 32 feet in height	S.P. per §7.3.3
§4.1.3	Request to allow an FAR of 1.25	S.P. per §7.3.3
§5.1.4 §5.1.13	Request to waive seven parking stalls	S.P. per §7.3.3

Plan Revisions

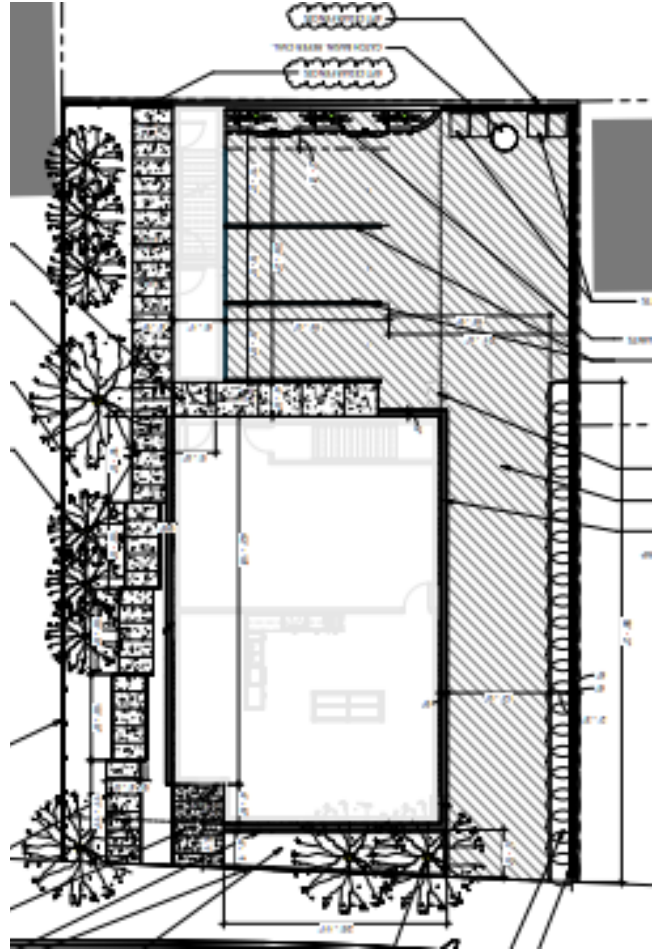
- Fence materials changed
- Sign added

Proposed conditions

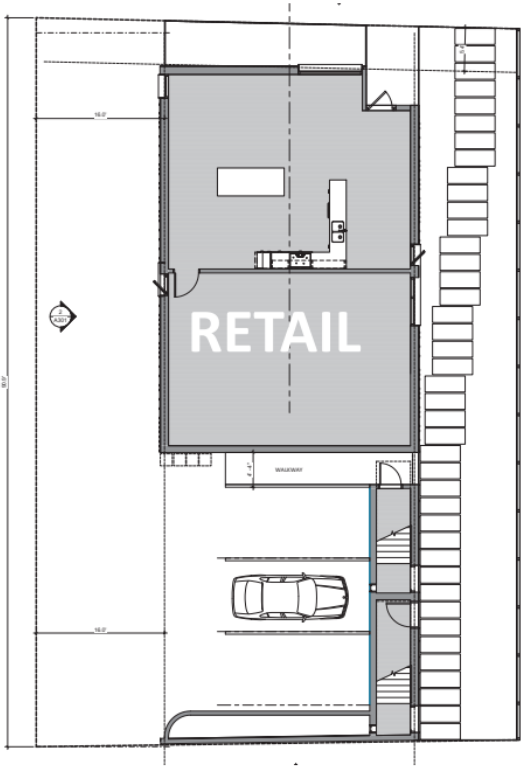
Site plan



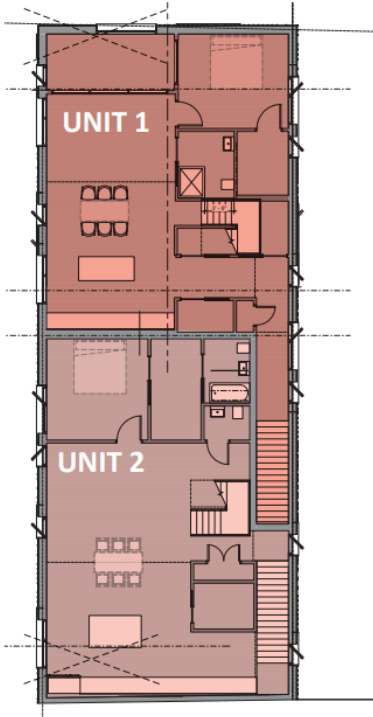
Landscape plan



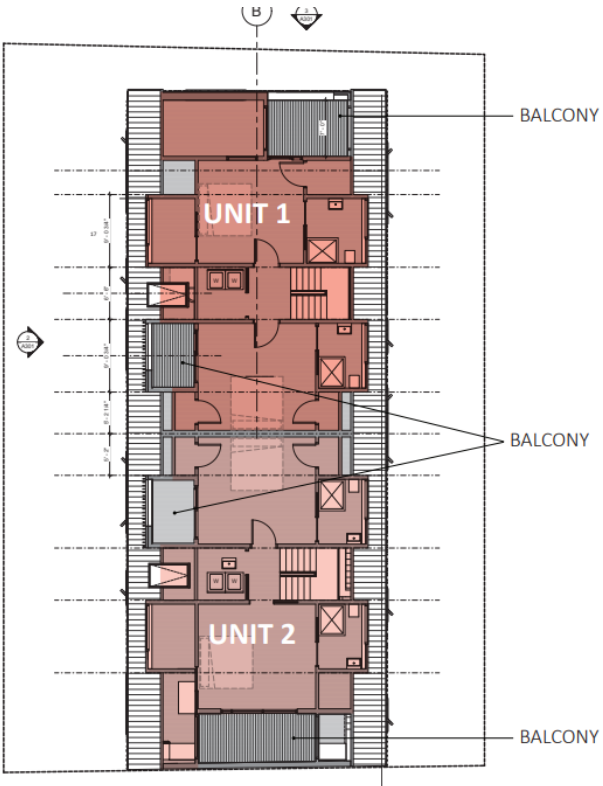
Proposed floor plan



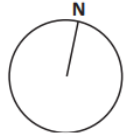
GROUND LEVEL FLOOR PLAN
BASEMENT NOT SHOWN



2ND FLOOR PLAN
UNIT 1, UNIT 2: 2,100SF EACH INCLUDING SHAFT,
WALL, VERTICAL OPENINGS, ETC.
3 BED, 3 BATH EACH

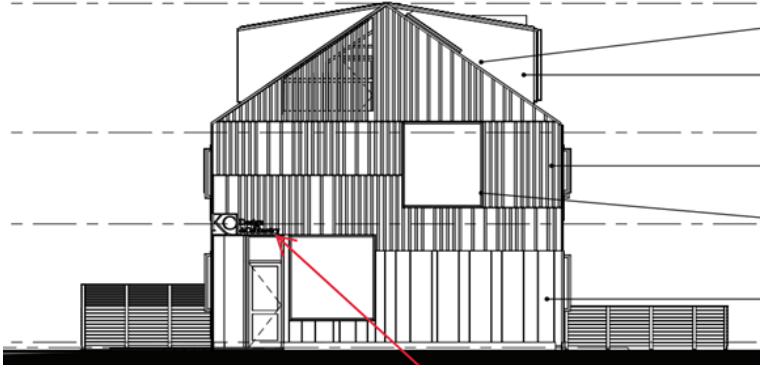


ATTIC FLOOR PLAN

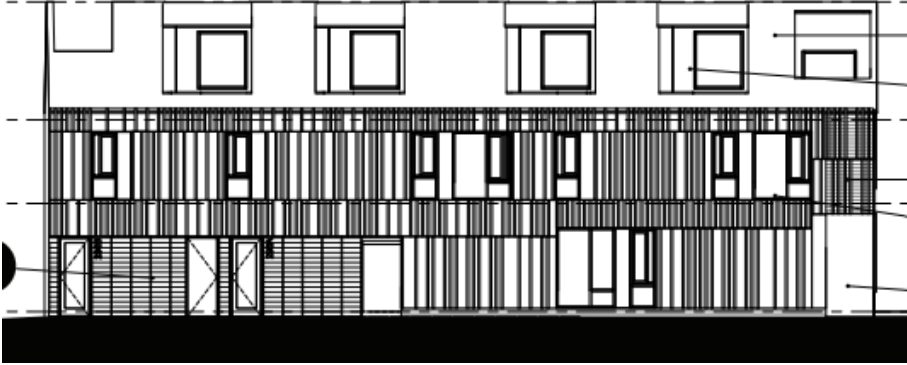


Elevations

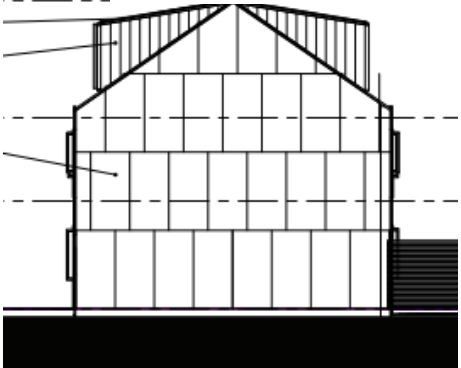
Front (north)



Side (east)



Back (south)



Side (west)



Proposed findings

1. The specific site is an appropriate location for the proposed mixed-use project as proposed due to its location in the BU 1 zoning district which features a diverse mix of uses and buildings of a similar scale nearby. (§7.3.3.C.1)
2. The proposed mixed-use project will not adversely affect the neighborhood because the project meets all setback requirements and will include new plantings and landscaping. (§7.3.3.C.2)
3. The proposed mixed-use project will not create a nuisance or serious hazard to vehicles or pedestrians because the driveway will be well screened. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved. (§7.3.3.C.4)
5. Literal compliance with the required number of parking stalls is in the interest of environmental features as the reduction in the number of parking stalls reduces the amount of impervious area. (§6.2.3.B.2)

Proposed conditions

1. Plan Referencing
2. Standard Building Permit Condition
3. Standard Occupancy Condition
4. Any future proposed change in use at this address from the cabinetry shop shall be permitted unless the proposed use would require more parking/exceeds parking allowed