

City of Newton Planning and Development

Petition #71-23

Special Permit/Site Plan Approval to raze the existing one-story dwelling and construct a new two-family dwelling, altering and further extending the nonconforming use at 152-154 Lexington Steet

March 21, 2023



**152/154 Lexington
Street**

Zoning Relief

Zoning Relief Required		
Ordinance		Action Required
§3.4.1 §7.8.2.C.2	Request to alter and extend a nonconforming two-family dwelling use	S.P. per §7.3.3

Criteria to Consider

When reviewing this request, the Council should consider whether:

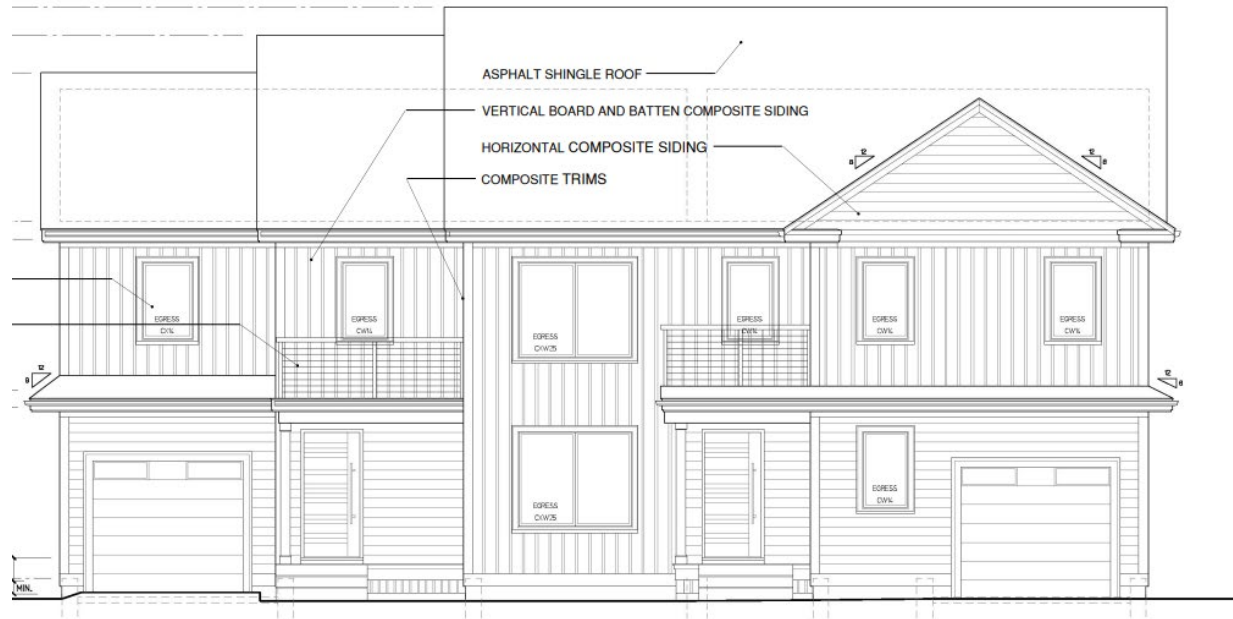
- The proposed extension of the nonconforming two-family dwelling use will be substantially more detrimental than the existing nonconforming residential use is to the neighborhood (§3.4.1, §7.8.2.C.2).

Aerial Map



Elevations

Proposed Front Elevation (Lexington Street)

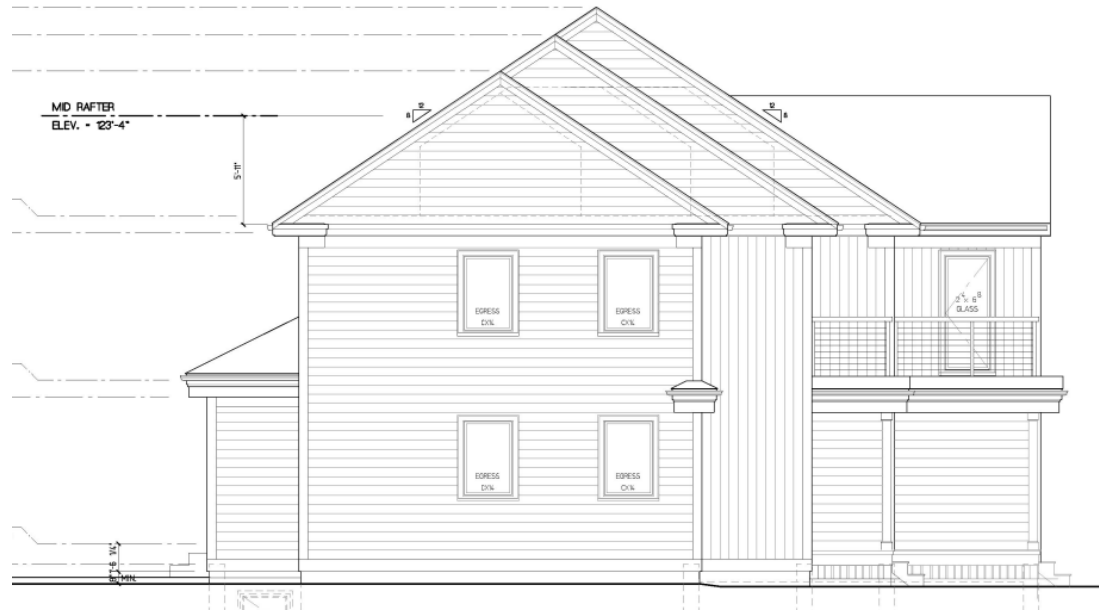


Proposed Rear Elevation



Elevations

Proposed Left Elevation



Proposed Right Elevation



Illustrations

Architectural Renderings



Photos



Photos



Photos



Photos



Plans - Landscaping



Metasequoia glyptostroboides 'Ogon'



Amelanchier canadensis



Hydrangea paniculata 'Candelabra'



Ilex glabra 'Strongbox'

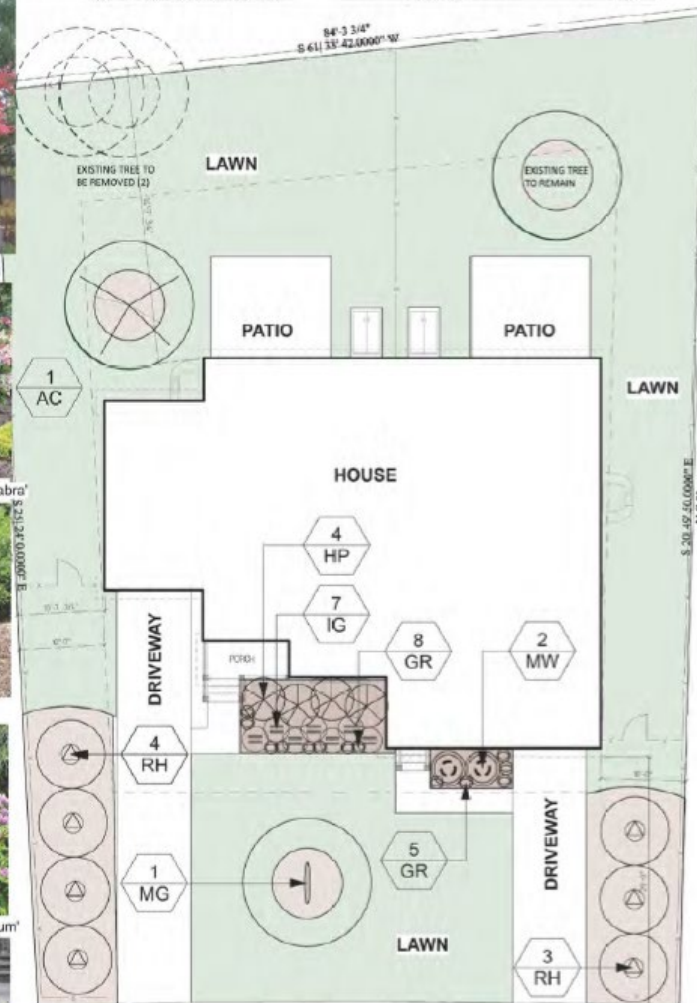


Rhododendron 'English Roseum'



Geranium 'Rozanne'

Plant Schedule				
TREES				
KEY	QTY	Latin Name	Common Name	Size
MG	1	Metasequoia glyptostroboides 'Ogon'	Dawn Redwood	5'6"
AC	1	Amelanchier canadensis	Serviceberry	5'6"
SHRUBS				
KEY	QTY	Latin Name	Common Name	Size
HP	4	Hydrangea paniculata 'Candelabra'	Paniculata Hydrangeas	85
IG	7	Ilex glabra 'Strongbox'	Holly	85
MW	2	Molinia 'Whirlwind'	Whirlwind Purple Moor Grass	85
RH	7	Rhododendron 'English Roseum'	Rhododendron	85
PERENNIALS/GROUND COVERS				
KEY	QTY	Latin Name	Common Name	Size
GR	13	Geranium 'Rozanne'	Geranium	83



Interdepartmental Review

- + Engineering: provide a drainage analysis to the Engineering Division for review and approval prior to the issuance of a building permit
- + Historic: not historically significant and further review was not required
- + Tree Warden: tree permit required if removing existing trees; more tree replacements may be necessary than are currently proposed.

Finding

- + *The proposed extension of the nonconforming two-family dwelling use will not be substantially more detrimental than the existing nonconforming residential use is to the neighborhood because the proposed two-family home complies with the FAR, height and setback requirements, and remains above the 50% required open space for the MR1 zoning district (§3.1.3, §3.1.9, §7.8.2.C.2).*

Conditions

- + *Plan Referencing Condition*
- + *Compliance with Tree Ordinance*
- + *Pest Control Condition*
- + *Operations & Management Plan (O&M)*
- + *Standard Building Permit Condition*
 - + *Updated Landscape Plan*
- + *Standard Final Inspection/Certificate of Occupancy Condition*
- + *All Electric Appliances and Utilities Condition*