

City of Newton Planning and Development

Petition: #62-23

Special Permit/Site Plan Approval to convert
the nonconforming office building into two
residential units

March 21, 2023



44-46 Farwell Street

Zoning Relief

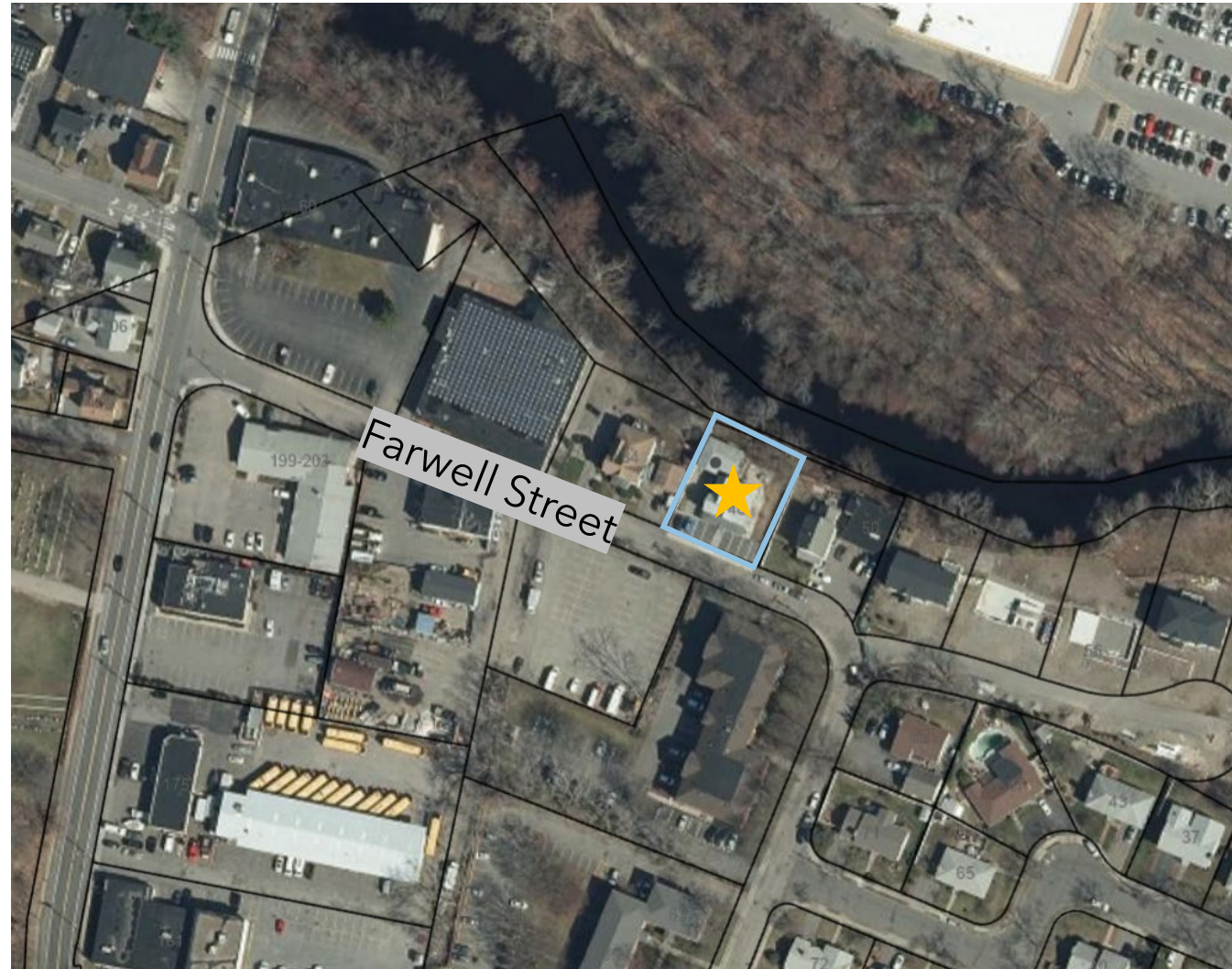
Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.4.1 §7.8.2.C.2	Request to amend Special Permit #101-17 to allow for three residential units	S.P. per §7.3.3

Criteria to Consider

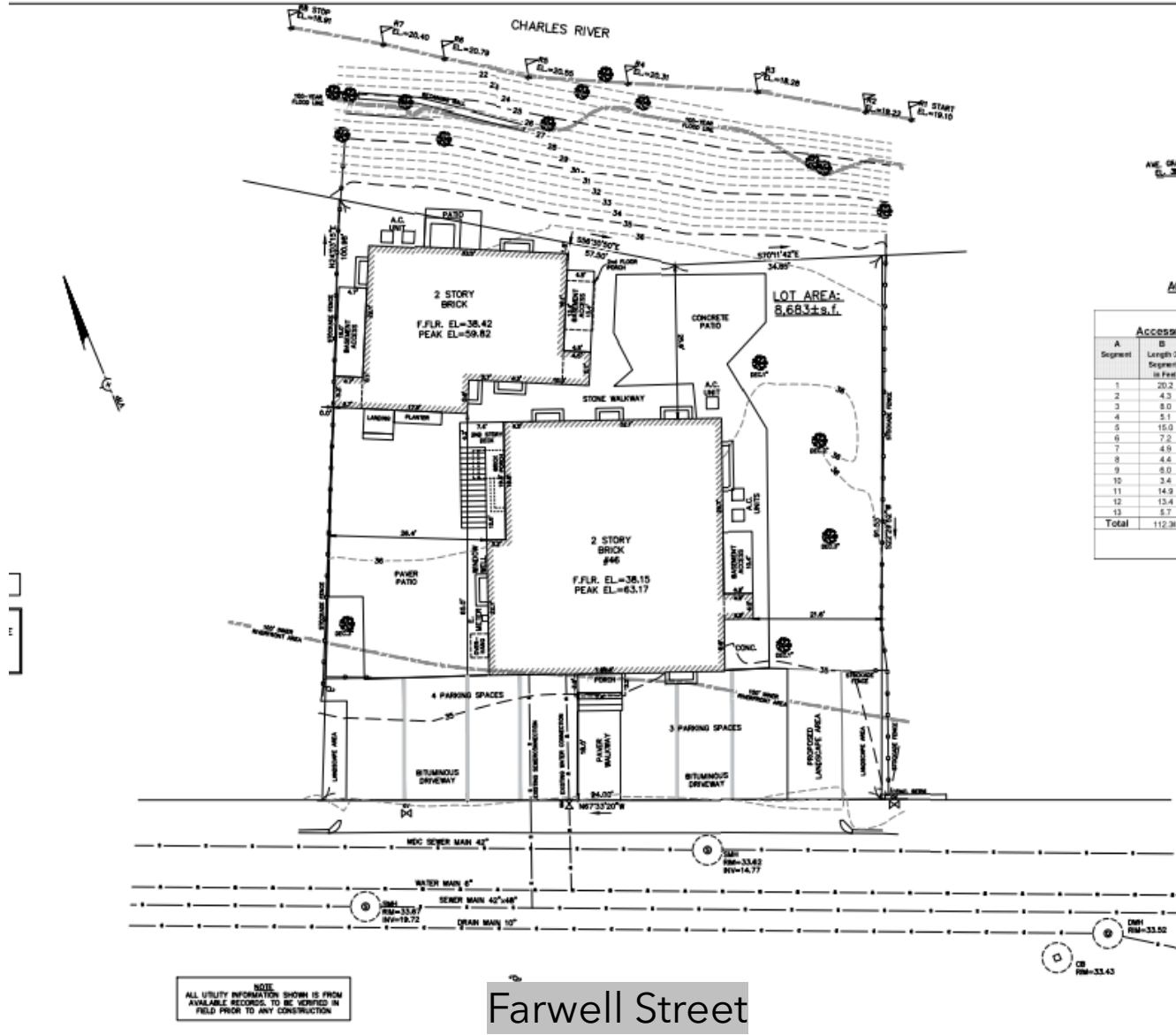
When reviewing this request, the Council should consider:

- The site in MR-2 is an appropriate location for the proposed amendment to the special permit which would alter the nonconforming use to allow for two principal structures with three residential units (§7.3.3.C.1)
- The proposed amendment to the special permit which would alter the nonconforming use to allow for two principal structures with three residential units will adversely affect the neighborhood. (§7.3.3.C.2)
- The proposed amendment to the special permit which would alter the nonconforming use to allow for two principal structures with three residential units 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 amendment to the special permit which would allow the conversion of the existing nonconforming commercial and retail use to three residential units in two principal buildings will not be substantially more detrimental than the existing nonconforming use is to the neighborhood (§7.8.2.C.2)

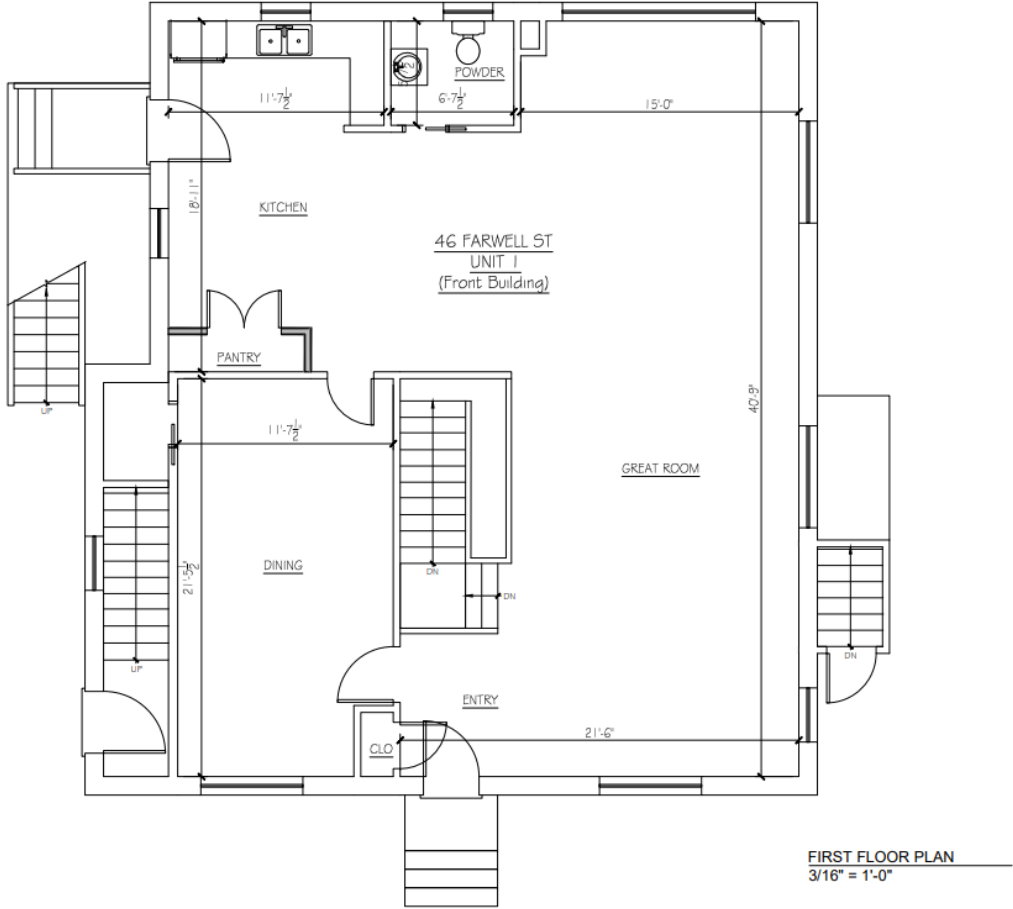
Aerial Map



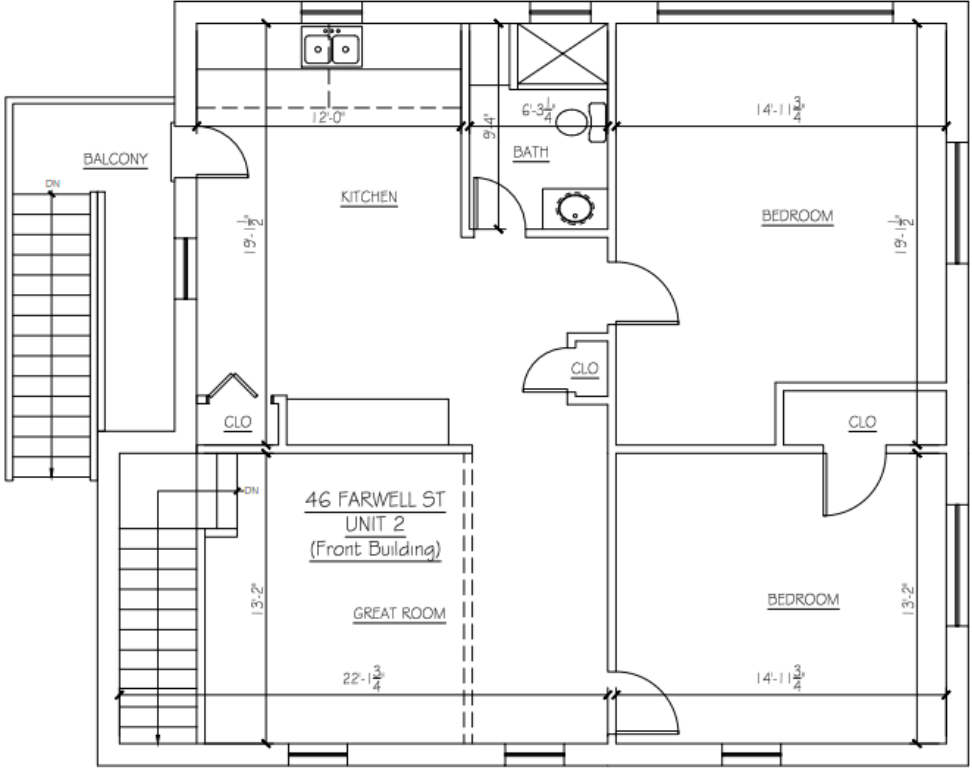
Site Plan



Proposed floor plan- unit 1

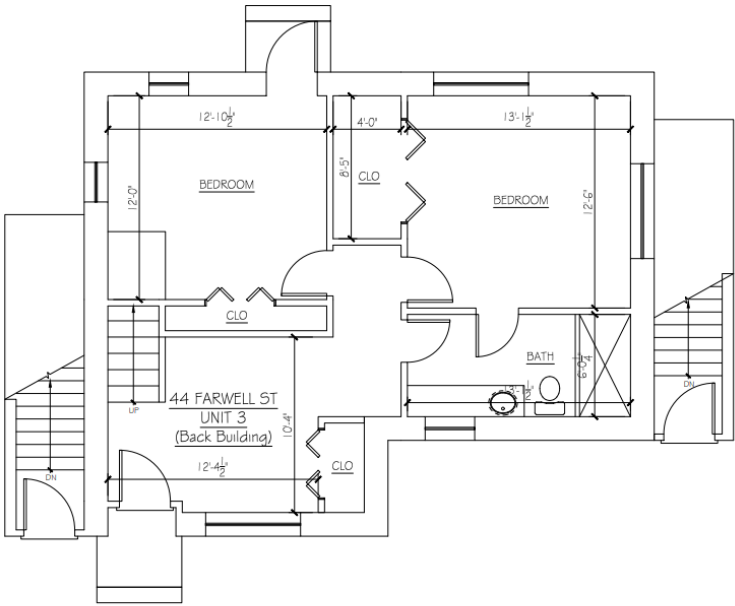


Proposed floor plan- unit 2

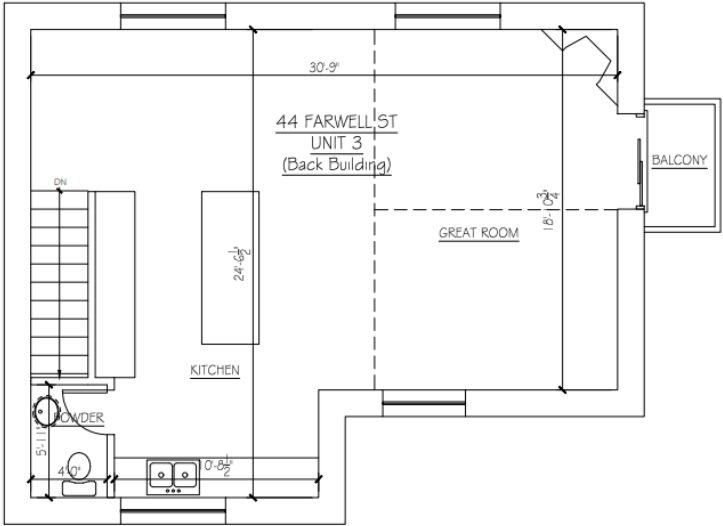


SECOND FLOOR PLAN
3/16" = 1'-0"

Proposed floor plan- unit 3



FIRST FLOOR PLAN
3/16" = 1'-0"



SECOND FLOOR PLAN
3/16" = 1'-0"

Proposed findings

1. The specific site in MR-2 is an appropriate location for the amendment to Council Order #101-17 which would alter the nonconforming use to allow for two principal structures with three residential units because there are other multi-family structures of similar size and scale in close proximity. (§7.3.3.C.1)
2. The amendment to Council Order #101-17 will not adversely affect the surrounding neighborhood because the changes to the site are primarily interior renovations within the existing envelope of the structure, and the amount of open space and landscaping will increase. (§7.3.3.C.2)
3. The amendment to Council Order #101-17 will not create a nuisance or serious hazard to vehicles or pedestrians. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved because all parking will be contained on the site. (§7.3.3.C.4)

Proposed conditions

1. Plan Referencing
2. Removal of Condition #6