

City of Newton Planning and Development

Petition #89-23

Special Permit/Site Plan Approval to raise the ridgeline and increase the roof pitch and construct two-story additions to both sides of the dwelling

April 4, 2023



49 Lenox Street

Zoning Relief

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §3.1.9	To exceed FAR	S.P. per §7.3.3

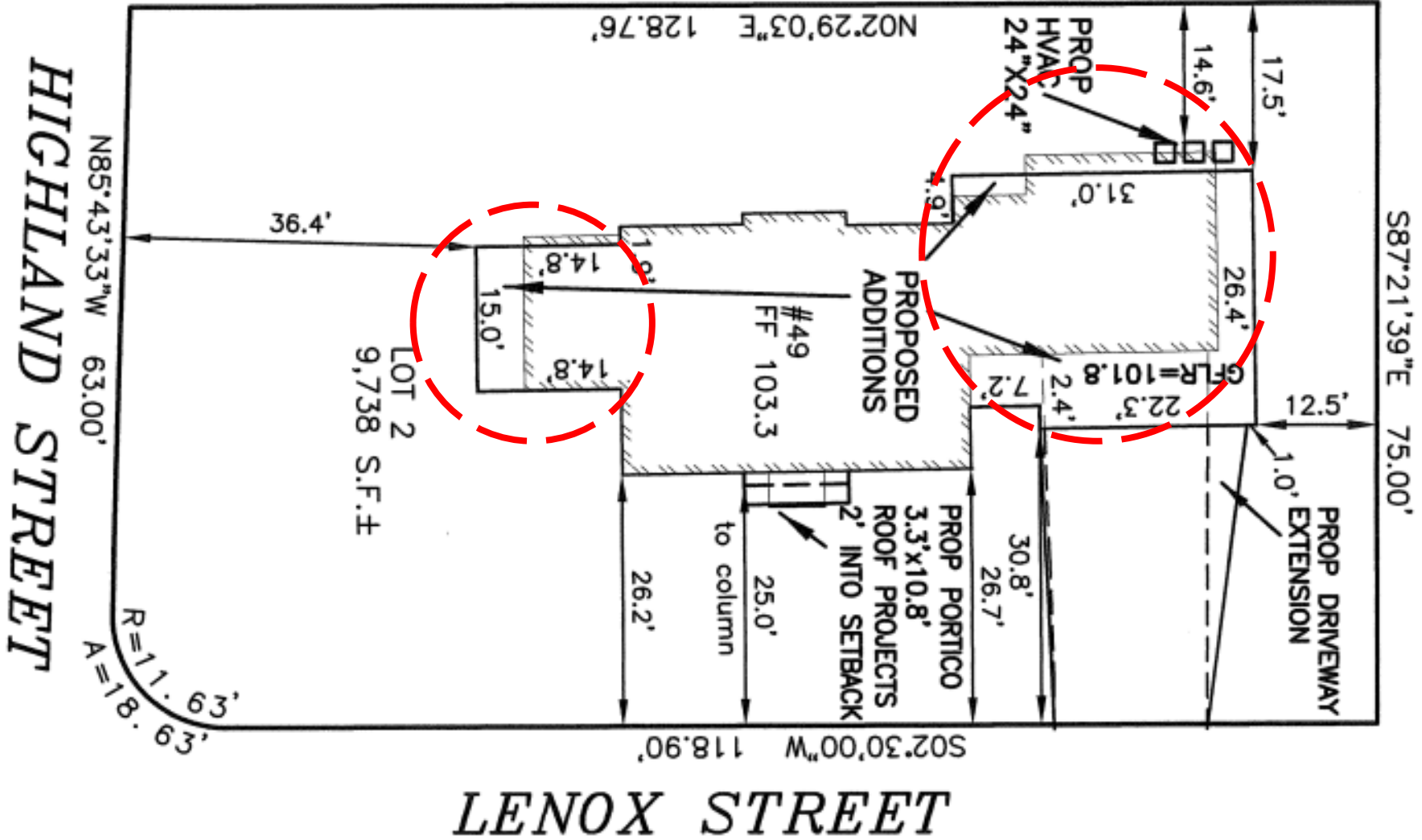
- increase floor area ratio (FAR) from 0.30 to 0.49 where 0.34 is the maximum allowed by-right
- from existing 2,897 SF to 4,769 SF (net increase of 1,872 SF)

Criteria to Consider

When reviewing this request, the Council should consider whether:

- the proposed expanded structure with an increased floor area ratio (FAR) of 0.49 where 0.34 is the maximum allowed by-right would be consistent with and not in derogation of the size, scale, and design of other structures in the neighborhood (§3.1.9.A.2)

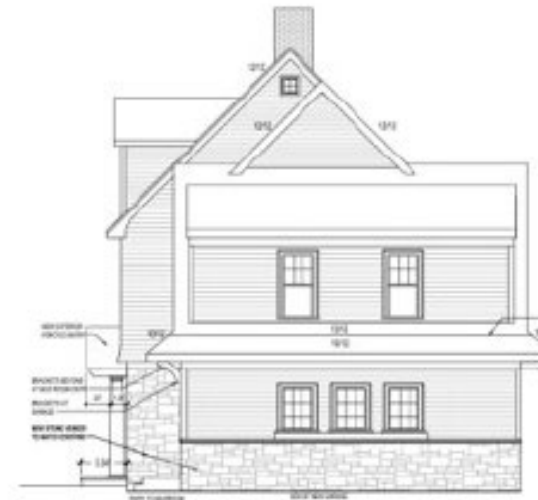
Site Plan- Proposed



Elevations- Existing: front, left, right, and rear



Elevations- Proposed: front, left, right, and rear



Photos



Photos



Photos



Findings

- The proposed expanded structure with an increased floor area ratio (FAR) of 0.49 where 0.34 is the maximum allowed by-right would be consistent with and not in derogation of the size, scale, and design of other structures in the neighborhood as there are similarly scaled and designed dwellings throughout the neighborhood (§3.1.9)

Conditions

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