

City of Newton Planning and Development

Petition #71-23

Special Permit/Site Plan Approval to construct additions to the front and rear of the dwelling which will further extend the nonconforming FAR at 6 Ferncroft Road

April 4, 2023



6 Ferncroft Road

Zoning Relief

Zoning Relief Required

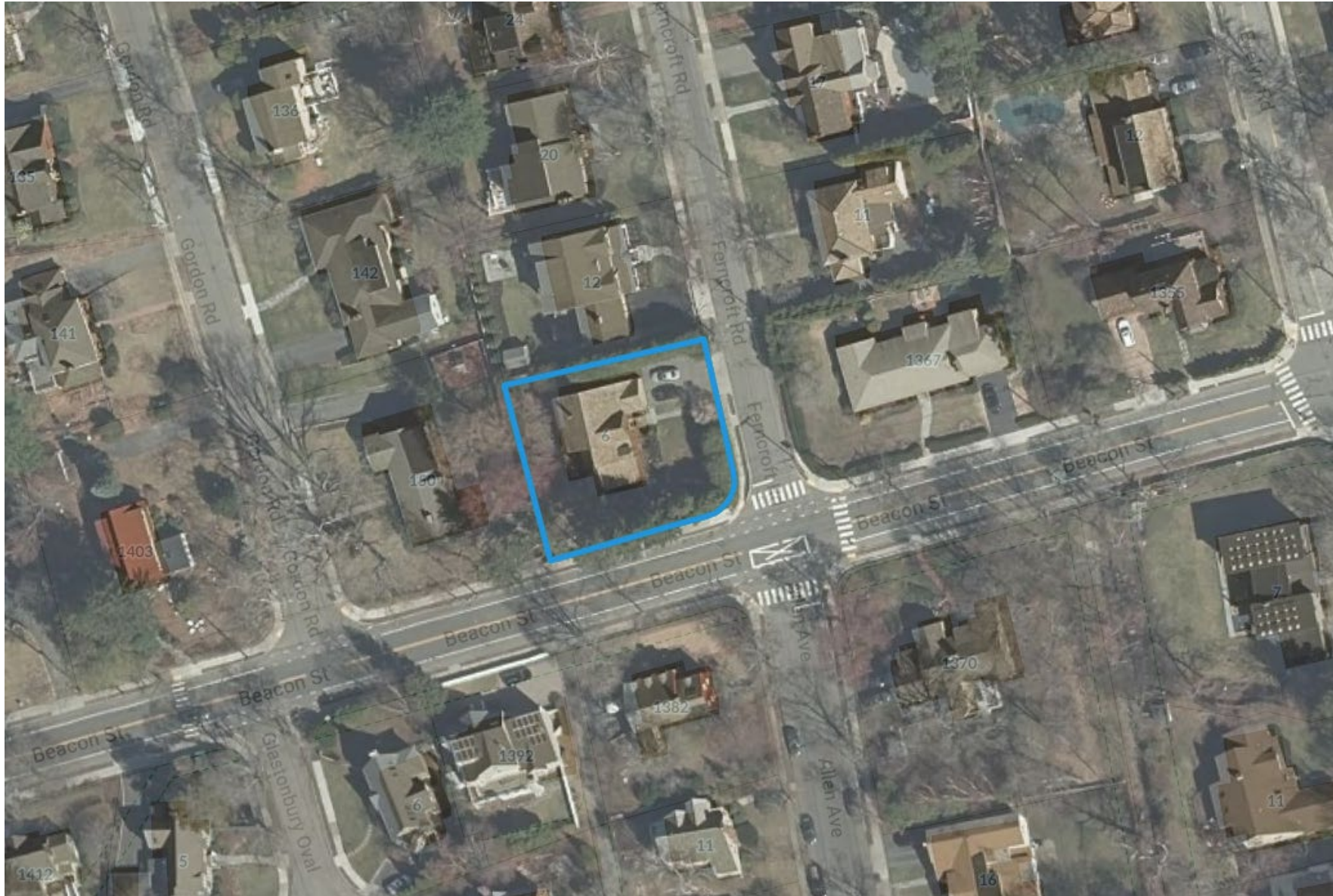
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §3.1.9 §7.8.2.C.2	Request to further extend nonconforming FAR	S.P. per §7.3.3

Criteria to Consider

When reviewing this request, the Council should consider whether:

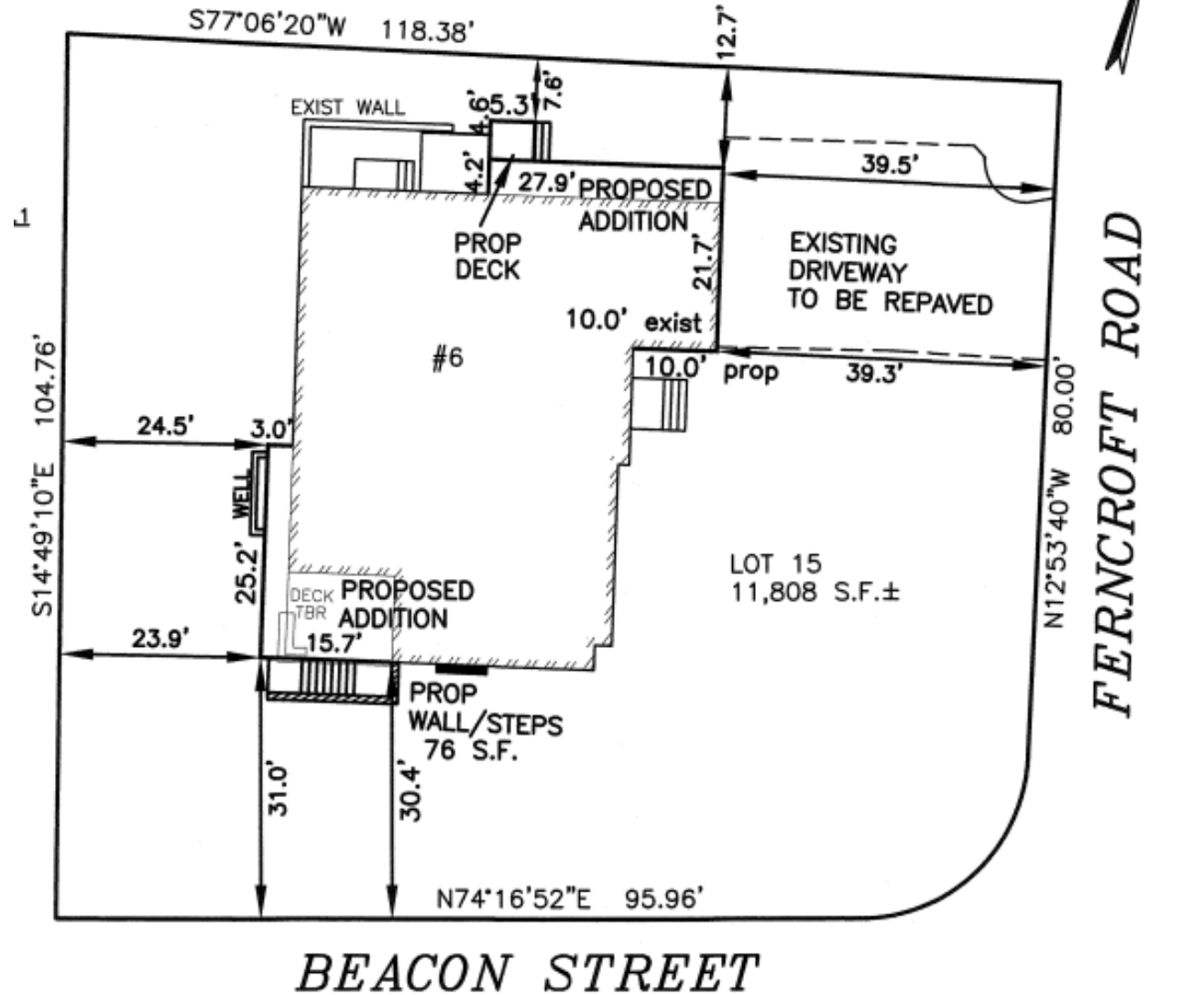
- The proposed increase in the nonconforming FAR from .39 to .44, where .36 is the maximum allowed by-right, is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood.
- The proposed increase in nonconforming FAR is not substantially more detrimental than the existing nonconforming structure is to the neighborhood.

Aerial Map



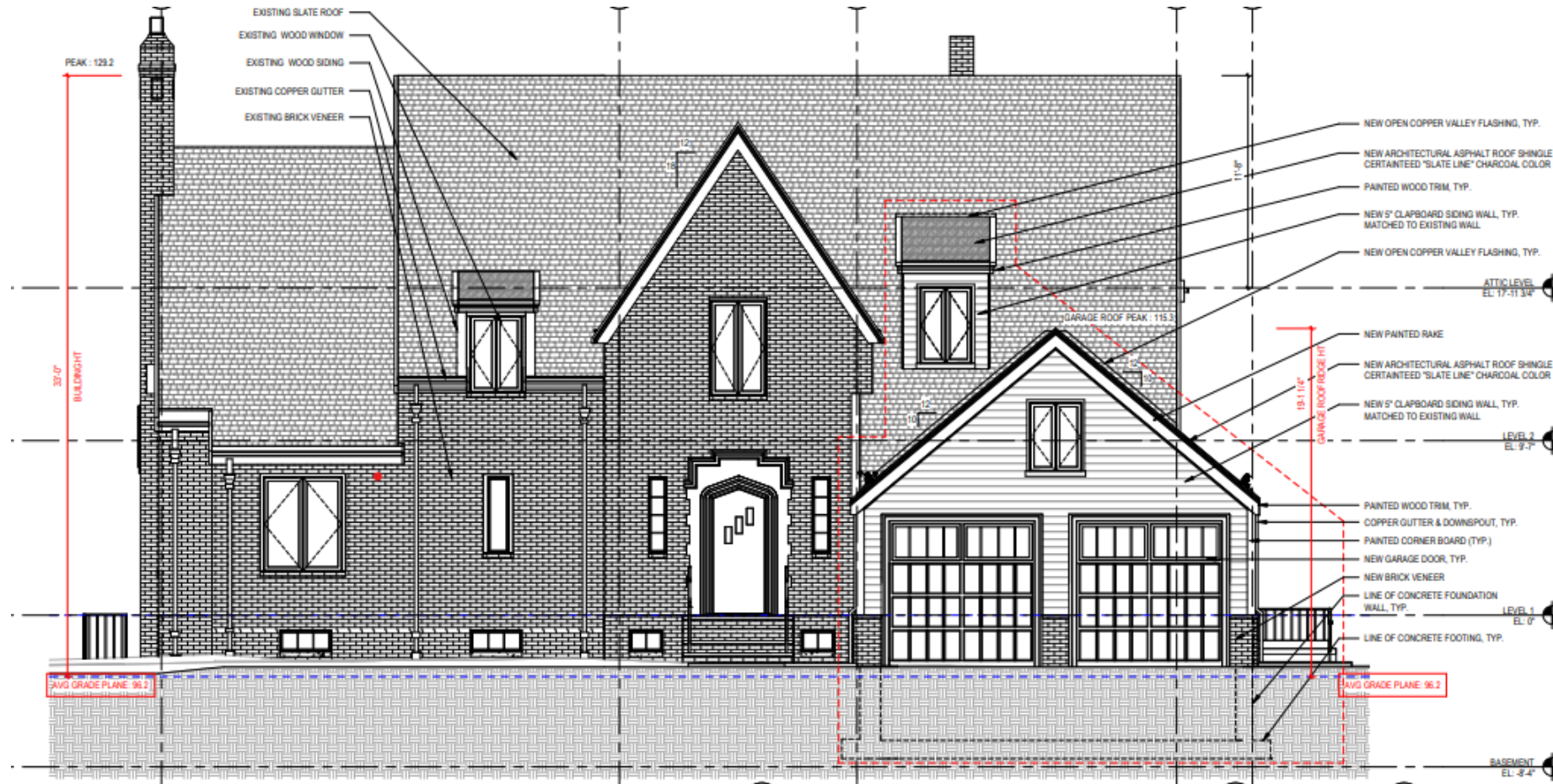
Site Plan Proposed

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Elevations

Proposed Front Elevation (Ferncroft Rd)



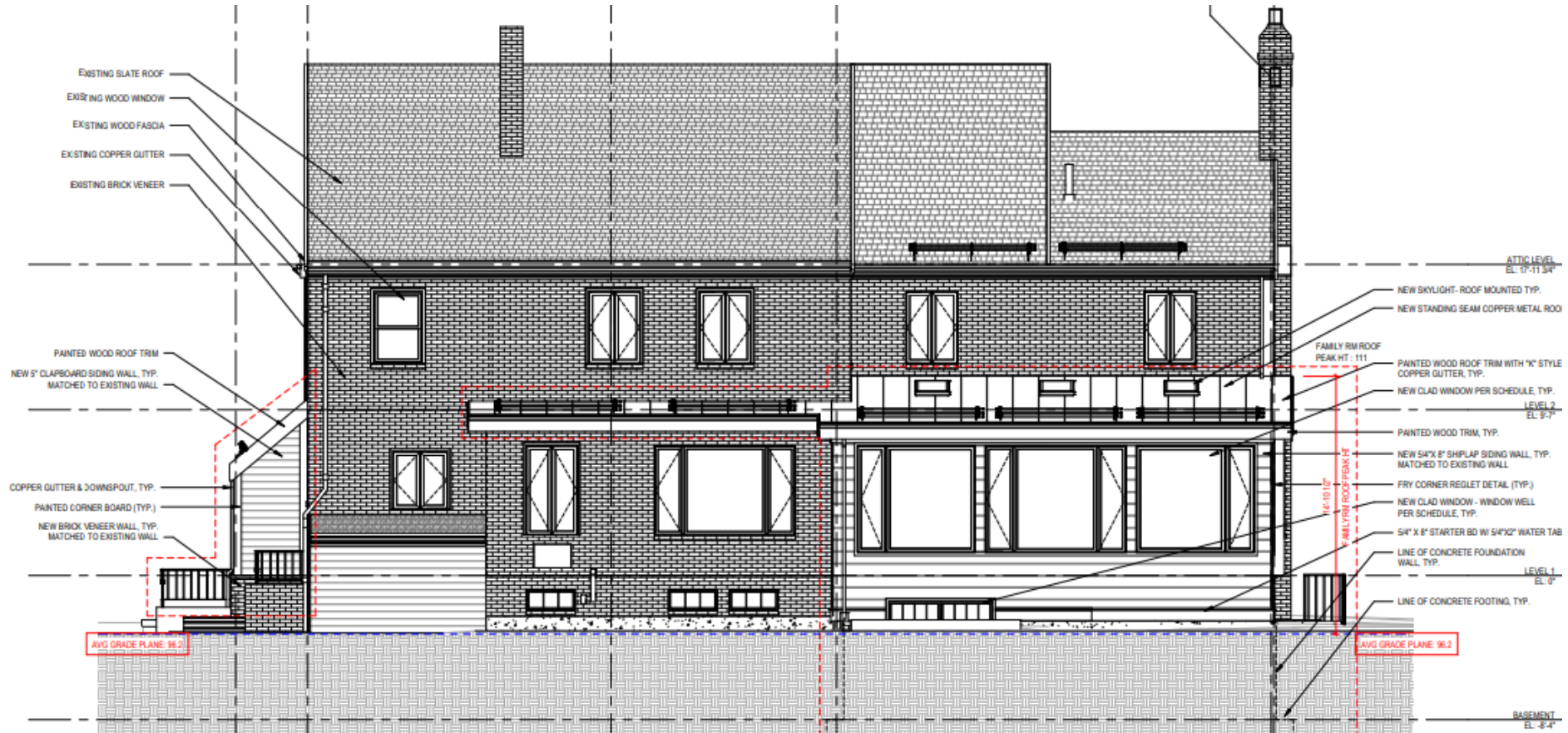
Elevations

Proposed North Elevation



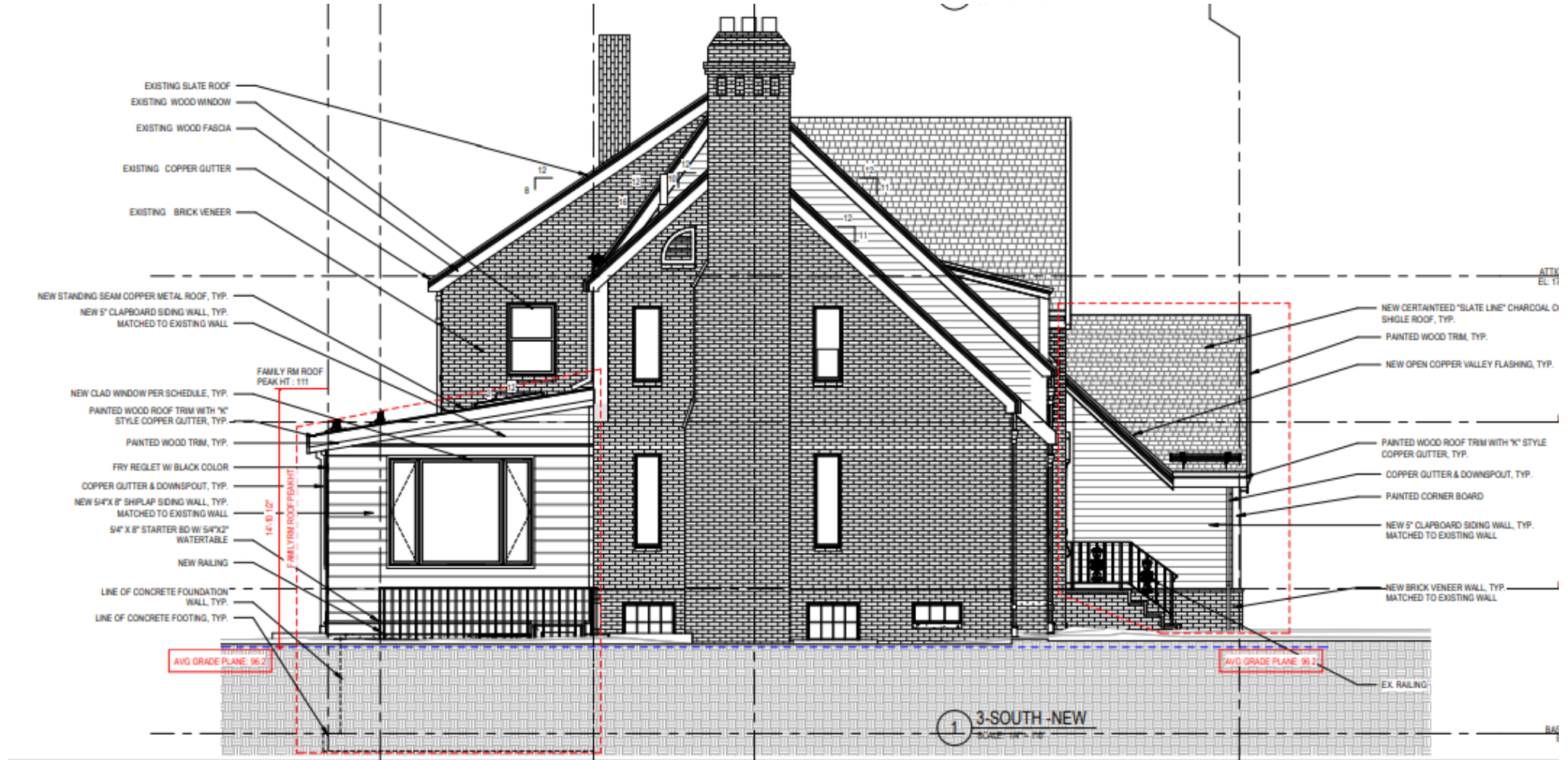
Elevations

Proposed West Elevation (rear)



Elevations

Proposed South Elevation



Photos



Photos



Interdepartmental Review

- + Engineering: No additional permits/requirements needed under new Stormwater Regulations according to plans provided. Further review not required at this time.
- + Historic: Building/structure at 6 Ferncroft Road is historically significant but Commission waived the delay of demolition for the front garage, rear sunroom, and partial basement

Finding

- + *The proposed increase in the nonconforming FAR from .39 to .44, where .36 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, and §7.8.2.C.2)*
- + *The proposed increase in nonconforming FAR is not substantially more detrimental than the existing nonconforming structure is to the neighborhood. (§3.1.3 and §7.8.2.C.2)*
- + *The additional square footage related to the increase in FAR is spread across three additions and does not add significantly to the overall scale of the existing structure. (§3.1.3, and §7.8.2.C.2)*
- + *The proposed additions are unobtrusive, minimally visible from the street, and complement the architecture of the existing structure. (§3.1.3, and §7.8.2.C.2)*

Conditions

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