

City of Newton Planning and Development

Petition #242-23

Special Permit/Site Plan Approval to construct a second driveway on the eastern lot line, resulting in two vehicles within the front setback

August 8, 2023



97 Waban Hill Road North

Zoning Relief

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§5.1.7.A §5.1.13	Request to allow a second parking stall in the front setback and within five feet of the street	S.P. per §7.3.3

Criteria to Consider

When reviewing this request, the Council should consider:

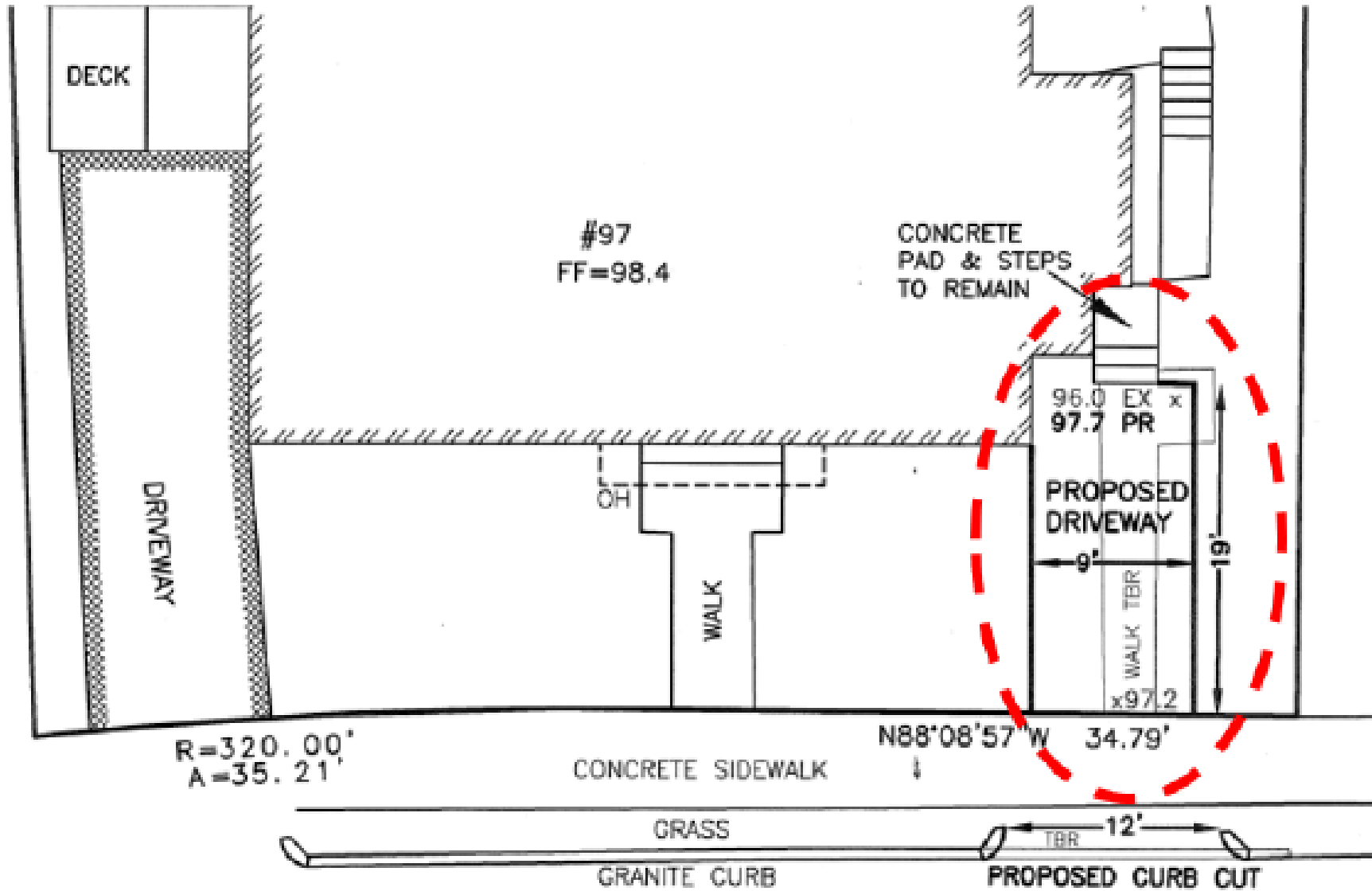
1. The specific site is an appropriate location for a second parking stall in the front setback and a parking stall within five feet of the front lot line. (§7.3.3.C.1)
2. The second parking stall in the front setback and a parking stall within five feet of the front lot line as developed and operated will not adversely affect the neighborhood. (§7.3.3.C.2)
3. There will be no 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. (§7.3.3.C.4)
5. Literal compliance with the requirements that only one parking stall may be located in a front setback and that a parking stall not be located within five feet of the front lot line is impracticable due to the nature of the use, or the location, size, width, depth, shape, or grade of the lot, or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features. (§5.1.13)

Aerial Map

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Site Plan- Existing/Proposed



Photos

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Photos

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