



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: October 5, 2021

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Neil Cronin, Chief Planner for Current Planning

Cc: Jeffrey Freedman, Applicant
Barney S. Heath, Director of Planning and Development
Jonah Temple, Associate City Solicitor

RE: Request for variances from the side setback requirement and garage door width and a special permit to exceed FAR

Applicant: Jeffrey Freedman	
Site: 14 Crystal Street	SBL: 62007 0008
Zoning: SR2	Lot Area: 11,640 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 14 Crystal Street consists of a 11,640 square foot lot improved with a single-family residence constructed circa 1880. The petitioner seeks to raze an existing attached garage on the southern portion of the lot and construct a new attached garage on the northern portion. The proposed garage does not meet the required side setback and door width requirements, requiring variances, and the addition exceeds the maximum FAR, requiring a special permit.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Jeffrey Freedman, applicant, dated 8/22/2021
- Existing Conditions Site Plan, signed and stamped by Bruce Bradford, surveyor, dated 12/28/2020
- Proposed Conditions Site Plan, signed and stamped by Bruce Bradford, surveyor, dated 6/17/2021
- FAR worksheet, submitted 8/22/2021
- Architectural Plans and Elevations, prepared by SDS Architects, dated 4/23/2021

ADMINISTRATIVE DETERMINATIONS:

1. The petitioners propose to raze an existing 574 square foot attached garage on the southern portion of the property and construct a two-story addition on the northern portion of the structure to include a two-car attached garage with living space above. The proposed addition results in a 2.4-foot side setback, where 7.5 feet is required per section 3.1.3. A variance per section 7.4 is required to reduce the required side setback from 7.5 feet to 2.4 feet.
2. The petitioners propose to install a single 18-foot-wide double garage door to service the two-car garage. Per section 3.4.4.C.3, a double garage door may be no wider than 16 feet on a front-facing garage. A variance per section 7.4 is required to allow an 18-foot-wide double garage door.
3. The existing FAR of the dwelling is .35 where .36 is the maximum allowed per section 3.1.3 and 3.1.9. The petitioners propose to net 424 square feet of new garage and living space, resulting in an FAR of .39, requiring a special permit.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	11,640 square feet	No change
Frontage	80 feet	117 feet	No change
Setbacks			
• Front	25 feet	26.8 feet	No change
• Side	7.5 feet	5.7 feet	±25 feet
• Side	7.5 feet	23.1 feet	3.4 feet*
• Rear	15 feet	15.2 feet	No change
Max Height	36 feet	33.2 feet	No change
Max stories	2.5	2.5	No change
FAR	.36	.35	.39*
Max Lot Coverage	30%	21.3%	22.2%
Min. Open Space	50%	74%	72%

*Requires relief

Figures in **BOLD** are nonconforming

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
Ordinance		Action Required
§3.1.3	Request for a variance to reduce required side setback	Variance per §7.4
§3.4.4.C.3	Request for a variance to allow an 18-foot-wide double garage door on a front-facing garage	Variance per §7.4
§3.1.3 §3.1.9	Request to exceed FAR	S.P. per §7.3.3