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Barney S. Heath  
Director

## ZONING REVIEW MEMORANDUM

Date: November 17, 2021

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Jonathan Kantar, Agent  
Ely and Ellen Kaplansky, Applicants  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Assistant City Solicitor

**RE: Request to allow more than 700 square feet of total garage area on a lot and for more than three garage stalls, to exceed FAR and for relief from dormer regulations**

Applicant: Ely & Ellen Kaplansky	
Site: 100 Bishopsgate Road	SBL: 61021 0002
Zoning: SR1	Lot Area: 25,188 square feet
Current use: Single-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 100 Bishopsgate Road consists of a 25,188 square foot lot improved with a single-family dwelling constructed in 1993. The petitioners propose to construct a detached garage with lifts accommodating up to four vehicles, creating a total of seven stalls and 1,249 square feet of garage area, requiring a special permit.

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

- Zoning Review Application, prepared by Jonathan Kantar, agent, submitted 10/8/2021
- Plans and elevations, signed and stamped by Mark Sangiolo, architect, dated 9/20/2021
- Site Plan, Proposed Conditions, signed and stamped by Bruce Bradford, surveyor, dated 8/20/2021
- FAR worksheet, signed and stamped by Mark Sangiolo, architect, submitted 10/8/2021

**ADMINISTRATIVE DETERMINATIONS:**

1. Per section 3.4.4.E.1 there may be no more than 700 square feet in total garage area on a lot for a residential building with one dwelling unit accommodating up to three vehicles. The petitioners propose to construct a 572 square foot detached garage in addition to the existing 699.7 square foot attached garage, resulting in 1,271.7 square feet of total garage area. The detached garage will present as two-bays but will contain a lift to accommodate up to four vehicles and allowing for a total of seven vehicles on site. Per section 3.4.4.H.1 a special permit is required to exceed 700 square feet of garage area and to provide for more than three vehicles.
  
2. Section 1.5.4.G.2.a requires that a roof line overhang must continue between the dormer and the story next below so as to avoid the appearance of an uninterrupted wall plane. Dormers on the east and west elevations of the proposed garage have an uninterrupted wall plane, requiring a special permit.
  
3. The applicant intends to construct a two-bay garage with atria space to accommodate a lift to park a total of four vehicles, adding 987 square feet of FAR to the property. The proposed additions increase the FAR from .24 to .28, where .26 is the maximum allowed per section 3.1.3 and 3.1.9. A special permit is required to exceed the maximum FAR.

SR1 Zone	Required	Existing	Proposed
Lot Size	25,000 square feet	25,188 square feet	No change
Frontage	140 feet	±180 feet	No change
Setbacks - Principal <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Rear</li> </ul>	40 feet 20 feet 25 feet	40.5 feet 20.2 feet <b>17.4 feet</b>	No change No change <b>No change</b>
Setbacks - Accessory <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Rear</li> </ul>	40 feet 5 feet 5 feet		>40 feet 18.5 feet 6.9 feet
Max Number of Stories <ul style="list-style-type: none"> <li>• Principal</li> <li>• Accessory</li> </ul>	2.5 1.5	2.5	No change 1
Height <ul style="list-style-type: none"> <li>• Principal</li> <li>• Accessory</li> </ul>	36 feet 22 feet	NA NA	No change 20 feet
FAR	.26	.24	<b>.28*</b>
Max Lot Coverage	15%	11.9%	14.2%
Min. Open Space	70%	71%	70%

Figures in **BOLD** are nonconforming

\*Requires relief

See "Zoning Relief Summary" below:

<b>Zoning Relief Required</b>		
<b>Ordinance</b>		<b>Action Required</b>
§3.4.4.E.1	To allow 1,271.7 square feet of total garage area accommodating seven vehicles	S.P. per §7.3.3
§1.5.4.G.2.a	To allow a dormer with an uninterrupted wall plane	S.P. per §7.3.3
§3.1.3 §3.1.9	To exceed FAR	S.P. per §7.3.3