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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: March 15, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Franklin Schwarzer, Attorney
Albert Kim and Jennifer Ho, Trustees
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 within two attached garages**

Applicant: Albert Kim & Jennifer Ho	
Site: 75 Pleasant Street	SBL: 64030 0011
Zoning: SR2	Lot Area: 23,536 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 75 Pleasant Street consists of a 23,536 square foot through lot with frontage on Pleasant Street at the front and Tyler Terrace at the rear. The petitioners have begun construction on a new by-right single-family dwelling with an attached two-car garage and a carport. They are seeking a special permit to allow for a second one-car garage in lieu of the by-right carport. A single-family dwelling with two attached garages exceeding 700 square feet in total garage area requires a special permit.

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

- Zoning Review Application, prepared by Franklin Schwarzer, attorney, submitted 1/19/2022
- Plans and elevations, prepared by Flavin Architects, dated 7/21/2021, revised 9/27/2021, 12/3/2021
- Site Plan, signed and stamped by Michael Kosmo, engineer and Bruce Bradford, surveyor, dated 7/19/2021
- FAR calculation, signed and stamped by Howard Elzy Raley, architect, dated 12/3/2021

ADMINISTRATIVE DETERMINATIONS:

1. The petitioners propose to construct two attached garages; one containing 615 square feet accommodating up to two vehicles facing Pleasant Street and a second 270 square foot one-car garage facing Tyler Terrace for a total of 885 square feet of garage space. 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 and no more than one attached garage unless a special permit is granted. Per section 3.4.4.H.1 a special permit is required to allow for more than 700 square feet of total garage area and for two attached garages.

SR2 Zone	Required	Permitted	Proposed
Lot Size	10,000 square feet	23,536 square feet	No change
Frontage	80 feet	112 feet	No change
Setbacks			
• Front (Pleasant St)	25 feet	116.5 feet	No change
• Front (Tyler Tc)	25 feet	40.8 feet	No change
• Side	7.5 feet	7.8 feet	No change
• Side	7.5 feet	7.8 feet	No change
Max Number of Stories	2.5	2	No change
Height	36 feet	29 feet	No change
FAR	.33	.26	.27
Max Lot Coverage	30%	13.7%	No change
Min. Open Space	50%	73%	No change

See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§3.4.4.E.1	To allow 885 square feet of total garage area in two attached garages	S.P. per §7.3.3