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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: May 31, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Katie Whewell, Chief Planner for Current Planning

Cc: Carmine Senatore, Applicant
Michael Huller, Architect
Barney S. Heath, Director of Planning and Development
Jonah Temple, Deputy City Solicitor

RE: Request to exceed FAR and to further extend nonconforming front and rear setbacks

Applicant: Carmine Senatore

Site: 4 Edgewood Road	SBL: 44018 0004
Zoning: SR3	Lot Area: 4,389 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 4 Edgewood Road consists of a 4,389 square foot corner lot improved with a single-family dwelling constructed in 1920. The petitioners propose to construct an enclosed front entry vestibule and a two-story side addition with a garage below. The proposed additions will exceed the maximum FAR and will further reduce the nonconforming front and rear setbacks, requiring a special permit.

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

- Zoning Review Application, prepared by Michael Huller, submitted 4/13/2022
- Existing Conditions Plan of Land, signed and stamped by Bruce Bradford, surveyor, dated 12/9/2020
- Proposed Conditions Plan, signed and stamped by Bruce Bradford, surveyor, dated 1/13/2022
- Plans and elevations, prepared by Michael Huller, architect, dated submitted 4/13/2022
- FAR calculation, prepared by Michael Huller, architect, dated submitted 4/13/2022

ADMINISTRATIVE DETERMINATIONS:

1. The petitioners propose to construct a new front entry vestibule, a two-story side addition and a one story attached one car garage. The proposed additions increase the FAR from .39 to .50 where .48 is the maximum allowed. A special permit per sections 3.1.3 and 3.1.9 is required.
2. The dwelling has a nonconforming front setback of 16.5 feet from Edgewood Road where 22.5 feet is required per sections 1.5.3.B and 3.1.3. The petitioner proposes to construct a 60 square foot enclosed entry vestibule in the footprint of an existing landing as well as a two-story side addition, further reducing the nonconforming setback to 10.7 feet, requiring a special permit per section 7.8.2.C.2.
3. The dwelling has a nonconforming rear setback of 7.4 feet where 15 feet is required per section 3.1.3. The petitioner proposes to construct a two-story side addition which further reduces the nonconforming rear setback to 7.3 feet, requiring a special permit per section 7.8.2.C.2.

SR3 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	4,389 square feet	No change
Frontage	80 feet	85 feet	No change
Setbacks			
• Front (Edgewood Rd)	22.5 feet	16.5 feet	10.7 feet*
• Front (Auburndale Ave)	25 feet	19.8 feet	No change
• Side	7.5 feet	35 feet	20.3 feet
• Rear	15 feet	7.4 feet	7.3 feet*
Max Number of Stories	2.5	2	No change
Max Height	36 feet	26.4 feet	27.2 feet
FAR	.48	.39	.50*
Max Lot Coverage	30%	21.1%	27.5%
Min. Open Space	50%	55%	56%

*Requires relief

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §3.1.9	To exceed FAR	S.P. per §7.3.3
§1.5.3.B §3.1.3 §7.8.2.C.2	To further reduce a nonconforming front setback	S.P. per §7.3.3
§3.1.3 §7.8.2.C.2	To further reduce the nonconforming rear setback	S.P. per §7.3.3