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Director

ZONING REVIEW MEMORANDUM

Date: June 2, 2022

To: John Lojek, Commissioner of Inspectional Services

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

Cc: 336 Cabot Street LLC, Applicant
Maria Correa, Project Manager
Barney S. Heath, Director of Planning and Development
Jonah Temple, Deputy City Solicitor

RE: **Request to extend a nonconforming two-family dwelling use**

| Applicant: 336 Cabot Street LLC | |
|----------------------------------|-----------------------------|
| Site: 336 Cabot Street | SBL: 22019 0009 |
| Zoning: SR2 | Lot Area: 9,817 square feet |
| Current use: Two-family dwelling | Proposed use: No change |

BACKGROUND:

The property at 336 Cabot Street consists of 9,817 square feet in the Single Residence 2 zoning district improved with a nonconforming two-family dwelling constructed circa 1850. The petitioner proposes first and second story additions at the front and rear, further extending the nonconforming two-family dwelling use, requiring a special permit.

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

- Zoning Review Application, prepared by Maria Correa, project manager, submitted 4/27/2022
- Floor plans and elevations, signed and stamped by Eric Zachrison, architect, dated 10/28/2021, revised 3/30/2022
- Proposed Plot Plan, signed and stamped by Peter Nolan, surveyor, dated 4/5/2022
- Landscape Plan, signed and stamped by Katya Podsiadlo, landscape architect, dated 4/28/2022
- FAR worksheet, submitted 5/1/2022

ADMINISTRATIVE DETERMINATIONS:

1. The property is located in the Single Residence 2 zoning district and is improved with a legal nonconforming two-family dwelling. The petitioner proposes to construct a first story addition filling in a portion of the front porch and second story addition at the rear, both within the existing footprint. The proposed additions require a special permit per sections 3.4.1 and 7.8.2.C.2 to extend a nonconforming two-family dwelling in an SR2 district.

| SR2 Zone | Required | Existing | Proposed |
|-----------------------|--------------------|--------------------------|------------------|
| Lot Size | 10,000 square feet | 9,817 square feet | No change |
| Frontage | 80 feet | 65 feet | No change |
| Setbacks | | | |
| • Front | 25 feet | 33.4 feet | No change |
| • Side | 7.5 feet | 9.2 feet | No change |
| • Side | 7.5 feet | 8.4 feet | No change |
| • Rear | 15 feet | 55.7 feet | No change |
| Max Number of Stories | 2.5 | 2 | No change |
| Height | 36 feet | 33 feet | No change |
| FAR | .38 | .35 | .38 |
| Max Lot Coverage | 30% | 26% | 28.2% |
| Min. Open Space | 50% | 44.5% | 58.2% |

BOLD indicates nonconformity

See “Zoning Relief Summary” below:

| Zoning Relief Required | | |
|------------------------|---|-----------------|
| Ordinance | | Action Required |
| §3.4.1 §7.8.2.C.2 | Request to extend a nonconforming two-family dwelling use | S.P. per §7.3.3 |