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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: May 16, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Terrence P. Morris, Attorney
113 Grove Street LLC, Applicants
Barney S. Heath, Director of Planning and Development
Jonah Temple, Associate City Solicitor

RE: Request to allow a rear-lot subdivision and a variance from the rear lot definition

Applicant: 113 Grove Street LLC	
Site: 113 Grove Street	SBL: 43031 0015
Zoning: SR3	Lot Area: 23,063 square feet
Current use: Single-family dwelling	Proposed use: Two single-family dwellings on two separate lots

BACKGROUND:

The property at 113 Grove Street consists of 23,063 square feet and is improved with a single-family dwelling built circa 1860 in the SR3 zoning district with 30 feet of frontage on Lasell Street. The applicant proposes to subdivide the lot to create a 12,897 square foot rear lot intended for the construction of a single-family dwelling, relocate the existing dwelling and move it forward to a 10,015 square foot front lot.

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

- Zoning Review Application, prepared by Terrence Morris, Attorney, dated 3/7/2022
- Proposed Conditions Site Plan, signed and stamped, surveyor, dated 2/21/2022
- Architectural Plans and Elevations, signed and stamped by Charles D. Calhoun, architect, dated 3/20/2022
- FAR worksheet, signed and stamped by Charles D. Calhoun, architect, submitted 3/7/2022

ADMINISTRATIVE DETERMINATIONS:

1. The applicant proposes to create a rear lot subdivision per Sections 3.1.5 and 3.1.10. To subdivide the land as proposed, the applicant must obtain a special permit from the City Council per section 3.1.10.A.
2. The lot has 104 feet of frontage on Grove Street at the front of the lot and 30 feet of frontage on Lasell Street at the rear. The applicant intends for the rear lot gain its access from the Lasell Street frontage. Per section 1.5.2.G.1 a rear lot is defined as a parcel not fronting or abutting a street, which does not have the required minimum frontage directly on a street, and which has limited access to a street by either a panhandle, an easement over another lot, or private right-of-way. The applicant does not intend to provide access or an easement over the front lot and instead intends to rely solely on the access provided by the 30 feet of frontage on Lasell Street for the rear lot. The proposed lot does not meet the definition of a rear lot as it fronts on a public way, and requires a variance per section 7.6 to allow for access from a public right-of-way.

Front Lot (Lot 1) per Section 3.1.3

SR3 Zone	Required/Allowed	Proposed
Lot Size	10,000 square feet	10,015 square feet
Frontage	80 feet	104 feet
Setbacks		
• Front	30 feet	31 feet
• Side	10 feet	25.3 feet
• Rear	15 feet	15.4 feet
FAR	.41	.26
Maximum Stories	2.5	2
Max. Lot Coverage	20%	15.23%
Min. Open Space	50%	68.2%

Proposed Rear Lot (Lot 2), per Section 3.1.5

SR3 Zone	Required/Allowed	Proposed
Lot Size	12,000 square feet	12,897 square feet
Frontage	100 feet	122.17 feet
Vehicle Access	20 feet	30 feet
Setbacks		
• Front	30 feet	31.8 feet
• Side	15 feet	16.3 feet
• Rear	23 feet	23.4 feet
FAR	0.24	0.23
Building Height	36 feet	32 feet
Maximum Stories	2.5	2.5
Max. Lot Coverage	25%	16.6%
Min. Open Space	50%	71.2%

3. See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Site</i>	<i>Action Required</i>
§3.1.5 §3.1.10	Request to allow a rear lot subdivision	S.P. per §7.3.3
§ 1.5.2.G.1	Request to waive the definition of "Rear Lot"	Variance per §7.6