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**Barney S. Heath**  
Director

## ZONING REVIEW MEMORANDUM

Date: June 7, 2022

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Terrence P. Morris, Attorney  
120 Norwood Realty Trust, Applicant  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Deputy City Solicitor

**RE: Request to allow four single-family attached dwellings in two buildings**

Applicant: 120 Norwood Realty Trust	
<b>Site:</b> 120 Norwood Avenue	<b>SBL:</b> 22009 0005
<b>Zoning:</b> MR1	<b>Lot Area:</b> 24,897 square feet
<b>Current use:</b> Two-family dwelling	<b>Proposed use:</b> Four single-family attached dwellings

### BACKGROUND:

The property at 120 Norwood Avenue consists of 24,897 square feet and is improved with a single-family dwelling built in 1953 in the MR1 zoning district. The petitioner proposes to demolish the existing dwelling and construct four single-family attached dwellings in two separate structures.

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

- Zoning Review Application, prepared by Terrence P. Morris, attorney, submitted 5/3/2022
- Floor plans and elevations, prepared by Ronald F. Jarek, architect, dated 8/15/2019
- Existing Conditions Site Plan, signed and stamped by Verne T. Porter, dated 4/13/2022
- Proposed Conditions Site Plan, signed and stamped by Verne T. Porter, dated 4/13/2022

**ADMINISTRATIVE DETERMINATIONS:**

1. The petitioners propose to raze the existing two-family dwelling and construct four single-family attached dwellings in two separate structures. Per section 3.4.1, a special permit is required to construct attached dwellings in the MR1 district.
2. Section 3.2.4 requires a special permit for three story single-family attached dwellings. The petitioners propose both buildings to be three stories, requiring a special permit.
3. Per section 6.2.3.B.2 no parking space may be located within 20 feet of a boundary unless by special permit. A surface parking stall is proposed within 20 feet of the rear lot line, requiring a special permit.

Per this same section 6.2.3.B.2, no driveway may be located within 10 feet of a side or rear lot line, unless by special permit. The proposed driveway is within 5.5 feet of the western side lot line, requiring a special permit.

MR1 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	24,897 square feet	No change
Frontage	80 feet	<b>56 feet</b>	<b>No change</b>
Setbacks			
• Front	25 feet	69.5 feet	122.6 feet
• Side	25 feet	7.7 feet	25.5 feet
• Side	25 feet	44.2 feet	25.5 feet
• Rear	25 feet	64.5 feet	26 feet
Building Height	36 feet	23.5 feet	33.5 feet
Max Number of Stories	2.5 (3 by SP)	2	<b>3*</b>
Lot Coverage Max	25%	12.4%	18.5%
Open Space Min	50%	70.7%	58.5%
Lot Area Per Unit	4,000 square feet	12,449 square feet	6,224 square feet

See “Zoning Relief Summary” below:

<b>Zoning Relief Required</b>		
<i>Ordinance</i>	<i>Requested Relief</i>	<i>Action Required</i>
§3.4.1	To allow attached single-family dwellings	S.P. per §7.3.3
§3.2.4	To allow three stories	S.P. per §7.3.3
§6.2.3.B.2	To allow a driveway within 10 feet of the rear lot line and parking within 20 feet of the front and rear lot lines	S.P. per §7.3.3