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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: June 23, 2023

To: John Lojek, Commissioner of Inspectional Services

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

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

RE: Request to allow parking in the front setback

Applicant: Larry Smith	
Site: 70 Kingswood Road	SBL: 41027 0019
Zoning: SR3	Lot Area: 10,528 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 70 Kingswood Road consists of a 10,528 square foot lot improved with a single-family dwelling constructed circa 1930. The petitioner seeks to raze an existing attached garage and construct first and second story additions, and to construct a second parking stall within the front setback, which requires 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, architect, dated 6/9/2023
- Plan of Land - Existing Conditions, signed and stamped by Bruce Bradford, surveyor, dated 12/20/2022
- Plan of Land - Proposed Conditions, signed and stamped by Bruce Bradford, surveyor, dated 2/15/2023, revised 3/3/2023, 3/24/2023, 5/15/2023
- Floor plans and elevations, prepared by Michael Huller, architect, submitted 6/9/2023
- FAR worksheet, submitted 6/12/2023

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner proposes raze an existing attached garage and construct first and second story living space additions. To accommodate the parking required by the loss of the garage, the petitioner proposes to widen the curb cut to 18 feet and construct a second parking stall, resulting in two parking stalls in the front setback. Per section 5.1.7.A only one parking stall may be located in the front setback for use in conjunction with a single-family dwelling. Per section 5.1.13 a special permit is required to allow an additional parking stall in the front setback.

SR3 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	10,528 square feet	No change
Frontage	70 feet	70 feet	No change
Setbacks			
• Front	25 feet	33.6 feet	31.8 feet
• Side	7.5 feet	13.6 feet	No change
• Side	7.5 feet	12.6 feet	7.8 feet
• Rear	15 feet	>50 feet	58 feet
Height	36 feet	25.9 feet	No change
Stories	2.5	2	No change
FAR	.41	.20	.29
Max Lot Coverage	30%	9.2%	13.9%
Min. Open Space	50%	85%	78%

See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§5.1.7.A §5.1.13	Request to allow two parking stalls in the front setback	S.P. per §7.3.3