



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: July 18, 2023

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Omar Youssef, Applicant
Barney S. Heath, Director of Planning and Development
Jonah Temple, Deputy City Solicitor

RE: Request to allow three single-family attached dwellings

Applicant: Omar Youssef	
Site: 236 Chapel Street	SBL: 12001 0018
Zoning: MR2	Lot Area: 10,268 square feet
Current use: Single-family dwelling	Proposed use: Three single-family attached dwellings

BACKGROUND:

The property at 236 Chapel Street consists of 10,268 square feet and is improved with a single-family dwelling constructed circa 1880 in the MR2 zoning district. The petitioner proposes to demolish the existing dwelling and construct three single-family attached dwellings.

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

- Zoning Review Application, prepared by Omar Youssef, applicant, submitted 5/26/2023
- Floor plans and elevations, prepared by RAV & Assoc., Inc, dated 4/20/2023
- FAR worksheet, submitted 6/15/2023
- Proposed Conditions Site Plan, prepared by Spruhan Engineering, P.C., dated 4/6/2023

ADMINISTRATIVE DETERMINATIONS:

1. The petitioners propose to raze the existing single-family dwelling and construct three single-family attached dwellings in two separate structures. Per section 3.4.1, a special permit is required to construct attached dwellings in the MR2 district.
2. Per section 3.2.4, the lot area per unit requirement is 4,000 square feet. The petitioner proposes three units on the 10,268 square foot lot, resulting in a lot area per unit of 3,423 square feet, requiring a special permit per the footnote to the dimensional table in section 3.2.4.
3. Section 3.2.4 requires a 25-foot side setback. The petitioner proposes 11-foot setbacks for both sides lot lines, requiring a special permit per the footnote to the dimensional table in section 3.2.4.
4. Section 3.2.4 requires a 25-foot rear setback. The petitioner proposes a 20.3-foot rear setback, requiring a special permit the footnote to the dimensional table in section 3.2.4.
5. Section 3.2.4 allows a maximum lot coverage of 25%. The petitioner proposes lot coverage of 33.5%, requiring a special permit per the footnote to the dimensional table in section 3.2.4.
6. Per section 6.2.3.B.2, no parking space may locate within 20 feet of a boundary line and no driveway may be located within 10 feet of a side or rear lot line, unless by special permit. There are two driveways proposed for the units; the driveway on the southern side of the lot is within 10 feet of the southeastern side lot line with a proposed parking stall within 20 feet of that same side lot line, requiring a special permit.

MR2 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	10,268 square feet	No change*
Frontage	80 feet	103.7 feet	No change
Setbacks			
• Front	25 feet	13.4 feet	26.7 feet
• Side	25 feet	56.6 feet	11 feet*
• Side	25 feet	11.4 feet	11 feet*
• Rear	25 feet	49.9 feet	20.3 feet*
Building Height	36 feet	25.1 feet	34.8 feet
Max Number of Stories	2.5 (3 by SP)	2	2.5
Lot Coverage Max	25%	10.1%	33.5%*
Open Space Min	50%	78.6%	51%
Lot Area Per Unit	4,000 square feet	10,268 square feet	3,423 square feet*

See "Zoning Relief Summary" below:

Zoning Relief Required		
<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 reduced lot area per unit	S.P. per §7.3.3
§3.2.4	To allow reduced side setback	S.P. per §7.3.3
§3.2.4	To allow reduced rear setback	S.P. per §7.3.3
§3.2.4	To exceed maximum lot coverage	S.P. per §7.3.3
§6.2.3.B.2	To allow parking within 20 feet of a side lot line and a driveway within 10 feet of the side lot line	S.P. per §7.3.3