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**James Freas**  
Acting Director

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## **PUBLIC HEARING MEMORANDUM**

**DATE:** October 23, 2015

**TO:** Alderman Marcia T. Johnson, Chairman  
Members of the Zoning and Planning Committee

**FROM:** James Freas, Acting Director of Planning and Development

**RE:** #23-15(2) - ACTING DIRECTOR OF PLANNING & DEVELOPMENT  
requesting amendments to the official zoning map in order to correct discrepancies between Board of Aldermen actions and the boundaries of zoning districts as shown on the map and to better align zoning district boundaries with property lines and other features to reduce the number of split lots and other map anomalies as follows:

1. Change from SR2/SR3 to SR2: 120 Olde Field Road SBL 81-051-0050E, 71 Brandeis Road SBL 81-051-0062
2. Change from SR2/SR3 to SR3: 127 Olde Field Road SBL 81-051-0050C, 84 Brandeis Road SBL 81-051-0050D, 76 Brandeis Road SBL 81-051-0063, 61 Brandeis Road SBL 81-051-0061
3. Change from SR3 to SR1: 121 Rachel Road SBL 83-027-0043

**MEETING DATE:** October 26, 2015

**CC:** Board of Aldermen  
Planning and Development Board  
Donnalyn Kahn, City Solicitor

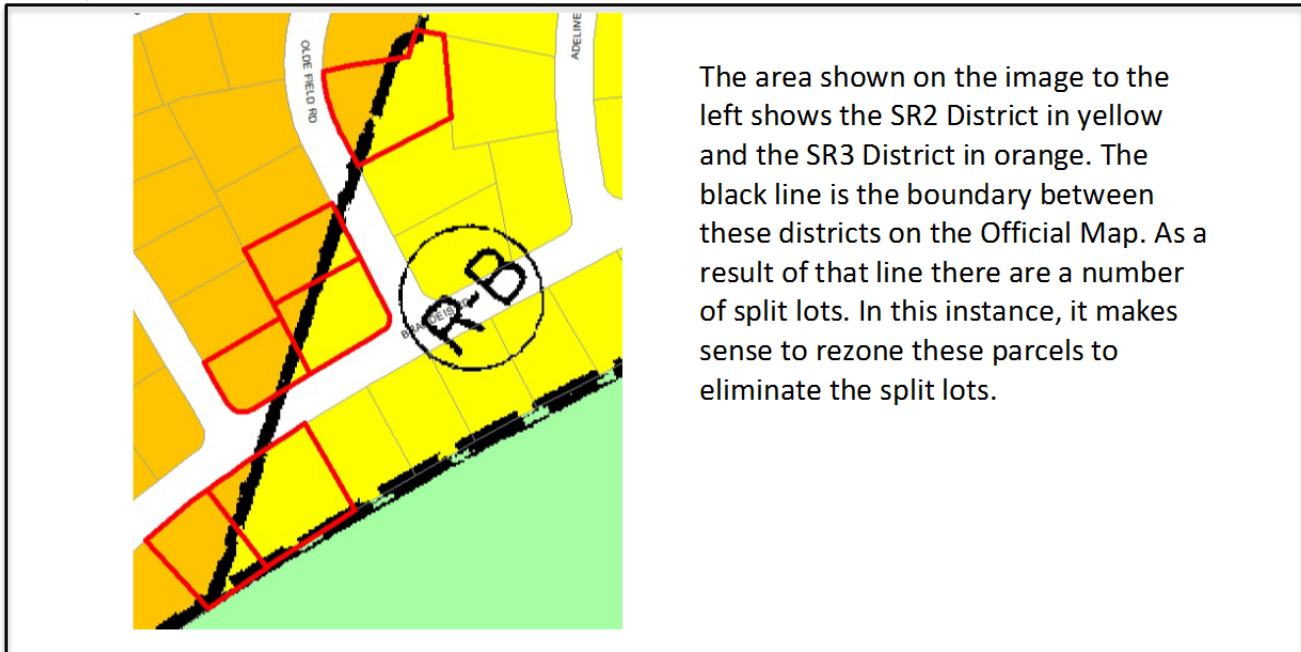
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In June City staff began a process of cleaning up the Official Zoning Map. The proposed rezonings presented herein represent the last of that clean-up effort and are intended to further reduce the number of parcels split between two zoning districts.

Split Lots

Newton’s Zoning Ordinance generally directs that the boundaries between zoning districts run along parcel lines or streets. Such rules for zoning district boundaries are common as it is generally easier to enforce zoning rules where only one district applies to a piece of property. There are a number of exceptions on Newton’s current Official Zoning Map though where the district boundaries are set by a measurement from the street – see the example below.

Example 1



Staff is recommending that for these parcels, the district boundary line be moved to the nearest parcel line. The result of this action would be to make these split lot parcels entirely in the zoning district making up the majority of the parcel. There will be no impact on how these properties are regulated.

Recommendation

Staff recommends approval of the submitted rezonings so that the final Official Zoning map update may be completed.

Attachment: Proposed Rezoning Maps and Effected Properties

# Rezoning

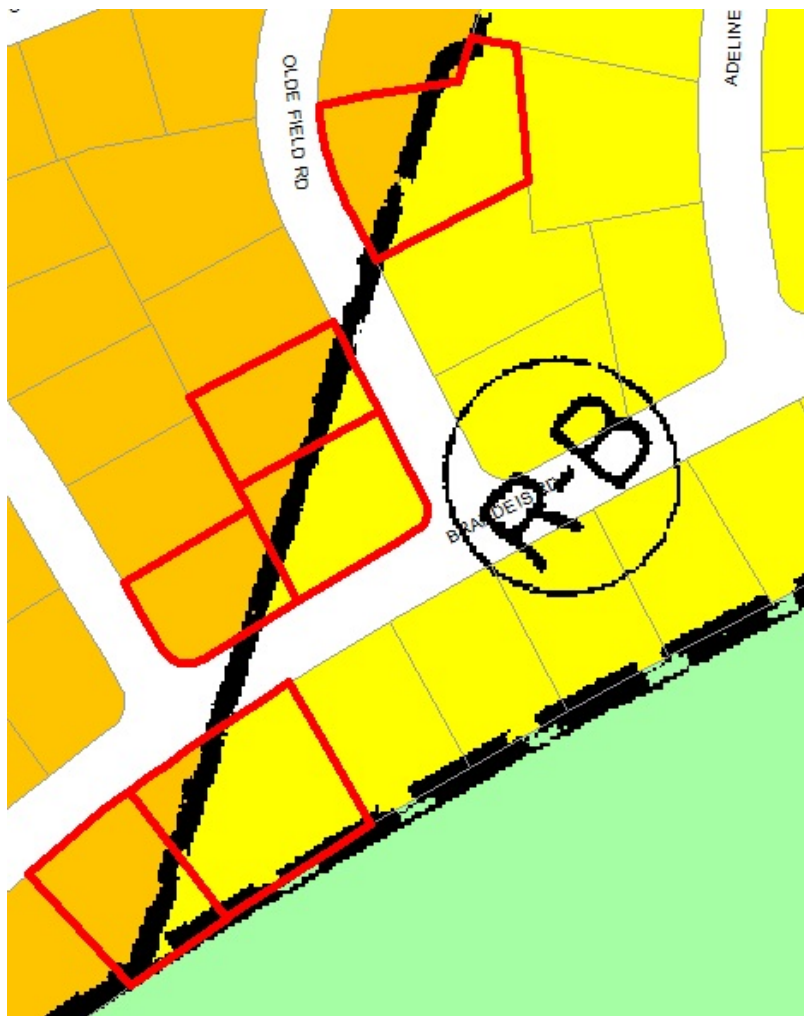
Affected properties are highlighted in red

## Legend for maps

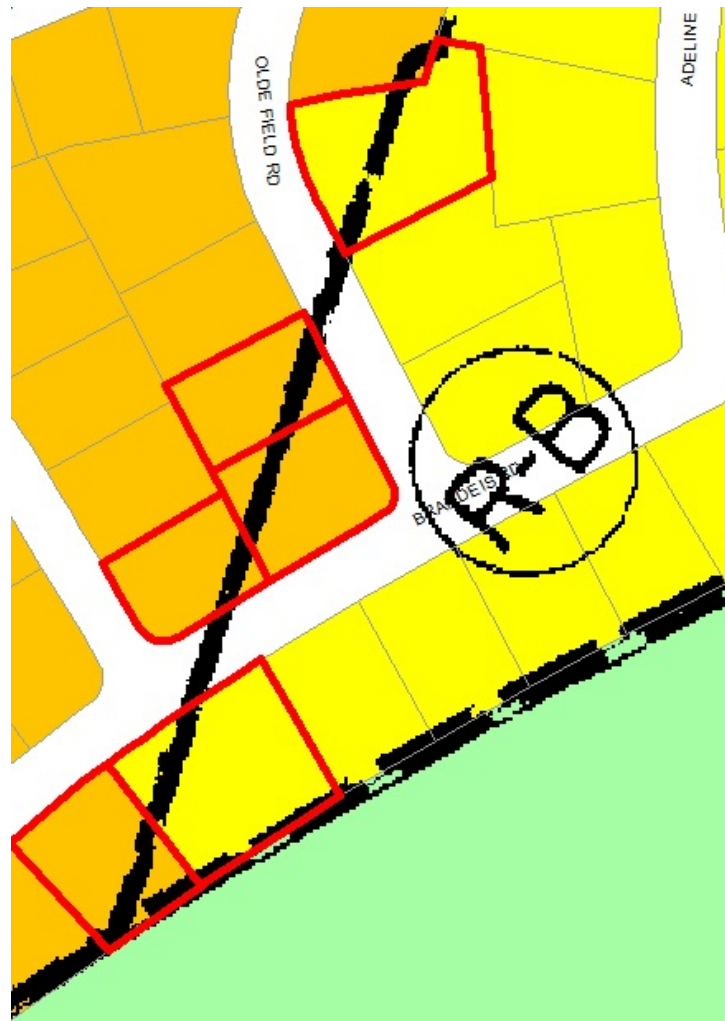
	Single Residence 1
	Single Residence 2
	Single Residence 3

### Brandeis-Olde Field Rd area – realign diagonal boundary to property lines

Before



After

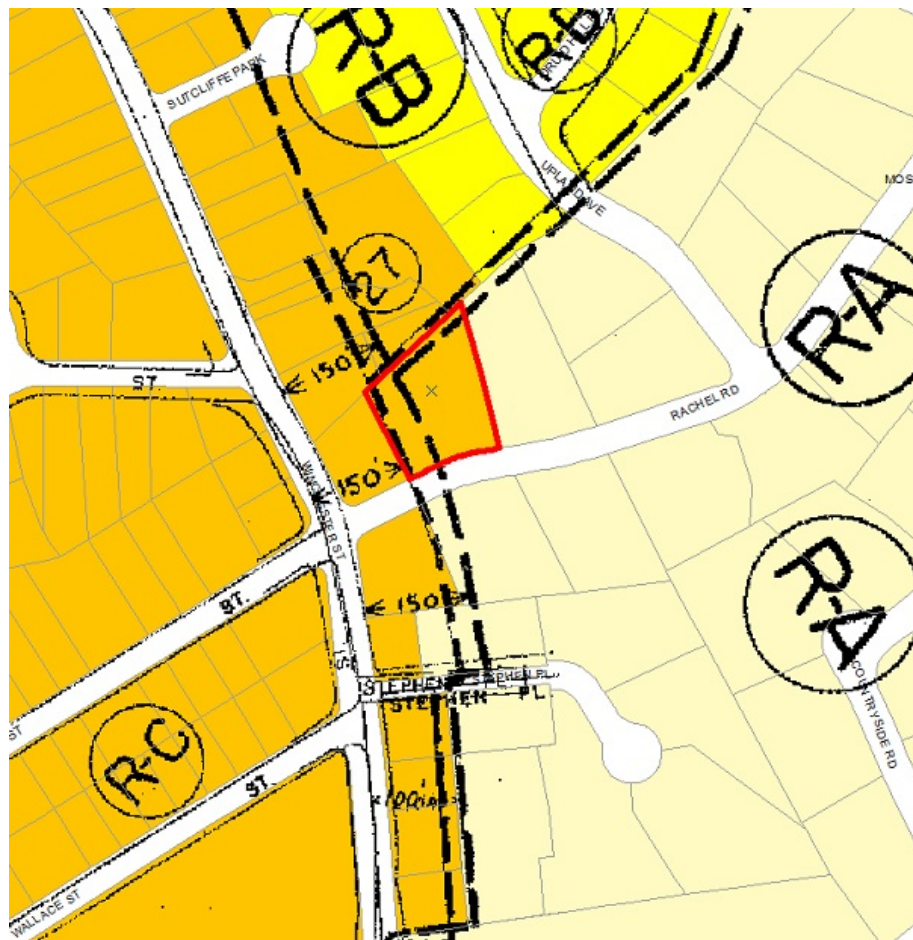


### List of properties affected

SBL	Address
81051 0050E	120 Olde Field Rd
81051 0050C	127 Olde Field Rd
81051 0050D	84 Brandeis Rd
81051 0063	76 Brandeis Rd
81051 0062	71 Brandeis Rd
81051 0061	61 Brandeis Rd

# 121 Rachel Rd

Before



After

