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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: August 10, 2016

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Alexandra Ananth, Chief Planner for Current Planning

Cc: Terrence P. Morris, Attorney
Gennaro and Giuseppina Nicolazzo, applicants
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: **Request to allow a rear-lot subdivision and for a reduced front setback**

Applicant: Gennaro & Giuseppina Nicolazzo	
Site: 57 Adams Ave	SBL: 44014 0012
Zoning: SR3	Lot Area: 22,122 square feet
Current use: Single-family dwelling	Proposed use: Two single-family dwellings on two separate lots

BACKGROUND:

The property at 57 Adams Ave consists of 22,122 square feet and is improved with a single-family dwelling in the SR3 zoning district. The applicant proposes to divide the lot, creating a rear lot subdivision. The front lot will have 10,022 square feet and the rear lot will have 12,099 square feet. The applicant intends to maintain the existing single-family dwelling on the front lot, and a new single-family dwelling is proposed on the rear lot.

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

- Zoning Review Application, prepared by Terrence P. Morris, Attorney, dated 7/5/2016
- Proposed Site Plan, prepared by VTP Associates, dated 6/16/2016
- Architectural Plan and Elevation, prepared by Dreamline Modular Homes, dated 5/9/2016, revised 5/16/2016

ADMINISTRATIVE DETERMINATIONS:

1. The two proposed lots are located in the SR3 zone. The front lot (Lot 1) must comply with the dimensional standards of Section 3.1.3 for a post-1953 lot. The rear lot (Lot 2) must comply with the dimensional standards of Section 3.1.5 (see chart below).

Front Lot (Lot 1) per Section 3.1.3

SR3 Zone	Required/Allowed	Proposed
Lot Size	10,000 square feet	10,022 square feet
Frontage	80 feet	116.79 feet
Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	30 feet 10 feet 15 feet	11.8 feet (existing nonconformity) 41.7 feet 18.6 feet
FAR	.41	+/- .20
Building Height	36 feet	35.5 feet
Maximum Stories	2.5	2.5
Max. Lot Coverage	30%	11%
Min. Open Space	50%	72.1%

Proposed Rear Lot (Lot 2), per Section 3.1.5

SR3 Zone	Required/Allowed	Proposed
Lot Size	12,000 square feet	12,099 square feet
Frontage	80 feet	136.8 feet
Vehicle Access	20 feet	20 feet
Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	30 feet 15 feet 23 feet	26 feet 31 feet 23.5 feet
FAR	0.24	0.21
Building Height	36 feet	29.9 feet
Maximum Stories	2.5	2.5
Max. Lot Coverage	25%	13.2%
Min. Open Space	50%	80.1%

2. The applicant proposes to create a rear lot subdivision per Section 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.
3. Section 3.1.10.B.1 requires that a 20 foot wide vehicular access, or access easement be provided. The rear lot will be accessed by a 20 foot wide paved driveway from Adams Ave provided over an easement on the front lot. The front lot will be serviced by a separate driveway on the opposite side of the property. Both driveways are already in existence.

4. Section 3.1.10.B.2 requires both the existing and rear lot to meet the frontage requirements for new lots in the zoning district. The front lot has an existing frontage of 136.5 feet, where 80 feet is required. Upon the division of the property, the front lot will have a resulting 116.5 feet of frontage, thus in accordance with the requirements of the Ordinance. The rear lot gains its frontage from the rear lot line of 57 Adams Ave. The frontage for the rear lot is the width of the property, or 116.79 feet, which meets the requirements of the Ordinance.

5. Section 3.1.5 requires a 30 foot front setback for the rear lot. Per section 3.1.10.B.3.a, a building on a rear lot must have a front setback of no less than 25 feet if granted a special permit. The applicant proposes a 26 foot front setback, requiring a special permit.

6. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.10	Allow the subdivision of a rear lot	S.P. per §7.3.3
§3.1.5 §3.1.10.B.3.a	To reduce the required front setback for the rear lot	S.P. per §7.3.3