



Setti D. Warren
Mayor

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

Telephone
165-14
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: May 8, 2014

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
Richard D. Sewall, Applicant
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to construct four (4) single-family attached dwellings

Applicant: Richard D. Sewall	
Site: 3-5 Auburn Street	SBL: 33006 0034
Zoning: MR-1	Lot Area: 23,426 square feet
Current use: Single-family residence	Proposed use: Four attached dwellings

BACKGROUND:

The property at 3-5 Auburn Street consists of a 23,426 square foot lot improved with an existing single-family dwelling constructed in 1874. As early as 1914, a large livery stable was built on the site, housing a livery/taxi service for most of the 20th century. Sometime prior to 1940, the lot was divided into one 15,180 square foot residential lot, and one 8,040 commercial lot. The commercial lot was reclassified as residential in 1991.

The property is served by an existing driveway over a 12 foot right of way shared with the abutting property at 7 Auburn Street.

The applicant proposes to raze the existing single-family structure and build two sets of two attached single-family dwellings on the two combined lots. The four units will be served by the existing shared driveway.

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

- Zoning Review Application, prepared by Terrence Morris, Attorney, submitted 3/6/2014
- Certificate of Title, dated 12/9/1980
- Plan of Land, dated 11/16/1914
- Existing Conditions Plan, signed and stamped by Frank Iebba, dated 3/3/2014
- Proposed Conditions Plan, signed and stamped by Frank Iebba, dated 3/3/2014
- Architectural Plans, signed and stamped by Ronald F. Jarek, architect, dated 11/23/2013
 - Proposed elevations
 - Proposed floor plans

ADMINISTRATIVE DETERMINATIONS:

1. The subject property is located in the MR-1 zoning district. The applicant is proposing four single-family attached dwelling units on a 23,426 square foot lot. Section 30-9(b)(5) of the Newton Zoning Ordinance allows single-family attached dwellings in one or more groups provided that the applicant obtains a special permit from the Board of Aldermen.

Zone MR-1	Required	Existing	Proposed
Lot Size	15,000 square feet	23,426 square feet	No change
Lot area per unit	4,000 square feet		5,856 square feet
Frontage	80 feet	105.63 feet	No change
Setbacks			
• Front	25 feet	< 100 feet	34 feet
• Side (left)	25 feet	12 feet	10 feet
• Rear	25 feet	34 feet	15 feet
Building Height	36 feet		28.96 feet
Max number of stories	2.5		2.5
Max building lot coverage	25%		28.5%
Min amount of open space	50%		53%
Parking stalls/dwelling units	8 spaces (2 per unit)		8
FAR	N/A		.48

2. See “Zoning Relief Summary” below:

Zoning Relief Required		
Ordinance		Action Required
§30-9(b)(5)(a)	Allow single-family attached dwellings	S.P. per §30-24
§30-23, §30-24(a)	Site Plan Approval	S.P. per §30-24
§30-15 Table 1 §30-9(b)(5)(b)	Reduce side yard setback requirement	S.P. per §30-24
§30-15 Table 1 §30-9(b)(5)(b)	Reduce rear yard setback requirement	S.P. per §30-24
§30-15 Table 1 §30-9(b)(5)(b)	Allow lot coverage greater than 25%	S.P. per §30-24
§30-15(b)(5)(a) §30-15(b)(5)(b)	Locate driveway within 10 feet of a side lot line	S.P. per §30-24