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Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: May 14, 2013

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Eve Tapper, Chief Planner for Current Planning

ET

Cc: Stephen Buchbinder, attorney representing applicant
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to create five single-family attached dwellings on a lot

RECEIVED
Newton City Clerk
2013 MAY 14 PM 4:23
David A. Olson, CMC
Newton, MA 02459

Applicant: Beecher Terrace Homes LLC	
Site: 22-26 Beecher Terrace	SBL: 65008 0046/ 65008 0047
Zoning: MR-1	Lot Area: 13,500 square feet/ 19,000 square feet
Current use: Two single-family dwellings	Proposed use: Five single-family attached dwellings

BACKGROUND:

The locus consists of two lots. The property at 22 Beecher Terrace contains an existing single-family dwelling built in approximately 1880. The second lot, at 26 Beecher Terrace, contains an existing single-family home constructed in 1896. Neither property was deemed historically significant by the Newton Historical Commission. The applicant proposes to raze the existing single-family structures, merge the two lots and build five single-family attached dwellings.

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

- Zoning Review Application, prepared by Stephen J. Buchbinder, attorney, submitted 3/28/13
- Parking calculation
- FAR Worksheet
- City of Newton Assessing Department Property Record Card for 22 Beecher Terrace
- City of Newton Assessing Department Property Record Card for 26 Beecher Terrace
- Plan of Land 22 & 26 Beecher Terrace, created by Boston Surveying and Engineering, dated 5/3/12
- Proposed Development Plans, stamped by Paul Tyrell, civil engineer, dated 3/25/13
 - Demo and Erosion Control Plan
 - Layout and Materials Plan
 - Grading and Drainage Plan
 - Average Grade Plan
 - Utility Plan

- Detail Plan 1 of 2
- Detail Plan 2 of 2
- Architectural plans and elevations, stamped by Haroutiun Kelian, architect, dated 3/26/13
 - Basement plan
 - First floor/site plan
 - Second floor plan
 - Third floor plan
 - Elevations
 - Elevations

ADMINISTRATIVE DETERMINATIONS:

1. The subject property is located in the MR-1 zoning district. The applicant is proposing five single-family attached dwelling units on a 32,836 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.
2. The proposed plans show a retaining wall greater than four feet located within a setback. To build the wall as proposed, the applicant will need a special permit from the Board of Aldermen per Section 30-5(b)(4) of the Ordinance.
3. The driveway for the proposed Unit 1 is approximately five (5) feet from the lot line. Section 30-9(b)(5)a requires that no driveway be located within ten (10) feet of the side lot line. The applicant must obtain a special permit from the Board of Aldermen per Section 30-9(b)(5)b) to waive this requirement.

MR1 Zone	Required/Allowed	Existing	Proposed
Lot Size	15,000 square feet	13,500 square feet 19,000 square feet	32,836 square feet (merged)
Frontage	80 feet	62 feet/ 69 feet	136 feet
Setbacks			
• Front	25 feet		25 feet
• Side	25 feet		25 feet
• Rear	25 feet		25 feet
Building Height	36 feet		Unit 1 – 31.94 feet Unit 2 – 30.47 feet Unit 3 – 31.94 feet Unit 4 – 28.27 feet Unit 5 – 31.39 feet

4. See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-9(b)(5)	Allow the creation of single-family attached dwellings	S.P. per §30-24
§30-5(b)(4)	Locate a retaining wall greater than four feet within a setback	S.P. per §30-24
§30-9(b)(5)a), §30-9(b)(5)b)	Locate proposed driveway five feet from the side lot line	S.P. per §30-24