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James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: April 4, 2016

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Iulia Pirvu, applicant
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to establish an accessory apartment in an existing two-family dwelling

Applicant: Iulia Pirvu	
Site: 9-11 Bridge Street	SBL: 14002 0029
Zoning: MR1	Lot Area: 10,633 square feet
Current use: Two-family dwelling	Proposed use: Two-family dwelling with accessory apartment

BACKGROUND:

The property at 9-11 Bridge Street is located in the MR1 district. The two-family structure was built in 1963 at the intersection of Bridge and California streets. The structure is a one-story duplex with parking underneath in the basement level. The applicant is seeking a special permit to allow for the creation of a 970 square foot accessory apartment in the basement level of the unit at 11 Bridge Street. Pursuant to Section 6.7.1.D, a special permit is required to create an accessory apartment in a two-family dwelling.

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

- Zoning Review Application, prepared by Iulia Pirvu, applicant, dated 2/26/2016
- Site Plan, signed and stamped by Bruce Bradford, surveyor, dated 1/28/2016
- Architectural Plan, undated

ADMINISTRATIVE DETERMINATIONS:

1. The existing two-family structure is located in the MR1 district. Per Sections 6.7.1.D a special permit is required to create an accessory apartment in two-family structure.
2. Section 6.7.1.F requires a lot have at least 8,000 square feet for an accessory apartment by special permit. The applicant's lot has 10,633 square feet.
3. Section 6.7.1.F requires that a dwelling has at least 2,600 square feet to allow an accessory apartment by special permit. The structure has an approximate building size of 3,000 square feet.
4. Section 6.7.1.D.1.b requires that an accessory apartment in the MR1 district be no larger than 1,200 square feet. The proposed apartment is 970 square feet.
5. Section 6.7.1.B.1 requires that an accessory apartment within a two-family dwelling must have one of the units occupied by the owner of the property. The owner of the property must maintain residency in the main dwelling or the proposed apartment.
6. Section 6.7.1.B.2 requires a two-family dwelling to have been constructed at least ten years prior to the date of application for the permit for the accessory apartment. The dwelling was built in 1963 and thus meets the requirement.
7. Section 6.7.1.D.1.c states that any alterations required to meet the applicable Building, Fire or Health codes are permitted provided they maintain the residential character of the neighborhood.
8. Section 5.1.4.A requires two parking stalls for each dwelling unit, and one stall for the accessory unit. The existing two-family dwelling contains an attached two-car garage, as well as five stalls located outside in front of the garage stalls, for a total of seven stalls on site, satisfying the parking requirement.

MR1 Zone	Required/Allowed	Existing	Proposed
Lot Size	8,000 square feet	10,633 square feet	No change
Frontage	70 feet	110 feet	No change
Lot size required for an accessory apartment	8,000 square feet	10,633 square feet	No change
Unit size required for an accessory apartment	2,600 square feet	3,000 square feet	No change
Setbacks <ul style="list-style-type: none"> • Front (Bridge St) • Front (California St) • Side • Rear 	25 feet 25 feet 7.5 feet 15 feet	27.1 feet 26.3 feet 12.3 feet 15.6 feet	No change No change No change No change
Stories	1.5	1.5	No change
Max Lot Coverage	30%	21%	No change
Min Open Space	50%	61%	No change

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§6.7.1.D	Creation of an accessory apartment in a two-family dwelling in the MR1 district	S.P. per §7.3.3