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James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: September 23, 2014

To: John Lojek, Commissioner of Inspectional Services

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

Cc: John McCarthy
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to add a parking stall in the front setback at a single-family residence and to amend Board Order #180-13

Applicant: Peter Smick	
Site: 20 Burrage Rd	SBL: 73028 0006
Zoning: SR2	Lot Area: 5,010 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 20 Burrage Road consists of a 5,771 square foot corner lot improved with a single-family residence constructed in 2012 (after the original single-family dwelling was demolished). The property has a shared driveway off of Alderwood Road leading to a one-car garage located within the basement level of the structure. Board Order #180-13 was issued to the builder to allow for increased FAR for the garage. As the driveway is shared, the applicant is unable to park any vehicles in it. There is an existing parking stall located in the front setback, and the applicant proposes to expand the parking area to allow for two vehicles. A special permit is required to park two vehicles in the front setback.

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

- Zoning Review Application, prepared by John McCarthy, submitted 8/21/2014
- Proposed Parking Plan, signed and stamped by Allen Paige, Surveyor, dated 8/18/2014
- Existing Parking Plan, prepared by Alpha Omega Engineering, dated 7/23/2013
- Zoning Review Memo, prepared by Jane Santosuosso, Chief Zoning Code Official, dated 5/14/2013
- Board Order #180-13, dated 8/12/2013

ADMINISTRATIVE DETERMINATIONS:

1. The subject lot is a corner lot, with the dwelling is located 25.2 and 25.1 feet from the front property lines. The front setback requirement in this district is 25 feet. There is an existing parking stall located in the front setback off of Alderwood Road, as the applicant shares a driveway with the neighbor at 41 Alderwood Road. The builder of the property received a special permit to exceed FAR to build a 16 by 22 foot garage in the basement level of the house. The applicant has stated that the garage is not wide enough to accommodate two cars, and an additional parking stall is required. Given the configuration and size of the lot, the applicant requests to enlarge the existing stall to accommodate a second vehicle in the front setback. Section 30-19(g)(1) states that only one parking stall may be located within a side or front setback. To build the project as proposed, both spaces (including the existing space) will be in the front setback. A special permit will be required to allow for a parking stall within the front setback per Section 30-19(m).

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	5,771 square feet	No change
Frontage	80 feet	100 feet	No change
Setbacks for existing structure			
• Front (Burrage Rd)	25 feet	25.1 feet	No change
• Front (Alderwood Rd)		25.2 feet	No change
• Side	7.5 feet	7.7 feet	No change
• Rear	15 feet	16 feet	No change
FAR	.45	.48	No change
Max. Lot Coverage	30%	28.6%	No change
Open Space	50%	57.6%	51.7%

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-19(g)(1) 30-19(m)	Allow more than one parking stall in the front and side setback	S.P. per §30-24
	Amend Board Order #180-13	S.P. per §30-24