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Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: April 26, 2013

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Jason Rosenberg, Attorney
Laurence Lee, Attorney
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to build an attached garage exceeding 700-square feet

Applicant: Arthur X. Duffy, Trustee of Sylvan Avenue Realty Trust	
Site: 44 Sylvan Ave	SBL: 32053 0051
Zoning: SR-1	Lot Area: 43,000 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 44 Sylvan Ave consists of a 43,000 square foot lot with an as-of-right building permit to build a new 11,250-square foot single family home. The applicant proposes to build an attached three-car garage consisting of 953-square feet. The by-right building permit provides for an attached two-car garage with the same footprint as the proposed three-car garage, but with a different interior configuration that maintains the 700 square foot limit.

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

- Zoning Review Application, prepared by Jason Rosenberg and Laurence Lee, Attorneys, dated 3/29/13
- Quitclaim Deed, recorded with the Middlesex County Registry
- Architectural plans, prepared by Marc Hershman, architect, dated 1/9/13, submitted 2/7/13
 - Existing basement floor plans
 - Existing first floor plans
 - Existing second floor plans
 - Existing attic plans
 - Existing elevations (front, rear, sides)

- Proposed basement plans
- Proposed first floor plans
- Proposed second floor plans
- Proposed attic plans
- Proposed elevations (front, rear, sides)
- Area plan of land, signed and stamped by Bruce Bradford, Land Surveyor, dated 2/26/13
- Quitclaim deed
- Building permit application (Garage) and plot plan, dated 1/3/1928
- Building permit application and plot plan, dated 9/1/1927

ADMINISTRATIVE DETERMINATIONS:

1. The proposed three-stall garage is 953 square feet, which exceeds the 700 square feet allowed by right in the ordinance. Per sections 30-8(b)(7) and 30-15(m)(5)(c), a garage is limited in size to 700 square feet by right. To build the garage as proposed the applicant must obtain a Special Permit from the Board of Aldermen.

SR1 Zone	Required/Allowed	Existing	Proposed
Lot Size	15,000 square feet	43,000 square feet	No change
Frontage	100 feet	155.52 feet	No change
Setbacks for existing structure			
● Front	25 feet	61.6 feet	No change
● Side	7.5 feet	20.6 feet on right 22 feet on left	
● Rear	15 feet	68.1 feet	
FAR	.28	.26	No change
Building Height	36 feet	32.875	No change
Max. Lot Coverage	20%	17%	No change
Min. Open Space	65%	66.4%	No change

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§30-8(b)(7), §30-15(m)(5)(c)	Special Permit for a garage in a single-family dwelling exceeding 700-square feet	S.P. per §30-24