



Setti D. Warren
Mayor

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

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

Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: June 25, 2013

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Peter Smick
Candace Havens, 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

RECEIVED
Newton City Clerk
2013 JUL -2 PM 4:39
DAVID A. OLSON, CMR
Newton, MA 02459

Applicant: Peter Smick	
Site: 48 Summit Street	SBL: 12021 0028
Zoning: SR2	Lot Area: 5,010 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 48 Summit Street consists of a 5,010 square foot lot improved with a single-family residence constructed in approximately 1937. The property has a single-car driveway leading to a one-car garage located within the basement level of the structure. The applicant proposes to widen the driveway to allow side-by-side parking for two cars by removing a retaining wall and planting bed located along the side property line.

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

- Zoning Review Application, prepared by Peter Smick, submitted 5/28/13
- Topographic Site Plan, signed and stamped by Joseph Porter, Surveyor, dated 5/23/13
- Area Plan, signed and stamped by Joseph Porter, Surveyor, dated 5/23/13

ADMINISTRATIVE DETERMINATIONS:

1. The dwelling is located 25.2 feet from the property line. The front setback requirement in this district is 25 feet. 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	5,010 square feet	No change
Frontage	80 feet	142.58 feet	No change
Setbacks for existing structure			
• Front	25 feet	25.2 feet	No change
• Side	7.5 feet	15.5 feet on right 8.4 feet on left	No change No change
• Rear	15 feet	22.7 feet	No change
Max. Lot Coverage	30%	17.8%	22%
Open Space	50%	75.3%	71.5%

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§30-19(g)(1) 30-19(m)	Allow more than one parking stall in the front and side setback	S.P. per §30-24