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**Barney S. Heath**  
Director

## ZONING REVIEW MEMORANDUM

Date: November 5, 2018

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official  
Jennifer Caira, Chief Planner for Current Planning

Cc: Terrence P. Morris, attorney  
Barney S. Heath, Director of Planning and Development  
Ouida Young, Acting City Solicitor

**RE: Request to amend Special Permit #217-16**

Applicant: Terrence Morris	
<b>Site:</b> 50-52 Rowe Street	<b>SBL:</b> 44023 0006
<b>Zoning:</b> SR3	<b>Lot Area:</b> 19,321 square feet
<b>Current use:</b> One two-family dwelling and one single-family dwelling	<b>Proposed use:</b> No change

### BACKGROUND:

The property at 50-52 Rowe Street consists of a 19,321 square foot lot improved with a two-family dwelling constructed circa 1860 and a newly constructed single-family dwelling located in the SR3 zoning district. The property received Special Permit #217-16 in 2016 allowing for the extension of the existing two-family use in a single residence district to renovate the existing two-family dwelling with an addition, and to construct the separate single-family dwelling. Each of the units in the two-family dwelling has a two-car garage, however the single unit has only exposed surface parking. The petitioner seeks to amend the special permit to construct a detached carport for two cars for the use of the single-family dwelling.

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

1. Zoning Plan, prepared by VTP Associates, surveyor, dated 9/23/2016, revised 11/21/2017, 8/3/2018
2. Landscape Plan - existing, signed and stamped by Ronald F. Jarek, architect, dated 4/28/2016, revised 8/9/2016, 8/27/2016
3. Landscape Plan – proposed, signed and stamped by Ronald F. Jarek, architect, dated 4/28/2016, revised 8/9/2016, 8/27/2016

**ADMINISTRATIVE DETERMINATIONS:**

- The petitioner proposes to construct a detached carport accessory to the single-family dwelling. The carport structure measures approximately 12 feet wide by 38 feet long, which accommodates two cars and meets the dimensional requirements for parking stalls per section 5.1.8.B, and the requirement for the number of stalls for a single-family dwelling found in section 5.1.4.A. To construct the carport as proposed, the petitioner must amend Special Permit # 217-16 and the plans associated with it.

SR3 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	19,321 square feet	No change
Frontage	70 feet	145 feet	No change
Setbacks- Two-family dwelling <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Rear</li> </ul>	25 feet 7.5 feet 15 feet	20.4 feet 17.9 feet 39.8 feet	No change No change No change
Setbacks – Single-family dwelling <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Rear</li> </ul>	25 feet 7.5 feet 15 feet	+/- 80 feet 25 feet 15.4 feet	No change No change No change
Setbacks – Detached carport <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Rear</li> </ul>	25 feet 5 feet 5 feet		>100 feet >100 feet 5 feet
FAR	.38	.37	No change
Maximum Lot Coverage	30%	19.2%	21.5%
Minimum Open Space	50%	72.5%	64.9%

See “Zoning Relief Summary” below:

Zoning Relief Required		
Ordinance		Action Required
	Request to amend Special Permit #217-16	S.P. per §7.3.3