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## ZONING REVIEW MEMORANDUM

Date: November 21, 2016

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Natalia Terekhova, applicant  
Barney S. Heath, Director of Planning and Development  
Ouida Young, Associate City Solicitor

**RE: Request to allow two parking stalls within five feet of the street and to waive parking dimensions**

Applicant: Natalia Terekhova	
Site: 113 Edinboro Street	SBL: 21023 0004
Zoning: MR1	Lot Area: 3,250 square feet
Current use: Single-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 113 Edinboro Street is located in the MR1 district and is improved with a single-family dwelling constructed circa 1870. The 3,250 square foot lot has only 25 feet of frontage, widening at the back to 40 feet. The applicant is seeking a special permit to allow for the creation of two parking stalls in front of the dwelling, both within five feet of the street. Pursuant to Section 5.1.7.A, a special permit is required to have parking within five feet of the street.

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

- Zoning Review Application, prepared by Natalia Terekhova, applicant, dated 10/2/2016
- Site Plan, signed and stamped by Bruce Bradford, surveyor, dated 9/28/2016

**ADMINISTRATIVE DETERMINATIONS:**

1. Section 5.7.1.A allows up to two parking stalls within the front and side setbacks, but prohibits parking within five feet of the street without a special permit. The lot has 25 feet of frontage, and widens toward the back to 40 feet. The existing single family dwelling is set back 16 feet from the street and is approximately 17 feet wide, leaving three feet on one side, and approximately five feet on the other side, neither of which is wide enough to allow passage of a vehicle to a potential parking area behind the house. The applicant requests a special permit to allow for two parking stalls in front of the dwelling within five feet of the street, per Section 5.7.1.A.
2. The existing front setback for the dwelling is 16 feet. The applicant proposes two parking stalls in the front of the dwelling measuring 9 feet wide by 15 feet deep, where a 19 foot depth is required per Section 5.1.8.B.2. A special permit is required to allow parking stalls with a 15 foot depth.

MR1 Zone	Required/Allowed	Existing	Proposed
Lot Size	8,000 square feet	<b>3,250 square feet</b>	<b>No change</b>
Frontage	70 feet	<b>25 feet</b>	<b>No change</b>
Setbacks <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Rear</li> </ul>	25 feet 7.5 feet 15 feet	<b>16 feet</b> <b>3 feet</b> 40 feet	<b>No change</b> <b>No change</b> No change
Stories	2.5	2.5	No change
Max Lot Coverage	30%	24.2%	No change
Min Open Space	50%	76%	68%

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
Ordinance		Action Required
§5.1.7.A	To allow parking within five feet of a street	S.P. per §7.3.3
§5.1.8.B.2	To waive minimum stall depth	S.P. per §7.3.3

**Next Steps**

Please contact a Planner by calling 617.796.1120 to obtain a copy of the Special Permit Application. If there have been any changes made to the plans since receipt of your Zoning Review Memorandum you must inform the Zoning Code Official to ensure additional relief is not required. You will need an appointment with a Planner to file your Special Permit Application. **Incomplete applications will not be accepted.**

**The following must be included when filing a Special Permit Application:**

2. Two (2) copies of the completed Special Permit Application (signed by property owner)
3. Filing Fee (see Special Permit Application)
4. Two (2) copies of the Zoning Review Memorandum
5. Plans (Twelve sets signed and stamped by a design professional). Each set shall contain:
  - Site Plans showing existing and proposed conditions (including topography as applicable)
  - Architectural plans showing existing and proposed conditions (including façade materials)
  - Landscape plan (as applicable)
6. One (1) Floor Area Ratio (FAR) Worksheet, (signed and stamped by a design professional)
7. One (1) copy of any previous special permits or variances on the property (as applicable)
8. One (1) copy of any other review/sign-off (Historic, Conservation, Tree Removal, etc. as applicable)
9. Two (2) electronic copies of the application with all above attachments (USB or CD)

Copies of all plans shall either be 8.5 x 11 or 11 x 17, except as requested by staff

Special Permit Sign (\$20 fee)

**Incomplete applications will delay the intake and review of your project.**

Depending on the complexity of the project additional information may be requested to facilitate a full review of the application.

Has the proposed project been presented to and discussed with abutting property owners?     Y/N