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James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: August 4, 2015

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Terrence Morris, Attorney
Wiremill LLC, Applicant
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to extend a nonconforming two-family use in a Single Residence 3 district

Applicant: Wiremill LLC	
Site: 403-405 Parker Street	SBL: 81031 0039
Zoning: SR-3	Lot Area: 17,048 square feet
Current use: Two-family dwelling	Proposed use: No change

BACKGROUND:

The property at 403-405 Parker Street consists of a 17,048 square foot lot improved with a two-family residence constructed circa 1891 in the Single Residence 3 zoning district. The structure is two and one-half stories. The applicants propose to reconfigure the existing structure into one unit, and add a second unit to the rear. The two units will be connected by two two-car garages with living space above.

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

- Zoning Review Application, prepared Terrence P. Morris, attorney, dated 7/6/2015
- Plot Plan, prepared by Boston Survey, Inc, dated 5/9/2015
- Architectural Plans, prepared by RAV & Associates, Inc, dated 4/30/2015
 - Existing floor plans
 - Proposed floor plans
 - Existing elevations
 - Proposed elevations

ADMINISTRATIVE DETERMINATIONS:

1. The property is located in the Single Residence 3 zoning district. Creating additional living space extends the nonconforming two-family use, and requires a special permit pursuant to Section 30-21(b).

SR3 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	17,048 square feet	No change
Frontage	70 feet	79 feet	No change
Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	25 feet 7.5 feet 15 feet	31.4 feet 20.2 feet N/A	No change 15.3 29.9 feet
Max Number of Stories	2.5	2.5	No change
FAR	.40 (.38+.02 bonus)	.14	.37
Max Lot Coverage	30%	6.7%	20.5%
Min. Open Space	50%	83.7%	61.1%

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-21(b)	To extend a nonconforming two-family use in a Single Residence 3 zoning district	S.P. per §30-24