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James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: November 25, 2014

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Sarah Ionta and Joseph Rizzo, Applicants
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to allow for two private garages on a single property

Applicant: Sarah Ionta & Joseph Rizzo	
Site: 31 Farlow Road	SBL: 72037 0003
Zoning: SR-1	Lot Area: 17,416 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 31 Farlow Road consists of a 17,413 square foot corner lot improved with a single-family colonial-style residence constructed in 1915 and a detached garage built in 1920, which gains access from Kenrick Street. A building permit from 1929 shows the detached garage structure with a garage area, as well as a small studio apartment. The applicants added an attached garage to the dwelling in 2008, and the building permit included a letter of intent to abandon the garage use of the detached garage, with the intent to convert it to an accessory apartment. The applicant now intends to maintain the garage use of the detached structure, as well as the new attached garage. A special permit is required to have more than one garage.

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

- Zoning Review Application, prepared by Sarah Ionta, applicant, submitted 10/23/2014
- As-Built Plot Plan, signed and stamped by Glenn D. Odone Jr., dated 9/23/2014

ADMINISTRATIVE DETERMINATIONS:

1. There is an existing detached garage structure on the property which was built in 1920, fronting on Farlow Road, at the rear of the property. The applicants constructed a two-car attached garage in 2008, with the intent to abandon the garage use of the detached structure. The applicants now wish to maintain the garage use of the detached structure. Pursuant to Sections 30-8(b)(7), 30-15(m)(5)a), a special permit is required to allow more than one garage per dwelling unit.

SR1 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	17,416 square feet	No change
Frontage	100 feet	102 feet	No change
Setbacks - Dwelling <ul style="list-style-type: none"> • Front (Farlow Rd) • Side 	25 feet 12.5 feet	34.8 feet 10.7 feet	No change No change
Setback – Detached Garage <ul style="list-style-type: none"> • Front • Side/Rear 	25 feet 5 feet	3.1 feet +/- 28 feet	No change No change
Lot Coverage	20%	17%	No change
Open Space	65%	71%	No change

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-8(b)(7) §30-15(m)(5)a)	Request to allow two garages associated with a single dwelling unit	S.P. per §30-24