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Candace Havens  
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## ZONING REVIEW MEMORANDUM

Date: May 23, 2013

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official  
Eve Tapper, Chief Planner for Current Planning

Cc: Peter Wright, architect representing the applicant  
Candace Havens, Director of Planning and Development  
Ouida Young, Associate City Solicitor

RE: Request to establish an accessory apartment in a detached carriage house

RECEIVED  
Newton City Clerk  
2013 JUN 10 AM 9:35  
DAVID A. OLSON, CMC  
Newton, MA 02459

Applicant: Linda Heffner

Site: 15 Farlow Road	SBL: 72 37 01
Zoning: SR1	Lot Area: 28,913 square feet
Current use: Single-family dwelling	Proposed use: Single-family with accessory apartment

### BACKGROUND:

The property at 15 Farlow Road consists of a 28,913 square foot lot improved with a single-family dwelling and carriage house constructed in 1904. The applicant proposes to convert existing attic space in the four-car carriage house into a 770 square foot accessory apartment. The existing four dormers will be reconfigured to accommodate the kitchen, bedroom and living area.

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

- Zoning Review Application, prepared by Peter Wright, architect, submitted 4/18/13
- Architectural plans, prepared by Peter Wright, architect, undated
  - Existing site plan
  - Proposed site plan
  - Existing garage plan
  - Proposed garage plan
  - Existing side entry elevation
  - Proposed side entry elevation
  - Existing loft plan

- Proposed loft plan
- Existing Kenrick Street elevation
- Proposed Kenrick Street elevation
- Existing rear elevation
- Proposed rear elevation
- Existing Farlow Road elevation
- Proposed Farlow Road elevation
- Area calculations, prepared by Peter Wright, architect, dated 4/17/13
- History of the property, prepared by Linda Heffner, undated

**ADMINISTRATIVE DETERMINATIONS:**

1. The existing single-family structure is located in an SR1 district. Per section 30-8(d)(2), a special permit is required to create an accessory apartment in a detached structure accessory to a single-family dwelling.
2. The applicant proposes to reconfigure existing dormers to accommodate the interior living space. Section 30-8(d)(2)(b) requires a special permit for exterior alterations to a detached structure to be used as an accessory apartment.
3. Section 30-8(d)(1)(a) requires that an accessory apartment be located within a single family dwelling and one of the two units must be occupied by the owner of the property. The owner of the property intends to maintain residency in the main dwelling.
4. Section 30-8(d)(1)(b) requires a single-family dwelling to have been constructed at least ten years prior to the date of application for the permit for the accessory apartment. The dwelling was built in 1904 and thus meets the requirement.
5. The proposed accessory unit is 770 square feet, which is greater than the minimum of 400 square feet, and less than the maximum of 1,200 square feet required by the ordinance per Section 30-8(d)(2)(a).
6. The applicant proposes to maintain three parking spaces within the first floor of the carriage house. Sections 30-8(d)(1)(h), 30-19(d)(1) and 30-19(d)(19) require two parking stalls for the single-family dwelling, and one stall for the accessory unit, therefore no parking waivers are required.

Zone SR1	Required/Allowed	Existing	Proposed
Lot Size	25,000 square feet	28,912 square feet	No change
Frontage	100 feet	233 feet	No change
Setbacks for existing structure			
• Front	25 feet	30.9 feet (Farlow St) 25.1 feet (Kenrick St)	No change No change
• Side	12.5 feet	11.1 feet	No change

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§30-8(d)(2)	Creation of an accessory apartment in a detached structure accessory to a single-family dwelling	S.P. per §30-24
§30-8(d)(2)(b)	Exterior alterations to a detached structure to be used as an accessory apartment	S.P. per §30-24