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Director

ZONING REVIEW MEMORANDUM

Date: April 9, 2018

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Laurance Lee, Attorney
156 Otis Street LLC, Applicants
Barney S. Heath, Director of Planning and Development
Ouida Young, Acting City Solicitor

RE: Request to allow a rear-lot subdivision

| Applicant: 156 Otis Street LLC | |
|-------------------------------------|--|
| Site: 156 Otis Street | SBL: 24013 0014A |
| Zoning: SR2 | Lot Area: 43,700 square feet |
| Current use: Single-family dwelling | Proposed use: Two single-family dwellings on two separate lots |

BACKGROUND:

The property at 156 Otis Street consists of 43,700 square feet and is improved with a single-family dwelling built in 1955 in the SR2 zoning district. The applicant proposes to raze the existing single-family dwelling and divide the property into two lots through a rear lot subdivision. A new single-family dwelling is proposed on each lot.

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

- Zoning Review Application, prepared by Laurance Lee, Attorney, dated 2/16/2018
- Newton Historical Commission Demolition Review Decision, dated 5/1/2015
- Proposed Site Plan, signed and stamped by Joseph R. Porter, surveyor, dated 2/14/2018
- Architectural Plans and Elevations, prepared by LDA Architecture and Interiors, dated 2/16/2018
- FAR worksheets, submitted 2/16/2018

ADMINISTRATIVE DETERMINATIONS:

1. The applicant proposes to create a rear lot subdivision per Section 3.1.5 and 3.1.10. To subdivide the land as proposed, the applicant must obtain a special permit from the Board of Aldermen per Section 3.1.10.A.
2. Section 3.1.10.B.1 requires that a 20-foot wide vehicular access, or access easement, be provided. The rear lot will be accessed by a 20-foot wide paved driveway opening from Otis Street shared with the front lot. The driveway narrows to 16 feet approximately 25 feet into the property and then serves only the back lot. There are retaining walls proposed on both sides of the 16-foot wide driveway, none of which require relief as proposed.
3. Section 3.1.10.B.2 requires both the front and rear lots to meet the frontage requirements for new lots in the zoning district. The front lot has an existing frontage of 145 feet, where 100 feet is required. The rear lot gains its frontage from the rear lot line of 156 Otis Street. The frontage for the rear lot is the width of the property, or 121.4 feet, which meets the requirements of the Ordinance.
4. The proposed dwelling on the rear lot is situated 30.5 feet from the rear lot line of 156 Otis Street, which meets the requirements of Section 3.1.10.B.3.a
5. The proposed structures meet the required rear and side setbacks set forth in Sections 3.1.3 and 3.1.5.
6. Both dwellings are proposed to be approximately 30 feet in height, which is below the maximum height allowed of 36 feet. No relief is required for the proposed heights of the structures.
7. The proposed single-family dwelling on the front lot will have an FAR of .32, where .33 is the maximum allowed. The dwelling on the rear lot will have an FAR of .19, where .20 is the maximum allowed. Neither structure requires FAR relief.

Front Lot (Lot 1) per Section 3.1.3

| SR2 Zone | Required/Allowed | Proposed |
|--|-------------------------------|-------------------------------------|
| Lot Size | 15,000 square feet | 18,456 square feet |
| Frontage | 100 feet | 145 feet |
| Setbacks <ul style="list-style-type: none"> • Front • Side • Rear | 30 feet 15 feet 15 feet | 30.5 feet 15.5 feet 56.3 feet |
| FAR | .33 | .32 |
| Building Height | 36 feet | 29.98 feet |
| Maximum Stories | 2.5 | 2.5 |
| Max. Lot Coverage | 20% | 13.6% |
| Min. Open Space | 50% | 65.8% |

Proposed Rear Lot (Lot 2), per Section 3.1.5

| SR2 Zone | Required/Allowed | Proposed |
|--|-------------------------------|--------------------------------------|
| Lot Size | 18,000 square feet | 25,244 square feet |
| Frontage | 100 feet | 121.37 feet |
| Vehicle Access | 20 feet | 20 feet |
| Setbacks <ul style="list-style-type: none"> • Front • Side • Rear | 30 feet 23 feet 23 feet | 30.5 feet 24.5 feet 131.4 feet |
| FAR | 0.20 | 0.19 |
| Building Height | 36 feet | 30.31 feet |
| Maximum Stories | 2.5 | 2.5 |
| Max. Lot Coverage | 17% | 8.9% |
| Min. Open Space | 65% | 83.4% |

8. See “Zoning Relief Summary” below:

| Zoning Relief Required | | |
|-------------------------------|---|------------------------|
| <i>Ordinance</i> | <i>Site</i> | <i>Action Required</i> |
| §3.1.5 §3.1.10 | Request to allow a rear lot subdivision | S.P. per §7.3.3 |