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**Barney Heath**  
Director

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## PUBLIC HEARING/WORKING SESSION MEMORANDUM

**DATE:** November 24, 2017  
**MEETING DATE:** November 28, 2017  
**TO:** Land Use Committee of the City Council  
**FROM:** Barney Heath, Director of Planning and Development  
Jennifer Caira, Chief Planner for Current Planning  
Michael Gleba, Senior Planner  
**CC:** Petitioner

In response to questions raised at the City Council public hearing, the Planning Department is providing the following information for the upcoming public hearing/working session. This information is supplemental to staff analysis previously provided at the Land Use Committee public hearing.

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### PETITION #304-17

**336 Newtonville Avenue**

Request for SPECIAL PERMIT/SITE PLAN APPROVAL to relocate an existing dwelling, add a unit to the rear of the dwelling and construct two additional single-family attached dwellings in an MR1 district, requiring a special permit.

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The Land Use Committee (the "Committee") opened the public hearing on November 14, 2017 and continued it to November 28, 2017. This memo reflects information received addressed by the Planning Department as of November 24, 2017.

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### Background

The petitioners propose to preserve an existing single-family dwelling and relocate it approximately 40 feet closer to Newtonville Avenue. The existing dwelling was built circa 1855 and was found to be historically or architecturally significant by the Newton Historical Commission (NHC). The NHC found the building to be preferably preserved and was supportive of the petition to relocate the building and add additional units to the rear. A second unit would be attached to the rear of that structure, and a new second structure containing two attached single family dwellings would be constructed at the rear of the parcel, resulting in four attached single-family dwelling units (two in each of the two structures) being located on the site. Each of the four units will have two garage parking spaces, with those for one dwelling being located in a detached garage. To construct single-family attached

dwellings in the MR1 zoning district requires a special permit.

### **By-Right Requirements**

The Committee requested that the Planning Department provide information as to what could be built on the site by-right.

The NZO allows a detached single-family or two-family dwelling in an MR1 zoning district without requiring a special permit. (The NZO also allows for several other uses, subject to listed conditions and/or administrative site plan review, including: dormitories for 20 or more residents, schools, public uses, and religious institutions.)

The dimensional requirements for a single- or two- family dwelling on this site would be as follows:

- The allowed floor area ratio (FAR) would be 0.38; given the large size of the lot, a by-right structure could therefore measure up to 11,300 square feet in floor area (in one or two units).
- The required front, side and rear old lot setbacks would be 25 ft., 7.5 ft. and 15 ft., respectively. These would be smaller than the 33.5, 25.5 and 25.5 feet proposed by this petition.
- The dwelling could include up to 2 ½ stories and be 36 ft. high with a sloped roof, 30 ft. if flat. The proposed structures' peaked roofs would be 32 and 31 feet in height.
- The maximum allowed lot coverage would be 30%. As such, a by-right dwelling could cover more of the lot than the 25% allowed by special permit and/or the 22.9% contemplated by the present petition.
- The minimum open space requirement would 50%, lower than the proposed 58.8%.

The Planning Department recommends approval of the proposed four-unit project. The project responds to concerns of the Newton Historic Commission (NHC) as it will preserve a historic (if relocated) structure. Furthermore, the project is designed with sensitivity to abutting properties, conforms to all relevant dimensional requirements, is designed with sensitivity to abutting properties, and will not detract from the neighborhood's streetscape. Additionally, by adding housing units and further diversifying Newton's housing stock, the project would be consistent with the goals of the City's 2007 Comprehensive Plan and its Housing Strategy.