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Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: September 5, 2013

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Derek Boudreau, Maple Hurst Builders, Inc
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to extend and rebuild a nonconforming detached accessory structure (garage and rec room) exceeding 700-square feet

Applicant:	
Site: 93 Homer Street	SBL: 64038 0012
Zoning: SR-2	Lot Area: 33,097 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 93 Homer Street consists of a 33,097 square foot lot with single family dwelling built in 1848. A detached two-car garage was built in 1922, and modified with the addition of a play room and tool room in 1931. The applicant proposes to raze the existing accessory structure and build a detached 1617 square foot accessory structure with a two-car garage and rec room.

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

- Zoning Review Application, prepared by Derek Boudreau, contractor, dated 8/15/13
- Permit Plan showing proposed conditions, signed and stamped by Michael A Clifford, Land Surveyor, dated 8/8/13
- FAR calculations, submitted 8/15/13

ADMINISTRATIVE DETERMINATIONS:

1. The proposed detached accessory building, containing a two-stall garage and rec room is 1617 square feet, which exceeds the 700 square feet allowed by right in the ordinance. Per section 30-15(m)(4), an accessory building may not exceed 700 square feet. A special permit is required to exceed the 700 square foot maximum.
2. The existing detached structure was permitted in 1931 to its current size of 921 square feet, and is therefore legally nonconforming. To build the accessory structure as proposed the applicant must obtain a Special Permit from the Board of Aldermen per section 30-21(a)(2)(b) to increase the nonconforming nature of the structure.

SR2 Zone	Required/Allowed	Existing	Proposed
Lot Size	10,000 square feet	33,097 square feet	No change
Frontage	80 feet	100 feet	No change
Setbacks for existing accessory structure			
• Front	25 feet	150 feet	167 feet
• Side	5 feet	90 feet on right 6.5 feet on left (accessory structure)	88.5 feet 8 feet
• Rear	5 feet	73 feet	42.18 feet
Height	22 feet	Unknown	20.66 feet

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-21(a)(2)(b)	Special Permit to extend a nonconforming accessory structure exceeding 700-square feet	S.P. per §30-24
§30-15(m)(4)	Special Permit for an accessory structure exceeding 700 square feet	S.P. per §30-24