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Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: October 3, 2013

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Manoj and Vaishali Shinde, applicants
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to build a retaining wall in excess of 4 feet in the setback.

RECEIVED
 Newton Division
 2013 OCT 16 PM 1:43
 David A. Olson, Clerk
 Newton, MA 02459

Applicant: Manoj and Vaishali Shinde	
Site: 287 Kenrick Street	SBL: 72037-0018
Zoning: SR-2	Lot Area: 11,141 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 287 Kenrick Street consists of a 11,141 square foot lot improved with a single-family residence reconstructed in 2013. The construction of the dwelling was done with a building permit, however the final retaining wall exceeds that which was permitted by the permit. The wall exceeds four feet in height within the front setback for approximately 17 feet in length, and therefore requires a special permit per section 30-5(b)(4) of the zoning ordinance.

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

- Zoning Review Application, prepared by William P. Drexel, PE, submitted 9/19/13
- Plot Plan, signed and stamped by William P. Drexel, PE, dated 9/19/13
- Retaining Wall details, signed and stamped by William P. Drexel, PE, dated 9/19/13

ADMINISTRATIVE DETERMINATIONS:

1. Section 30-5(b)(4) requires a special permit for a retaining wall within the setback in excess of 4 feet. At its tallest, the wall reaches 57 inches (4.75 feet), and approximately 17 feet of the wall is within the setback.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	11,141 square feet	No change
Frontage	80 feet	90 feet	No change
Setbacks for existing structure			
• Front	25 feet	27 feet	No change
• Side	7.5 feet	10 feet	No change
• Rear	15 feet	75 feet	No change
Max. Lot Coverage	30%	15.2%	No change
Open Space	50%	79.2%	No change

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-5(b)(4)	Allow a retaining wall of more than 4 feet in the setback	S.P. per §30-24