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## ZONING REVIEW MEMORANDUM

Date: July 11, 2019

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official  
Jennifer Caira, Chief Planner for Current Planning

Cc: Bill and Brenda Trask, Applicants  
Jonas Lapp, Baystate Outdoor Personia  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Assistant City Solicitor

RE: **Request to allow an oversized dormer and to allow a private garage of more than 700 square feet**

Applicant: Bill and Brenda Trask	
Site: 213-215 Langley Road	SBL: 65019 0039
Zoning: MR1	Lot Area: 7,240 square feet
Current use: Two-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 213-215 Langley Road consists of a 7,240 square foot lot improved with a two-family residence constructed in 1925. The petitioners propose to construct a detached two-car garage, requiring a special permit to allow an oversized dormer on the new structure.

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

- Zoning Review Application, prepared Jonas Lapp, agent, dated 5/8/2019
- FAR Worksheet, submitted 5/8/2019
- Proposed Garage Location, signed and stamped by Verne T. Porter, surveyor and Paul J. Tyrell, engineer, dated 3/12/2019
- Architectural plans and elevations, prepared by Baystate Outdoor Personia, dated 4/9/2019, revised 7/11/2019

**ADMINISTRATIVE DETERMINATIONS:**

1. Per section 1.5.4.G.2.b, a dormer may be no wider than 50 percent of the length of the exterior wall of the story next below. The petitioners propose a 20-foot dormer on a 22-foot long exterior wall, which is 91 percent of the length of exterior wall, exceeding the 50 percent allowed. A special permit for the 20-foot dormer is required.
2. Section 1.5.4.G.2.c requires that the vertical plan of the side wall of any dormer may not be closer than 3 feet from the vertical plane of the intersection of the roof and main building end wall nearest the dormer. The petitioners propose a dormer that will be 1 foot from the end wall, requiring a special permit.
3. Section 3.4.2.B requires a special permit for a private garage of more than 700 square feet in area. The Commissioner of Inspectional Services has interpreted this provision to include all garage space in total on a property. There is an existing two-car garage located in the basement level of the dwelling with approximately 495 square feet. The petitioners propose to construct a detached garage with an additional 484 square feet, for a total of approximately 979 square feet of garage space. To allow the proposed total garage space of approximately 979 square feet requires a special permit.

<b>MR1 Zone</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Lot Size	7,000 square feet	7,240 square feet	No change
Frontage	80 feet	<b>65 feet</b>	<b>No change</b>
Setbacks - Principal <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Rear</li> </ul>	25 feet 7.5 feet 15 feet	± 25 feet ± 12 feet ± 20 feet	No change No change No change
Setbacks – Accessory <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Rear</li> </ul>	25 feet 5 feet 5 feet	NA NA NA	78.7 feet 5.3 feet 5.3 feet
Max Number of Stories <ul style="list-style-type: none"> <li>• Principal</li> <li>• Accessory</li> </ul>	2.5 1.5	2.5 NA	No change 1
Max Height <ul style="list-style-type: none"> <li>• Principal</li> <li>• Accessory</li> </ul>	36 feet 22 feet	33.99 feet NA	No change 20 feet
FAR	.53	.50	.52
Max Lot Coverage	30%	20.98%	27.66%
Min. Open Space	50%	64.62%	50.49%

1. See “Zoning Relief Summary” below:

## Zoning Relief Required

<i>Ordinance</i>		<i>Action Required</i>
§1.5.4.G.2.b	To allow a dormer greater than 50% of the wall plane below	S.P. per §7.3.3
§1.5.4.G.2.c	To allow a dormer closer than 3 feet to the end wall	S.P. per §7.3.3
§3.4.2.B	To allow a private garage with more than 700 square feet	S.P. per §7.3.3

### **Next Steps**

Please contact a Planner by calling 617.796.1120 to obtain a copy of the Special Permit Application. If there have been any changes made to the plans since receipt of your Zoning Review Memorandum you must inform the Zoning Code Official to ensure additional relief is not required. You will need an appointment with a Planner to file your Special Permit Application. **Incomplete applications will not be accepted.**

### **The following must be included when filing a Special Permit Application:**

2. Two (2) copies of the completed Special Permit Application (signed by property owner)
3. Filing Fee (see Special Permit Application)
4. Two (2) copies of the Zoning Review Memorandum
5. Plans (Thirteen sets signed and stamped by a design professional). Each set shall contain:
  - Site Plans showing existing and proposed conditions (including topography as applicable)
  - Architectural plans showing existing and proposed conditions (including façade materials)
  - Landscape plan (as applicable)
6. One (1) Floor Area Ratio (FAR) Worksheet, (signed and stamped by a design professional)
7. One (1) copy of any previous special permits or variances on the property (as applicable)
8. One (1) copy of any other review/sign-off (Historic, Conservation, Tree Removal, etc. as applicable)
9. Two (2) electronic copies of the application with all above attachments (USB or CD)

Copies of all plans shall either be 8.5 x 11 or 11 x 17, except as requested by staff

Special Permit Sign (\$20 fee)

### **Incomplete applications will delay the intake and review of your project.**

Depending on the complexity of the project additional information may be requested to facilitate a full review of the application.

Has the proposed project been presented to and discussed with abutting property owners?      Y/N