



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: November 12, 2020

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Neil Cronin, Chief Planner for Current Planning

Cc: Miriam and Sheldon Rosenblum, Applicants
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: **Request to allow parking in the front setback**

Applicant: Miriam & Sheldon Rosenblum

Site: 141 Waban Hill Road	SBL: 63004 0037
Zoning: SR2	Lot Area: 10,505 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 141 Waban Hill Road consists of a 10,505 square foot lot improved with a single-family residence built circa 1955 on an old lot. The petitioners propose to remove an existing asphalt parking area and install a semi-circular driveway.

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

- Zoning Review Application, prepared Miriam Rosenblum, applicant, submitted 9/14/2020
- Site Plan, signed and stamped by Bruce Bradford, surveyor, dated 9/10/2020

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner intends to remove the existing paved parking area and construct a semi-circular driveway. The driveway can accommodate two dimensionally-compliant parking stalls, however the stalls will be located within the front setback. Per section 5.1.7.A, only one stall may be located within the front setback. A special permit is required per section 5.1.13 to allow for parking within the front setback.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	10,505 square feet	No change
Frontage	100 feet	80 feet	No change
Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	25 feet 7.5 feet 15 feet	26.9 feet 8.8 feet 70.8 feet	No change No change 69.9 feet
Max Lot Coverage	30%	15.8%	No change
Min. Open Space	50%	78%	75%

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§5.1.7.A §5.1.13	Request to allow parking within the front setback	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