



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: February 8, 2021

To: John Lojek, Commissioner of Inspectional Services

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

Cc: HG Chestnut Hill LLC, Applicant
Andrew Goldberg, Architect
Barney S. Heath, Director of Planning and Development
Jonah Temple, Associate City Solicitor

RE: Request to allow a system of retaining walls exceeding 4 feet in height within a setback

Applicant: HG Chestnut Hill LLC	
Site: 21 Louise Road	SBL: 82004 0085
Zoning: MR1	Lot Area: 10,298 square feet
Current use: Two-family dwelling	Proposed use: No change

BACKGROUND:

The property at 21 Louise Road consists of a 10,298 square foot lot improved with a two-family residence under construction after razing the original 1900 dwelling. The petitioner seeks to construct a system of retaining walls exceeding four feet in height within the front setback, requiring a special permit

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

- Zoning Review Application, prepared by Andrew Goldberg, architect, dated 12/14/2020
- Proposed Civil Plan, signed and stamped by Peter Nolan, surveyor and Edmond Spruhan, engineer, dated 9/21/2020
- Proposed Retaining Walls Plan, signed and stamped by Peter Nolan, surveyor and Edmond Spruhan, engineer, dated 11/23/2020, revision submitted 2/8/2021

ADMINISTRATIVE DETERMINATIONS:

1. The petitioners seek to construct a series of retaining walls on all four sides of the property to create level outdoor space. The system of walls results in a combined height of 8.5 feet at eastern corner at the front property line on Louise Road. Per section 5.4.2.B a system of walls exceeding four feet in height within the front and side setbacks requires a special permit.

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§5.4.2.B	Request to allow a system of retaining walls exceeding four feet in height within the front and side setbacks	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