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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: March 9, 2021

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Tom Zou, Applicant
Terrence P. Morris, Attorney
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to allow four single-family attached dwellings in two separate structures

Applicant: Tom Zou	
Site: 667 Boylston Street	SBL: 52029 0041 and 52029 0040
Zoning: MR1	Lot Area: 16,959 square feet
Current use: Single-family dwelling	Proposed use: Four single-family attached dwellings

BACKGROUND:

The property at 667 Boylston Street consists of two lots with a total of 16,959 square feet. One lot has 8,967 square feet and is improved with a single-family dwelling built in 1929 and a detached garage. The adjacent lot is commonly owned and unimproved. As the vacant lot lacks adequate frontage and lot area to meet old lot dimensional standards, they are considered merged for the purposes of zoning. The petitioner propose to raze the dwelling and garage and construct four single-family attached dwellings in two separate structures.

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

- Zoning Review Application, prepared by Terrence P. Morris, attorney, dated 1/14/2021
- Floor Plans and Elevations prepared by Scott Lewis, architect, dated 2/26/2021
- Civil Plan, prepared by Spruhan Engineering, surveyor, dated 1/14/2021, revised 3/8/2021

ADMINISTRATIVE DETERMINATIONS:

1. The petitioners propose to construct four single-family attached dwellings in two structures. Per section 3.4.1, a special permit is required to construct single-family attached dwellings in the MR1 district.
2. Section 3.2.4 requires a 25-foot setback for single-family attached dwellings. The proposed front setback is 21.3 feet for the front structure and the proposed rear setback is 12.5 feet for the rear structure. Section 3.2.4 allows the City Council to grant exceptions to the dimensional standards if it is determined that literal compliance is impractical due to the nature of the use, or the location, size, frontage, depth, shape or grade of the lot, or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features.
3. The petitioners propose to provide a one-car garage per each dwelling unit with an additional surface stall in front of it. Per section 5.1.7.A, no parking stall may be located within any required front or side setback. The proposed surface stalls are located in part within the side setback, requiring a special permit per section 5.1.13.
4. The petitioners propose to construct a driveway along the western property line to serve all four units which is 7.3 feet from the side lot line. Per section 6.2.3.B.2, no driveway may be located within 10 feet of a side or rear lot line, requiring a waiver.

MR1 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	16,959 square feet	No change
Frontage	80 feet	120 feet	No change
Setbacks			
• Front	25 feet	25 feet	21.3 feet
• Side	25 feet	7.3 feet	37.5 feet
• Side	25 feet	>60 feet	31.4 feet
• Rear	25 feet	>50 feet	12.5 feet
Building Height	36 feet	NA	31.85 feet
Max Number of Stories	2.5 (3 by special permit)	2.5	No change
Lot Coverage	25%	9%	24.9%
Open Space	50%	81%	56.9%
Lot Area Per Unit	4,000 square feet	16,959 square feet	4,240 square feet

See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Requested Relief</i>	<i>Action Required</i>
§3.4.1	To allow single-family attached dwellings	S.P. per §7.3.3
§3.2.4	To reduce required front and rear setbacks	S.P. per §7.3.3
§5.1.7.A §5.1.13	To allow parking in the side setback	S.P. per §7.3.3
§6.2.3.B.2	To allow a driveway within 10 feet of the side lot line	S.P. per §7.3.3