



**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: June 8, 2021

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Jesse Sage and Yael Hoffman Sage, Applicants  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Associate City Solicitor

**RE: Request to allow a driveway with less than 12 feet in width**

Applicant: Jesse Sage and Yael Hoffman Sage	
<b>Site:</b> 680 Beacon Street	<b>SBL:</b> 61038 0014
<b>Zoning:</b> SR2	<b>Lot Area:</b> 16,722 square feet
<b>Current use:</b> Single-family dwelling	<b>Proposed use:</b> No change

### BACKGROUND:

The property at 680 Beacon Street consists of a 16,722 square foot lot improved with a single-family dwelling constructed in 1939. The property is located opposite the opening of Grant Avenue where it connects with Beacon Street. The petitioners propose to construct a circular driveway that does not meet the minimum width requirement, which requires a special permit.

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

- Zoning Review Application, prepared by Jesse Sage, submitted 4/18/2021
- Plan of Land, signed and stamped by Stephen E. Stapinski, surveyor, dated 4/8/2021

**ADMINISTRATIVE DETERMINATIONS:**

1. The subject site is located at the intersection of Beacon Street and Grant Avenue. The petitioners propose to construct a semi-circular driveway. The existing driveway entrance will remain as is, and the proposed semi-circular driveway has a 9-foot entrance width, where 12 feet is the minimum required per section 5.1.7.C. The petitioners seek a special permit to waive the minimum width requirement per section 5.1.13.

1. See "Zoning Relief Summary" below:

<b>Zoning Relief Required</b>		
<i>Ordinance</i>		<i>Action Required</i>
§5.1.7.C §5.1.13	Request to allow an entrance and exit drive with less than 12 feet in width	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