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**Barney S. Heath**  
Director

## ZONING REVIEW MEMORANDUM

Date: July 26, 2021

To: John Lojek, Commissioner of Inspectional Services

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

Cc: 55 Colella Rd LLC, Applicant  
Michael Lohin, Developer  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Assistant City Solicitor

**RE: Request for a special permit for a ground floor residential use, height and stories, and to allow parking within five feet of a street**

Applicant: 55 Colella Rd LLC	
<b>Site:</b> 55 Colella Road	<b>SBL:</b> 84015 0001
<b>Zoning:</b> BU1	<b>Lot Area:</b> 7,541 square feet
<b>Current use:</b> Single-family dwelling	<b>Proposed use:</b> 2-unit dwelling

### BACKGROUND:

The property located at 55 Colella Road consists of a 7,541 square foot corner lot improved with a two-story single-family dwelling constructed in 1949 in the Business 1 zoning district. The petitioner proposes to raze the dwelling and construct a two-unit dwelling with two garage parking stalls and two surface stalls. The property will be accessed by two curb cuts, one on Colella Road and the other on Hanson Road. To construct the project as proposed, the petitioner requires a special permit.

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

- Zoning Review Application, prepared by Michael Lohin, Developer, dated 7/22/2020, revised 2/17/2021
- Proposed Conditions Plan, signed and stamped by Clifford E. Rober, surveyor, dated 5/11/2020, revised 11/4/2020, 5/11/2021
- Architectural Plans and Elevations, signed and stamped by Timothy B. Mulligan, architect, dated 7/18/2020, revised 11/4/2020, 2/12/2021, 7/23/2021

- FAR worksheet, submitted 7/22/2020, revised 2/18/2021

**ADMINISTRATIVE DETERMINATIONS:**

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1. The petitioner proposes to raze the single-family dwelling and construct a two-unit dwelling. Per section 4.4.1, a special permit is required to allow a residential use on the ground floor in the BU1 zoning district.
2. Section 4.1.3 allows for a maximum height of 24 feet and two stories by right, up to 36 feet and three stories by special permit. The petitioner proposes a 2.5 story structure with 28.3 feet in height, requiring a special permit.
3. The petitioner proposes to construct a single-car garage within each unit, with one surface stall in front of the garage door. The proposed driveways are 19 feet deep. Per section 5.1.7.A parking may not be located within five feet of a street. Where section 5.1.7.B.2 requires 19 feet in length for a parking stall, a waiver per section 5.1.13 is required to allow for parking within five feet of the street.

<b>BU1 Zone</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Lot Size	10,000 square feet	<b>7,541 square feet</b>	No change
Setbacks			
• Front (Colella Rd)	10 feet	27 feet	14.1 feet
• Front (Hanson Rd)	10 feet	NA	14.2 feet
• Side	14.2 feet (1/2 height)	36.4 feet	14.2 feet
• Rear	0 feet	22.5 feet	6.5 feet
Building Height	up to 36 feet (special permit)		<b>28.3 feet</b>
Stories	up to 3 (special permit)	2	<b>2.5 stories</b>
Lot Area Per Unit	1,200 square feet	7,541 square feet	3,770.5 square feet
FAR	1.0	NA	.66

See "Zoning Relief Summary" below:

<b>Zoning Relief Required</b>		
<i>Ordinance</i>		<i>Action Required</i>
§4.4.1	Request to allow a residential use with ground floor units	S.P. per §7.3.3
§4.1.2.B.3 §4.1.3	To allow a 2.5 story structure at 25.66 feet in height	S.P. per §7.3.3
§5.1.7.A §5.1.13	To allow parking within five feet of the street	S.P. per §7.3.3