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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: July 3, 2021

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Steven and Ellen Segal, Applicants
D. Michael Collins, Architect
Barney S. Heath, Director of Planning and Development
Jonah Temple, Associate City Solicitor

RE: Request to allow a garage accommodating more than three vehicles and with a ground floor area exceeding 700 square feet, and to exceed FAR

Applicant: Steven & Ellen Segal	
Site: 50 Wachusett Road	SBL: 61018 0003
Zoning: SR1	Lot Area: 22,412 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 50 Wachusett Road consists of a 22,412 square foot lot improved with a single-family residence. The petitioners intend to raze the attached two-car garage and construct a new garage with accommodation for four vehicles, requiring a special permit.

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

- Zoning Review Application, prepared by D. Michael Collins, architect, dated 5/13/2021
- Existing Plan of Land, signed and stamped by Bruce Bradford, surveyor, dated 6/10/2011
- Proposed Site Plan, signed and stamped by Bruce Bradford, surveyor, dated 5/10/2021
- FAR worksheet, signed and stamped by David Michael Collins, architect, submitted 5/13/2021
- Architectural Plans and Elevations, signed and stamped by David Michael Collins, architect, dated 5/7/2021

ADMINISTRATIVE DETERMINATIONS:

1. The petitioners intend to raze the attached two-car garage and construct a one-story four-stall garage accommodating tandem parking. The ground level of the proposed garage is 900 square feet, exceeding the 700 square foot by right maximum prescribed in section 3.4.4.E.1. Per section 3.4.4.H, a special permit is required to allow a detached garage structure with a ground floor area of 900 square feet.
2. Section 3.4.4.E.1 requires that a garage may provide for no more than three vehicles unless by special permit. The petitioners propose a garage that accommodates four vehicles, requiring a special permit per section 3.4.4.H.
3. The garage addition increases the gross floor area of the dwelling from 5,877 square feet to 6,610 square feet. The existing FAR is .26, where .27 is the maximum allowed per section 3.1.9. The proposed addition further increases the nonconforming FAR to .29, requiring a special permit pursuant to Sections 3.1.3 and 3.1.9.

SR1 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	22,412 square feet	No change
Frontage	100 feet	120 feet	No change
Setbacks			
• Front	25 feet	>25 feet	No change
• Side	12.5 feet	7.15 feet	No change
• Side	12.5 feet	15.1 feet	12.5 feet
• Rear	25 feet	>70 feet	62.8 feet
Height	36 feet	NA	30.7 feet
Stories	2.5	2.5	No change
FAR	.27	.26	.29
Max Lot Coverage	20%	15.7%	16.5%
Min. Open Space	65%	75%	74.8%

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
Ordinance		Action Required
§3.4.4.E.1 §3.4.4.H	Request to allow a garage with a ground floor area greater than 700 square feet and provision for more than three vehicles	S.P. per §7.3.3
§3.1.3 §3.1.9	Request to exceed FAR	S.P. per §7.3.3