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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: December 23, 2020

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Henry Finch, Architect
Bhamini Vaidialingam and Venka Sarma Ravi, Applicants
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to extend nonconforming front setbacks

Applicant: Bhamini Vaidialingam and Venka Sarma Ravi	
Site: 4 Clarendon Street	SBL: 22009 0001
Zoning: MR1	Lot Area: 5,823 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 4 Clarendon Street consists of a 5,823 square foot corner lot improved with a single-family residence built in 1925. The petitioner proposes to construct a second story addition, vertically extending the nonconforming front setback on both Clarendon Street and Norwood Avenue. Additionally, a one-story greenhouse and enclosed porch will be constructed on the side of the dwelling.

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

- Zoning Review Application, prepared by Henry Finch, architect, submitted 12/6/2021
- Existing Conditions Plan of Land, signed and stamped by Bruce Bradford, surveyor, dated 8/21/2020
- Proposed Conditions Plan of Land, signed and stamped by Bruce Bradford, surveyor, dated 8/31/2020, revised 11/5/2020

ADMINISTRATIVE DETERMINATIONS:

1. The dwelling was constructed 8.9 feet from Clarendon Street and 14.9 feet from Norwood Avenue. Utilizing the average front setbacks of the abutting properties per section 1.5.3.B, the required front setback from Clarendon Street is 20.4 feet while 25 feet is required from Norwood Avenue. The petitioners seek to construct a 1.5-story addition vertically extending the nonconforming front setbacks, requiring a special permit per sections 3.2.3 and 7.8.2.C.2.

MR1 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	5,823 square feet	No change
Frontage	80 feet	85 feet	No change
Setbacks <ul style="list-style-type: none"> • Front (Clarendon St) • Front (Norwood Ave) • Side • Rear 	20.4 feet 25 feet 7.5 feet 15 feet	8.9 feet 14.9 feet 11.7 feet 39.2 feet	No change* No change* 7.7 feet 39.2 feet
Max Stories	2.5	1.5	2.5
Max Height	36 feet	NA	34.6 feet
FAR	.56	.30	.53
Max Lot Coverage	30%	23.7%	26.3%
Min. Open Space	50%	68%	65%

*Requires relief

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.2.3 §7.8.2.C.2	Request to vertically extend nonconforming front setbacks	S.P. per §7.3.3