



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

**#256-22**  
Telephone  
(617) 796-1120  
Telefax  
(617) 796-1142  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov

Barney S. Heath  
Director

## ZONING REVIEW MEMORANDUM

Date: March 15, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Michael A. Wang  
SHI 2017 House Associates, Applicant  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Assistant City Solicitor

RE: Request to parking in the front setback

**Applicant: SHI 2017 House Associates**

<b>Site:</b> 1090 Walnut Street	<b>SBL:</b> 22029 0006
<b>Zoning:</b> SR2	<b>Lot Area:</b> 18,519 square feet
<b>Current use:</b> Single-family dwelling (group home)	<b>Proposed use:</b> No change

### BACKGROUND:

The property at 1090 Walnut Street consists of a 18,519 square foot corner lot improved with a single-family dwelling constructed in 1871 used as a group home for adults with disabilities. The petitioner proposes to construct an additional parking stall in the front setback from Allen Terrace, requiring a special permit.

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

- Zoning Review Application, prepared Michael A. Wang, dated 2/6/2022
- As-Built Plan, signed and stamped by Luke J. Roy, engineer, dated 9/7/2018

**ADMINISTRATIVE DETERMINATIONS:**

1. The property is located at the corner of Walnut Street and Allen Terrace. There are two parking stalls located within the front setback accessed from Allen Terrace used to facilitate pick up and drop off of residents of the group home. The petitioner proposes to construct an additional parking stall within the front setback of Allen Terrace, extending the parking area. Per section 5.1.7.A only one parking stall may be located in the front setback for use in conjunction with a single-family dwelling. A special permit per section 7.8.2.C.2 is required to allow a third parking stall in the front setback where one stall is the maximum allowed.
2. Per section 5.1.7.C the maximum width allowed for an entrance drive is 20 feet. The existing curb cut width is nonconforming at 30.3 feet. The proposed additional parking stall further extends the nonconforming width to 39.3 feet, requiring a special permit per sections 5.1.7.C and 7.8.2.C.2.

See “Zoning Relief Summary” below:

<b>Zoning Relief Required</b>		
<i>Ordinance</i>		<i>Action Required</i>
§5.1.7.A §7.8.2.C.2	Request to allow an additional parking stall in the front setback	S.P. per §7.3.3
§5.1.7.C §7.8.2.C.2	Request to further extend a nonconforming driveway entrance 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