



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: October 13, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official  
Katie Whewell, Chief Planner for Current Planning

Cc: Terrence P. Morris, Attorney  
113 Grove Street LLC, Applicants  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Deputy City Solicitor

RE: Request to allow a rear-lot subdivision

Applicant: 113 Grove Street LLC	
Site: 113 Grove Street	SBL: 43031 0015
Zoning: SR3	Lot Area: 22,881 square feet
Current use: Single-family dwelling	Proposed use: Two single-family dwellings on two separate lots

### BACKGROUND:

The property at 113 Grove Street consists of 23,063 square feet and is improved with a single-family dwelling built circa 1860 in the SR3 zoning district. The applicant proposes to subdivide the lot to create a 12,866 square foot rear lot intended for the construction of a single-family dwelling, relocate the existing dwelling and move it forward to a 10,015 square foot front lot.

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

- Zoning Review Application, prepared by Terrence Morris, Attorney, dated 3/7/2022
- Proposed Conditions Site Plan, prepared by Verne T. Porter, dated 2/21/2022
- Zoning Plan, prepared by Verne T. Porter, dated 7/22/2022
- Subdivision Plan of Land, prepared by Verne T. Porter, dated 10/5/2022
- Architectural Plans and Elevations, signed and stamped by Charles D. Calhoun, architect, dated 3/20/2022
- FAR worksheet, signed and stamped by Charles D. Calhoun, architect, submitted 3/7/2022

**ADMINISTRATIVE DETERMINATIONS:**

1. The applicant proposes to create a rear lot subdivision per Sections 3.1.5 and 3.1.10. To subdivide the land as proposed, the applicant must obtain a special permit from the City Council per section 3.1.10.A.
2. The existing lot has 104 feet of frontage on Grove Street at the front of the lot and 30 feet of frontage on Lasell Street at the rear. The applicant intends to convey out a 31 square foot strip of land along the Lasell Street frontage thereby eliminating the rear frontage in compliance with section 1.5.2.G.1.

**Front Lot (Lot 1) per Section 3.1.3**

SR3 Zone	Required/Allowed	Proposed
Lot Size	10,000 square feet	10,015 square feet
Frontage	80 feet	104 feet
Setbacks		
• Front	30 feet	31 feet
• Side	10 feet	25.3 feet
• Rear	15 feet	15.4 feet
FAR	.41	.26
Maximum Stories	2.5	2
Max. Lot Coverage	20%	15.23%
Min. Open Space	50%	68.2%

**Proposed Rear Lot (Lot 2), per Section 3.1.5**

SR3 Zone	Required/Allowed	Proposed
Lot Size	12,000 square feet	12,866 square feet
Frontage	100 feet	122.17 feet
Vehicle Access	20 feet	30 feet
Setbacks		
• Front	30 feet	31.8 feet
• Side	15 feet	16.3 feet
• Rear	23 feet	23.4 feet
FAR	0.24	0.23
Building Height	36 feet	32 feet
Maximum Stories	2.5	2.5
Max. Lot Coverage	25%	16.6%
Min. Open Space	50%	71.2%

3. See "Zoning Relief Summary" below:

<b>Zoning Relief Required</b>		
<i>Ordinance</i>	<i>Site</i>	<i>Action Required</i>
§3.1.5 §3.1.10	Request to allow a rear lot subdivision	S.P. per §7.3.3