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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: July 18, 2022

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Michael J. Quinn
Kane Built Inc, Applicants
Barney S. Heath, Director of Planning and Development
Jonah Temple, Deputy City Solicitor

RE: Request to allow a rear-lot subdivision

Applicant: Kane Built Inc	
Site: 19 Staniford Street	SBL: 41031 0021
Zoning: SR3	Lot Area: 25,9367 square feet
Current use: Single-family dwelling	Proposed use: Two single-family dwellings on two separate lots

BACKGROUND:

The property at 19 Staniford Street consists of 25,367 square feet in the SR3 zoning district. The site was previously improved with a single-family dwelling which has been razed. The applicant proposes to subdivide the lot to create two lots intended for the construction of one single-family dwelling each.

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

- Zoning Review Application, prepared by Michael J. Quinn, submitted 2/18/2022
- Plan of Land, Existing Conditions, signed and stamped by Robert Bibbo, surveyor and Tsung Ting Chang, engineer, dated 1/26/2022
- Site Plan, signed and stamped by Robert Bibbo, surveyor, dated 5/3/2022, revised 6/4/2022, 6/9/2022, 7/13/2022
- Floor Plans and Elevations, prepared by R.C. Searles Associates, designer, dated 12/14/2020
- FAR worksheet, submitted 2/18/2022

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. Section 1.5.6 limits the degree to which a lot may have an irregular shape. Utilizing a formula that is provided in section 1.5.6.B, any lot in the SR3 district which results in a build factor in excess of the maximum of 20 requires a special permit. After subdivision, the front lot (Lot 14A) has a build factor of 54.9 and the rear lot (Lot 14B) has a build factor of 20.8. A special permit is required to exceed the maximum build factor of 20.
3. The proposed dwelling on the rear lot is situated 25.8 feet from the rear lot line of the front lot where 30 feet is required per section 3.1.5. Per section 3.1.10.B.3.a, a special permit may be granted to allow a building on a rear lot to be located no closer than 25 feet from the rear line of the lot in the front.
4. The petitioner proposes to utilize the Alternate Side Building Separation dimensions found in section 3.1.5 for the rear lot, which require that the proposed structure is 10 feet from the side lot lines with a minimum of 30 feet of separation between the proposed dwelling structure and the abutting dwelling structure. There is over 50 feet of separation between the proposed single-family dwelling and the existing dwellings on the abutting properties on each side, with a proposed side setback from the lot line of 12.4 on the western side lot line and 12.1 on the eastern.

Front Lot (14A) per Section 3.1.3

SR3 Zone	Required/Allowed	Proposed
Lot Size	10,000 square feet	11,534 square feet
Frontage	80 feet	80 feet
Setbacks		
• Front	30 feet	33 feet
• Side	10 feet	10.25 feet
• Side	10 feet	10.25 feet
• Rear	15 feet	22.75 feet
FAR	.41	.31
Maximum Stories	2.5	2
Height	36 feet	32.8 feet
Max. Lot Coverage	30%	15.7%
Min. Open Space	50%	75%

Proposed Rear Lot (Lot 14B), per Section 3.1.5

SR3 Zone	Required/Allowed	Proposed
Lot Size	12,000 square feet	13,832 square feet
Frontage	80 feet	88.88 feet
Vehicle Access	20 feet	20 feet
Setbacks		
• Front	25 feet (by special permit)	25.8 feet*
• Side	10 feet (30 ft separation)	12.4 feet (>60 ft separation)
• Side	10 feet (30 ft separation)	12.1 feet (>75 ft separation)
• Rear	23 feet	65.35 feet
FAR	0.24	0.24
Building Height	36 feet	31.8 feet
Maximum Stories	2.5	2
Max. Lot Coverage	25%	12.4%
Min. Open Space	50%	62.4%

*Requires relief

5. See "Zoning Relief Summary" below:

Zoning Relief Required		
<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
§1.5.6	Request to exceed maximum build factor	S.P. per §7.3.3
§3.1.5 §3.1.10.B.3.a	Request to reduce the front setback	S.P. per §7.3.3