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**Barney S. Heath**  
Director

## ZONING REVIEW MEMORANDUM

Date: December 21, 2022

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Susan and Arnold Servais, Applicants  
Jared Gardener, Morse Constructions  
Barney S. Heath, Director of Planning and Development  
Jonah Temple, Deputy City Solicitor

**RE: Request to exceed FAR and to allow a garage exceeding 700 square feet**

**Applicant: Susan and Arnold Servais**

<b>Site:</b> 4 Garrison Street	<b>SBL:</b> 61011 0008
<b>Zoning:</b> MR1	<b>Lot Area:</b> 9,780 square feet
<b>Current use:</b> Single-family dwelling	<b>Proposed use:</b> No change

**BACKGROUND:**

The property at 4 Garrison Street consists of a 9,780 square foot lot improved with a single-family dwelling constructed in 1922. The petitioners propose to demolish an existing attached single-car garage added in the 1980s and construct a two-car garage with living space above. The proposed garage addition will have a footprint exceeding 700 square feet and will exceed the maximum FAR, requiring a special permit.

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

- Zoning Review Application, prepared by Jared Gardener, Morse Constructions, submitted 11/16/2022
- Plot Plan, signed and stamped by Michael P. Clancy, surveyor, dated 12/4/2018, revised 11/10/2022
- Plans and elevations, signed and stamped by Matthew J. Jesi, architect, dated 11/9/2022
- FAR calculation

**ADMINISTRATIVE DETERMINATIONS:**

1. The petitioners propose to raze the existing one-story single-car attached garage to construct a 705 square foot attached two-car garage. Per section 3.4.4.H.1, a special permit is required for more than 700 square feet of total garage area on a lot.
2. The proposed addition of a two-car garage with living space above increases the FAR from .40 to .50 where .48 is the maximum allowed. A special permit per sections 3.1.3 and 3.1.9 is required.

MR1 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	9,780 square feet	No change
Frontage	100 feet	100 feet	No change
Setbacks			
• Front (Garrison St)	25 feet	<b>20.1 feet</b>	<b>No change</b>
• Front (Ward St)	25 feet	<b>21.6 feet</b>	<b>No change</b>
• Side	7.5 feet	19.5 feet	7.9 feet
• Rear	15 feet	49.7 feet	42.3 feet
Max Number of Stories	2.5	<b>3.5</b>	<b>No change</b>
Max Height	36 feet	33.7 feet	34.6 feet
FAR	.48	.40	<b>.50*</b>
Max Lot Coverage	30%	16.3%	21.1%
Min. Open Space	50%	67.7%	64.6%

\*Requires relief

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.4.4.H.1	To allow a garage exceeding 700 square feet	
§3.1.3 §3.1.9	To exceed FAR	S.P. per §7.3.3