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James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: March 10, 2015

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Alexandra Ananth, Chief Planner for Current Planning

Cc: Jason Rosenberg, Attorney
Brooke and Conan Laughlin, Applicants
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to extend a nonconforming single-family residential dwelling

Applicant: Brooke and Conan Laughlin	
Site: 109 Essex Road	SBL: 63027 0018
Zoning: SR1	Lot Area: 43,560 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 109 Essex Road consists of a 43,560 square foot lot improved with a single-family residence constructed in 1928 located in the Chestnut Hill Local Historic District. The property is located at the corner of Essex Road and Gatehouse Road in the Single Residence 1 district. The applicants propose to build a one-story addition to the northeast side of the house containing an enlarged pantry and mudroom totaling approximately 230 square feet. The existing structure is approximately 15.1 feet from Gatehouse Road where 25 feet are required, and the proposed addition maintains this nonconforming setback.

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

- Zoning Review Application, prepared by Jason Rosenberg, attorney, submitted 2/6/2015
- Photos, undated
- Landscape Plan, prepared by Keith LaBlanc Landscape Architecture Inc, dated 1/20/2015
- Existing Conditions Site Plan, signed and stamped by Robert Gemma, surveyor and engineer, dated 1/23/2015
- Proposed Layout Plan, signed and stamped by Robert Gemma, surveyor and engineer, dated 6/11/2014

ADMINISTRATIVE DETERMINATIONS:

1. The existing single-family has a nonconforming front setback of 15.1 feet, where 25 feet is required. The applicants are proposing an addition which will further extend the nonconforming setback, but maintain it at 15.1 feet. A special permit is required to extend the nonconforming front setback pursuant to Section 30-21(b).

SR1 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	43,560 square feet	No change
Frontage	100 feet	110 feet	No change
Setbacks			
• Front	25 feet	15.1 feet	15.1 feet
• Side	12.5 feet	40.2 feet	No change
• Rear	25 feet	134 feet	No change

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-21(b)	To further extend a nonconforming single-family dwelling with regard to front setback	S.P. per §30-24