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James Freas  
Acting Director

## ZONING REVIEW MEMORANDUM

Date: January 7, 2015

To: John Lojek, Commissioner of Inspectional Services

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

Cc: David Oliveri, Consigli Development, applicant  
James Freas, Acting Director of Planning and Development  
Ouida Young, Associate City Solicitor

**RE: Request to convert existing single-family into two units, and construct two additional attached units in the rear**

<b>Applicant: David Oliveri, Consigli Development</b>	
<b>Site:</b> 131 Charlesbank Road	<b>SBL:</b> 71007 0025
<b>Zoning:</b> MR2	<b>Lot Area:</b> 14,080 square feet
<b>Current use:</b> Single-family dwelling	<b>Proposed use:</b> Four-unit multi-family dwelling

### **BACKGROUND:**

The property at 131 Charlesbank Road consists of a 14,080 square foot lot improved with a single-family dwelling built in 1870. The property is located in the Multi-Residence 2 zoning district. This application proposes to maintain the original structure and convert it to two units, as well as add two additional units in the rear, creating a four-unit multi-family structure.

The applicant proposes to construct four single-car garage bays in the lower level of the dwelling, each with an exterior parking stall in front of it. Three additional parking stalls are proposed for visitor parking. The existing driveway will be narrowed, but lengthened to travel to the rear of the property to reach the garages and parking areas. The driveway will be gravel.

To build the project as proposed requires a special permit to allow a multi-family structure in a Multi-Residence 2 district.

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

- Zoning Review Application, prepared by David Oliveri, applicant, dated 12/1/2014

- Proposed Conditions Site Plan, prepared by Boston Survey, Inc, dated 12/19/2014
- Architectural drawings, dated 12/16/2014
  - Restorations and Additions
  - Elevations
  - Basement floor plan
  - First floor plan
  - Second floor plan
  - Third floor plan
  - Plot plan
  - Unit square footages

**ADMINISTRATIVE DETERMINATIONS:**

1. The applicant proposes to maintain the existing single-family dwelling structure, and convert it to two units, while also adding two additional units to the rear. To create a four-unit multi-family structure in the MR2 zoning district requires a special permit pursuant to Section 30-9(d)(1).
2. Section 30-19(d)(2) requires two parking stalls per each residential unit. The applicant proposes attached single-car garages at the ground level for each unit, as well as outdoor parking for seven cars, for a total of 11 parking stalls on site.
3. The applicant proposes to use gravel for the driveway and parking areas to maintain conformity with the open space and lot coverage requirements.
4. The property is located in the MR2 zone and must comply with the dimensional standards of Section 30-15, Table 3 (see chart below).

MR2 Zone	Required/Allowed	Existing	Proposed
Lot Size	10,000 square feet	14,080 feet	No change
Frontage	80 square feet	80 feet	No change
Setbacks <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Rear</li> </ul>	25 feet 7.5 feet 15 feet	<b>4.4 feet</b> 9.4 feet N/A	<b>No change</b> 8.2 feet 72.3 feet
Lot Area Per Unit	3000 square feet	14,080 square feet	3,520 square feet
FAR	N/A		.64
Building Height	36 feet	N/A	36 feet
Maximum Stories	3	2.5	2.5
Lot Coverage	30%	N/A	28%
Open Space	50%	N/A	75%

5. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>	<i>Use</i>	<i>Action Required</i>
§30-9(d)(1)	To allow a multi-family in the MR2 district	S.P. per §30-24