



# CITY OF NEWTON, MASSACHUSETTS

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David B. Cohen  
Mayor

## ZONING BOARD OF APPEALS

Sherri Lougee, Board Secretary

### NOTICE OF DECISION

**A Public Hearing has been held with regard to the following petition before the City of Newton Zoning Board of Appeals. The decision was determined as follows:**

**#19-08** from Sunanda and Vilangadu Narayanan, 230 Waverly Avenue, Newton, MA, requesting a variance of 3.6 feet from the rear yard setback requirements of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to legalize a newly constructed covered patio, resulting in a rear yard setback of 21.4 feet. (Required rear yard setback for *old* lots created before December 7, 1953 is 25 feet.) **The petitioners' request for a variance from the rear yard setback was granted, subject to conditions, 4-0.** In addition, petitioners are requesting a .20% variance from the lot coverage requirement of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to legalize the same newly constructed covered patio, resulting in lot coverage of 20.2%. (Maximum lot coverage for *old* lots created before December 7, 1953 is 20%.) **The petitioners' request for a variance from the lot coverage requirement was granted, subject to conditions, 4-0.** Lastly, petitioners are requesting a .40% variance from the minimum open space requirement of the Newton Revised Zoning Ordinances, Section 30-15, Table One, in order to legalize the same newly constructed covered patio, resulting in open space of 64.6%. (Minimum open space for *old* lots created before December 7, 1953 is 65%.) **The petitioners' request for a variance from the open space requirement was granted, subject to conditions, 4-0.** The property is located in a Single Residence 1 district.

**Any appeal of the above decision must be made to the Superior Court within twenty (20) days of its filing with the City Clerk in accordance with Section 17 of the Massachusetts General Law, Chapter 40A.**

**Decision numbers 19-08 were filed on November 25, 2008.**