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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 99-101 CRAFTS ST.

Zoning District: MR2 Lot Size: 8,728

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	2,327
2. Attached garage	303
3. Second story	2,237
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	0
5. Certain floor area above the second story ^{1b}	0
6. Enclosed porches ^{2b}	0
7. Mass below first story ^{3b}	0
8. Detached garage	0
9. Area above detached garages with a ceiling height of 7' or greater	0
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	0
FAR of Proposed Structure(s)	
A. Total gross floor area (sum of rows 1-9 above)	4,867
B. Lot size	8,728
C. FAR = A/B	.58
Allowed FAR	
Allowable FAR	.53
Bonus of .02 if eligible ^{4b}	
TOTAL Allowed FAR	



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SPECIAL PERMIT APPLICATION

TO THE HONORABLE CITY COUNCIL, CITY OF NEWTON

The undersigned hereby makes application for permit to build or alter a structure and/or use a facility described below in the proposed location in accordance with the provisions of Chapter 30 or any other sections of the City's current Ordinances.

CITY CLERK
NEWTON, MA 02459

PLEASE REFERENCE SECTION(S) OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

To exceed FAR per section 3.2.3 and 3.2.11, under section 7.3.3.

PETITION FOR: Special Permit/Site Plan Approval

STREET AND WARD: 99-101 CRAFTS STREET WARD 1

SECTION: 14 BLOCK: 17 LOTS: 23 & 24

EXPLANATORY REMARKS: The project involves the reconfiguration of a two-family dwelling into a single unit with a new addition for a 2nd unit. To that end, a portion of the original house was to be demolished. The owner has decided to retain that portion of the original house, which would result in an increase of 243+/- SF, thereby increasing the existing FAR from .53 to .58, and requiring relief.

LAND IS LOCATED IN A MULTI-FAMILY 2 (MR2) ZONED DISTRICT.

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the City Council in connection with this application.

PETITIONER 99-101 Crafts Street LLC
ADDRESS & 28 Brooks Street, Brighton, MA 02135
TELEPHONE 617 999-0653

SIGNATURE Patrick McKenna
Patrick McKenna, Manager

ATTORNEY Terrence P. Morris, Esquire
ADDRESS 57 Elm Road, Newton, MA 02460-2144
TELEPHONE 617 202-9132 E-MAIL: tpmorris.landuse.law@comcast.net

PROPERTY OWNER 99-101 Craft Street LLC
ADDRESS 28 Brooks Street, Brighton, MA 02135

SIGNATURE OF OWNER Patrick McKenna
Patrick McKenna, Manager

DATE: April 5, 2022

PLANNING AND DEVELOPMENT DEPARTMENT'S ENDORSEMENT: