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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: May 5, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Stacey Oliva, SO Design Collective LLC
Mark & Heidi Ingerman, Applicants
Berkay & Marieta Baykal
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to further extend nonconforming FAR

Applicant: Mark & Heidi Ingerman and Berkay & Marieta Baykal

Site: 73-75 Ripley Street	SBL: 65019 0029
Zoning: MR1	Lot Area: 7,200 square feet
Current use: Two-family dwelling	Proposed use: No change

BACKGROUND:

The property at 73-75 Ripley Street consists of a 7,200 square foot lot improved with a two-family dwelling constructed in 2002. The petitioners propose to reconstruct the roof and add four dormers in the attic which will further extend the nonconforming FAR, requiring a special permit.

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

- Zoning Review Application, prepared SO Design Collective LLC, submitted 3/25/2022
- Site Plan, signed and stamped by Bruce Bradford, surveyor, dated 12/17/2001
- Average Grade Plane Plan, signed and stamped by William E. Tirrell, surveyor, dated 2/18/2022
- Floor Plans and Elevations, signed and stamped by Jason Kurtz, architect, dated 3/22/2022
- FAR calculations, signed and stamped by Jason Kurtz, architect, submitted 3/25/2022

ADMINISTRATIVE DETERMINATIONS:

1. The petitioners propose to rebuild the roof of the existing dwelling to a gambrel style and add two dormers on the front elevation and two dormers on the rear elevation. The proposed additions further increase the nonconforming FAR from .56 to .71, where .53 is the maximum allowed per sections 3.1.3 and 3.1.9. A special permit per section 7.8.2.C.2 is required to further extend the nonconforming FAR.

MR1 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	7,200 square feet	No change
Frontage	70 feet	65 feet	No change
Setbacks			
• Front	25 feet	40.6 feet	No change
• Side	7.5 feet	11.3 feet	No change
• Side	7.5 feet	10.4 feet	No change
• Rear	15 feet	15.5 feet	No change
Height	36 feet	NA	30.3 feet
Stories	2.5	2.5	No change
FAR	.53	.56	.71*

*Requires relief

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §3.1.9 §7.8.2.C.2	Request to further extend nonconforming FAR	S.P. per §7.3.3

Next Steps

Please contact a Planner by calling 617.796.1120 to obtain a copy of the Special Permit Application. If there have been any changes made to the plans since receipt of your Zoning Review Memorandum you must inform the Zoning Code Official to ensure additional relief is not required. You will need an appointment with a Planner to file your Special Permit Application. **Incomplete applications will not be accepted.**

The following must be included when filing a Special Permit Application:

2. Two (2) copies of the completed Special Permit Application (signed by property owner)
3. Filing Fee (see Special Permit Application)
4. Two (2) copies of the Zoning Review Memorandum
5. Plans (Thirteen sets signed and stamped by a design professional). Each set shall contain:
 - Site Plans showing existing and proposed conditions (including topography as applicable)
 - Architectural plans showing existing and proposed conditions (including façade materials)
 - Landscape plan (as applicable)
6. One (1) Floor Area Ratio (FAR) Worksheet, (signed and stamped by a design professional)
7. One (1) copy of any previous special permits or variances on the property (as applicable)
8. One (1) copy of any other review/sign-off (Historic, Conservation, Tree Removal, etc. as applicable)
9. Two (2) electronic copies of the application with all above attachments (USB or CD)

Copies of all plans shall either be 8.5 x 11 or 11 x 17, except as requested by staff

Special Permit Sign (\$20 fee)

Incomplete applications will delay the intake and review of your project.

Depending on the complexity of the project additional information may be requested to facilitate a full review of the application.

Has the proposed project been presented to and discussed with abutting property owners? **Y/N**