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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: August 16, 2022

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Katie Whewell, Chief Planner for Current Planning

Cc: Laurance Lee, Attorney
Patrick and Sarah Cammarata, Applicants
Barney S. Heath, Director of Planning and Development
Jonah Temple, Deputy City Solicitor

RE: Request to exceed FAR and to further reduce nonconforming open space

Applicant: Patrick and Sarah Cammarata

Site: 58 Valentine Park	SBL: 32040 0004
Zoning: SR1	Lot Area: 12,025 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 58 Valentine Park consists of a 10,242 square foot lot improved with a single-family dwelling constructed circa 1924 and a detached garage. The petitioner proposes to raze a one-story sunroom and construct a 2.5-story side addition in its place, as well as to raze and build an enlarged detached garage. The proposed construction requires a special permit to exceed FAR and further reduce nonconforming open space.

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

- Zoning Review Application, prepared Laurance Lee, attorney, dated 5/24/2022
- Topographic Plan of Land, signed and stamped by Joseph M. Small, surveyor, dated 11/23/2020
- Proposed Plot Plan of Land, signed and stamped by Joseph M. Small, surveyor, dated 5/9/2022, revised 5/13/2022
- Floor Plans and Elevations, prepared by Noury-Ello Architects, dated 5/13/2022

ADMINISTRATIVE DETERMINATIONS:

1. The applicants propose to raze the 374 square foot detached garage and construct a new 661 square foot garage, as well as removing a one-story side sunroom and constructing a two-story addition in the same location, slightly expanding the footprint. The proposed additions increase the FAR from .32 to .42 where .32 is the maximum allowed. A special permit per sections 3.1.3 and 3.1.9 is required to exceed maximum FAR.
2. The property has an existing nonconforming open space of 59.8% where 65% is required per section 3.1.3. The proposed construction further reduces the open space to 54.1% requiring a special permit per section 7.8.2.C.2.
3. Per section 1.5.4.G.2.b, dormers wider than 50% of the length of the exterior wall of the story next below require a special permit. The petitioner intends to alter and increase existing dormers on the front and north elevations. The sum of the two dormers on the front elevation is 13.71 feet where the wall width below is 23.83 feet, resulting in a dormer which is 57.5% of the wall plane next below. The north elevation dormer is proposed at 15.5 feet where the wall width below is 30 feet, resulting in a dormer which is 51.7% of the wall plane next below. The proposed alterations to the existing dormers require a special permit to exceed 50% of the width of the wall plane below.

SR1 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	12,025 square feet	No change
Frontage	100 feet	90 feet	No change
Setbacks (Principal) <ul style="list-style-type: none"> • Front • Side • Side • Rear 	25 feet 12.5 feet 12.5 feet 25 feet	38.9 feet 9.5 feet 16.5 feet 54.4 feet	No change No change 14.5 feet No change
Setbacks (Accessory) <ul style="list-style-type: none"> • Front • Side • Rear 	25 feet 5 feet 5 feet	>75 feet 2.5 feet 8.2 feet	>75 feet 5.5 feet 6.1 feet
Height <ul style="list-style-type: none"> • Principal • Accessory 	36 feet 22 feet	29.5 feet NA	No change 21.8 feet
Stories <ul style="list-style-type: none"> • Principal • Accessory 	2.5 1.5	2.5 NA	No change 1.5
FAR	.33	.32	.42*
Max Lot Coverage	20%	16.9%	19.6%
Min. Open Space	65%	59.8%	54.1%*

*Requires relief

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §3.1.9	Request to exceed FAR	S.P. per §7.3.3
§3.1.3 §7.8.2.C.2	Request to further reduce nonconforming open space	S.P. per §7.3.3
§1.5.4.G.2.b	Request to allow dormers exceeding 50% of the width of the wall next below	S.P. per §7.3.3