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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: June 23, 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.

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		
Ordinance		Action Required
§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