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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: August 23, 2023

To: Anthony Ciccariello, Commissioner of Inspectional Services

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

Cc: Ryan McAllister, Applicant
Peter Sachs, Architect
Barney S. Heath, Director of Planning and Development
Jonah Temple, Deputy City Solicitor

RE: Request to exceed FAR

Applicant: Ryan McAllister	
Site: 93 Ruane Road	SBL: 32021 0030
Zoning: SR1	Lot Area: 17,860 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 93 Ruane Road consists of an 18,132 square foot lot improved with a single-family dwelling constructed in 2016 on an old lot. The petitioner proposes to construct a one-story addition to the right side and rear of the dwelling. The proposed additions will exceed the maximum FAR, requiring a special permit.

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

- Zoning Review Application, prepared by Peter Sachs, architect, 7/25/2023
- Proposed Conditions Site Plan, signed and stamped by Paul J. Tyrell, engineer and Verne T. Porter, surveyor, dated 10/22/2015
- Proposed Addition Plan, signed and stamped by Paul J. Tyrell, engineer and Verne T. Porter, surveyor, dated 7/17/2023
- Floor plans and elevations, prepared by Peter Sachs, architect, dated 7/21/2023
- FAR calculation, signed and stamped by Peter Sachs, architect, submitted 7/25/2023

ADMINISTRATIVE DETERMINATIONS:

1. The petitioners propose to expand the existing garage to accommodate two vehicles, as well as a single-story rear addition of living space. The proposed additions increase the FAR from .29 to .34 where .29 is the maximum allowed. A special permit per sections 3.1.3 and 3.1.9 is required.

SR1 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	17,860 square feet	No change
Frontage	100 feet	100 feet	No change
Setbacks			
• Front	25 feet	28.6 feet	No change
• Side	12.5 feet	15 feet	No change
• Side	12.5 feet	22.9 feet	14.2 feet
• Rear	25 feet	39.1 feet	No change
Max Number of Stories	2.5	2	No change
Max Height	36 feet	32 feet	31.9 feet
FAR	.29	.29	.34*
Max Lot Coverage	20%	15.8%	20%
Min. Open Space	70%	78%	75.5%

*Requires relief

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §3.1.9	To exceed FAR	S.P. per §7.3.3