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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: May 26, 2020

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Neil Cronin, Chief Planner for Current Planning

Cc: Ariana & Alfred Uruci, Applicants
Barney S. Heath, Director of Planning and Development
Jonah Temple, Acting City Solicitor

RE: Request to further increase nonconforming FAR

Applicant: Ariana & Alfred Uruci	
Site: 1084 Chestnut Street	SBL: 24040 0001
Zoning: MR1	Lot Area: 9,080 square feet
Current use: Two-family dwelling	Proposed use: No change

BACKGROUND:

The property at 1084 Chestnut Street consists of a 9,080 square foot lot improved with a two-family residence constructed in 1874. The petitioners propose to enclose decks on the first and second floors to create additional living space. The proposed additions will further increase 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 by Ariana Uruci, applicant, submitted 3/11/2020
- FAR Worksheet, submitted 3/11/2020
- Proposed Plot Plan, prepared by Boston Survey, surveyor, 3/10/2020, revised 5/12/2020
- Architectural Plans and Elevations, prepared by Dizdarson Construction, dated 3/8/2020, revised 5/18/2020

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner intends to enclose existing deck space to create living space. The existing FAR is .51, where .49 is the maximum allowed. The proposed additions add 256 square feet to the dwelling, resulting in an FAR of .53. A special permit pursuant to Sections 3.1.9 and 7.8.2.C.2 is required to further increase the already nonconforming FAR.

MR1 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	9,086 square feet	No change
Frontage	70 feet	58 feet	No change
Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	25 feet 7.5 feet 15 feet	34.2 feet 6.7 feet 34.4 feet	21 feet No change No change
Lot Area Per Unit	3,500 square feet	4,543 square feet	No change
Height	36 feet	32.6 feet	No change
FAR	.49	.51	.53
Max Lot Coverage	30%	29%	30%
Min. Open Space	50%	44.8%	44.8%

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.9, §7.8.2.C.2	Request to further increase 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