



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: September 2, 2020

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Barry and Susan Bergman, Applicants
Feinmann Inc, Contractor
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to further exceed nonconforming FAR

Applicant: Barry and Susan Bergman	
Site: 18 Walter Street	SBL: 62024 0017
Zoning: SR3	Lot Area: 4,950 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 18 Walter Street consists of a 4,950 square foot lot improved with a single-family dwelling constructed in 1930 and detached garage. The petitioners propose to construct a 37 square foot elevator shaft between the first and second floors as well as a 54 square foot laundry room over the existing mudroom. The proposed construction 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 Feinmann Inc, contractor, dated 7/15/2020
- Plan of Land, signed and stamped by Bruce Bradford, surveyor, dated 5/29/2020
- Architectural Plans and Elevations, prepared by Feinmann Inc, contractor, dated 6/30/2020
- FAR worksheet, submitted 7/15/2020

ADMINISTRATIVE DETERMINATIONS:

1. The petitioners propose to construct an elevator shaft at the rear of the dwelling connecting the first and second floors, as well as a second story laundry room over an existing mudroom, adding a total of 128 square feet. The existing FAR is nonconforming at .53, where .48 is the maximum allowed per sections 3.1.3 and 3.1.9. The proposed additions increase the nonconforming FAR from .53 to .55. A special permit per section 7.8.2.C.2 is required to further increase the nonconforming FAR.

SR3 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	4,950 square feet	No change
Frontage	70 feet	55 feet	No change
Setbacks - Principal <ul style="list-style-type: none"> • Front • Side • Rear 	25 feet 7.5 feet 15 feet	30 feet 10.1 feet NA	No change No change 17.7 feet
Height	36 feet	27.1 feet	No change
Stories	2.5	2	No change
FAR	.48	.53	.55
Max Lot Coverage	30%	29.1%	29.8%
Min. Open Space	50%	62%	61%

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..2	Request to further extend nonconforming FAR	S.P. per §7.3.3