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Director

ZONING REVIEW MEMORANDUM

Date: August 29, 2016

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Alexandra Ananth, Chief Planner for Current Planning

Cc: Linda and David Gillespie, applicants
Peter Sachs, architect
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: **Request to exceed FAR**

Applicant: Linda and David Gillespie	
Site: 41 Woodlawn Drive	SBL: 63005 0027
Zoning: SR2	Lot Area: 8,000 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 41 Woodlawn Drive consists of an 8,000 square foot lot improved with a single family dwelling constructed in 1950. The applicant has been issued a building permit to construct additions to the basement and first level with retaining walls to keep the FAR within by-right limits. The applicant is requesting a special permit to exceed FAR to eliminate the need to build the retaining walls.

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

- Zoning Review Application, prepared by Peter Sachs architect, submitted 8/13/2016
- Site Plan, signed and stamped by Bruce Bradford, surveyor, dated 4/25/2016
- Plans and Elevations, prepared by Peter Sachs, architect, dated 4/06/2016, revised 8/12/2016

ADMINISTRATIVE DETERMINATIONS:

- The applicants have received a building permit for an addition to the first floor living space and have begun work. The plans which were approved for the building permit include a system of retaining walls to keep the FAR within the by-right limits. The additions do not structurally require the retaining walls to be built, only to maintain a by-right FAR. As permitted by the building permit, only 202 square feet of the basement's 1,437 square feet count toward FAR. Without the retaining walls shown in building permit plan set, 50% of the basement counts toward FAR, or 716 square feet. The approved building permit shows an FAR of .40, where the maximum allowed FAR is .41. Without the construction of the retaining walls to change the surrounding grade, the proposed FAR is .45. The applicants request a special permit per Section 3.1.9.A.2 to eliminate the need to construct the retaining walls on the property.

For the purposes of this application, the existing conditions of the property are those that have been approved by the building permit.

SR2 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	8,000 square feet	No change
Frontage	80 feet	80 feet	No change
Setbacks			
• Front	25 feet	25.7 feet	No change
• Side	7.5 feet	8.1 feet	No change
• Rear	15 feet	29.9 feet	No change
Building Height	36 feet	27.7 feet	No change
Max Number of Stories	2.5	2.5	No change
Open Space Minimum	50%	68%	No change
Lot Coverage Maximum	30%	24%	No change
FAR	.41	.40	.45

- See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.9.A.2	Request to exceed maximum FAR	S.P. per §7.3.3