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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: August 11, 2016

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Cary and Suzanne Robins, applicants
Stephen Reilly, architect
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to exceed FAR

Applicant: Cary and Suzanne Robins	
Site: 235 Woodcliff Road	SBL: 81021 0004
Zoning: SR3	Lot Area: 7,500 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 235 Woodcliff Road consists of a 7,500 square foot lot improved with a single-family dwelling constructed in 1941. The applicant proposes to add a basement level two-car attached garage with a great room above, which will exceed the allowable 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 Stephen Reilly, architect, submitted 6/16/2016
- Site Plan, prepared by Framingham Survey Consultants, dated 6/16/2016
- Architectural Plans, prepared by Stephen Reilly, architect, dated 4/28/2016, 6/6/2016

ADMINISTRATIVE DETERMINATIONS:

1. The applicant proposes to construct a basement level 616 square foot two-car garage addition with a 610 square foot great room above. The existing FAR for the property is .47, which is less than the allowable FAR of .49 (.47 plus the 0.02 bonus for meeting new lot setback requirements) per Section 3.1.9. The proposed addition creates an FAR of .60, exceeding the maximum allowable FAR and requires a special permit pursuant to Section 3.1.9.A.2.

SR3 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	7,500 square feet	No change
Frontage	70 feet	75 feet	No change
Setbacks			
• Front	25 feet	23.9 feet	No change
• Side	7.5 feet	17.3 feet	13.2 feet
• Rear	15 feet	47.7 feet	20.1 feet
Building Height	36	29.2 feet	27.24 feet
Max Number of Stories	2.5	2.5	No change
Open Space Minimum	50%	78.5%	53%
Lot Coverage Maximum	30%	16.6%	21.8%
FAR	.49 (.47 + .02 bonus)	.47	.60

1. 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