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Mayor

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Department of Planning and Development  
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James Freas  
Acting Director

## ZONING REVIEW MEMORANDUM

Date: February 22, 2016

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Eric Smith, applicant  
Richard Levey, RBL Architects  
James Freas, Acting Director of Planning and Development  
Ouida Young, Associate City Solicitor

RE: Request to further increase nonconforming FAR

RECEIVED  
Newton City Clerk  
2016 MAR 10 PM 11:27  
David A. Olson, CMC  
Newton, MA 02459

Applicant: Eric Smith	
Site: 1573 Beacon Street	SBL: 53032 0004
Zoning: SR-2	Lot Area: 13,555 square feet
Current use: Single-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 1573 Beacon Street consists of a 13,555 square foot lot improved with a single-family residence constructed in 2006 on an "old lot." The property gains access from a shared drive with 1585 Beacon Street over City-owned land that appears to be part of the Lincoln Playground property. The applicant proposes an expansion of the existing garage to convert a portion of the space into storage and a pantry, which will further increase the nonconforming FAR.

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

- Zoning Review Application, prepared by Richard Levey, architect, submitted 2/4/2016
- FAR Worksheet, submitted 2/4/2016
- Site Plan, submitted 2/4/2016
- Architectural Plans, prepared by Richard Levey, architect, dated 1/21/2016

**ADMINISTRATIVE DETERMINATIONS:**

- The applicants' existing FAR is .47, where .36 is the maximum allowed (.34 plus the .02 bonus, as the proposed work meets new lot setback requirements). The proposed addition adds 179 square feet to the 6,434 square foot dwelling, resulting in an FAR of .49. A special permit pursuant to Sections 3.1.9 and 7.8.2.C.2 is required to further increase the already nonconforming FAR.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	13,554 square feet	No change
Frontage	80 feet	97 feet	No change
Setbacks			
• Front	25 feet	31.2 feet	No change
• Side	7.5 feet	15.6 feet	No change
• Rear	15 feet	17.1 feet	16.8 feet
Building Height	36	26 feet	No change
Max Number of Stories	2.5	2.5	No change
FAR	.36 (.34 + .02 bonus)	.47	.49
Max Lot Coverage	30%		24.4%
Min. Open Space	50%		68.97%

RECEIVED  
 Newton City Office  
 2016 MAR 10 PM 11:27  
 David A. O'Sullivan  
 Planning Director  
 Newton City Office

- See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§3.1.9, §7.8.2.C.2	Request to further increase nonconforming FAR	S.P. per §7.3.3