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Candace Havens  
Director

**ZONING REVIEW MEMORANDUM**

Date: June 24, 2013

To: John Lojek, Commissioner of Inspectional Services

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

Cc: G. Michael Peirce, attorney representing the applicants  
Candace Havens, Director of Planning and Development  
Ouida Young, Associate City Solicitor

RE: Request to exceed FAR

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Newton City Clerk  
2013 JUL -2 AM 10:40  
David A. Oison, CMC  
Newton, MA 02459

Applicant: Lawrence B. and Tracy L. Richmond	
Site: 38 Beechcroft Road	SBL: 72 35 2
Zoning: SR-1	Lot Area: 19,058 square feet
Current use: Single-family dwelling	Proposed use: No change

**BACKGROUND:**

The property at 38 Beechcroft Road consists of a 19,058 square foot lot improved with a single-family residence constructed circa 1908. The structure consists of two and one-half stories with a total gross floor area of 6,724 square feet. The applicant proposes to raze an existing detached garage and to build an attached 693 square foot three-car garage, plus additions to the first and second floors at the point of attachment increasing the floor area ratio above that allowed by right.

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

- Zoning Review Application, prepared by G. Michael Peirce, architect, submitted 5/30/13
- Area Plan, prepared by VTP Associates, surveyor, dated 5/28/13
- Topographic Site Plan Plan, prepared by VTP Associates, surveyor, dated 3/20/13, revised 5/28/13
- Architectural plans, prepared by Space Craft Architecture, architect, dated 5/29/13
  - Existing Basement
  - Existing First Floor
  - Existing Second Floor
  - Existing Third Floor – Attic
  - Existing FAR – Family Room
  - Existing FAR – Main Stairs
  - Existing FAR – Attic Stairs

- FAR Basement
- FAR First Floor Area
- FAR Second Floor Area
- FAR Attic Floor Area
- FAR Family Room Worksheet
- FAR Main Stairs Worksheet
- FAR Office Stairs Worksheet
- FAR Attic Stairs Worksheet
- Existing and Proposed FAR Calculations, prepared by Space Craft Architecture, Inc, Architect, dated 5/29/13
- Newton Historical Commission Demolition Review Decision, dated 4/29/13

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 David A. Olson, Clerk  
 Newton, MA 02459

**ADMINISTRATIVE DETERMINATIONS:**

1. The proposed additions increase the structure's FAR from .28, to .35, which exceeds the maximum permitted by the Ordinance per Section 30-15, Table A. To construct the additions as proposed, the applicant must obtain a special permit from the Board of Aldermen per Section 30-15(u)(2).
2. The proposed attached three-car garage has a footprint of 825 square feet. The submitted plans indicate the back four feet of the garage will be used as storage space, thus the total space used as a parking area is proposed as 693 square feet, which does not exceed the 700 square feet allowed by right.

SR-2 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	19,058 square feet	No change
Frontage	100 feet	170 feet	No change
Setbacks for existing structure			
• Front	25 feet	35.3 feet	No change
• Side	12.5 feet	20.8 feet on right 20.8 feet on left	No change 13.0 feet
• Rear	25 feet	46.4 feet	42.3 feet
FAR	.29	.28	.35
Max. Lot Coverage	20%	14.3%	19.6%
Min. Open Space	65%	78.9%	73.6%

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§30-15 Table A, §30-15(u),	Exceed Floor Area Ratio (FAR)	S.P. per §30-24