



Setti D. Warren
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

James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: September 24, 2014

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Terrence Morris, Attorney
Yuriy Matskevitch, Applicant
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to extend a nonconforming two-family use, and to exceed FAR

Applicant: Yuriy Matskevitch	
Site: 182 Beethoven Avenue	SBL: 54012 0007
Zoning: SR-2	Lot Area: 15,000 square feet
Current use: Two-family dwelling	Proposed use: No change

BACKGROUND:

The property at 182 Beethoven Ave consists of a 15,000 square foot lot in the Single Residence 2 district improved with a residence constructed in 1888, and converted into a two-family dwelling in 1926. The applicant proposes to replace and reconfigure an addition made to the dwelling in 1982, as well as adding an attached single-story breezeway and two-car garage addition to the rear.

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

- Zoning Review Application, Terrence Morris, Attorney, dated 9/4/2014
- Site Plan, signed and stamped by Richard A. Volkin, engineer, dated 9/3/2014
- Existing Conditions
 - Basement plan
 - First floor plan
 - Second floor plan
 - Third floor plan
- Proposed Conditions
 - Basement plan
 - First floor plan
 - Second floor plan

- Third floor plan
- Elevations

ADMINISTRATIVE DETERMINATIONS:

1. The existing structure was converted into a two-family dwelling in 1926, and is a legally nonconforming use in the Single Residence 2 district. The applicant proposes to maintain the two-family use of the property, but in a different configuration. To alter a nonconforming use requires a special permit from the Board of Aldermen per section 30-21(b) of the Ordinance.

2. The existing FAR is .32, with a building volume of 4,800 square feet. The proposed FAR is .42, where the allowable FAR in the SR2 district for a 15,000 square foot lot is .35. The proposed configuration requires a special permit to exceed allowable FAR per Section 30-15(u)(2).

SR2 Zone	Required	Existing	Proposed
Lot size	10,000 square feet	15,000 square feet	No change
Lot size per unit	15,000 square feet	7,500 square feet	No change
Frontage	80 feet	100 feet	No change
Setbacks			
• Front	25 feet	12.3 feet	No change
• Side	7.5 feet	13.5 feet	15 feet
• Rear	15 feet	90 feet	41.9 feet
Number of stories	2.5	2.5	No change
Building Height	36 feet		35 feet
Lot Coverage	30%		19.3%
Open Space	50%		61.9%
FAR	.35	.32	.42

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-21(b)	Request to extend a nonconforming two-family use in the SR2 district	S.P. per §30-24
§30-15(u)(2)	Request to exceed allowable Floor Area Ratio	S.P. per §30-24