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Candace Havens  
Director

## ZONING REVIEW MEMORANDUM

Date: April 9, 2014

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Bruce Miller, Architect  
Russell Richmond, Owner  
Candace Havens, Director of Planning and Development  
Ouida Young, Associate City Solicitor

RECEIVED  
Newton City Clerk  
2014 APR 15 PM 3:39  
David A. Olson, CMC  
Newton, MA 02459

RE: Request to increase already nonconforming FAR

Applicant: Russell Richmond	
Site: 36 Billings Park	SBL: 72008 0016
Zoning: SR-2	Lot Area: 11,080 square feet
Current use: Single-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 36 Billings Park consists of a 10,080 square foot lot improved with a single-family residence constructed in 1880, and is on the National Register of Historic Places. The structure consists of two and a half stories and a basement. The applicant proposes to enclose 101 square feet of the existing front porch, and construct an additional 19 square feet of interior space created by a cantilevered bay in the kitchen.

The proposed additions will increase the floor area ratio from .43 to .44, which exceeds the .37 allowed by right.

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

- Zoning Review Application, prepared by Bruce Miller, architect, submitted 4/3/14
- FAR Worksheet, prepared by Bruce Miller, architect, submitted 4/3/14
- Plan of Land, signed and stamped by John R. Hamel, surveyor, dated 4/114

**ADMINISTRATIVE DETERMINATIONS:**

- The proposed additions increase the structure's nonconforming FAR, from .43, to .44, which exceeds the .37 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) and Section 30-21(b).

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	11,080 square feet	No change
Frontage	80 feet	65 feet	No change
Setbacks for existing structure			
• Front	25 feet	15 feet	No change
• Side	7.5 feet	22.6 feet	No change
• Rear	15 feet	32.1feet	<del>20.7 feet</del> 32.1 feet <i>SP</i>
FAR	.37	.43	.44
Max Lot Coverage	30%	15.2%	15.4%
Min. Open Space	50%	76.3%	76.6%

- See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§30-15 Table A, 30-15(u)(2) 30-21(b)	Exceed nonconforming Floor Area Ratio (FAR)	S.P. per §30-24