



Ruthanne Fuller
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

Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: November 8, 2018

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Jennifer Caira, Chief Planner for Current Planning

Cc: Matthew Doeringer, Applicants
Barney S. Heath, Director of Planning and Development
Ouida Young, Acting City Solicitor

RE: **Request to further increase nonconforming FAR**

Applicant: Matthew Doeringer	
Site: 48 Billings Park	SBL: 72008 0014
Zoning: SR2	Lot Area: 8,289 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 48 Billings Park consists of an 8,289 square foot lot improved with a single-family residence constructed in 1890 and an attached two-car garage constructed in 1945 which was recently razed due to structural problems and decay. The property is at the corner of Billings Park and Church Street, with the garage facing Church Street at the rear of the house. The petitioners propose to construct a new two-car attached garage with a roof deck. The proposed changes will further increase the nonconforming 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 Matthew Doeringer, petitioner, dated 10/10/2018
- FAR Worksheet, submitted 10/10/2018
- Plot Plan, signed and stamped by Dennis O'Brien, surveyor, dated 10/9/2018
- Architectural Plans, prepared by Daphne Petri, architect, dated 9/24/2018

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner intends to reconstruct the attached two-car garage in the same footprint, extending it with an additional seven feet. The existing FAR (prior to demolition) is .51, where .43 (.41 with the .02 bonus for meeting new lot setbacks) is the maximum allowed. The proposed addition adds 225 square feet to the dwelling, resulting in an FAR of .53. 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	8,289 square feet	No change
Frontage	80 feet	97 feet	No change
Setbacks <ul style="list-style-type: none"> • Front (Billings Park) • Front (Church St) • Side • Rear 	25 feet 25 feet 7.5 feet 15 feet	19 feet 38.6 feet 15.3 feet 22.2 feet	No change No change No change 15.2 feet
Max Number of Stories	2.5	2.5	No change
FAR	.43 (.41 with .02 bonus)	.51	.53
Max Lot Coverage	30%	23.8%	25.6%
Min. Open Space	50%	65.1%	61.2%

1. See “Zoning Relief Summary” below:

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

Next Steps

Please contact a Planner by calling 617.796.1120 to obtain a copy of the Special Permit Application. If there have been any changes made to the plans since receipt of your Zoning Review Memorandum you must inform the Zoning Code Official to ensure additional relief is not required. You will need an appointment with a Planner to file your Special Permit Application. **Incomplete applications will not be accepted.**

The following must be included when filing a Special Permit Application:

2. Two (2) copies of the completed Special Permit Application (signed by property owner)
3. Filing Fee (see Special Permit Application)
4. Two (2) copies of the Zoning Review Memorandum
5. Plans (Thirteen sets signed and stamped by a design professional). Each set shall contain:
 - Site Plans showing existing and proposed conditions (including topography as applicable)
 - Architectural plans showing existing and proposed conditions (including façade materials)
 - Landscape plan (as applicable)
6. One (1) Floor Area Ratio (FAR) Worksheet, (signed and stamped by a design professional)
7. One (1) copy of any previous special permits or variances on the property (as applicable)
8. One (1) copy of any other review/sign-off (Historic, Conservation, Tree Removal, etc. as applicable)
9. Two (2) electronic copies of the application with all above attachments (USB or CD)

Copies of all plans shall either be 8.5 x 11 or 11 x 17, except as requested by staff

Special Permit Sign (\$20 fee)

Incomplete applications will delay the intake and review of your project.

Depending on the complexity of the project additional information may be requested to facilitate a full review of the application.

Has the proposed project been presented to and discussed with abutting property owners? Y/N