

TO THE HONORABLE BOARD OF ALDERMEN, CITY OF NEWTON:

The undersigned hereby makes application for a permit to build or alter a structure and/or use a facility as described below in the proposed location in accordance with the provisions of Chapter 30 or any other sections of the City's current Ordinances.

PLEASE REFERENCE SECTION(S) OF THE ORDINANCES FROM WHICH RELIEFS ARE REQUESTED:
Section 30-15 Table 1, 30-21 (b)

PLEASE CHECK ALL REQUESTED APPROVALS THAT APPLY:

- Special Permit/Site Plan
- Site Plan Only
- Extension of Non-conforming Use(s) and/or Structure(s)

STREET 42 Brae Burn Road WARD 4
SECTION(S) 43 BLOCK(S) 005 LOT(S) 0002
APPROXIMATE SQUARE FOOTAGE (of property) 9,095 ZONE SR2
TO BE USED FOR: Construction of a portico over the front entrance

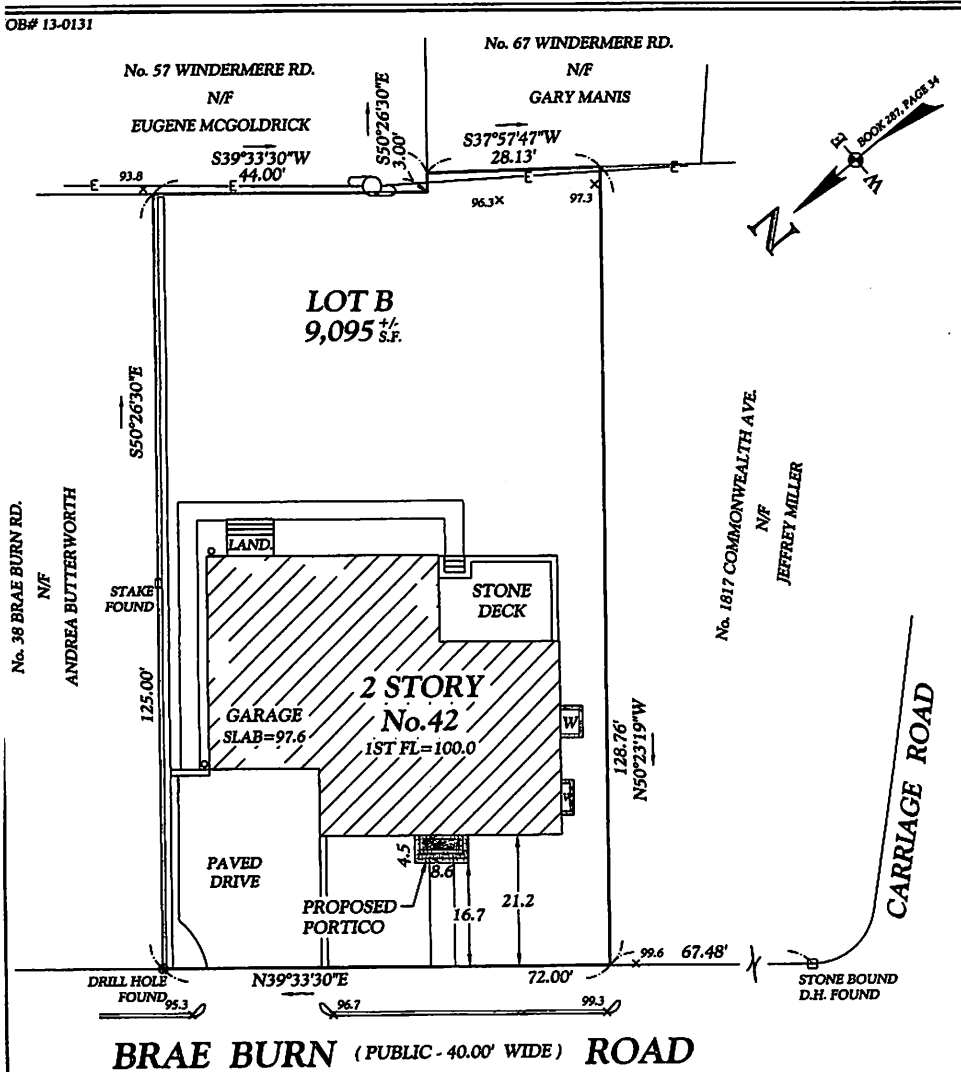
CONSTRUCTION: Wood
EXPLANATORY REMARKS: Cover is needed to protect the entrance from the elements & ice formation on the front steps during the winter months

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the Board of Aldermen in connection with this application.

PETITIONER (PRINT) CHRISTINE BOISCLAIR
SIGNATURE [Signature] PHONE 516 528 9759 E-MAIL cboisclair123@me.com
ADDRESS 42 BRAE BURN ROAD, AUBURNDALE, MA 02466
ATTORNEY _____ PHONE _____ E-MAIL _____
ADDRESS _____
PROPERTY OWNER CHRISTINE BOISCLAIR
OWNER'S ADDRESS 42 BRAE BURN ROAD, AUBURNDALE, MA 02466
SIGNATURE OF OWNER [Signature]
DATE 7/14/2014

PLANNING AND DEVELOPMENT
DEPARTMENT ENDORSEMENT

OB# 13-0131



BRAE BURN (PUBLIC - 40.00' WIDE) ROAD

EXISTING LOT COVERAGE = 23.2 %
EXISTING OPEN SPACE = 65.6 %
PROPOSED LOT COVERAGE = 23.6 %
PROPOSED OPEN SPACE = 65.4 %

ZONING DISTRICT: SR2(OLD)

PREPARED FOR:
 MICHAEL & CHRISTINE
 BOISCLAIR
 42 BRAE BURN ROAD
 NEWTON, MA

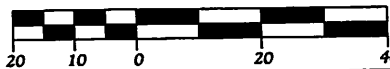
REFERENCES:
 DEED: BOOK 63079, PAGE 390
 PLAN: BOOK 5612, PAGE 283
 BOOK 287, PAGE 34

PROPOSED PORTICO PLAN
 LOCATED AT
42 BRAE BURN ROAD
 ASSESSORS PARCEL # 43005 0002
NEWTON, MA
 MIDDLESEX COUNTY
 CONTINENTAL LAND SURVEY, LLC
 105 BEAVER STREET, FRANKLIN, MA
 (508) 528 - 2528
 SCALE: 1"=20' JUNE 18, 2013



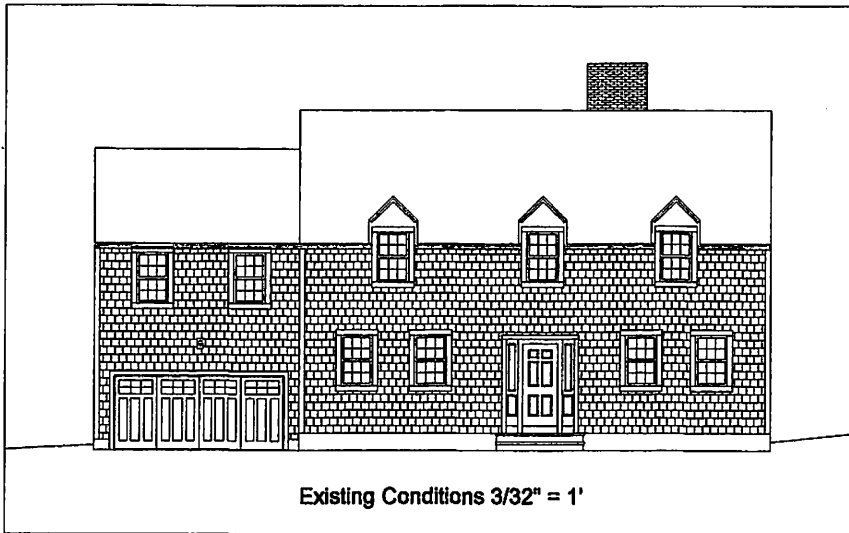
I CERTIFY THAT THIS PLAN WAS CREATED BY AN INSTRUMENT SURVEY ON THE GROUND AND THAT ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

CHRISTOPHER C. CHARLTON, PLS



PLANS HAVE BEEN REVIEWED AND ACCEPTED AS NOTED BELOW:

- FOR BUILDING PERMIT ONLY
- FOR DEMOLITION ONLY
- FOR FIRE ALARM APPROVAL ONLY
- FOR SITE REVIEW ONLY
- FOR SPRINKLER APPROVAL ONLY
- FIRE PROT. TO BE DESIGNED & SUBMITTED BY INSTALLER
- NO FIRE PROTECTION REQUIRED - BASED ON PLANS SUBMITTED
- OTHER



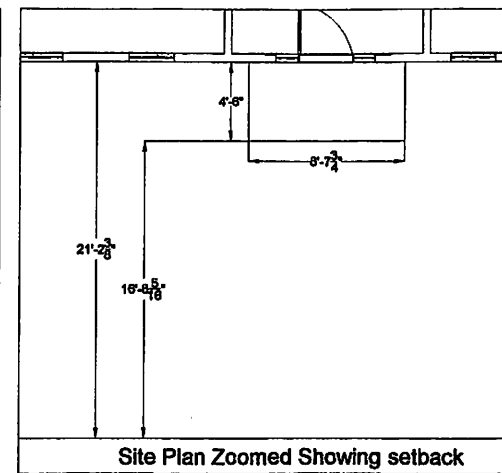
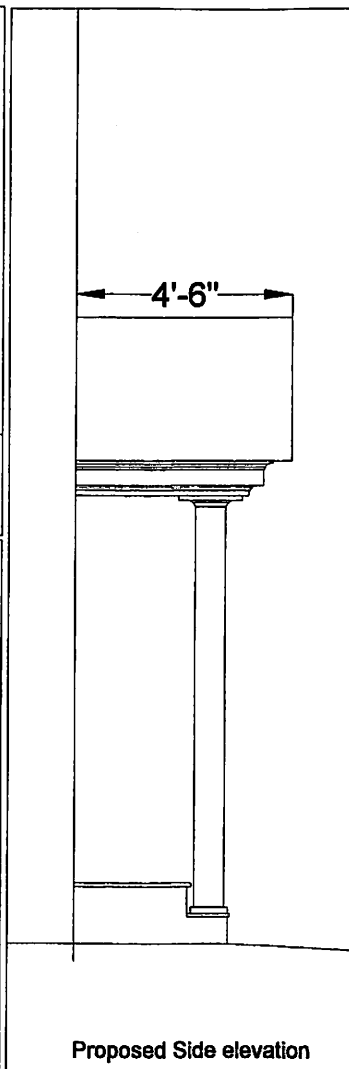
Existing Conditions 3/32" = 1'



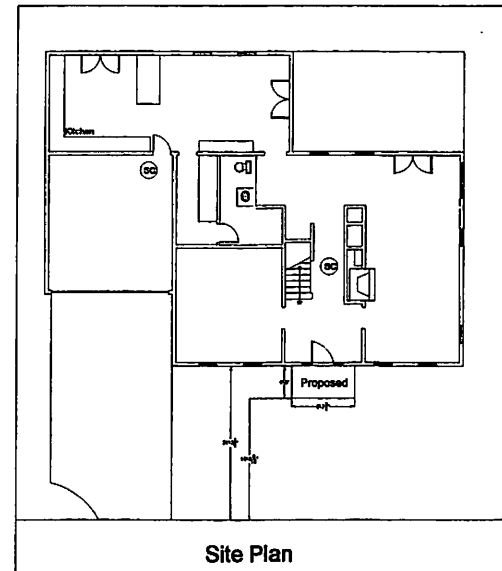
Proposed Side elevation

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- OTHER _____



Site Plan Zoomed Showing setback



Site Plan

Proposed Portico

42 Brae Bum Rd. Newton MA

Approved _____ Sheet 1 of 1

Client BOISCLAIR Date 5/29/2014
 Drawn WOLCHESKY 5/29/2014
 Address 42 Brae Bum Rd. Newton MA

File No. _____
 ELEVATION
 Drawing No. 1

REVISIONS
 Description Approved

File No. _____
 SOUTH ELEVATION
 Sheet _____ of _____

Designed WOLCHESKY 04-25
 Drawn _____
 CHRISTINE BOISCLAIR NEWTON-MA
 42 BRAE BUM RD.

DWB

* CURRENT VIEW *



42 Brae Burn Road
Newton, Massachusetts



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

Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: June 9, 2014

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Christine Boisclair, Applicant
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to extend a nonconforming structure with regard to front setback

Applicant: Christine Boisclair	
Site: 42 Brae Burn Rd	SBL: 43005 0002
Zoning: SR-2	Lot Area: 9,095 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 42 Brae Burn Road consists of a 9,095 square foot lot improved with a single-family colonial-style residence constructed in 1931. The structure consists of two and a half stories with an attached two-stall garage. The garage was part of a two-story addition completed in 2013. There is no protection over the front entrance, and the applicant is proposing to add a front portico to cover it. The existing front setback is nonconforming, and a special permit is required to build the project as proposed.

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

- Zoning Review Application, prepared by Christine Boisclair, applicant, submitted 5/30/2014
- Existing Site Plan, signed and stamped by Christopher C. Charlton, surveyor, dated 4/23/2013
- Photo of property, undated
- Mortgage Inspection Plan, signed and stamped by George C. Collins, dated 7/17/2012
- Proposed elevations, prepared by Wolchesky, DWB, dated 4/25

ADMINISTRATIVE DETERMINATIONS:

1. The dwelling has an existing front setback of 21.2 feet, where the requirement for an old lot in the SR2 zoning district is 25 feet. The applicant is proposes to construct a portico to cover the front entrance. The portico will extend 4.12 feet from the existing dwelling, creating a proposed front setback of 17 feet. To extend the nonconforming front setback further requires a special permit from the Board of Aldermen per section 30-21(b) of the Ordinance.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	9,095 square feet	No change
Frontage	80 feet	73 feet	No change
Setbacks			
• Front	25 feet	21.2 feet	17.08 feet
• Side	7.5 feet	7.9 feet	No change
• Rear	15 feet	59 feet	No change

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-15 Table 1 30-21(b)	Request to extend the existing nonconforming front setback	S.P. per §30-24