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Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: June 6, 2013

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Alex Whiting and Sonya Mead
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to exceed FAR

RECEIVED
 Newton City Clerk
 2013 JUN 11 PM 5:36
 David A. Olson, CMC
 Newton, MA 02459

Applicant: Alex Whiting and Sonya Mead	
Site: 42 Braeland Ave	SBL: 61 37 15
Zoning: MR1	Lot Area: 4,767 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 42 Braeland Ave consists of a 4,767 square foot lot improved with a single-family residence constructed in approximately 1895. The structure consists of 2.5 stories, with a total of about 2,454 square feet of living space. The applicant proposes to add 170 square feet to the kitchen by replacing existing deck space.

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

- Zoning Review Application, prepared by Alex Whiting and Sonya Mead, owners, dated 5/24/13
- Proposed Plot Plan, signed and stamped by Wesley Guillaume, Surveyor, dated 4/15/13
- Existing and Proposed FAR Calculations, signed and stamped by Sheldon Pennoyer, Architect, undated

ADMINISTRATIVE DETERMINATIONS:

1. The proposed addition increases the structure's pre-existing nonconforming FAR to .71, from .65, which exceeds the .48 maximum permitted by the Ordinance per Section 30-15, Table A. To

construct the addition as proposed, the applicant must obtain a special permit from the Board of Aldermen per Section 30-21(b).

2. The Applicant's proposed project increases the open space, and decreases the lot coverage by eliminating some of the square footage currently taken up by the existing deck. This change puts a previous nonconforming open space percentage into conformity.

MR1 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	4,767 square feet	No change
Frontage	70 feet	49 feet	No change
Setbacks for existing structure			
• Front	25 feet	20 feet	No change
• Side	7.5 feet	5 feet on right 6.9 feet on left	No change
• Rear	15 feet	16 feet	No change
FAR	.46	.65	.71
Max. Lot Coverage	33%	30%	30%
Min. Open Space	50%	56%	58%

1. See "Zoning Relief Summary" below:

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