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Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: May 14, 2013

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Eve Tapper, Chief Planner for Current Planning

ET

Cc: Terryence Morris, Attorney representing the applicant
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to exceed FAR

RECEIVED
Newton City Clerk
2013 MAY 14 PM 5:58
David A. Olson, CMC
Newton, MA 02459

Applicant: Shawn Telsi	
Site: 20 Burrage Road	SBL: 73 028 0006
Zoning: SR-2	Lot Area: 5,771 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 20 Burrage Road consists of a 5,771 square foot lot improved with a single-family residence which is currently under construction. The dwelling consists of two and one-half stories, and basement level with 2789 square feet total counting toward the Floor Area Ratio calculation. The applicant received Building Permit No. 12110277 dated 11/7/12 to demolish the existing house. Building Permit No. 12090699, issued 11/16/12, allowed for the construction of a dwelling by right. Plans approved by the Inspectional Services Department did not include a garage in the lower basement level, however the landowner built the dwelling to include the two-car garage. In doing so, the applicant brought the Floor Area Ratio to .48, where .45 is allowed by right. The Building Permit has been revoked by Inspectional Services and will not be re-issued until the applicant obtains a Special Permit from the Board of Aldermen to allow the increased FAR.

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

- Zoning Review Application, prepared by Terrence Morris, attorney, submitted 4/22/13
- FAR calculations, prepared by Terrence Morris, attorney, submitted 5/10/13
- Architectural plans, prepared by Marc Hershman, architect, dated 1/9/13, submitted 2/7/13

- Existing basement floor plans
- Existing first floor plans
- Existing second floor plans
- Existing attic plans
- Existing elevations (front, rear, sides)
- Proposed basement plans
- Proposed first floor plans
- Proposed second floor plans
- Proposed attic plans
- Proposed elevations (front, rear, sides)
- Area plan of land, signed and stamped by Bruce Bradford, Land Surveyor, dated 2/26/13
- Quitclaim deed
- Building permit application (Garage) and plot plan, dated 1/3/1928
- Building permit application and plot plan, dated 9/1/1927

ADMINISTRATIVE DETERMINATIONS:

1. The proposed garage increases the dwelling's FAR from .45 to .48, which exceeds the .45 permitted by the Ordinance per Section 30-15, Table A. To permit the garage as built, the applicant must obtain a special permit from the Board of Aldermen per Section 30-15(u)(2).

SR2 Zone	Required/Allowed	Existing	Proposed
Lot Size	10,000 square feet	5,771 square feet	No change
Frontage	80 feet	100 feet	No change
Setbacks for existing structure			
● Front (Burrage Rd)	25 feet	25.1 feet	No change
● Front (Adlerwood Rd)	25 feet	25.2 feet on right	No change
● Side	7.5 feet	7.7 feet on left	No change
● Rear	15 feet	16.0 feet	No change
FAR	.45	.45	.48
Building Height	36 feet	33.4 feet	34.6 feet
Maximum Stories	2.5		No change
Max. Lot Coverage	30%	28.6%	No change
Min. Open Space	50%	57.6%	No change

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§30-15 Table A, §30-15(u), §30-15(u)(2)	Exceed maximum floor Area Ratio (FAR) of .45 to .48	S.P. per §30-24

5/14/2013

City of Newton



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 David A. Gisonind
 Newton, MA 02459

Property ID: 73028 0006
Address: 20 BURRAGE RD
Owner: SURGE CAPITAL CORP



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Assessors' Office to confirm boundaries uses at the time of assessment.

