



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: May 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 Helming and Vanessa Lipschitz, Applicants
Barney S. Heath, Director of Planning and Development
Ouida Young, Acting City Solicitor

RE: Request to exceed FAR

Applicant: Matthew Helming and Vanessa Lipschitz

Site: 39 Summit Street	SBL: 12022 0024
Zoning: SR2	Lot Area: 5,439 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 39 Summit Street consists of a 5,439 square foot lot improved with a single-family residence built circa 1825 and a detached garage structure. The property fronts Summit Street at the front of the structure and Newtonville Ave at the rear. The petitioners propose a two-story addition at the western side adding 455 square feet of living space, and to increase the overall height of the dwelling to allow for more use of the attic space. The additions and alterations increase the FAR beyond that which is allowed by right, requiring a special permit.

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

- Zoning Review Application, prepared Matthew Helming, applicant, dated 3/16/2018
- FAR Worksheets, submitted 3/16/2018
- Certified Plot Plan, signed and stamped by Scott C. Lynch, surveyor, dated 3/13/2018
- Architectural plans and elevations, prepared by Babbitt Designs, architect, dated 3/16/2018, revised 5/2/2018

ADMINISTRATIVE DETERMINATIONS:

1. The petitioners intend to add 455 square feet of living space to the first and second floors, and to raise the overall height of the structure to allow for 605 square feet of attic space to be used as an office. The proposed additions and alterations change the FAR from .39 to .58, where .45 is the maximum allowed by sections 3.1.3 and 3.1.9. A special permit is required for the proposed additions and alterations.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	5,439 square feet	No change
Frontage	80 feet	56 feet	No change
Setbacks <ul style="list-style-type: none"> • Front (Summit St) • Front (Newtonville Ave) • Side (east) • Side (west) 	25 feet 25 feet 7.5 feet 7.5 feet	33 feet 23.6 feet 3.9 feet 11.8 feet	No change No change No change 11.6 feet
Max Number of Stories	2.5	2.5	No change
Height	36 feet	29.6 feet	34.8 feet
FAR	.45	.39	.58
Max Lot Coverage	30%	28.7%	29.1%
Min. Open Space	50%	69.1%	68.7%

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §3.1.9	Request to exceed 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