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## ZONING REVIEW MEMORANDUM

Date: December 18, 2013

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Peter Sachs, architect, representing the applicants  
Candace Havens, Director of Planning and Development  
Ouida Young, Associate City Solicitor

**RE: Request to exceed FAR**

Applicant: Chris Hill	
Site: 163 Suffolk Rd	SBL: 63019 0003
Zoning: SR-1	Lot Area: 17,976 square feet
Current use: Single-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 163 Suffolk Road consists of a 12,351 square foot lot improved with a single-family residence constructed circa 1886, as well as a second adjacent vacant lot of 5,625 square feet, for a total of 17,976 square feet. The structure consists of two and one-half stories with a total gross floor area of 6,065 square feet. The applicant proposes to construct a one-story attached two-car garage with a back foyer entry, increasing the square footage by 655 square feet. This addition increases the floor area ratio from .34 to .41, which exceeds the .29 allowed by right.

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

- Zoning Review Application, prepared by Peter Sachs, architect, submitted 11/26/13
- FAR Worksheet, prepared by Peter Sachs, architect, submitted 11/26/13
- Site Plan, signed and stamped by Bruce Bradford, surveyor, dated 11/18/13
- Architectural plans, prepared by Peter Sachs, architect, dated 11/19/13
  - Proposed Site Plan
  - Driveway Side Elevation – existing and proposed
  - Rear Elevation – existing and proposed

**ADMINISTRATIVE DETERMINATIONS:**

1. The proposed additions increase the structure's nonconforming FAR, from .34, to .41, which exceeds the .29 maximum permitted by the Ordinance per Section 30-15, Table A. To construct the additions as proposed, the applicant must obtain a special permit from the Board of Aldermen per Section 30-15(u)(2) and 30-21(b).
2. The structure has a pre-existing nonconforming rear setback of 23 feet, where 25 feet is required by the Ordinance. Section 30-21(b) allows for the extension of a nonconforming structure by special permit from the Board of Aldermen. The applicant proposes to increase the nonconforming setback from 23 feet to 10 feet, thus requiring a special permit.
3. The applicant cites Section 30-15(i) of the Ordinance which states that the lot coverage requirements of Table 1, section 30-15 shall not apply to the erection or construction of a private garage in connection with or accessory to a building in existence on December 27, 1922 and used as a single- or two-family residence. By removing a portion of the building, then building a garage, the lot coverage percentage goes down, as the space allotted to the garage no longer counts toward lot coverage.
4. The applicant states that the existing conditions of the site include a paved patio which would be covered with the proposed garage. The applicant states that vehicles currently park here. As some of the paved area for the driveway is to be removed, and the proposed garage is being built over the parking area, the total open space percentage will remain the same after the addition.

SR1 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	17,976 square feet	No change
Frontage	100 feet	153 feet	No change
Setbacks for existing structure			
• Front	25 feet	29.3 feet	No change
• Side	12.5 feet	15.7 feet on right 77.6 feet on left	17.4 feet
• Rear	25 feet	<b>23 feet</b>	No change <b>10 feet</b>
FAR	.29	<b>.34</b>	<b>.41</b>
Max. Lot Coverage	20%	17.9%	17.5%
Min. Open Space	65%	70%	70%

1. See "Zoning Relief Summary" below:

<b>Zoning Relief Required</b>		
<i>Ordinance</i>		<i>Action Required</i>
§30-15 Table A, §30-15(u), §30-21(b)	Exceed Floor Area Ratio (FAR)	S.P. per §30-24
§30-15 Table 1, §30-21(b)	Increase the nonconforming rear setback from 23 feet to 10 feet	S.P. per §30-24