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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: August 23, 2016

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Alexander P. Sheyner, applicant
Terrence P. Morris, attorney
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: **Request to exceed FAR**

Applicant: Alexander P. Sheyner	
Site: 25 Stiles Terrace	SBL: 65004 0010
Zoning: SR2	Lot Area: 8,563 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 25 Stiles Terrace consists of a 8,563 square foot pie-shaped lot improved with a single family dwelling constructed in 1931. The applicant proposes to construct a 640 square foot 20' X 32' detached garage, which will further extend the nonconforming FAR of the property, requiring a special permit.

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

- Zoning Review Application, prepared by Terrence P. Morris, attorney, submitted 6/22/2016
- Site Plan, signed and stamped by Peter Nolan, surveyor, dated 5/10/2016, revised 6/6/2016
- Garage Plan and Elevations, signed and stamped by Richard A Volkin, engineer, dated 4/14/2016, revised 8/10/2016

ADMINISTRATIVE DETERMINATIONS:

- The applicant proposes to construct a one and one-half story 20 foot by 35 foot detached garage structure at the rear of the property. The existing FAR for the property is .39, which is less than the allowable FAR of .42 (.40 plus the .02 bonus for meeting new lot setbacks) per Section 3.1.9. The proposed addition creates an FAR of .52, exceeding the maximum allowable FAR and requires a special permit pursuant to Section 3.1.9.A.2.

SR2 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	8,563 square feet	No change
Frontage	80 feet	40 feet	No change
Setbacks			
• Front	25 feet	25.2 feet	No change
• Side	7.5 feet	10.2 feet	No change
• Rear	15 feet	36 feet	No change
Garage Setbacks			
• Front	25 feet		77.1 feet
• Side	5 feet		10.2 feet
• Rear	5 feet		7 feet
Building Height - Garage	22		21 feet
Max Number of Stories - Garage	1.5		1.5
Open Space Minimum	50%	65.4%	57.9%
Lot Coverage Maximum	30%	15.8%	23.3%
FAR	.42	.39	.52

- See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.9.A.2	Request to exceed maximum FAR	S.P. per §7.3.3