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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: January 10, 2017

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Richard Levey, Architect
Christopher Duval, applicant
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: **Request to further increase nonconforming FAR**

Applicant: Christopher Duval	
Site: 26 Sterling Street	SBL: 32011 0016
Zoning: SR-1	Lot Area: 10,663 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 26 Sterling Street consists of a 10,663 square foot corner lot improved with a single-family residence constructed in 1895. The applicant is proposing a rear addition of an enclosed mudroom and covered porch. The addition will further increase the already nonconforming FAR from the existing .34 to .35, where .33 is the maximum allowed.

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

- Zoning Review Application, prepared by Richard Levey, architect, submitted 11/28/2016
- FAR Worksheet, prepared by Richard Levey, architect, submitted 11/28/2016
- Site Plan, signed and stamped by Peter J. Nolan, surveyor, dated 11/10/2016
- Architectural Plans and Elevations, prepared by Richard Levey, Architect, dated 11/21/2016

ADMINISTRATIVE DETERMINATIONS:

1. The applicants' existing nonconforming FAR is .34, where .33 is the maximum allowed per Section 3.1.9. The proposed addition adds 83 square feet to the existing dwelling, resulting in an FAR of .35. A special permit pursuant to Sections 3.1.9 and 7.8.2.C.2 is required to further increase the already nonconforming FAR.

SR1 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	10,663 square feet	No change
Frontage	100 feet	114 feet	No change
Setbacks			
• Front (Sterling St)	25 feet	26 feet	No change
• Front (Sewall St)	25 feet	31.1 feet	No change
• Side	12.5 feet	22.7 feet	No change
• Rear	25 feet	+/- 30 feet	25.2 feet
Building Height	36	35.68 feet	No change
Max Number of Stories	2.5	2.5	No change
FAR	.33	.34	.35
Max Lot Coverage	20%	NA	17.4%
Min. Open Space	50%	NA	74.4%

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.9, §7.8.2.C.2	Request to increase nonconforming 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 (Twelve 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