



Setti D. Warren
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 30, 2016

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Pheobe and Ed Olhava, applicants
Alan Mayer, architect
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to exceed FAR

Applicant: Pheobe and Ed Olhava	
Site: 11 Scarsdale Road	SBL: 24029 0015
Zoning: SR2	Lot Area: 8,480 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 11 Scarsdale Road consists of a 8,480 square foot lot improved with a single-family dwelling built in 1936. The applicants propose a two-story rear addition, as well as a single-story rear addition and a deck. The proposed additions exceed the maximum allowed FAR, requiring a special permit.

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

- Zoning Review Application, prepared by Alan Mayer, architect, submitted 5/2/2016
- Plan of Land – Existing Conditions, prepared by Everett M. Brooks, surveyor, dated 7/26/2013
- Plan of Land – Proposed Conditions, prepared by Alan Mayer, architect, dated 4/28/2016
- Architectural Plans, prepared by Mayer & Associates, architect, dated 4/26/2016

ADMINISTRATIVE DETERMINATIONS:

1. The applicant proposes additions totaling 593 square feet. The existing FAR for the property is .36, which is less than the allowable FAR of .40 per Section 3.1.9. The proposed addition creates an FAR of .43, 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	10,000 square feet	8,480 square feet	No change
Frontage	80 feet	80 feet	No change
Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	25 feet 7.5 feet 15 feet	30.4 feet 8 feet 35.9 feet	No change No change 28 feet
Building Height	36	30.4 feet	No change
Max Number of Stories	2.5	2.5	2.5
Open Space Minimum	50%	70%	60%
Lot Coverage Maximum	30%	20%	24%
FAR	.40	.36	.43

1. 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