



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: August 22, 2016

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Richard Bliss and Christine Murphy, applicants
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to allow a three-story single-family structure

Applicant: Richard Bliss and Christine Murphy	
Site: 84 Roundwood Road	SBL: 51015 0043
Zoning: SR3	Lot Area: 12,150 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 84 Roundwood Road consists of a 12,150 square foot lot improved with a single-family cape style dwelling constructed in 1947. Due to the average grade of the property, the structure has two stories, though it functions as a single-story structure. The applicant proposes to add a second floor over the existing footprint, which will create a three-story structure for the purposes of zoning, requiring a special permit.

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

- Zoning Review Application, prepared by Richard Bliss, applicant, submitted 7/29/2016
- Topographic Site Plan, signed and stamped by Richard W. Reid, Jr., surveyor, dated 7/14/2016
- Architectural Plans and Elevations, signed and stamped by Alex Svirsky, architect, dated 7/27/2016
- FAR worksheet, submitted 7/29/2016

ADMINISTRATIVE DETERMINATIONS:

1. The average grade plane surrounding the structure creates 2 stories per Section 1.5.4.D through F. Section 3.1.3 allows a maximum of 2.5 stories in the SR3 zoning district. To add a second story of living space creates a three story structure. A special permit pursuant to Sections 3.1.3 is required to allow a three-story single-family dwelling.

SR3 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	12,150 square feet	No change
Frontage	70 feet	75 feet	No change
Setbacks			
• Front	25 feet	27 feet	No change
• Side	7.5 feet	8.2 feet	No change
• Rear	15 feet	96.6 feet	No change
Building Height	36	23.13 feet	32.98 feet
Max Number of Stories	2.5	2	3
Open Space Minimum	50%	14.3%	No change
Lot Coverage Maximum	30%	14.3%	No change
FAR	.40	.21	.30

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§1.5.4.D- F §3.1.3	Request to allow three stories	S.P. per §7.3.3