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## ZONING REVIEW MEMORANDUM

Date: June 6, 2016

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Stephen Hamilton, architect  
Nancy Bolanis, owner  
James Freas, Acting Director of Planning and Development  
Ouida Young, Associate City Solicitor

**RE: Request to extend a nonconforming two-family use in a SR2 zoning district and to further increase already nonconforming FAR**

Applicant: Stephen Hamilton	
Site: 17-19 Pulsifer Street	SBL: 22018 0003
Zoning: SR2	Lot Area: 7,964 square feet
Current use: Two-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 17-19 Pulsifer Street consists of a 7,964 square foot lot improved with a two-family dwelling constructed in 1877 in the Single Residence 2 zoning district. The applicant proposes to add rear sunrooms to the first and second floors, as well as an exterior stair from the third floor to grade. A one-car detached garage structure is proposed at the rear of the property. Also, the applicant proposes to construct a new front porch to replace what exists and restore to the original condition. Two new surface parking stalls are proposed at the front of the property. Two-family dwellings are not allowed by right in the district. A special permit is required to further extend the nonconforming two-family use in the Single Residence 2 zoning district.

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

- Zoning Review Application, prepared by Stephen Hamilton, architect, dated 1/7/2016, revised 5/2/2016
- FAR Worksheet, submitted 5/2/2016
- Plan of Land, prepared by Everett M. Brooks Co., dated 6/11/2015
- Proposed Conditions, prepared by Everett M. Brooks Co., dated 12/23/2015

- Architectural Plans, signed and stamped by Stephen Hamilton, architect, dated 7/2/2016, revised 7/27/2015, 12/4/2015, 1/7/2016

**ADMINISTRATIVE DETERMINATIONS:**

1. The applicant proposes to construct two rear sunroom additions, as well as a front porch and detached garage structure to the existing nonconforming two-family dwelling. A two-family dwelling is not allowed in the SR2 zoning district, therefore alterations and additions to the structure require a special permit pursuant to Sections 3.4.1 and 7.8.2.C.2.
2. The maximum allowable FAR for the property is .40. The applicant proposes additions to the dwelling totaling 336 square feet, as well as a new detached garage with 264 square feet for a total of an additional 600 square feet. The additions increase the already nonconforming FAR from .51 to .58, requiring a special permit pursuant to Sections 3.1.9.A.2 and 7.8.2.C.2.
3. The addition of the detached garage structure produces a lot coverage of 31.3%, which exceeds the maximum of 30% allowed by Section 3.1.3. However, Section 1.5.2.D.2 state that the lot coverage requirements of 3.1.3 shall not apply to the construction of a garage accessory to a single or two family structure that was in existence on December 27, 1922. Without the additional lot coverage of the proposed garage, the lot coverage is 27.9%, which complies.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	<b>7,694 square feet</b>	<b>No change</b>
Setbacks			
• Front	25 feet	34.6 feet	27.8 feet
• Side	7.5 feet	8.7 feet	No change
• Rear	15 feet	29.5 feet	17.5 feet
Building Height	36 feet	<b>37.9 feet</b>	<b>No change</b>
Max Number of Stories	2.5	<b>3</b>	<b>No change</b>
Max Lot Coverage	30%	23.6%	27.9% ( <b>31.3% with proposed garage</b> )
Min Open Space	50%	66%	51%
FAR	.40	<b>.51</b>	<b>.58</b>

1. See “Zoning Relief Summary” below:

<b>Zoning Relief Required</b>		
<i>Ordinance</i>		<i>Action Required</i>
§3.4.1 §7.8.2.C.2	To increase a nonconforming two-family residential use in a Single Residence 2 zoning district	S.P. per §7.3.3
§3.1.9.A.2 §7.8.2.C.2	To further increase already nonconforming FAR	S.P. per §7.3.3