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James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: November 9, 2015

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Lee Silverstone, Architect
Jason and Wendy Kritzer, applicants
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to exceed FAR

Applicant: Jason and Wendy Kritzer	
Site: 17 East Boulevard Road	SBL: 73034 0005
Zoning: SR-2	Lot Area: 7,135 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 17 East Boulevard Road consists of a 7,135 square foot lot improved with a single-family residence constructed in 1929. The structure is a two and one-half story tudor-style with an undersized two-car garage in the basement level. The applicant proposes to construct a rear addition to enlarge the existing basement garage to accommodate two cars, to enlarge the kitchen and family room on the first floor, and to enlarge the master bedroom on the second floor.

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

- Zoning Review Application, prepared by Lee Silverstone, architect, submitted 9/30/2015
- FAR Worksheet, prepared by Lee Silverstone, architect, submitted 9/30/2015
- Site Plan, signed and stamped by Bruce Bradford, surveyor, dated 9/22/2015
- Architectural Plans, prepared by Lee Silverstone, architect, dated 9/13/2015
 - Existing Basement Floor Plan
 - Existing First Floor Plan
 - Existing Second Floor Plan
 - Proposed Basement Floor Plan
 - Proposed First Floor Plan

- Proposed Second Floor Plan
- Proposed Elevations

ADMINISTRATIVE DETERMINATIONS:

1. The applicants’ existing FAR is .38, where .43 is the maximum allowed. The proposed addition adds 593 square feet, for a total of 3,262 square feet. These additions result in an FAR of .46. A special permit pursuant to Section 3.1.9 is required.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	7,135 square feet	No change
Frontage	80 feet	70 feet	No change
Setbacks			
• Front	25 feet	24.4 feet	No change
• Side	7.5 feet	7.9 feet	No change
• Rear	15 feet	42.7 feet	27.2 feet
Building Height	36	28.5 feet	31.8 feet
Max Number of Stories	2.5	2.5	2.5
FAR	.43	.38	.46
Max Lot Coverage	30%	19.6%	22.6%
Min. Open Space	50%	68%	59%

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.9	To exceed FAR	S.P. per §7.3