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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: August 7, 2017

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Kevin Fahey, applicant
Terrence P. Morris, attorney
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to exceed FAR

Applicant: Kevin Fahey	
Site: 14 Pond Avenue	SBL: 11020 0014
Zoning: MR2	Lot Area: 4,530 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 14 Pond Avenue consists of a 4,530 square foot corner lot improved with a single-family dwelling constructed in 1905 in the MR2 zoning district. The applicant proposes to construct a 1,026 square foot addition to the rear of the dwelling at the basement, first and second stories. With the increased lot area, the dwelling with the addition will have an FAR of .67, which exceeds the .58 allowed, requiring a special permit.

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

- Zoning Review Application, prepared by Terrence P. Morris, attorney, submitted 3/17/2017
- Proposed Site Plan, signed and stamped by Frank Iebba, surveyor, dated 1/4/2017, revised 8/2/2017
- FAR worksheet, signed and stamped by David Cann, architect, dated 2/20/2017, revised 5/27/2017
- Floor plans, prepared by David Cann, architect, dated 2/20/2017, revised 5/27/2017

ADMINISTRATIVE DETERMINATIONS:

1. The current single-family dwelling has 2,015 square feet on a 4,530 square foot lot, which translates to an FAR of .44. The maximum allowed for the MR2 zoning district is .58 per Section 3.2.11. The applicant proposes to construct a 1,026 square foot addition to the existing single-family dwelling, resulting in an FAR of .67, exceeding the maximum allowable FAR of .58, requiring a special permit pursuant to Section 3.2.11.

SR2 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	4,530 square feet	No change
Frontage	70 feet	50 feet	No change
Setbacks			
• Front	25 feet	14.4 feet	No change
• Side	7.5 feet	10 feet	7.8 feet
• Rear	15 feet	+/- 32 feet	15.1 feet
Max Number of Stories	2.5	2.5	No change
Open Space Minimum	50%	61%	64%
Lot Coverage Maximum	30%	19%	25.2%
FAR	.58	.44	.67

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.2.11	Request to exceed maximum FAR	S.P. per §7.3.3