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**Barney S. Heath**  
Director

## ZONING REVIEW MEMORANDUM

Date: September 5, 2018

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official  
Jennifer Caira, Chief Planner for Current Planning

Cc: David Jellinek, Applicant  
Barney S. Heath, Director of Planning and Development  
Ouida Young, Acting City Solicitor

RE: **Request to further increase nonconforming FAR**

Applicant: David Jellinek	
Site: 132 Pleasant Street	SBL: 64026 0009
Zoning: SR2	Lot Area: 7,560 square feet
Current use: Single-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 132 Pleasant Street consists of a 7,560 square foot lot improved with a single-family residence constructed circa 1890. The petitioners propose to construct a rear addition adding 186 square feet to the first floor and 112 square feet to the basement level. The proposed changes will further increase the nonconforming FAR, requiring a special permit.

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

- FAR Worksheet, submitted 9/4/2018
- Plot Plan, prepared by Maxwell Architects, dated 4/27/2018
- Architectural Plans, prepared by Maxwell Architects, dated 4/27/2018

**ADMINISTRATIVE DETERMINATIONS:**

- The applicants' existing FAR is .50, where .42 is the maximum allowed. The proposed additions add a total of 298 square feet to the dwelling, resulting in an FAR of .54. A special permit pursuant to Sections 3.1.9 and 7.8.2.C.2 is required to further increase the already nonconforming FAR.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	<b>7,560 square feet</b>	<b>No change</b>
Frontage	80 feet	80 feet	No change
Setbacks			
• Front	25 feet	31.6 feet	No change
• Side	7.5 feet	6.3* feet	No change
• Rear	15 feet	25.4 feet	No change
Max Number of Stories	2.5	2.5	No change
FAR	.42	<b>.50</b>	<b>.54</b>
Max Lot Coverage	30%	25%	28%
Min. Open Space	50%	59%	56%

\*The property abuts the Sudbury Aqueduct on the northern side boundary line. Per section 1.5.2.A, the line between the aqueduct and the private property is not considered a lot line and therefore has no setback requirement. The proposed construction is on the southern property line and meets the setback requirements.

- See "Zoning Relief Summary" below:

<b>Zoning Relief Required</b>		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.9, §7.8.2.C.2	Request to further increase nonconforming FAR	S.P. per §7.3.3

### **Next Steps**

Please contact a Planner by calling 617.796.1120 to obtain a copy of the Special Permit Application. If there have been any changes made to the plans since receipt of your Zoning Review Memorandum you must inform the Zoning Code Official to ensure additional relief is not required. You will need an appointment with a Planner to file your Special Permit Application. **Incomplete applications will not be accepted.**

### **The following must be included when filing a Special Permit Application:**

2. Two (2) copies of the completed Special Permit Application (signed by property owner)
3. Filing Fee (see Special Permit Application)
4. Two (2) copies of the Zoning Review Memorandum
5. Plans (Thirteen sets signed and stamped by a design professional). Each set shall contain:
  - Site Plans showing existing and proposed conditions (including topography as applicable)
  - Architectural plans showing existing and proposed conditions (including façade materials)
  - Landscape plan (as applicable)
6. One (1) Floor Area Ratio (FAR) Worksheet, (signed and stamped by a design professional)
7. One (1) copy of any previous special permits or variances on the property (as applicable)
8. One (1) copy of any other review/sign-off (Historic, Conservation, Tree Removal, etc. as applicable)
9. Two (2) electronic copies of the application with all above attachments (USB or CD)

Copies of all plans shall either be 8.5 x 11 or 11 x 17, except as requested by staff

Special Permit Sign (\$20 fee)

### **Incomplete applications will delay the intake and review of your project.**

Depending on the complexity of the project additional information may be requested to facilitate a full review of the application.

Has the proposed project been presented to and discussed with abutting property owners?      Y/N