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James Freas
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ZONING REVIEW MEMORANDUM

Date: August 18, 2015

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Peter Sachs, architect
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to extend a nonconforming structure and further decrease a nonconforming front setback

Applicant: Peter Sachs	
Site: 166 Parmenter Road	SBL: 34037 0049
Zoning: SR-3	Lot Area: 5,960 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 166 Parmenter Road is located at the corner of Parmenter and Falmouth Roads in the Single Residence 3 zoning district. The lot consists of 5,960 square feet and is improved with a single-family residence and detached garage both constructed in 1925. The bungalow-style structure consists of one and a half stories.

The applicants propose to add a second floor to the house over the existing footprint. The structure has two nonconforming front setbacks. The addition will increase the nonconforming nature of the structure by adding an additional floor within the nonconforming setback from Parmenter Road, and by increasing the nonconforming setback by five inches from Falmouth Road, which requires a special permit.

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

- Zoning Review Application, prepared by Peter Sachs, architect, submitted 8/12/2015
- FAR Worksheet, submitted 8/12/2015
- Plot Plan, prepared by Verne T. Porter, surveyor, dated 6/16/2015

- Proposed Site Plan, signed and stamped by Peter Sachs, architect, dated 8/11/2015
- Architectural Plans, signed and stamped by Peter Sachs, architect, dated 8/11/2015

ADMINISTRATIVE DETERMINATIONS:

1. As the property is a corner lot, it has two front setback requirements. The existing structure is 16.5 feet from Parmenter Road and 16.7 feet from Falmouth Road, where Section 30-15, Table 1 requires a 25 foot front setback. The applicant intend to add a second floor to the house. This addition extends the nonconforming front setback for Parmenter Road vertically, requiring a special permit pursuant to Section 30-21(b). The applicant intends to extend the front of the house fronting on Falmouth Road five inches closer to the lot line, thereby further extending the nonconforming front setback, which requires a special permit per Section 30-21(b).

SR3 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	5,960 square feet	No change
Frontage	70 feet	45 feet	No change
Setbacks			
• Front (Parmenter Rd)	17.7 feet*	16.5 feet	No change
• Front (Falmouth Rd)	23.7 feet*	16.7 feet	16.2 feet
• Side	7.5 feet	7.7 feet	No change
• Rear	15 feet	+50 feet	+44 feet
Building Height	36	NA	28.8 feet
Max Number of Stories	2.5	1.5	2.5
FAR	.48	.32	.47
Max Lot Coverage	30%	25.52%	No change
Min. Open Space	50%	67.31%	No change

*Section 30-15(d) states that no building need be set back more than the average of the setbacks of the buildings on the lots on either side of the lot in question.

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-15 Table 1 30-21(b)	To extend single-family dwelling which is nonconforming due to front setbacks	S.P. per §30-24