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Barney S. Heath  
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## ZONING REVIEW MEMORANDUM

Date: December 14, 2017

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Darlan Lemos, architect  
Rachanee and Sean Nelson, applicants  
Barney S. Heath, Director of Planning and Development  
Ouida Young, Associate City Solicitor

**RE: Request to exceed FAR**

Applicant: Rachanee & Sean Nelson	
Site: 133 Park Street	SBL: 72005 0023
Zoning: SR2	Lot Area: 10,615 square feet
Current use: Single-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 133 Park Street consists of a 10,615 square foot lot improved with a single-family dwelling constructed circa 1865, and a detached garage constructed in 1928, in the Single Residence 2 zoning district. The petitioners propose to enclose first and second level open porches at the rear right of the dwelling to enlarge the kitchen and dining room, and to expand the second floor master. A two-story addition is proposed for the rear right of the dwelling to locate a first floor mudroom and bath, as well as expand the second floor master suite. The proposed additions exceed the maximum allowable FAR, requiring a special permit.

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

- Zoning Review Application, prepared by Darlan Lemos, architect, submitted 11/30/2017
- FAR Worksheet, submitted 11/30/2017
- Site Plan, signed and stamped by Dennis O'Brien, surveyor dated 7/31/2017, revised 9/27/2017
- Architectural Plans, prepared by Sovereign Design Associates, LLC, architects, dated 9/20/2017

**ADMINISTRATIVE DETERMINATIONS:**

- The petitioners propose to enclose existing first and second level open porches to create living space, as well as a two-story addition on the opposite side of the dwelling. The additions to the dwelling total 1,510 square feet creating a total of 5,149 square feet, increasing the FAR from .34 to .48, where the maximum allowed is .37. Per Section 3.1.9, a special permit is required to allow an FAR of .48, where .37 is the maximum allowed.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	10,615 square feet	No change
Frontage	80 feet	82 feet	No change
Setbacks			
• Front	25 feet	34.5 feet	No change
• Side	7.5 feet	9.9 feet	10.9 feet
• Rear	15 feet	57.5 feet	46.6 feet
Building Height	36	31.7 feet	No change
Max Number of Stories	2.5	2.5	No change
FAR	.37	.34	<b>.48</b>
Max Lot Coverage	30%	18.6%	19.3%
Min. Open Space	50%	65.7%	65%

- See “Zoning Relief Summary” below:

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

### **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