



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: May 4, 2017

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Alan Mayer, architect
Elias & Sonya Tembelopoulos, applicants
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to further increase nonconforming FAR and to further extend an existing nonconforming front setback

Applicant: Elias & Sonya Tembelopoulos	
Site: 11 Fairview Street	SBL: 71021 0009
Zoning: SR-3	Lot Area: 6,642 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 11 Fairview Street consists of a 6,642 square foot lot improved with a single-family residence constructed in 1900. The applicant proposes to construct a two-story addition to the side and rear of the existing dwelling. The applicant also intends to rebuild the existing front porch and add a deck to the side of the dwelling, which further extends the nonconforming front setback. The proposed additions 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.

- Zoning Review Application, prepared Alan Mayer, architect, submitted 3/27/2017
- FAR Worksheet, submitted 3/27/2017
- Plan of Land, prepared by C S Kelley, surveyors, dated 6/22/2010
- Architecural Plans, prepared by Mayer and Associates, dated 3/17/2017

ADMINISTRATIVE DETERMINATIONS:

1. The applicants’ existing FAR is .54, where .48 is the maximum allowed. The proposed rear addition adds 668 square feet to the dwelling for a total of 4,273 square feet, resulting in an FAR of .64. A special permit pursuant to Sections 3.1.9 and 7.8.2.C.2 is required to further increase the already nonconforming FAR.
2. The dwelling has an existing covered front porch with a nonconforming front setback of 24.4 feet. The applicant proposes a deck at the front and side of the existing porch which will continue that nonconforming front setback, though not further extend it. To continue the nonconforming front setback further along the same plane requires a special permit per Section 7.8.2.C.2.

SR3 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	6,642 square feet	No change
Frontage	70 feet	82 feet	No change
Setbacks			
• Front	25 feet	24.4	No change
• Side	7.5 feet	10.4 feet	No change
• Rear	15 feet	15.2 feet	17.8 feet
Max Number of Stories	2.5	2.5	No change
FAR	.48	.54	.64
Max Lot Coverage	30%	NA	29.9%
Min. Open Space	50%	NA	56.1%

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<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
§3.1.4 §7.8.2.C.2	Request to further continue nonconforming front setback	S.P. per §7.3.3