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James Freas
Acting Director

ZONING REVIEW MEMORANDUM

RECEIVED
By City Clerk at 2:34 pm, Mar 23, 2016

Date: March 10, 2016

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Christine Carona, applicant
Terrence P. Morris, attorney
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to further increase nonconforming FAR

Applicant: Christine Carona	
Site: 99 Oxford Road	SBL: 62016 0030
Zoning: SR-3	Lot Area: 5,930 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 99 Oxford Road consists of a 5,930 square foot lot improved with a single-family residence constructed in 1937. The property abuts Weeks Field to the rear. The applicant proposes a second story rear addition over an existing room to create a master suite, adding 198 square feet, which will further increase the nonconforming FAR.

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

- Zoning Review Application, prepared by Terrence P. Morris, submitted 2/16/2016
- FAR calculations, dated 2/10/2016
- Architectural Plans, prepared by Mark Sangiolo, architect, submitted 2/16/2016

ADMINISTRATIVE DETERMINATIONS:

- The applicants' existing FAR is .58, where .48 is the maximum allowed. The proposed addition adds 198 square feet to the 3,433 square foot dwelling, resulting in an FAR of .61. The footprint of the dwelling will not change. A special permit pursuant to Sections 3.1.9 and 7.8.2.C.2 is required to further increase the already nonconforming FAR.

SR3 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	5,930 square feet	No change
Frontage	70 feet	65 feet	No change
Setbacks			
• Front	25 feet	25 feet	No change
• Side	7.5 feet	7.5 feet	No change
• Rear	15 feet	>15 feet*	No change
Building Height	36	26 feet	No change
Max Number of Stories	2.5	2.5	No change
FAR	.48	.58	.61
Max Lot Coverage	30%	NA	No change
Min. Open Space	50%	NA	No change

*The rear setback was measured by Joe Porter, VTP Associates, but not confirmed on a plan. The applicant is aware that the plan showing the existing setback must be submitted with the special permit application

- See "Zoning Relief Summary" below:

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