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Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: March 21, 2013

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Eve Tapper, Chief Planner for Current Planning



Cc: Marc Hershman, Architect
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to exceed FAR

RECEIVED
 Newton City Clerk
 2013 APR -3 PM 3:44
 David A. Oison, CMC
 Newton, MA 02459

Applicant: William and Alice Kelly	
Site: 12 Fellsmere Road	SBL: 73 037 0008
Zoning: SR-2	Lot Area: 8,500 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 12 Fellsmere Road consists of a 8,500 square foot lot improved with a single-family residence constructed in 1927. The dwelling consists of two stories, and attic and basement levels totaling 3,338 square feet. The applicant proposes to add a two-story addition to the right and rear of the dwelling to create a larger kitchen and a family room, and an additional bedroom and bath on the second floor increasing the floor area ratio above that allowed by right.

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

- Zoning Review Application, prepared by Marc Hershman, architect, submitted 2/28/13
- FAR calculations, prepared by Marc Hershman, architect, submitted 2/28/13
- Architectural plans, prepared by Marc Hershman, architect, dated 1/9/13, submitted 2/7/13
 - Existing basement floor plans
 - Existing first floor plans
 - Existing second floor plans
 - Existing attic plans
 - Existing elevations (front, rear, sides)
 - Proposed basement plans

- Proposed first floor plans
- Proposed second floor plans
- Proposed attic plans
- Proposed elevations (front, rear, sides)
- Area plan of land, signed and stamped by Bruce Bradford, Land Surveyor, dated 2/26/13
- Quitclaim deed
- Building permit application (Garage) and plot plan, dated 1/3/1928
- Building permit application and plot plan, dated 9/1/1927

ADMINISTRATIVE DETERMINATIONS:

1. The proposed addition increases the dwelling's FAR from .39 to .50, which exceeds the .40 permitted by the Ordinance per Section 30-15, Table A. To construct the addition as proposed, the applicant must obtain a special permit from the Board of Aldermen per Section 30-15(u)(2).

SR2 Zone	Required/Allowed	Existing	Proposed
Lot Size	10,000 square feet	8,500 square feet	No change
Frontage	100 feet	85 feet	No change
Setbacks for existing structure			
● Front	25 feet	29 feet	No change
● Side	7.5 feet	9.8 feet on right 18.2 feet on left	8.1 feet on right 18.2 feet on left
● Rear	15 feet	37.8 feet	No change
FAR	.40	.39	.50
Building Height	36 feet		No change
Maximum Stories	2.5		No change
Max. Lot Coverage	30%	21.5%	25.6%
Min. Open Space	50%	67%	63%

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§30-15 Table A, §30-15(u), §30-15(u)(2)	Exceed maximum floor Area Ratio (FAR) of .39 to .50	S.P. per §30-24