



Setti D. Warren
Mayor

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

Telephone
42-14
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: February 4, 2014

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
Heather and Allen Sussman
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to exceed FAR

Applicant: Heather and Allen Sussman	
Site: 58 Ferncroft Rd	SBL: 53008 0003
Zoning: SR-2	Lot Area: 9,483 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 58 Ferncroft Road consists of a 9,483 square foot lot improved with a single-family residence constructed in 1939. The structure consists of two stories and an attic and finished basement. The applicant proposes to create a two car (tandem-parking) garage by adding a bay in front of the existing single car garage, as well as additions to the first and second floor living spaces adding approximately 800 square feet, thereby 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 Peter Sachs, architect, submitted 1/8/14
- FAR Worksheet, prepared by Peter Sachs, architect, submitted 1/8/14
- Plan of Land, signed and stamped by Verne T Porter, surveyor, dated 1/8/14
- Architectural plans, prepared by Peter Sachs, architect, dated 12/27/13
 - First floor plan, proposed
 - Second floor plan, proposed
 - Exterior Elevations, proposed
 - Basement floor plan, existing

- First floor plan, existing
- Second floor plan, existing
- Roof plan
- Exterior elevations, existing

ADMINISTRATIVE DETERMINATIONS:

1. The proposed additions increase the structure's FAR, from .28, to .43, which exceeds the .39 maximum permitted by the Ordinance per Section 30-15, Table A. To construct the additions as proposed, the applicant must obtain a special permit from the Board of Aldermen per Section 30-15(u)(2).

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	9,483 square feet	No change
Frontage	80 feet	70 feet	No change
Setbacks for existing structure			
• Front	25 feet	+/- 40 feet	25.3 feet
• Side	7.5 feet	11.6 feet	7.9 feet
• Rear	15 feet	40.8 feet	No change
FAR	.39	.28	.43
Max. Lot Coverage	30%		24.22%
Min. Open Space	50%		65.33%

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-15 Table A, §30-15(u), §30-21(b)	Exceed Floor Area Ratio (FAR)	S.P. per §30-24