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Director

## ZONING REVIEW MEMORANDUM

Date: May 8, 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  
Candace Havens, Director of Planning and Development  
Ouida Young, Associate City Solicitor

RE: **Request to increase already nonconforming FAR**

Applicant: Peter Sachs	
Site: 37 Ferncroft Road	SBL: 53007 0015
Zoning: SR-2	Lot Area: 12,659 square feet
Current use: Single-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 37 Ferncroft Road consists of a 12,659 square foot lot improved with a single-family residence constructed in 1937 with an attached garage. The structure consists of two and a half stories and a basement. The applicant proposes to construct a 170 square foot mudroom to the rear of the garage increasing the FAR from .45 to .46, which exceeds the .35 maximum 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 4/14/2014
- FAR Worksheet, prepared by Peter Sachs, architect, submitted 4/14/2014
- Plan of Land, prepared by VTP Associates, dated 3/12/2014
- Architectural Plans, signed and stamped by Peter Sachs, architect, dated 3/4/2014, revised 3/7/2014 and 3/14/2014
  - First floor plan - proposed
  - Rear elevation – proposed
  - Side elevation – proposed
  - FAR calculations
  - Basement floor plan – existing
  - First floor plan – existing

- Second floor plan – existing
- Front elevation – existing
- Rear elevation - existing

#### ADMINISTRATIVE DETERMINATIONS:

1. The proposed mudroom addition increases the structure's nonconforming FAR from .45, to .46, which exceeds the .35 maximum 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) and Section 30-21(b).

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	19,071 square feet	No change
Frontage	80 feet	120 feet	No change
Setbacks			
• Front	25 feet	39.8 feet	No change
• Side	7.5 feet	7.6 feet	No change
• Rear	15 feet	48.7 feet	No change
FAR	.35	<b>.45</b>	<b>.46</b>
Max Lot Coverage	30%	16.3%	17.7%
Min. Open Space	50%	73.9%	72.6%

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-15 Table A, 30-15(u)(2) 30-21(b)	Exceed nonconforming Floor Area Ratio (FAR)	S.P. per §30-24