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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: September 25, 2017

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Jennifer Caira, Chief Planner for Current Planning

Cc: Douglas Whitaker and Michelle de Montigny, Applicants
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: **Request to exceed FAR**

Applicant: Douglas Whitaker and Michelle de Montigny	
Site: 43 Fisher Avenue	SBL: 52013 0006
Zoning: SR2	Lot Area: 7,484 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 43 Fisher Avenue consists of a 7,484 square foot corner improved with a single-family dwelling constructed in 1899 abutting the Sudbury Aqueduct to the west. The applicant proposes to raze an existing first floor half bath bump out, and construct a first floor kitchen and mudroom expansion, as well as a master bath and bedroom on the second floor. The proposed construction exceeds the maximum allowable FAR, requiring a special permit.

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

- Zoning Review Application, prepared by Douglas Whitaker, applicant, submitted 8/17/2017
- Proposed Plot Plan, prepared by Joseph March, surveyor, dated 7/21/2017
- FAR worksheet, submitted 8/17/2017, revised 9/xx/2017
- Architectural Plans, prepared by Jacob Lilley, Architects, date d7/24/2017

ADMINISTRATIVE DETERMINATIONS:

- The applicant proposes to construct a first floor addition consisting of an enlargement to the kitchen and dining room, as well as a mudroom at the front of the house. A second floor addition of a new bedroom and a master bathroom is proposed at the rear. The proposed construction adds approximately 525 square feet of living space. The existing FAR for the property is .40, which is less than the allowable FAR of .44 per Section 3.1.9 (.42 plus the .02 bonus for meeting new lot setback requirements). The proposed additions create an FAR of .47, exceeding the maximum allowable FAR, requiring a special permit pursuant to Section 3.1.9.A.2.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	7,484 square feet	No change
Frontage	80 feet	95 feet	No change
Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	14.65 feet* 7.5 feet 15 feet	16.4 feet 26 feet 16.5 feet	No change 24.2 feet 15.6 feet
Building Height	36	36 feet	No change
Max Number of Stories	2.5	2.5	2.5
Open Space Minimum	50%	71.5%	70.8%
Lot Coverage Maximum	30%	16.8%	17.8%
FAR	.44	.40	.47

*the front setback is determined by averaging the front setbacks of the two abutting properties, per section 1.5.3.B

- See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.9.A.2	Request to exceed maximum FAR	S.P. per §7.3.3