

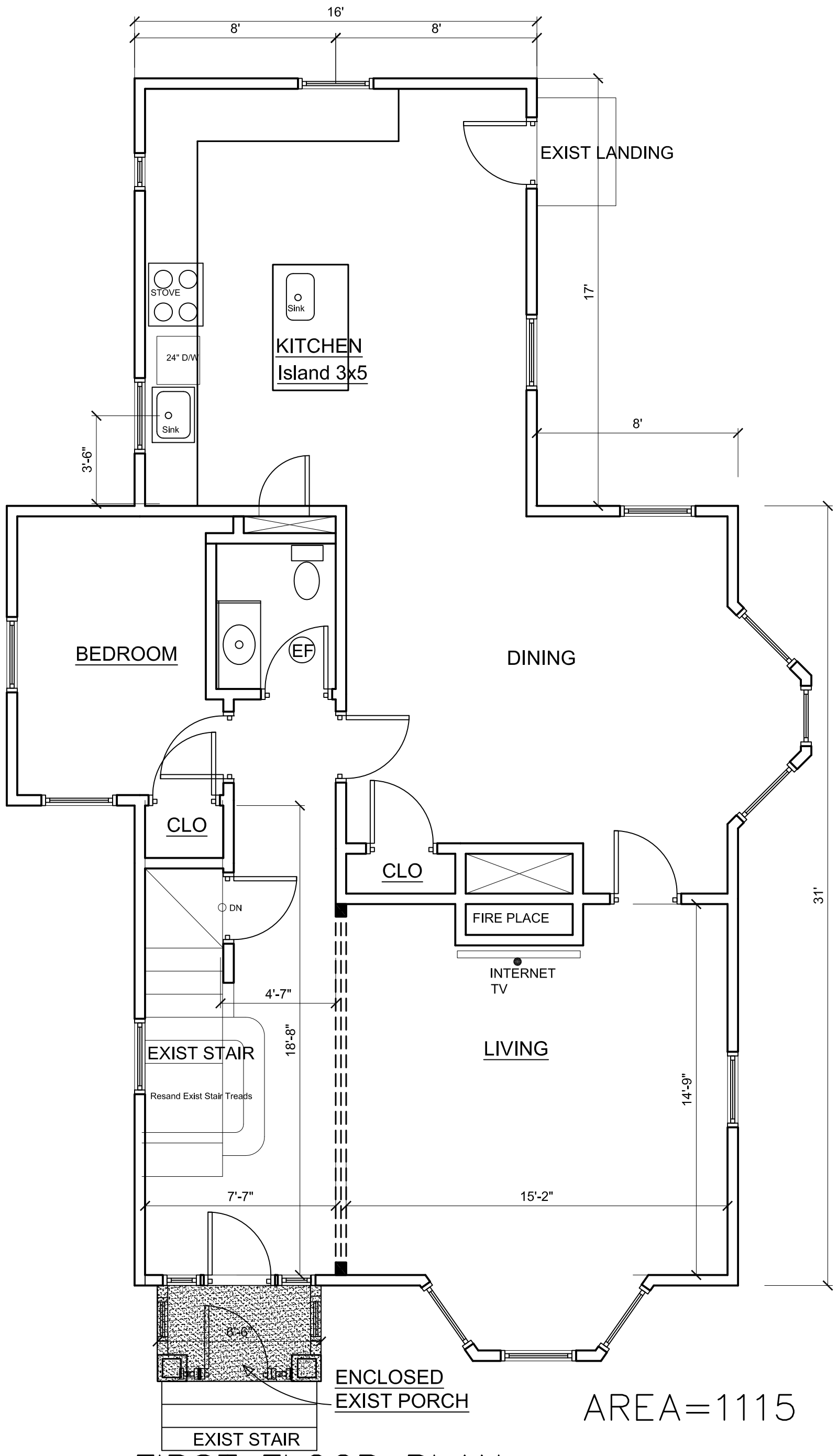
ROOF PLAN
SCALE : 1/4" = 1'-0"

LDC

7 BRANDON ST
LEXINGTON MA 02420

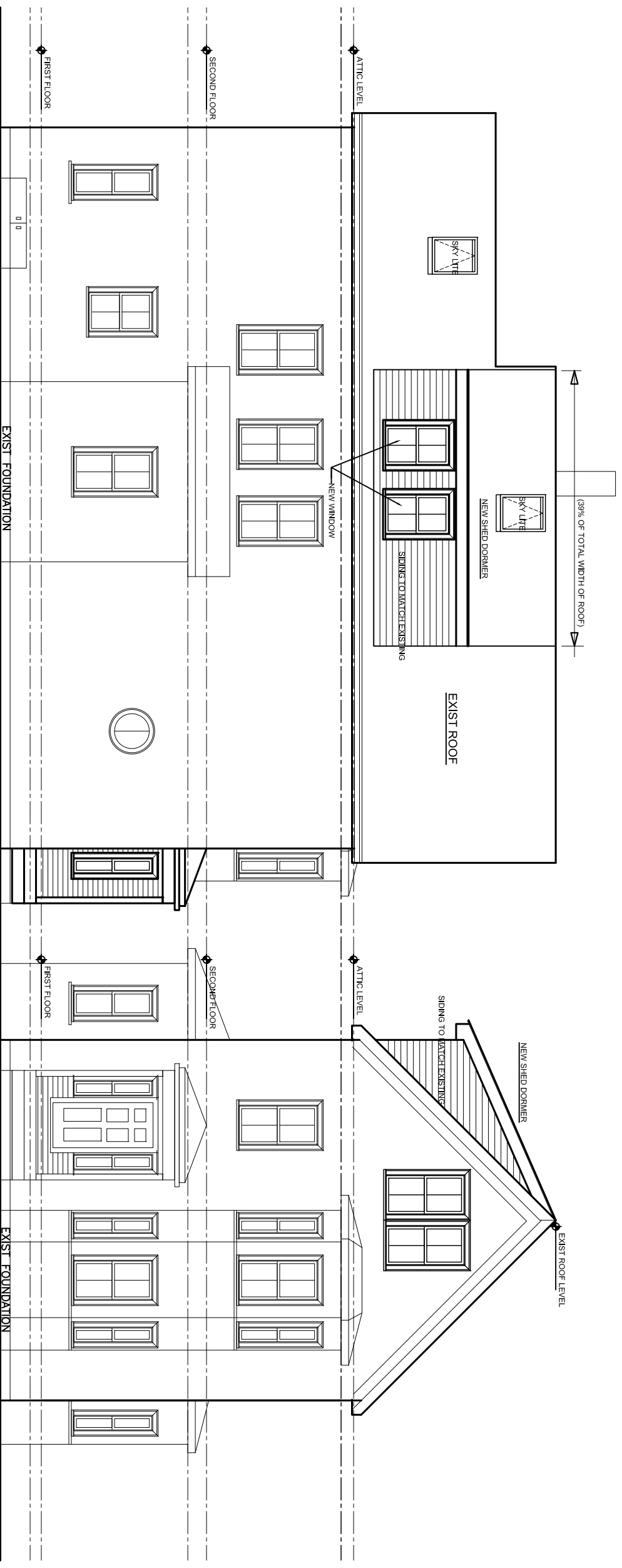
61 FOREST ST NEWTON MA 02461

A-12



FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0"

LDC
7 BRANDON ST
LEXINGTON MA 02420



2 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1' - 0"

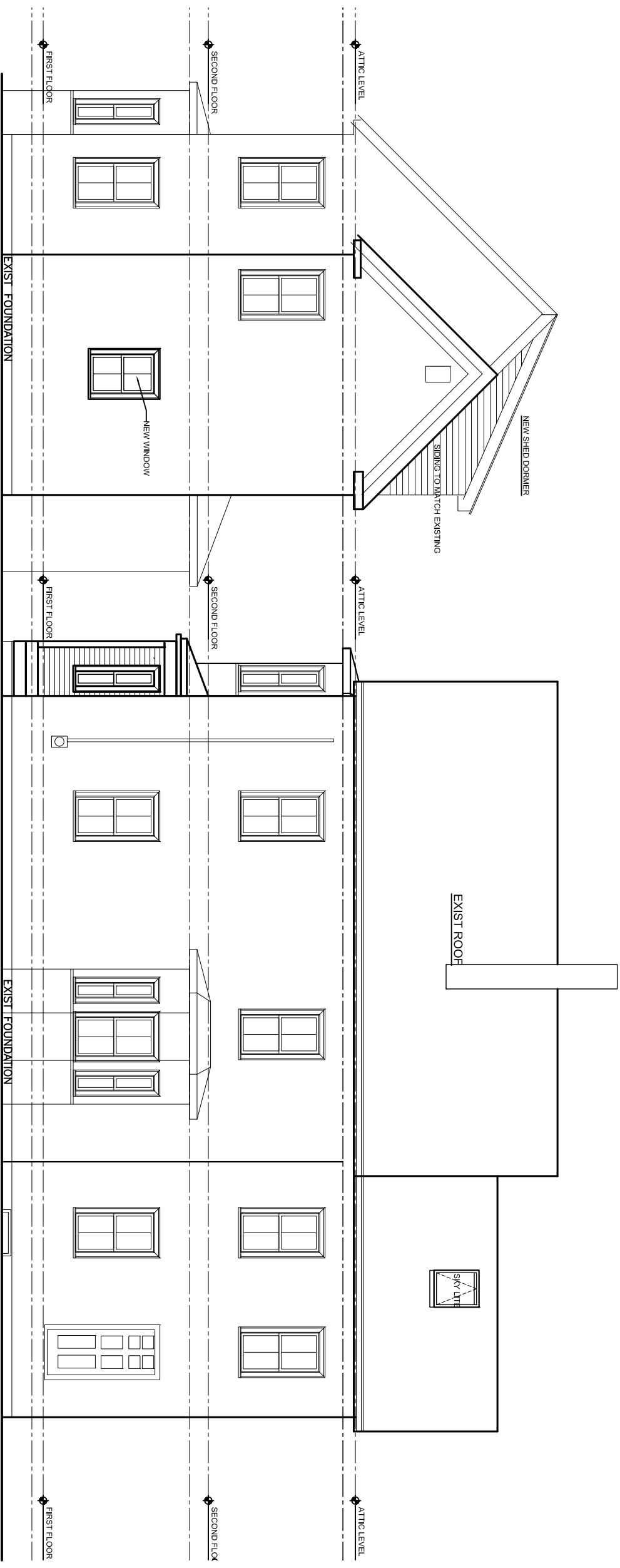
1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1' - 0"

LDC

7 BRANDON ST
LEXINGTON MA 02420

61 FOREST ST NEWTON MA 02461

A-6



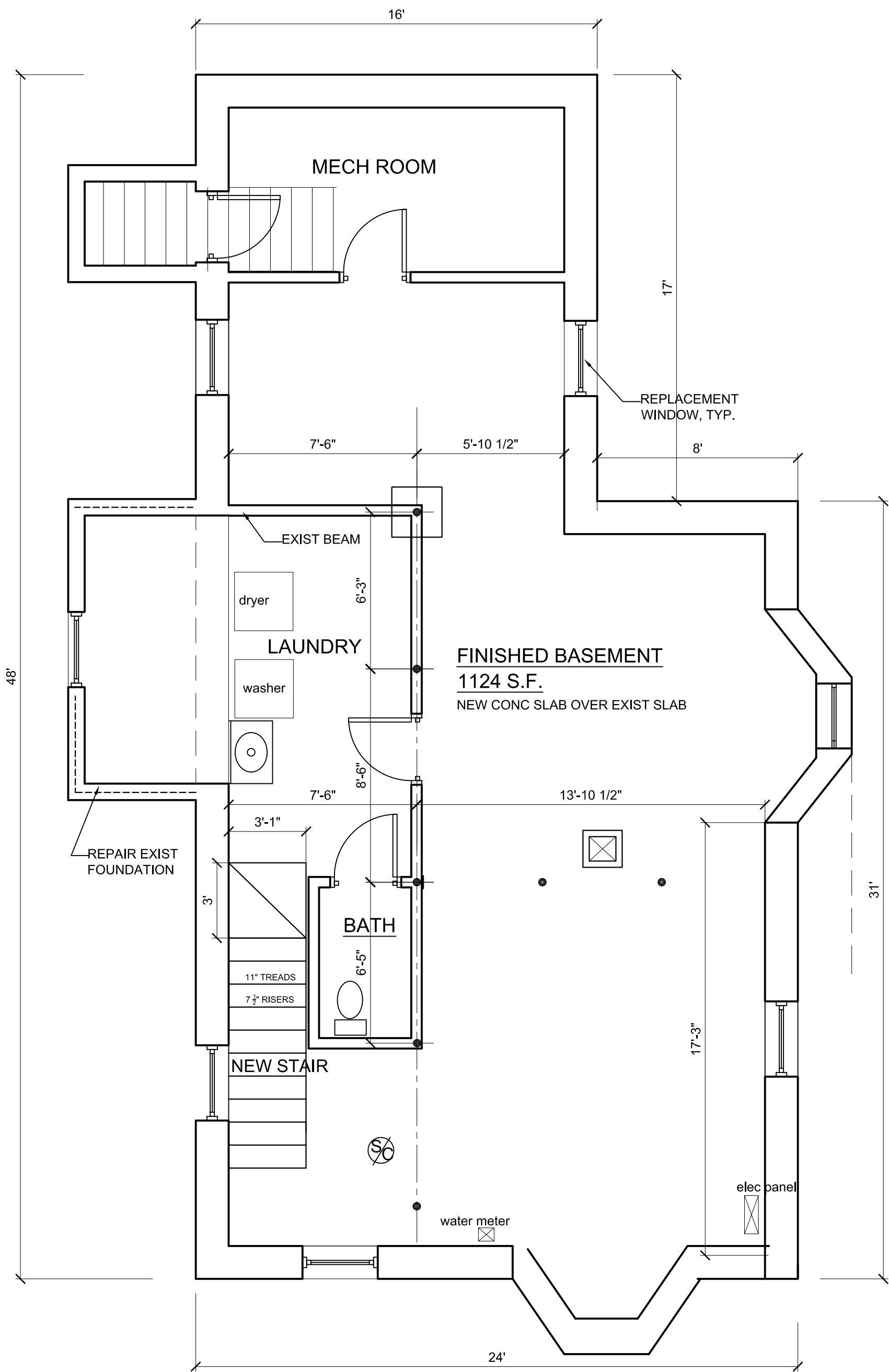
3 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1' - 0"

4 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1' - 0"

LDC

7 BRANDON ST
LEXINGTON MA 02420

61 FOREST ST NEWTON MA 02461 A-7



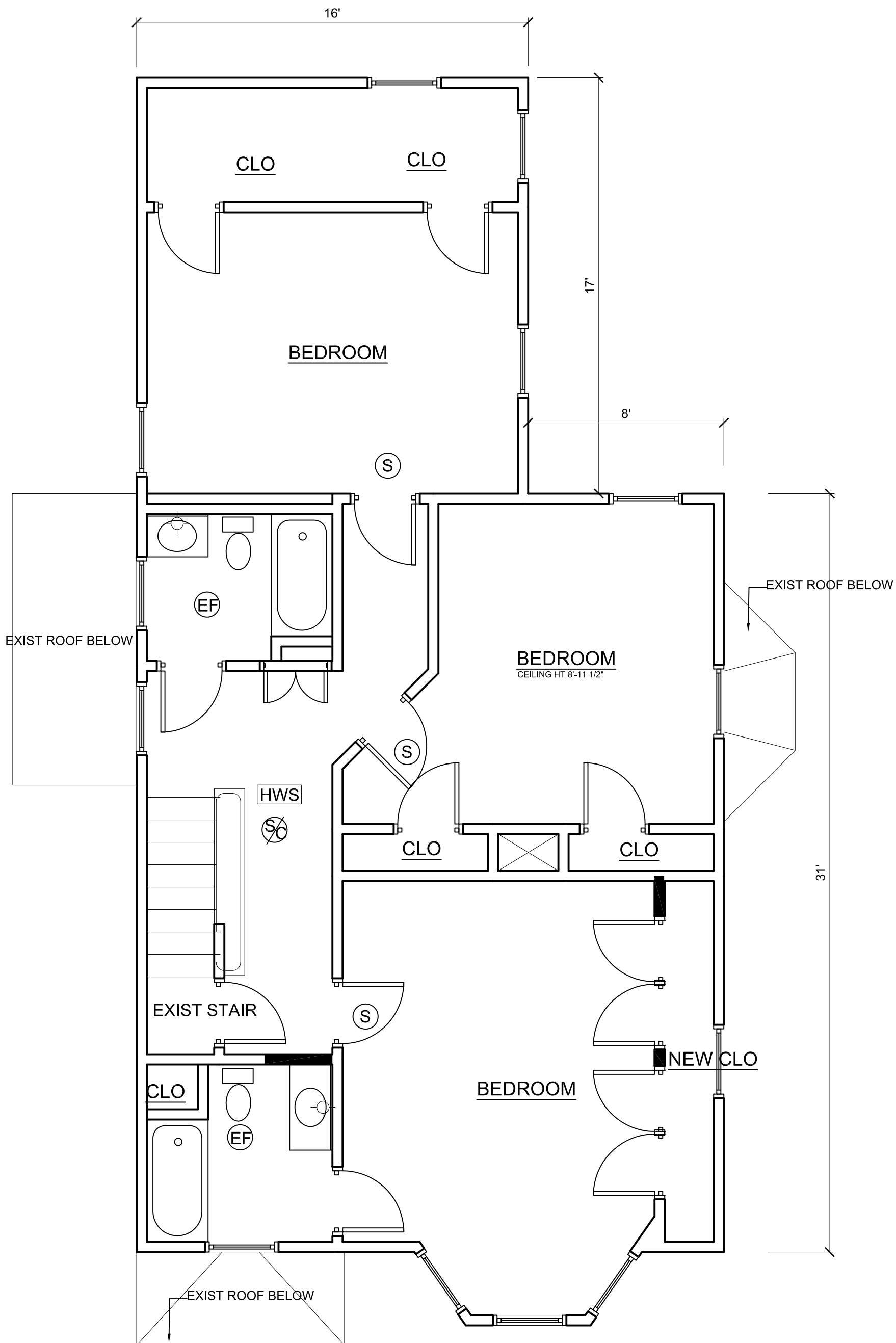
BASEMENT FLOOR PLAN
SCALE : 1/4" = 1'-0"

LDC

7 BRANDON ST
LEXINGTON MA 02420

61 FOREST ST NEWTON MA 02461

A-1



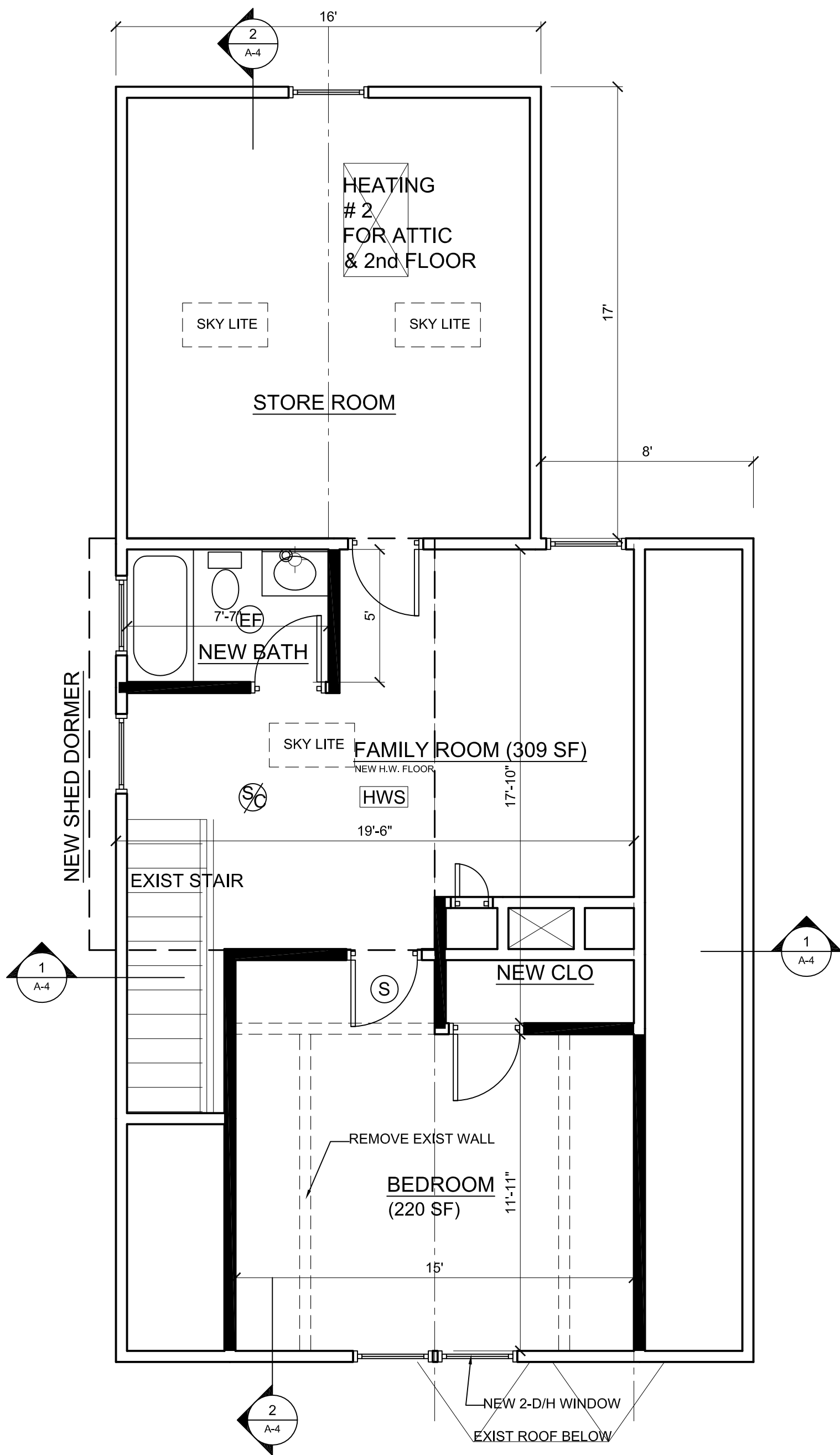
SECOND FLOOR PLAN AREA=1049 SF
 SCALE : 1/4" = 1'-0"

LDC

7 BRANDON ST
 LEXINGTON MA 02420

61 FOREST ST NEWTON MA 02461

A-3



PROPOSED ATTIC FLOOR PLAN
 SCALE : 1/4" = 1'-0"

LDC

7 BRANDON ST
 LEXINGTON MA 02420

61 FOREST ST NEWTON MA 02461

A-4

SPECIAL PERMIT APPLICATION

TO THE NEWTON CITY COUNCIL

The undersigned hereby makes application for permit to erect and use, to alter and use, or to make such uses as may be hereinafter specified of a building or buildings at the location and for the purpose hereinafter specified under the provisions of Chapter 30 of the Revised Ordinances, 2015, as amended, or any other sections

PLEASE REFERENCE SECTIONS OF THE ORDINANCES FROM WHICH RELIEF IS REQUESTED:

- PETITION FOR: Special Permit/Site Plan Approval
 Extension of Non-conforming Use and/or Structure
 Site Plan Approval

STREET 61 FOREST ST WARD _____

SECTION(S) _____ BLOCK(S) _____ LOT(S) _____

APPROXIMATE SQUARE FOOTAGE (of property) _____ ZONED _____

TO BE USED FOR: SINGLE FAMILY DWELLING

CONSTRUCTION:

EXPLANATORY REMARKS: DORMER ADDITION FOR FINISHED ATTIC, ENCLOSE EXISTING FRONT PORCH.

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the City Council in connection with this application.

PETITIONER (PRINT) BRIAN LAU

SIGNATURE [Signature]

ADDRESS 7 BRANDON ST Lexington MA 02420

TELEPHONE 617 697 0494 Email LAU20051125@GMAIL.COM

ATTORNEY _____

ADDRESS _____

TELEPHONE _____ Email _____

PROPERTY OWNER YUBO CHEN

ADDRESS 61 FOREST ST Newton

TELEPHONE 6824/5804 Email yub-100@163.com

SIGNATURE OF OWNER [Signature]

Planning & Development
Department Endorsement



Setti D. Warren
Mayor

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

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(617) 796-1120
Telefax
(617) 796-1142
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(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

Newton Historical Commission Demolition Review Decision

Date: 5/24/18 Zoning & Dev. Review Project# 18050074

Address of structure: 61 Forest Street

Type of building : House

If partial demolition, feature to be demolished is portion roof

The building or structure:

- is is not x in a National Register or local historic district not visible from a public way.
- is X is not on the National Register or eligible for listing.
- is X is not importantly associated with historic person(s), events, or architectural or social history
- is X is not historically or architecturally important for period, style, architect, builder, or context.
- is is not x located within 150 feet of a historic district and contextually similar.

is **NOT HISTORICALLY SIGNIFICANT** as defined by the Newton Demolition Delay Ordinance.
Demolition is not delayed and no further review is required.

is X **HISTORICALLY SIGNIFICANT** as defined by the Newton Demolition Delay Ordinance (See below).

The Newton Historical Commission staff:

X **APPROVES** the proposed project based upon materials submitted see below for conditions (if any).
Demolition is not delayed, further staff review may be required.

 DOES NOT APPROVE and the project requires
Newton Historical Commission review (See below).

<u> </u> Final review of construction plans required
<u> </u>

The Newton Historical Commission finds the building or structure:

is **NOT PREFERABLY PRESERVED**
Demolition is not delayed and no further review is required.

Owner of Record:
<u> </u>

is **PREFERABLY PRESERVED - (SEE BELOW).**

Delay of Demolition:

 is in effect until

 has been waived - see attached for conditions **

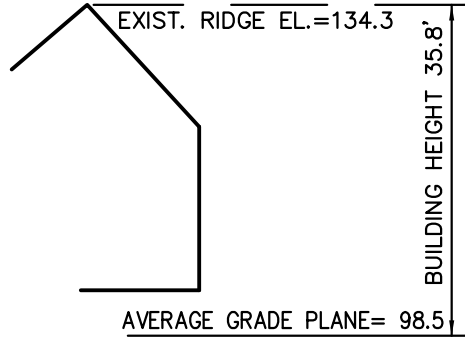
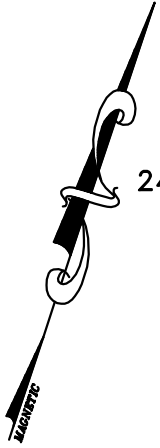
Please Note: if demolition does not occur within two years of the date of expiration of the demolition delay, the demolition will require a resubmittal to the Historical Commission for review and may result in another demolition delay.

Determination made by:

Katy Fox Gillespie

Preserving the Past Planning for the Future

SCOTT M. CERRATO
 24 PLEASANT VIEW DRIVE
 EXETER, NH 03833
 (781)775-3724

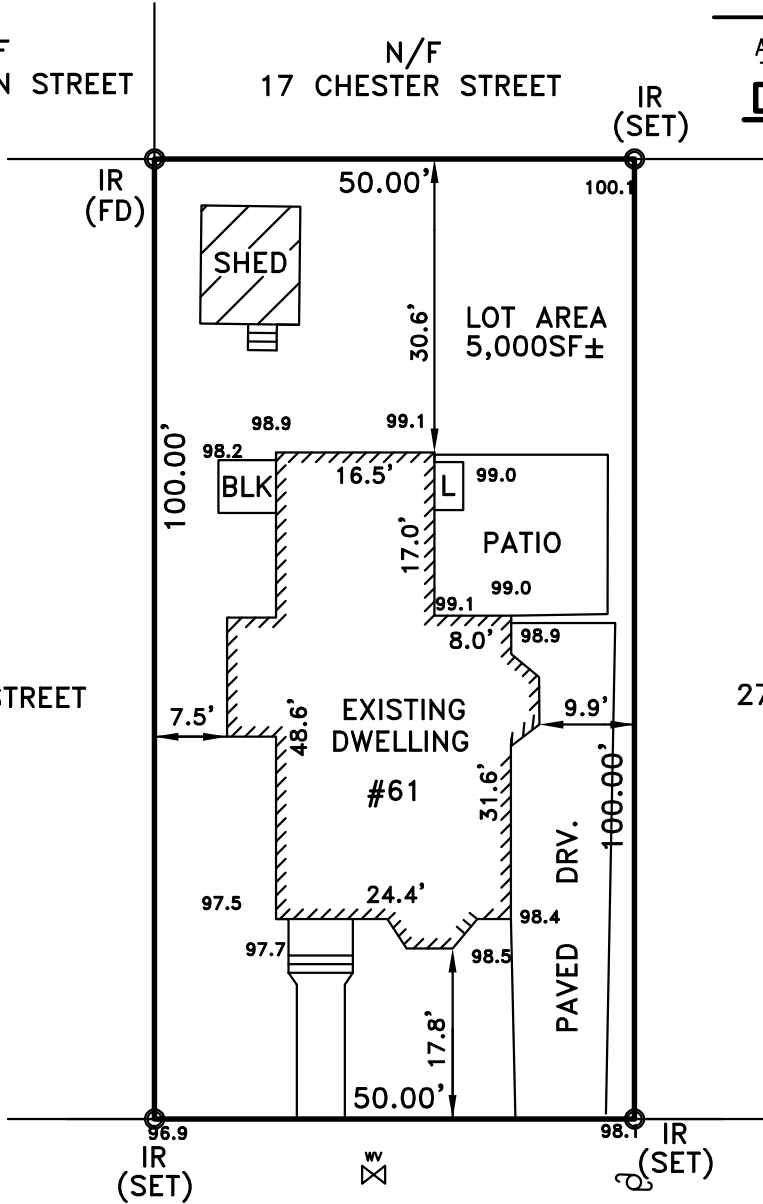


DWELLING HEIGHT
 NOT TO SCALE

N/F
 24 BOWDOIN STREET

N/F
 17 CHESTER STREET

IR
 (SET)



N/F
 65 FOREST STREET

N/F
 27 CHESTER STREET

ZONE: SR2

REFERENCES:
 BOOK 70943 PAGE 396
 LOT 43 ON PLAN
 BOOK 19, PAGE 41

FOREST STREET

I HEREBY CERTIFY THAT THE DWELLING
 SHOWN HEREON WAS LOCATED BY
 INSTRUMENT SURVEY AND BY PLANS
 AND DEEDS OF RECORD.

Scott M Cerrato 4-25-19
 SCOTT M. CERRATO P.L.S.



PLOT PLAN
 for
 YUBO CHEN
 at
 61 FOREST STREET
 NEWTON, MASSACHUSETTS
 SCALE: 1"=20' DATE: 4/25/19



Setti D. Warren
Mayor

City of Newton, Massachusetts

Department of Inspectional Services

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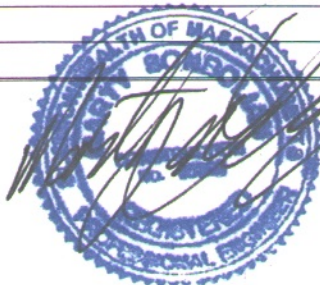
John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 61 FOREST STREET NEWTON

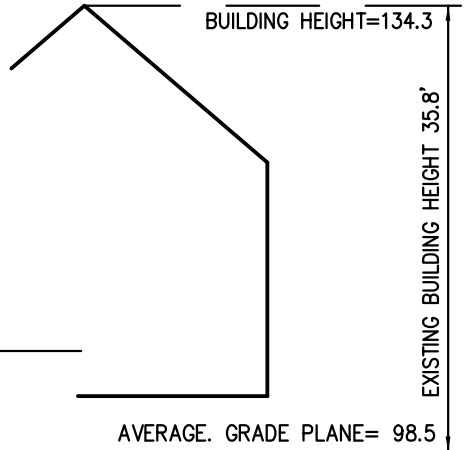
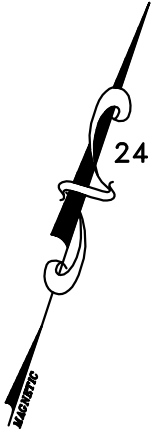
FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1115	1115
2. Attached garage	0	0
3. Second story	1049	1049
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	0	0
5. Certain floor area above the second story ^{1b}	372	529
6. Enclosed porches ^{2b}	0	25
7. Mass below first story ^{3b}	0	0
8. Detached garage	0	0
9. Area above detached garages with a ceiling height of 7' or greater	0	0
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	0	0
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	2536	2718
B Lot size	5000	5000
C FAR = A/B	0.5	0.54
Allowed FAR		
Allowable FAR	0.46	0.46
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR		





61

SCOTT M. CERRATO
 24 PLEASANT VIEW DRIVE
 EXETER, NH 03833
 (781)775-3724



N/F
 24 BOWDOIN STREET

N/F
 17 CHESTER STREET

IR
 (SET)

IR
 (FD)

AVERAGE GRADE PLANE= 98.5

DWELLING HEIGHT

NOT TO SCALE

LOT AREA
 5,000SF±

N/F
 65 FOREST STREET

N/F
 27 CHESTER STREET

PROPOSED
 SHED DORMER

ENCLOSE
 EXISTING PORCH

EXISTING
 DWELLING

#61

PAVED
 DRV.

IR
 (SET)

IR
 (SET)

FOREST STREET

ZONE: SR2

REFERENCES:
 BOOK 70943 PAGE 396

LOT 43 ON PLAN
 BOOK 19, PAGE 41

I HEREBY CERTIFY THAT THE DWELLING
 SHOWN HEREON WAS LOCATED BY
 INSTRUMENT SURVEY AND BY PLANS
 AND DEEDS OF RECORD.



Scott M Cerrato 4-25-19
 SCOTT M. CERRATO P.L.S.

PLOT PLAN
 for
 YUBO CHEN
 at
 61 FOREST STREET
 NEWTON, MASSACHUSETTS
 SCALE: 1"=20' DATE: 4/25/19

ADMINISTRATIVE DETERMINATIONS:

1. The petitioner proposes to construct an attic level dormer adding 450 square feet of habitable space to the attic. The proposed addition increases the FAR from .43 to .52, which exceeds the maximum of .46 allowed by section 3.1.9, requiring a special permit.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	5,000 square feet	No change
Frontage	80 feet	50 feet	No change
Setbacks			
• Front	25 feet	17.8 feet	No change
• Side	7.5 feet	7.5 feet	No change
• Rear	15 feet	30.6 feet	No change
Max Number of Stories	2.5	2.5	No change
FAR	.46	.43	.52
Max Lot Coverage	30%		No change
Min. Open Space	50%		No change

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§3.1.3 §3.1.9	Request to exceed FAR	S.P. per §7.3.3



Ruthanne Fuller
Mayor

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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: November 19, 2018

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Yubo Chen, Applicant
Barney S. Heath, Director of Planning and Development
Ouida Young, Acting City Solicitor

RE: Request to exceed FAR

Applicant: Yubo Chen	
Site: 61 Forest Street	SBL: 52004 0010
Zoning: SR2	Lot Area: 5,000 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 61 Forest Street consists of a 5,000 square foot lot improved with a single-family residence constructed circa 1890 and a detached garage. The petitioner proposes to construct an attic level dormer to increase the living space. The proposed addition increases the FAR beyond that which is allowed by right, requiring a special permit.

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

- Zoning Review Application, prepared Brian Lau, dated 10/9/2018
- FAR Worksheet, submitted 10/9/2018
- Site Plan, prepared by LDC, surveyor, undated
- Architectural plans and elevations, prepared by LDC, architect, undated