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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: August 8, 2017

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: Shawn and Nancy Bellamore, Applicants
Marc Hershman, Architect
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: **Request to exceed FAR**

Applicant: Shawn and Nancy Bellamore	
Site: 115 Nonantum Street	SBL: 72021 0015
Zoning: SR2	Lot Area: 4,790 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 115 Nonantum Street consists of a 4,790 square foot corner lot improved with a single-family dwelling constructed in 1921. The applicant proposes to construct an addition to the rear of the house with basement, first and second levels, adding 764 square feet total. The addition increases the FAR above 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 Marc Hershman, architect, submitted 6/26/2017
- Plan of Land, signed and stamped by Bruce Bradford, surveyor, dated 6/19/2017
- FAR worksheet, dated 6/22/2017
- Architectural Plans, prepared by MSH Architecture, dated 5/17/2017, revised 5/30/2017, 6/15/2017, 6/16/2017
- Zoning Chart, dated 6/22/2017

ADMINISTRATIVE DETERMINATIONS:

1. The applicant proposes to construct a rear addition consisting of new basement space, a first floor family room and a master suite above, totaling 764 square feet. The existing FAR for the property is .44, which is less than the allowable FAR of .46 per Section 3.1.9. The proposed additions create an FAR of .60, 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	4,790 square feet	No change
Frontage	80 feet	60 feet	No change
Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	25 feet 7.5 feet 15 feet	19.7 feet 7.8 feet 30 feet	No change No change 20.5 feet
Building Height	36	31.4 feet	No change
Max Number of Stories	2.5	2.5	No change
Open Space Minimum	50%	64%	56%
Lot Coverage Maximum	30%	18.4%	24.8%
FAR	.46	.44	.60

1. 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

Next Steps

Please contact a Planner by calling 617.796.1120 to obtain a copy of the Special Permit Application. If there have been any changes made to the plans since receipt of your Zoning Review Memorandum you must inform the Zoning Code Official to ensure additional relief is not required. You will need an appointment with a Planner to file your Special Permit Application. **Incomplete applications will not be accepted.**

The following must be included when filing a Special Permit Application:

2. Two (2) copies of the completed Special Permit Application (signed by property owner)
3. Filing Fee (see Special Permit Application)
4. Two (2) copies of the Zoning Review Memorandum
5. Plans (Thirteen sets signed and stamped by a design professional). Each set shall contain:
 - Site Plans showing existing and proposed conditions (including topography as applicable)
 - Architectural plans showing existing and proposed conditions (including façade materials)
 - Landscape plan (as applicable)
6. One (1) Floor Area Ratio (FAR) Worksheet, (signed and stamped by a design professional)
7. One (1) copy of any previous special permits or variances on the property (as applicable)
8. One (1) copy of any other review/sign-off (Historic, Conservation, Tree Removal, etc. as applicable)
9. Two (2) electronic copies of the application with all above attachments (USB or CD)

Copies of all plans shall either be 8.5 x 11 or 11 x 17, except as requested by staff

Special Permit Sign (\$20 fee)

Incomplete applications will delay the intake and review of your project.

Depending on the complexity of the project additional information may be requested to facilitate a full review of the application.

Has the proposed project been presented to and discussed with abutting property owners? Y/N