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Director

## ZONING REVIEW MEMORANDUM

Date: February 7, 2013

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official  
Eve Tapper, Chief Planner for Current Planning ET

Cc: Marc Hershman, Architect  
Candace Havens, Director of Planning and Development  
Ouida Young, Associate City Solicitor

RE: **Request to exceed FAR**

Applicant: Jeffrey Orlin	
Site: 105 Nonantum Street	SBL: 72021 0014
Zoning: SR-2	Lot Area: 5,872 square feet
Current use: Single-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 105 Nonantum Street consists of a 5,872 square foot lot improved with a single-family residence constructed about 1915. The dwelling consists of two stories and an attic level. A variance issued in 1990 granted permission to build a 10'x16' deck on the rear of the house creating a lot coverage 1.3% greater than permitted in Section 30-15 of the Ordinance. The applicant proposes to renovate the existing attic space into a master bedroom and bath suite 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 Marc Hershman, MSH Architecture Assoc., submitted 1/4/13
- Architectural plans, prepared by Marc Hershman, MSH Architecture Assoc., submitted 1/4/13
  - Existing basement plan
  - Existing first floor plan
  - Existing second floor plan
  - Existing attic plan
  - Existing elevations
  - Proposed second floor plan

- Proposed attic floor plan
- Proposed elevations
- Existing and proposed FAR calculations, prepared by Marc Hershman, Architect, dated 1/4/13
- Area plan of land, signed and stamped by Bruce Bradford, Land Surveyor, dated 1/2/13
- Variance decision dated 2/23/1990
- Quitclaim Deed
- Original building permit application dated 5/28/1914

**ADMINISTRATIVE DETERMINATIONS:**

1. The proposed attic renovation increases the dwelling’s FAR to .53, which exceeds the .45 permitted by the Ordinance per Section 30-15, Table A. To construct the renovation as proposed, the applicant must obtain a special permit from the Board of Aldermen per Section 30-15(u)(2).

SR2 Zone	Required/Allowed	Existing	Proposed
Lot Size	10,000 square feet	5,872 square feet	No change
Frontage	80 feet	60 feet	No change
Setbacks for existing structure			
● Front	25 feet	19.9 feet	No change
● Side	7.5 feet	8.5 feet on right 8.9 feet on left	No change
● Rear	15 feet	34.6 feet	No change
FAR	.45	.41	<b>.53</b>
Building Height	36 feet	31.8 feet	No change
Maximum Stories	2.5	2.5	No change
Max. Lot Coverage	30%	31.3%*	No change
Min. Open Space	50%	66%	No change

\*allowed by variance in 1990

1. See “Zoning Relief Summary” below:

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