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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: June 27, 2016

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Alexandra Ananth, Chief Planner for Current Planning

Cc: Alan Mayer, architect
Lisa and Andrew Silverman, applicants
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to further increase a nonconforming rear setback

Applicant: Lisa and Andrew Silverman	
Site: 6 Glastonbury Oval	SBL: 53015 0014
Zoning: SR-2	Lot Area: 7,017 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 6 Glastonbury Oval consists of a 7,017 square foot lot at the corner of Orient Ave and Oakwood Terrace. The site is improved with a single-family residence constructed in 1910. The applicant proposes a two-story rear addition, as well as to add a second story addition to existing one-story living space. The structure has an existing nonconforming rear setback, requiring a special permit

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

- Zoning Review Application, prepared by Alan Mayer, submitted 5/2/2016
- FAR Worksheet, submitted 5/2/2016
- Plot Plan – Existing Conditions, prepared by Everett M. Brooks, surveyor, dated 8/4/2015
- Proposed Additions, prepared by Alan Mayer, architect, dated 4/26/2016
- Architectural Plans, prepared by Alan Mayer, architect, dated 4/26/2016
 - Existing floor plans
 - Proposed floor plans
 - Elevations

ADMINISTRATIVE DETERMINATIONS:

1. The existing structure has a nonconforming rear setback of 7.9 feet, where 15 feet is required per Section 3.1.4. The applicant is proposing a second-story addition over an existing playroom, as well as a two-story addition of a first floor mudroom with a laundry room above. The proposed two-story addition will further increase the nonconforming rear setback to 7.7 feet, which requires a special permit per Section 7.8.2.C.2.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	7,017 square feet	No change
Frontage	80 feet	109 feet	No change
Setbacks <ul style="list-style-type: none"> • Front (Glastonbury) • Front (Beacon St) • Side • Rear 	25 feet 25 feet 7.5 feet 15 feet	26.8 feet 36.3 feet 16.1 feet 7.9 feet	No change 23.8 feet No change 7.7 feet
Building Height	36	33.3 feet	No change
Max Number of Stories	2.5	2.5	No change
FAR	.43	.38	.42
Max Lot Coverage	30%	16.6%	17.2%
Min. Open Space	50%	76%	74%

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.4, §7.8.2.C.2	Request to further increase nonconforming rear setback	S.P. per §7.3.3