



Setti D. Warren
Mayor

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

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: March 22, 2017

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Richard Leaf, architect
David and Lauren Gansler, applicants
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to further extend a nonconforming side setback

Applicant: David and Lauren Gansler	
Site: 191 Grant Ave	SBL: 61029 0014
Zoning: SR-2	Lot Area: 6,044 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 191 Grant Ave consists of a 6,044 square foot lot improved with a single-family residence constructed in 1940. The applicant proposes a second story addition on the side of the house over an existing sun room within the existing footprint. The structure has an existing nonconforming side setback where the proposed addition is located, requiring a special permit.

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

- Zoning Review Application, prepared by Richard Leaf, architect, submitted 1/25/2017
- FAR Worksheet, submitted 1/25/2017
- Plot Plan, prepared by Applewood Survey LLC, surveyor, dated 5/9/2013
- Architectural Plans, prepared by Richard Leaf, architect, dated 12/22/2016
 - Existing floor plans
 - Proposed floor plans
 - Elevations

ADMINISTRATIVE DETERMINATIONS:

1. The existing structure has a nonconforming side setback of 3.3 feet, where 7.5 feet is required per Section 3.1.4. The applicant is proposing a second-story addition over an existing sunroom to increase the size of an existing bedroom. The proposed two-story addition will be setback to 3.6 feet, extending the nonconforming side setback vertically, which requires a special permit per Section 7.8.2.C.2.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	6,044 square feet	No change
Frontage	80 feet	67.5 feet	No change
Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	25 feet 7.5 feet 15 feet	24 feet 3.3 feet 36.5 feet	No change No change No change
Building Height	36	19.2 feet	No change
Max Number of Stories	2.5	2.5	No change
FAR	.44	.34	.36

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 side setback	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