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Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: March 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: J. Stephen Cohen
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to exceed FAR

RECEIVED
Newton City Clerk
2013 MAR 11 PM 3:57
David A. Olson, CMC
Newton, MA 02459

Applicant: J. Stephen Cohen	
Site: 132 Hammond Street	SBL: 61012 0024
Zoning: SR-2	Lot Area: 13,561 square feet
Current Use: Single-family dwelling	Proposed Use: No change

BACKGROUND:

The property at 132 Hammond Street consists of a 13,561 square foot lot improved with a single-family residence. The applicant proposes a one-story addition to the rear of the house, adding a family room, kitchen area and deck. A second garage bay is also proposed adjacent to the existing single-car garage. The additions increase 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 J. Stephen Cohen, submitted 1/25/13
- Architectural plans, prepared by AFAB Enterprises, submitted 2/14/13
 - Proposed foundation plan
 - Proposed first floor plan
 - Proposed second floor plan

- Existing attic plan
- Proposed front elevation
- Proposed right elevation
- Proposed rear elevation
- Proposed left elevation
- Existing and proposed FAR calculations, prepared by Ralph Bibbo, Bibbo Brothers, dated 1/23/13
- Area plan of land, signed and stamped by Robert Bibbo, Land Surveyor, dated 2/7/13
- Average Grade Plan Calculation Worksheet, prepared by Ralph Bibbo, Bibbo Brothers, dated 1/21/13
- Photos of the dwelling and property
- Quitclaim Deed
- Original building permit application dated 4/21/1928

ADMINISTRATIVE DETERMINATIONS:

1. The proposed addition increases the dwelling's FAR to .43 from .36, which exceeds the .34 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 sections 30-15(u)(2) and 30-21(2)(b).

SR2 Zone	Required/Allowed	Existing	Proposed
Lot Size	10,000 square feet	13,561 square feet	No change
Frontage	80 feet	103.63 feet	No change
Setbacks for existing structure			
• Front	25 feet	30.09 feet (Hammond St) 29.30 feet (Crosby Rd)	No change 12.70 feet
• Side	7.5 feet	11.24 feet on left	No change
• Rear	15 feet	35.80 feet	25.80 feet
FAR	.34	.36	.45
Building Height	36 feet	31.8 feet	No change
Maximum Stories	2.5	2.5	No change
Max. Lot Coverage	30%		25%
Min. Open Space	50%		58.5%

2. The applicant met with Planning Department staff for a Development Review Team meeting (DRT). It was determined that the most desirable plan for the addition of the second garage bay would locate it adjacent to the existing garage. As this is a corner lot, the right side of the house has a front setback requirement from Crosby Road of 25 feet. To build the garage as proposed, the applicant must obtain a variance from the Board of Appeals for front setback requirements. The applicant should seek approval of the special permit from the Board of Aldermen with the condition that a variance from the front setback requirement from Crosby Road will be obtained from the Board of Appeals before a building permit is issued.

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
§30-15 Table 1	Locate proposed garage within the front setback	Variance