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Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: July 3, 2014

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Ralph Cappola, Architect
Kathleen Curran, Applicant
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to extend a nonconforming structure with regard to rear setback and to build a dormer exceeding 50% of the length of the wall plane below

Applicant: Kathleen Curran	
Site: 30 Hancock Street	SBL: 43017 0017
Zoning: SR-3	Lot Area: 13,950 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 30 Hancock Street consists of a 13,950 square foot lot improved with a single-family residence in the Single Residence 3 district. The lot is a rear "flag lot", with a long 12 foot wide easement providing access, having been carved from the larger estate as early as 1929 and put in to its present configuration. The structure, built in 1896, was originally the carriage house on the larger estate. The applicants are proposing a two-story addition, which will include a two-car attached garage, first floor living space, and bedrooms and an additional bath above.

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

- Zoning Review Application, prepared by Ralph Cappola, Main Street Architects, submitted 6/11/2014
- FAR calculations, prepared by Ralph Cappola, Main Street Architects, undated
- Newton Local Historic District Commission application, prepared by Ralph Capolla, Main Street Architects dated 4/28/2014
- Newton Local Historic District Commission Certificate of Appropriateness, dated 5/20/2014
- Photos of the property, undated

- Site Plan, signed and stamped by Bradley J. Simonelli, Field Resources, Inc, dated 6/10/2014
- Floor Plans – Existing Conditions, prepared by Ralph Cappola, Main Street Architects, dated 9/23/2013
- Elevations – Existing Conditions, prepared by Ralph Cappola, Main Street Architects, dated 9/23/2013
- Floor Plans – Proposed Conditions, prepared by Ralph Cappola, Main Street Architects, dated 9/23/2013
- Elevations, Proposed Conditions, prepared by Ralph Cappola, Main Street Architects, dated 9/23/2013

ADMINISTRATIVE DETERMINATIONS:

1. The dwelling has an existing nonconforming rear setback of 11.3 feet, where 15 feet is required by section 30-15, Table A, and a sideyard setback of 6.1 feet, where 7.5 feet is required. The proposed addition does not further encroach into the rear or side setbacks. However, because the existing structure is nonconforming, a special permit is required to extend it per section 30-21(b).
2. The applicants are proposing an 18.2 foot long dormer on the rear of the new addition, which is proposed with a 28 foot long wall plane below. Section 30-15(t)(1) requires a special permit for a dormer wider than 50% of the length of the exterior wall of the story next below. Where 18.2 feet is greater than 62% of the wall below, a special permit is required to build the dormer as proposed.

SR3 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	13,950 square feet	No change
Frontage	70 feet	0 feet	No change
Setbacks			
• Front	25 feet	34.5 feet	No change
• Side	7.5 feet	6.1 feet	No change
• Rear	15 feet	11.3 feet	No change
Building Height	36 feet	15.42 feet	24.95 feet
FAR	.39	.12	.25
Max Lot Coverage	30%	6%	12%
Min. Open Space	50%	84%	71%

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
Ordinance		Action Required
§30-15 Table 1 30-21(b)	Extend existing nonconforming structure	S.P. per §30-24
§30-15(t)(1)	To build a dormer wider than 50% of the wall below	S.P. per §30-24