

**TO THE HONORABLE BOARD OF ALDERMEN, CITY OF NEWTON:**

The undersigned hereby makes application for a permit to build or alter a structure and/or use a facility as described below in the proposed location in accordance with the provisions of Chapter 30 or any other sections of the City's current Ordinances.

**PLEASE REFERENCE SECTION(S) OF THE ORDINANCES FROM WHICH RELIEFS ARE REQUESTED:**

Sections 3.1.9 and 7.8.2.C.2  
Sections 3.1.4 and 7.8.2.C.2

**PLEASE CHECK ALL REQUESTED APPROVALS THAT APPLY:**

- Special Permit/Site Plan
- Site Plan Only
- Extension of Non-conforming Use(s) and/or Structure(s)

STREET 8 Hazelwood Ave WARD \_\_\_\_\_

SECTION(S) \_\_\_\_\_ BLOCK(S) \_\_\_\_\_ LOT(S) \_\_\_\_\_

APPROXIMATE SQUARE FOOTAGE (of property) 4750 ZONE SR-3

TO BE USED FOR: Single Family Dwelling

CONSTRUCTION: \_\_\_\_\_

EXPLANATORY REMARKS: \_\_\_\_\_

The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the Board of Aldermen in connection with this application.

PETITIONER (PRINT) Josh Bishop

SIGNATURE [Signature] PHONE 603-703-8891 E-MAIL josh@crossroads

ADDRESS 15 Londonderry rd. Unit #6 Londonderry NH 03053

ATTORNEY \_\_\_\_\_ PHONE \_\_\_\_\_ E-MAIL \_\_\_\_\_

ADDRESS \_\_\_\_\_

PROPERTY OWNER Joel Robbins

OWNER'S ADDRESS 8 Hazelwood Ave - Newton MA 02465

SIGNATURE OF OWNER \_\_\_\_\_

DATE \_\_\_\_\_

PLANNING AND DEVELOPMENT  
DEPARTMENT ENDORSEMENT



Setti D. Warren  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
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Barney S. Heath  
Director

## ZONING REVIEW MEMORANDUM

Date: December 6, 2016

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Josh Bishop, Crossroads Contracting & Co.  
Joel and Margherita Robbins, applicant  
Barney S. Heath, Director of Planning and Development  
Ouida Young, Associate City Solicitor

RE: **Request to further increase nonconforming FAR and to further extend an existing nonconforming front setback**

Applicant: Joel and Margherita Robbins	
Site: 8 Hazelwood Avenue	SBL: 44003 0030
Zoning: SR-3	Lot Area: 4,750 square feet
Current use: Single-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 8 Hazelwood Avenue consists of a 4,750 square foot lot improved with a single-family residence constructed in 1927. The applicant proposes to construct a two-story rear addition to the house, creating a rear entry and adding living space. The applicant also intends to build a deck in the front, extending an existing nonconforming front setback. The additions will further increase the nonconforming FAR, requiring a special permit.

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

- Zoning Review Application, prepared Josh Bishop, contractor, submitted 10/27/2016
- FAR Worksheet, submitted 10/27/2016
- Plot Plan, signed and stamped by Richard Mede Jr, surveyor, dated 10/4/2016
- Floor Plans, submitted 10/27/2016

**ADMINISTRATIVE DETERMINATIONS:**

1. The applicants' existing FAR is .55, where .50 (.48 plus .02 bonus for meeting new lot setback for the rear addition) is the maximum allowed. The proposed addition adds 347 square feet to the dwelling, resulting in an FAR of .62. A special permit pursuant to Sections 3.1.9 and 7.8.2.C.2 is required to further increase the already nonconforming FAR.
2. The applicant's existing front setback is 16.5 feet, where 25 feet is required per Section 3.1.4. The applicant proposes to remodel and extend an existing landing, further decreasing the nonconforming front setback to 16.2 feet. Per Sections 3.1.4 and 7.8.2.C.2, a special permit is required to further decrease the nonconforming front setback.

SR3 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	4,750 square feet	No change
Frontage	70 feet	59.38 feet	No change
Setbacks			
• Front	25 feet	16.5 feet	16.2 feet
• Side	7.5 feet	16.3 feet	15.7 feet
• Rear	15 feet	18.1 feet	18.5 feet
Max Number of Stories	2.5	2	No change
FAR	.50 (.48+.02)	.55	.62
Max Lot Coverage	30%	27.2%	29.2%
Min. Open Space	50%	53.8%	52.6%

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§3.1.9, §7.8.2.C.2	Request to further increase nonconforming FAR	S.P. per §7.3.3
§3.1.4 §7.8.2.C.2	Request to further decrease nonconforming front setback	S.P. per §7.3.3



Setti D. Warren  
Mayor

City of Newton, Massachusetts

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John Lojek  
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

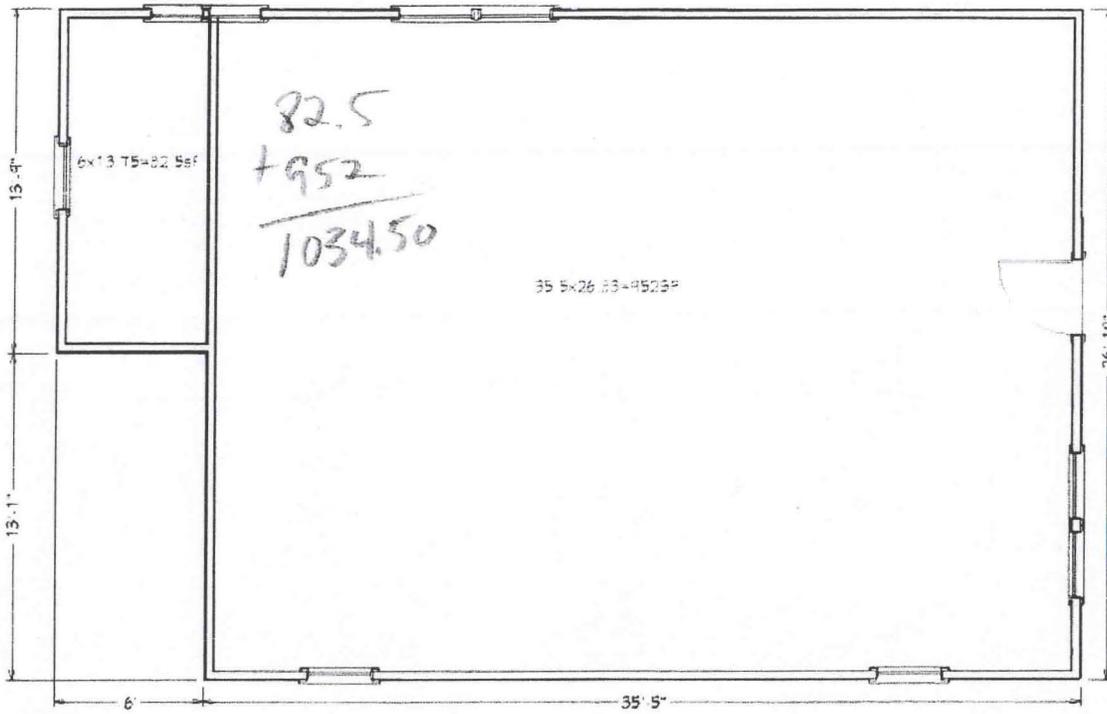
Property address: 8 Hazelwood Ave

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,040	1,110
2. Attached garage	0	0
3. Second story	1,035	1,295
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	0	0
5. Certain floor area above the second story <sup>1b</sup>	0	0
6. Enclosed porches <sup>2b</sup>	0	0
7. Mass below first story <sup>3b</sup>	517	534
8. Detached garage	0	0
9. Area above detached garages with a ceiling height of 7' or greater	0	0
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	0	0
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	2,592	2,939
B Lot size	4,750	4,750
C FAR = A/B	.54	.61
Allowed FAR		
Allowable FAR	.48	.48
Bonus of .02 if eligible <sup>4b</sup>	.02	.02
TOTAL Allowed FAR	.50	.50

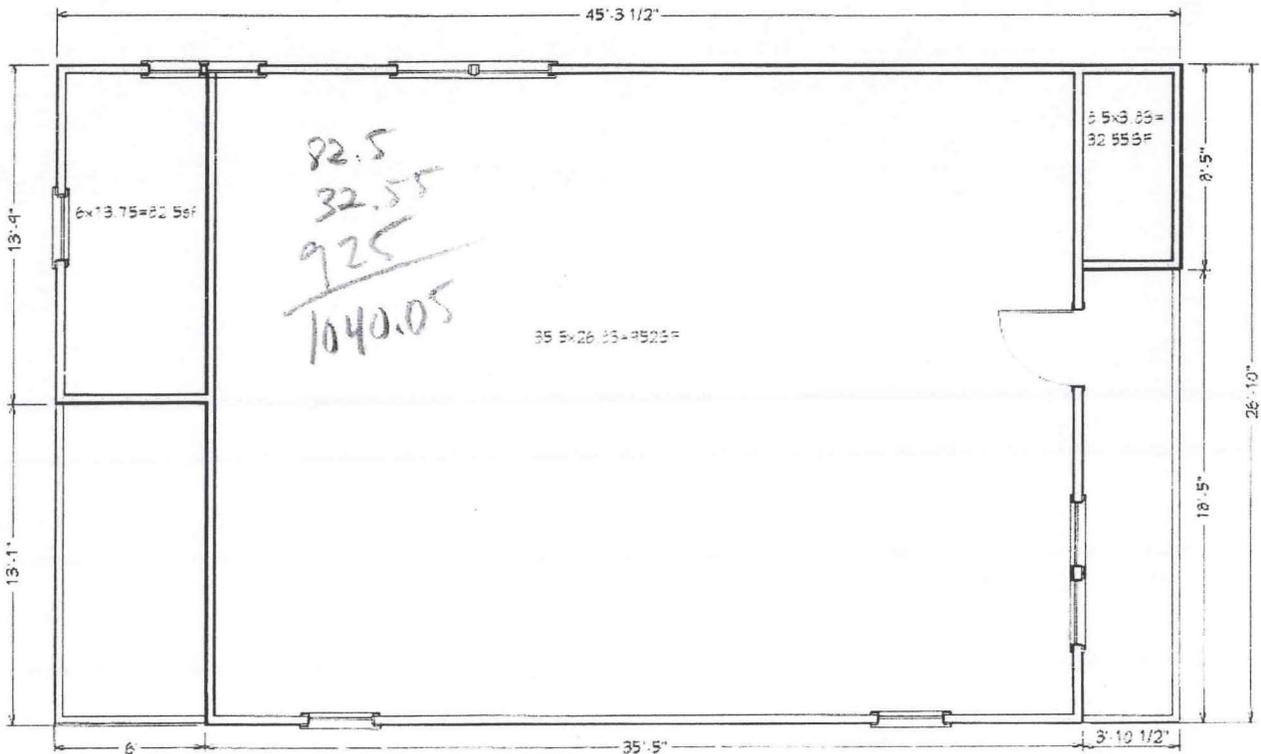


*[Handwritten Signature]*

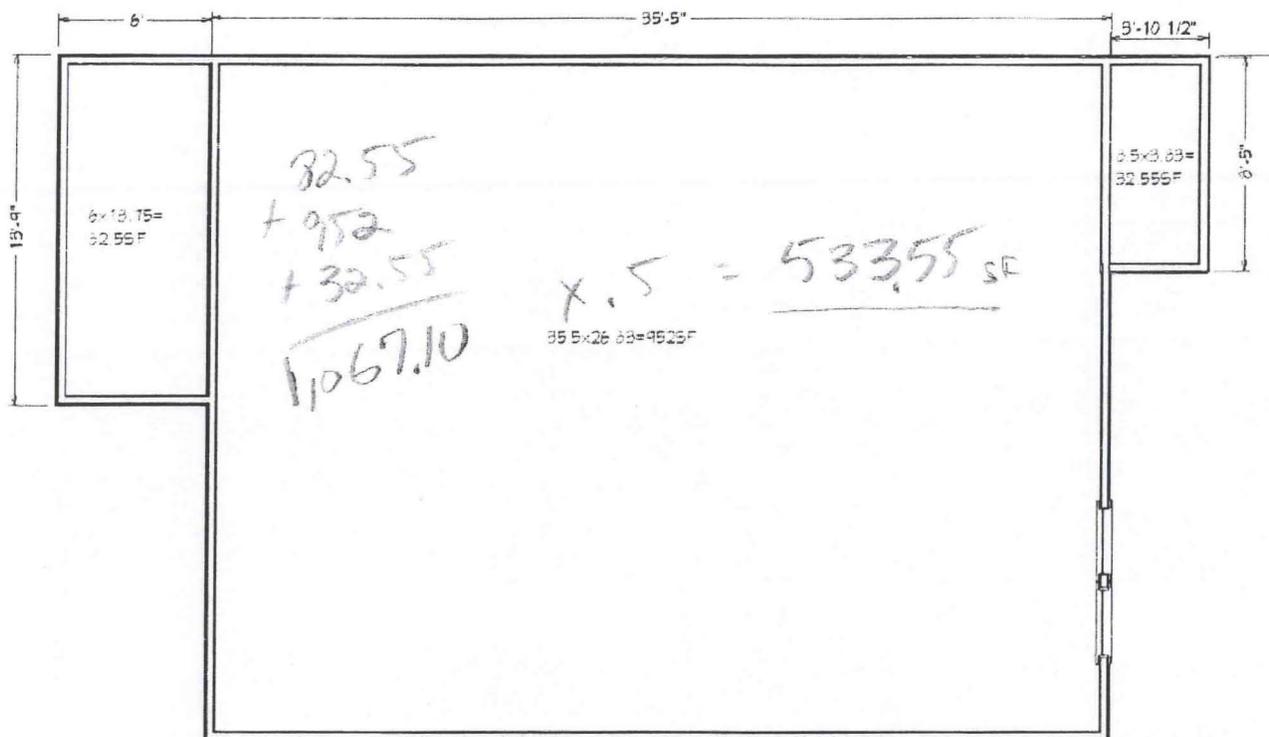
EXISTING 2nd FLOOR



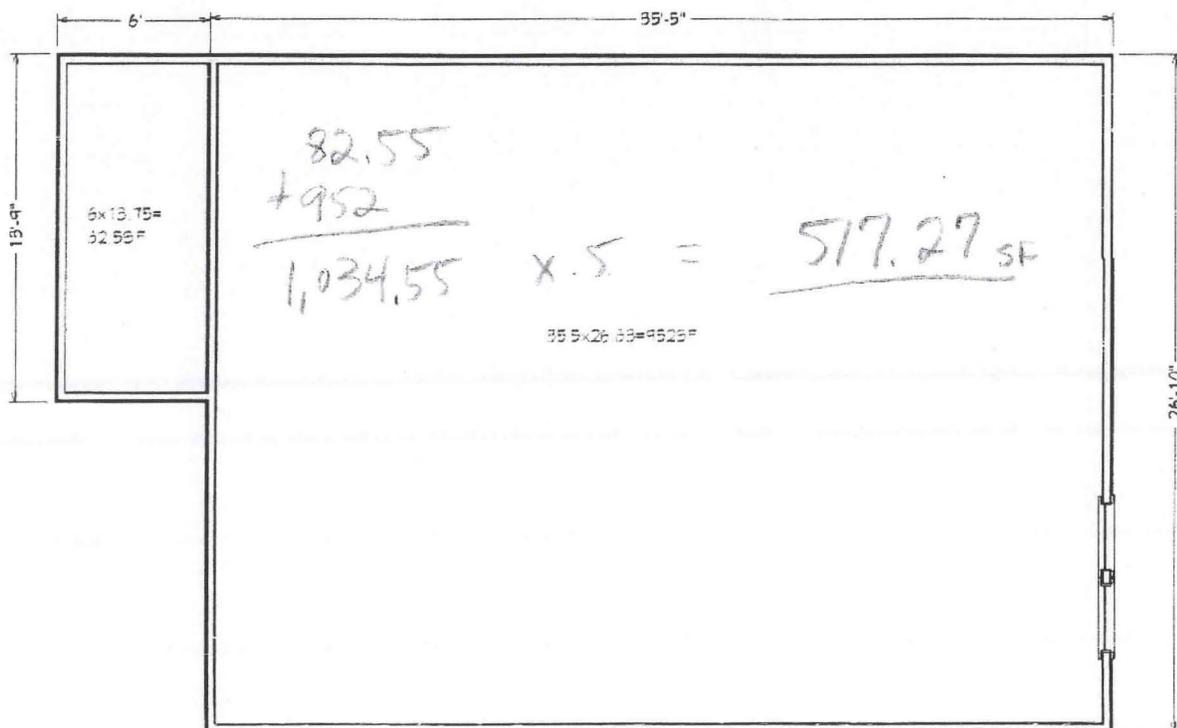
EXISTING 1st FLOOR



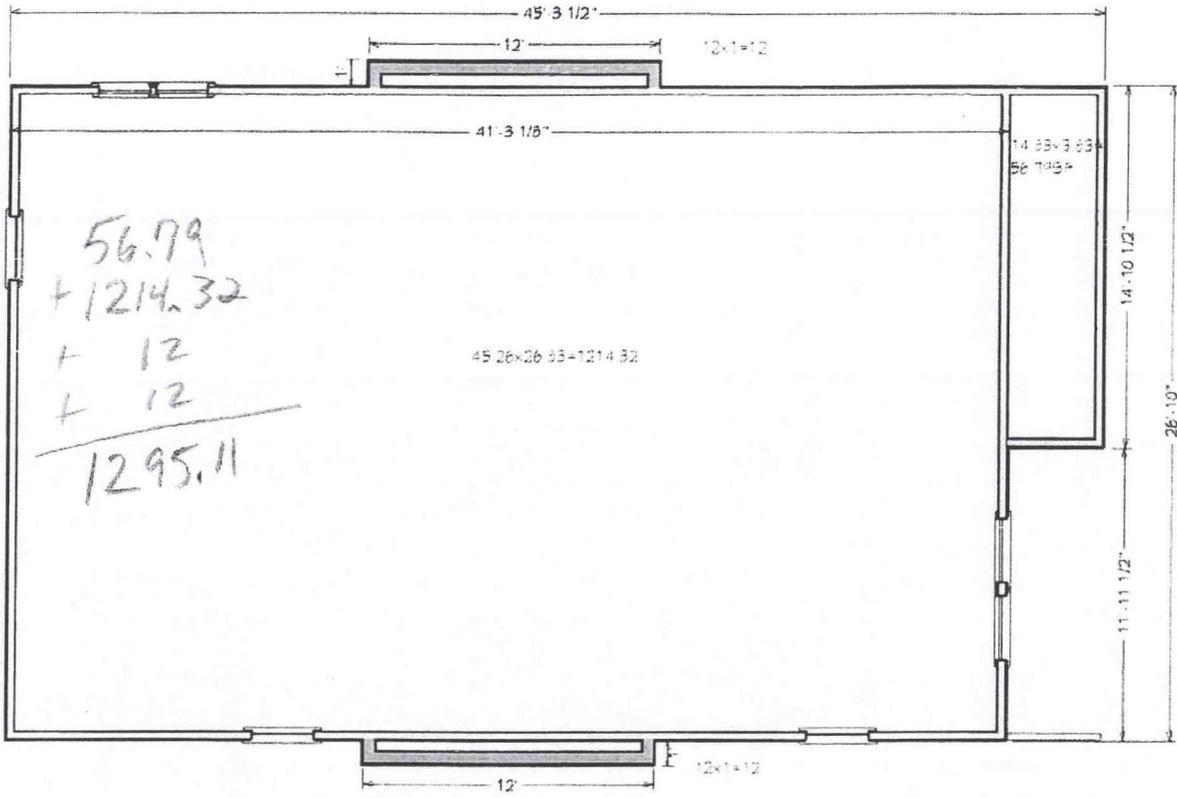
Proposed Basement



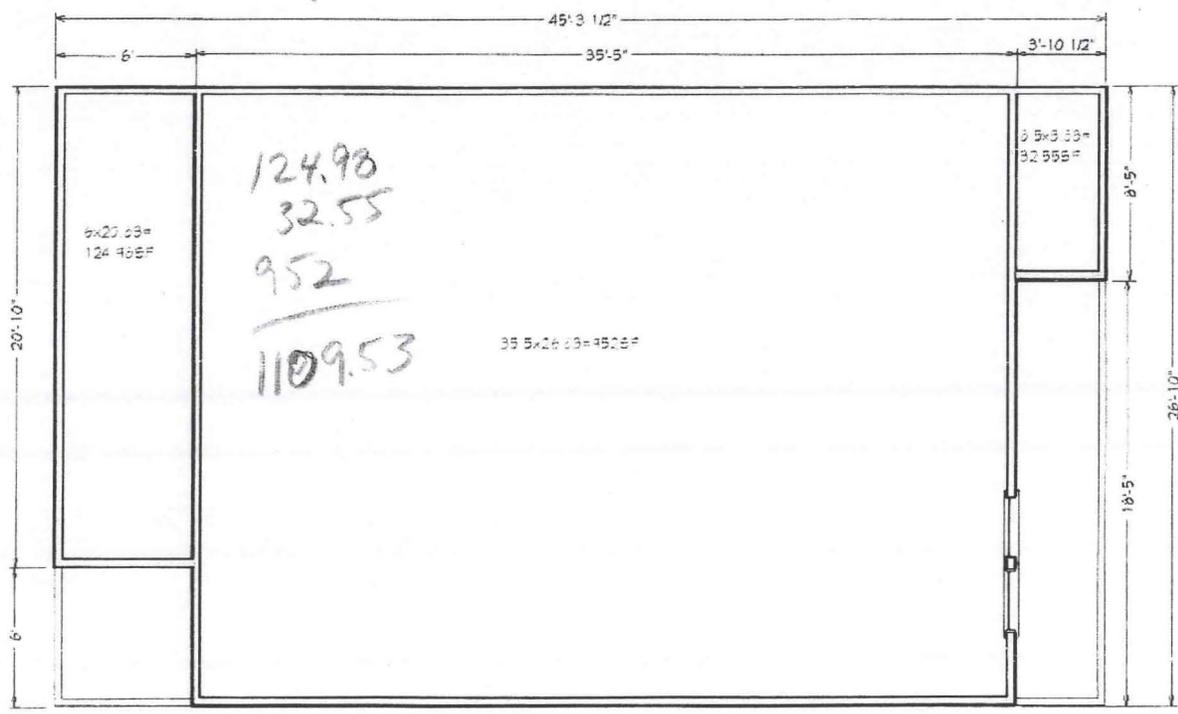
Existing Basement



# Proposed 2nd Floor



# Proposed 1st Floor



Proposed ATTIC

