



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: September 8, 2017

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official

Cc: David Metcalf, Applicant
Henry Finch, Architect
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to further increase nonconforming FAR

Applicant: David Metcalf	
Site: 48 Nathan Road	SBL: 13032 0019
Zoning: SR2	Lot Area: 7,983 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 48 Nathan Road consists of a 7,983 square foot lot improved with a single-family dwelling constructed in 1930 and a detached two-car garage. The applicant proposes to construct a two-story rear addition which adds a total of 270 square feet. 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 David Metcalf, applicant, submitted 7/11/2017
- FAR Worksheet, submitted 7/11/2017
- Existing Conditions Plan, prepared by Everett M. Brooks, surveyor, dated 6/14/2017
- Proposed Conditions Plan, signed and stamped by Bruce Bradford, surveyor, dated 7/10/2017
- Floor Plans, modified by Henry Finch, Architect, dated 7/1/2017

ADMINISTRATIVE DETERMINATIONS:

- The applicants' existing FAR is .44, where .43 (.41 plus the .02 bonus as the addition meets new lot setback requirements) is the maximum allowed. The proposed two-story rear addition adds 270 square feet to the dwelling, resulting in an FAR of .47. A special permit pursuant to Sections 3.1.9 and 7.8.2.C.2 is required to further increase the already nonconforming FAR.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	7,983 square feet	No change
Frontage	100 feet	80 feet	No change
Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	25 feet 7.5 feet 15 feet	26.6 feet 13.3 feet 40.2 feet	No change No change 37.8 feet
Max Number of Stories	2.5	2.5	No change
FAR	.43 (.48+.02)	.44	.47
Max Lot Coverage	30%	22.4%	24.7%
Min. Open Space	50%	66%	64%

- See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.9, §7.8.2.C.2	Request to further increase nonconforming FAR	S.P. per §7.3.3