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James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: August 18, 2015

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Jennifer Tjia & Jane Givens, applicants
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to extend a nonconforming structure

Applicant: Jennifer Tjia & Jane Givens	
Site: 30 Moulton Street	SBL: 42032 0038 and 42032 0037
Zoning: SR-3	Lot Area: 8,143 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 30 Moulton Street consists of two lots totaling 8,143 square feet improved with a single-family residence constructed in 1929. The structure consists of two and a half stories and a basement. The existing topography is such that the basement is considered the first floor, with more than 50% of the basement above grade. As such, the topography creates a three and one half story structure.

The applicants propose to expand the existing partially finished walk-up attic with the addition of a dormer. As the structure is nonconforming due to the number of stories, a special permit is required.

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

- Zoning Review Application, prepared by Jennifer Tjia and Jane Givens, applicants, submitted 8/10/2015
- FAR Worksheet, submitted 8/10/2015
- Plot Plan, signed and stamped by George Collins, surveyor, dated 6/3/2015
- Architectural Plans, prepared by David Sharff, architect, dated 3/10/2015

ADMINISTRATIVE DETERMINATIONS:

1. The maximum number of stories allowed in an SR3 district is 2.5 according to 30-15 Table 1. Due to the significantly downward sloping topography, the existing structure has a walk-out basement, making it a story, thus creating a three-story structure. The addition of an attic dormer further increases the nonconforming nature of the structure, and requires a special permit pursuant to Section 30-21(b) of the Ordinance.

SR3 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	8,143 square feet	No change
Frontage	70 feet	70 feet	No change
Setbacks			
• Front	25 feet	36.9 feet	No change
• Side	7.5 feet	13.9 feet	No change
• Rear	15 feet	30.1 feet	No change
Building Height	36	32.4 feet	No change
Max Number of Stories	2.5	3.5	No change
FAR	.47 (with bonus)	.25	.27
Max Lot Coverage	30%	11.6%	No change
Min. Open Space	50%	71.2%	No change

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-15 Table 1 30-21(b)	To extend a nonconforming 3½-story single-family dwelling	S.P. per §30-24