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James Freas  
Acting Director

## ZONING REVIEW MEMORANDUM

Date: June 17, 2015

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Michael Leabman, Leabman Real Estate Services  
Duncan and Elizabeth Richardson, applicants  
James Freas, Acting Director of Planning and Development  
Ouida Young, Associate City Solicitor

RE: Request to extend nonconforming FAR

RECEIVED  
 NEWTON CITY CLERK  
 2015 JUL -7 PM 3:41  
 David A. Olson, Clerk  
 Newton, MA 02459

Applicant: Duncan and Elizabeth Richardson	
Site: 55 Mossfield Road	SBL: 55021 0005
Zoning: SR-2	Lot Area: 13,723 square feet
Current use: Single-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 55 Mossfield Road consists of a 13,723 square foot lot improved with a single-family residence constructed in 1921 at the corner of Mossfield Road and Alban Road. The applicants propose to remove an existing deck and hot tub, and construct a four season porch with a roof deck above at the rear of the house adjacent to an in-ground pool area. The addition will increase the already nonconforming FAR.

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

- Zoning Review Application, prepared by Michael Leabman, agent, submitted 5/20/2015
- FAR Worksheet, Michael Leabman, agent, dated 5/11/2015
- Proposed Conditions Plot Plan, signed and stamped by Verne T. Porter, surveyor, dated 5/4/2015
- Architectural Plans, signed and stamped by Michael Leabman, architect, dated 5/11/2015
  - Floor Plan
  - Roof Plan
  - Side Elevation
  - Rear Elevation
  - Building Section

- Foundation and 1<sup>st</sup> Floor Plan
- Roof Framing Plan

**ADMINISTRATIVE DETERMINATIONS:**

1. The applicants' existing nonconforming FAR is .38, where .36 is the maximum allowed. The proposed addition results in an FAR of .40. A special permit pursuant to Sections 30-15(u)(2) and 30-21(b) is required.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	13,723 square feet	No change
Frontage	80 feet	135.76 feet	No change
Setbacks			
• Front			
Mossfield Rd	25 feet	25.8 feet	No change
Alban Rd		28.9 feet	No change
• Side	7.5 feet	47.8 feet	45.3 feet
• Rear	15 feet	16.9 feet	16.6 feet
Building Height	36	27.65 feet	No change
Max Number of Stories	2.5	2.5	No change
FAR	.36	<b>.38</b>	<b>.40</b>
Max Lot Coverage	30%	16.47%	19.10%
Min. Open Space	50%	73.27%	70.64%

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-15(u)(2) 30-21(b)	To extend nonconforming FAR	S.P. per §30-24