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ZONING REVIEW MEMORANDUM

Date: March 16, 2017

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Alan Mayer, architect
Robert and Cindy Laughrea, applicants
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to exceed FAR

Applicant: Robert and Cindy Laughrea	
Site: 164 Highland Avenue	SBL: 24012 0020
Zoning: SR1	Lot Area: 22,230 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 164 Highland Avenue consists of a 22,230 square foot lot improved with a single-family dwelling constructed circa 1890 in the Single Residence 1 zoning district. The applicants propose to demolish a rear portion of the dwelling, the front porch and a detached garage structure, and then to construct a two-story rear addition consisting of living space, and to reconstruct the front porch. The applicants also propose to construct an attached garage housing six cars, two at surface level and four in the basement level accessed via two vehicle elevators.

A special permit is required to exceed allowable FAR, and to allow a garage with more than 700 square feet in area and with provision for more than three vehicles.

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

- Zoning Review Application, prepared by Alan Mayer, architect, submitted 1/23/2017
- FAR Worksheet, submitted 1/23/2017
- Plan of Land, signed and stamped by Bruce Bradford, surveyor dated 12/23/2015
- Proposed Site Plan, prepared by Mayer and Associates, architect, dated 1/23/2017
- Architectural Plans, prepared by Mayer and Associates, architect, dated 1/23/2017, revised 3/3/2017

- Existing Conditions
- Existing Elevations
- Proposed Conditions
- Proposed Elevations

ADMINISTRATIVE DETERMINATIONS:

1. The applicant proposes to construct a two-story rear addition to the dwelling consisting of a mudroom and bath on the first floor and a master bedroom suite on the second, as well 593 square feet of attached garage space with attic space above. The additions increase the square footage by 2,068 square feet for a total of 6,315 square feet. This figure does not include the 920 square feet of basement garage space, as it is completely underground and does not count toward FAR. The additions increase the FAR from .19 to .28, where the maximum allowed is .27. Per Section 3.1.9, a special permit is required to allow for an FAR of .28, where .27 is the maximum allowed.

2. Section 3.4.2.C.1 requires a special permit for a private garage with provisions for more than three vehicles and with more than 700 square feet in area. The applicant proposes a 1,513 square foot two-story garage space with two vehicle elevators accommodating six vehicles, two at surface level and four in a basement level. A special permit is required to create a 1,513 square foot private garage for six vehicles.

SR1 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	22,230 square feet	No change
Frontage	100 feet	135 feet	No change
Setbacks			
• Front	25 feet	36.5 feet	No change
• Side	12.5 feet	42.2 feet	12.8 feet
• Rear	25 feet	62.3 feet	34.6 feet
Building Height	36	33.5 feet	No change
Max Number of Stories	2.5	2.5	No change
FAR	.27	.19	.28
Max Lot Coverage	20%	10.3%	12.8%
Min. Open Space	65%	82%	80%

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
Ordinance		Action Required
§3.1.9	Request to exceed FAR	S.P. per §7.3
§3.4.2.C.1	Request to allow a private garage in excess of 700 square feet	S.P. per §7.3
§3.4.2.C.1	Request to allow a private garage accommodating more than three vehicles	S.P. per §7.3

Next Steps

Please contact a Planner by calling 617.796.1120 to obtain a copy of the Special Permit Application. If there have been any changes made to the plans since receipt of your Zoning Review Memorandum you must inform the Zoning Code Official to ensure additional relief is not required. You will need an appointment with a Planner to file your Special Permit Application. **Incomplete applications will not be accepted.**

The following must be included when filing a Special Permit Application:

2. Two (2) copies of the completed Special Permit Application (signed by property owner)
3. Filing Fee (see Special Permit Application)
4. Two (2) copies of the Zoning Review Memorandum
5. Plans (Thirteen sets signed and stamped by a design professional). Each set shall contain:
 - Site Plans showing existing and proposed conditions (including topography as applicable)
 - Architectural plans showing existing and proposed conditions (including façade materials)
 - Landscape plan (as applicable)
6. One (1) Floor Area Ratio (FAR) Worksheet, (signed and stamped by a design professional)
7. One (1) copy of any previous special permits or variances on the property (as applicable)
8. One (1) copy of any other review/sign-off (Historic, Conservation, Tree Removal, etc. as applicable)
9. Two (2) electronic copies of the application with all above attachments (USB or CD)

Copies of all plans shall either be 8.5 x 11 or 11 x 17, except as requested by staff

Special Permit Sign (\$20 fee)

Incomplete applications will delay the intake and review of your project.

Depending on the complexity of the project additional information may be requested to facilitate a full review of the application.

Has the proposed project been presented to and discussed with abutting property owners? Y/N