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Director

## ZONING REVIEW MEMORANDUM

Date: August 22, 2016

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Peter Sachs, architect  
David and Louisa West, applicants  
Barney S. Heath, Director of Planning and Development  
Ouida Young, Associate City Solicitor

RE: **Request to exceed FAR**

| Applicant: David and Louisa West    |                             |
|-------------------------------------|-----------------------------|
| Site: 20 Morton Road                | SBL: 24043 0018             |
| Zoning: SR2                         | Lot Area: 8,705 square feet |
| Current use: Single-family dwelling | Proposed use: No change     |

### BACKGROUND:

The property at 20 Morton Road consists of an 8,705 square foot lot improved with a single-family dwelling constructed in 1921 and a detached garage. The applicant proposes to raze the detached garage and enclosed rear porch and construct an addition adding a two-car attached garage, family room and new kitchen on the first floor with a new master bedroom above the garage, requiring a special permit to exceed FAR.

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

- Zoning Review Application, prepared by Peter Sachs, architect, dated 8/8/2016
- FAR Worksheet, submitted 8/8/2016
- Site Plan, prepared by Peter Sachs, architect, dated 7/25/2016
- Architectural Plans, prepared by Peter Sachs, architect, dated 7/25/2016
  - Floor Plans
  - Elevations

**ADMINISTRATIVE DETERMINATIONS:**

1. The applicants propose to construct additions consisting of a two-car attached garage, and living space on the first and second floors totaling 2,085 square feet. The applicants' existing FAR is .25, where .40 is allowed. The proposed additions create an FAR of .49, which exceeds the .40 allowed, requiring a special permit per Section 3.1.9.A.2.

| SR2 Zone              | Required           | Existing                 | Proposed         |
|-----------------------|--------------------|--------------------------|------------------|
| Lot Size              | 10,000 square feet | <b>8,705 square feet</b> | <b>No change</b> |
| Frontage              | 80 feet            | 95.83 feet               | No change        |
| Setbacks              |                    |                          |                  |
| • Front               | 25 feet            | 25 feet                  | No change        |
| • Side                | 7.5 feet           | ± 15 feet                | 7.5 feet         |
| • Rear                | 15 feet            | 32 feet                  | 15 feet          |
| Building Height       | 36                 | 30.47 feet               | 31.81 feet       |
| Max Number of Stories | 2.5                | 2.5                      | No change        |
| FAR                   | .40                | .25                      | <b>.49</b>       |
| Max Lot Coverage      | 30%                | 15.3%                    | 28.2%            |
| Min Open Space        | 50%                | 78.6%                    | 63.9%            |

1. See "Zoning Relief Summary" below:

| <b>Zoning Relief Required</b> |                               |                        |
|-------------------------------|-------------------------------|------------------------|
| <i>Ordinance</i>              |                               | <i>Action Required</i> |
| §3.1.9                        | Request to exceed maximum FAR | S.P. per §7.3.3        |