



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
330-13(2)
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: December 5, 2013

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Walter Devine, Attorney representing the applicants
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: **Request to exceed FAR**

Applicant: Requel and Donny Santangelo	
Site: 3-5 Milton Ave	SBL: 44014 0071, 44014 0070
Zoning: SR-3	Lot Area: 6,962 square feet
Current use: Two-family dwelling	Proposed use: No change

BACKGROUND:

The property at 3-5 Milton Ave consists of a 6,962 square foot lot improved with a two-family residence and detached garage constructed circa 1919. The structure consists of two and one-half stories with a total gross floor area of 2,052 square feet between the two units. The applicant proposes to connect the house to the existing garage and add living space above the garage increasing the floor area ratio above that allowed by right.

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

- Zoning Review Application, prepared by Walter Devine, Attorney, submitted 7/22/13
- Existing Conditions Plan, prepared by VTP Associates, surveyor, dated 12/11/13
- Proposed Conditions Plan, prepared by VTP Associates, surveyor, dated 7/18/13, revised 8/7/13
- Existing and Proposed FAR Calculations, prepared by Walter Devine, Attorney, dated 7/22/13

ADMINISTRATIVE DETERMINATIONS:

- The proposed additions increase the structure's FAR from .47, to .54, which exceeds the .48 maximum permitted by the Ordinance per Section 30-15, Table A. To construct the additions as proposed, the applicant must obtain a special permit from the Board of Aldermen per Section 30-15(u)(2).

SR-2 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	6,931 square feet	No change
Frontage	70 feet	162.38 feet	No change
Setbacks for existing structure			
• Front	25 feet	8.6 feet	No change
• Side	7.5 feet	13.7 feet	No change
• Rear	15 feet	12.0 feet/15.3 feet	No change
FAR	.48	.47	.54
Max. Lot Coverage	30%	26.6%	29.8%
Min. Open Space	50%	54.9%	51.1%

- See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-15 Table A, §30-15(u),	Exceed Floor Area Ratio (FAR)	S.P. per §30-24