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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: April 27, 2017

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
Barney S. Heath, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to further increase nonconforming FAR and to further extend an existing nonconforming front setback

Applicant: Diouri Adil & Alexandra J	
Site: 208 Homer Street	SBL: 64019 0001
Zoning: SR-2	Lot Area: 8,320 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 208 Homer Street consists of an 8,320 square foot lot improved with a single-family residence constructed in 1909. The applicant proposes to raze the existing detached one car garage and build a new attached garage at the basement level with a family room on the first floor and bathrooms and closet space on the second floor. The additions will further increase the nonconforming FAR, requiring a special permit. The subject site is a corner lot with frontage on Tarleton Road as well as Homer Street. The proposed addition also decreased an existing nonconforming front setback on Tarleton Road, requiring a special permit. The Newton Historical Commission reviewed the proposed demolition and demolition is not delayed.

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

- Zoning Review Application, prepared by Peter Sachs, architect, submitted on 3/23/2017, and revised on 4/25/2017
- FAR Worksheet, submitted on 3/23/2017
- Plot Plan, signed and stamped by Bruce Bradford, PLS, dated 4/20/2017
- Floor Plans and elevations prepared by Peter Sachs, dated 4/19/2017

ADMINISTRATIVE DETERMINATIONS:

1. The applicants’ existing FAR is .52, where .41 is the maximum allowed, making the house legally nonconforming with respect to FAR. The proposed addition adds 700 square feet to the site after the existing garage is removed, resulting in an FAR of .61. Fifty percent of the basement is included in the FAR calculation as the basement is exposed by more than four feet around the majority of the perimeter of the house. A special permit pursuant to Sections 3.1.9 and 7.8.2.C.2 is required to further increase the already nonconforming FAR.
2. Because the property is a corner lot the house has two front setbacks. The proposed addition further decreases the nonconforming setback on Tarleton Road from 18.6 to 18.4 where 21.5 is required due to averaging. A special permit pursuant to Sections 3.1.3 and 7.8.2.C.2 is required to further extend the already nonconforming front setback.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	8,320 square feet	No change
Frontage	80 feet	70 feet	No change
Setbacks <ul style="list-style-type: none"> • Front (Homer St) • Front (Tarleton Rd) • Side • Rear 	25 feet 21.5 feet 7.5 feet 15 feet	28.4 feet 18.6 feet 16.3 feet 31.8 feet	No change 18.4 feet 9.3 feet 24.8 feet
Max Number of Stories	2.5	2.5	No change
FAR	.41	.52	.61
Max Lot Coverage	30%	19.2%	27.8%
Min. Open Space	50%	67%	56%

1. See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.9, §7.8.2.C.2	Request to further increase nonconforming FAR	S.P. per §7.3.3
§3.1.3, §7.8.2.C.2	Request to further extend nonconforming front setback	S.P. per §7.3.3

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