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Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: November 22, 2011

To: John Lojek, Commissioner of Inspectional Services

From: Seth Zeren, Chief Zoning Code Official
Eve Tapper, Chief Planner for Current Planning

Cc: Richard Levey, architect representing applicant
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor


RE: Request to allow an increase in FAR

RECEIVED
NEWTON CITY CLERK
2011 DEC -8 AM 9:20
David A. Olson, CMC
Newton, MA 02459

Applicant: Edward Belz	
Site: 14 Loring Street	SBL: 73030 0010
Zoning: SR2	Lot Area: 8,500 square feet
Current use: Single-family dwelling	Proposed use: Single-family dwelling

Background:

The property at 14 Loring Street consists of an 8,500 square foot lot occupied by a single-family dwelling built in 1910. The applicant proposes to demolish an existing screen porch and replace it with a larger study/home office.

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

- Architectural plans by Richard B. Levey, Architect, unsigned, unstamped, dated 9/19/11
- Zoning analysis by Richard B. Levey, including FAR calculations, unsigned, unstamped, undated
- Site plan showing existing and proposed, signed and stamped by Denis B. O'Brien, Surveyor, dated 8/8/11

ADMINISTRATIVE DETERMINATIONS:

1. The property is in the SR2 zone and must comply with the dimensional standards of Section 30-15, Table 1 for a pre-1953 lot (see chart below).

SR2 Zone	Required/Allowed	Existing	Proposed
Lot Size	10,000 square feet	8,500 square feet	No change
Frontage	80 feet	85 feet	No change
Setbacks			
• Front	25 feet	24.3 feet	No change
• Side	7.5 feet	8.4 feet	8.3 feet
• Rear	15 feet	19.5 feet	No change
FAR	.40	.48	.54
Max. Lot Coverage	30%	23.4%	25.1%
Min. Open Space	50%	55%	53.7%

2. The existing property is nonconforming with regard to FAR with a ratio of .48 where .40 is allowed. The applicant's plans would increase the property's FAR to .54. The applicant must obtain a special permit from the Board of Aldermen to build the proposed addition per Section 30-21(b).
3. As the proposed addition is setback more than the required 25 feet from the front lot line and more than 7.5 feet from the side lot line no additional relief is required.
4. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance	FAR	Action Required
§30-21(b)	Allow an FAR of .54 where .40 is allowed	S.P. per §30-24