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Candace Havens  
Director

## ZONING REVIEW MEMORANDUM

**Date:** June 24, 2013

**To:** John Lojek, Commissioner of Inspectional Services

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

**Cc:** Robert Moruzzi, Fallon Custom Homes, representing the applicants  
Candace Havens, Director of Planning and Development  
Ouida Young, Associate City Solicitor

**RE:** Request to exceed FAR

<b>Applicant: Celine Gregoire &amp; Yves Raymond</b>	
<b>Site:</b> 31 Loring Street	<b>SBL:</b> 73 29 05
<b>Zoning:</b> SR-2	<b>Lot Area:</b> 11,374 square feet
<b>Current use:</b> Single-family dwelling	<b>Proposed use:</b> No change

### BACKGROUND:

The property at 31 Loring Street consists of an 11,374 square foot lot improved with a single-family residence constructed circa 1930. The structure consists of two and one-half stories with a total gross floor area of 5,287 square feet. The applicant proposes to add an additional 122 square feet by converting an existing open porch into a mudroom, and to build a new enclosed basement staircase, 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 Robert Moruzzi, contractor, submitted 5/30/13
- FAR Worksheet, prepared by Robert Moruzzi, contractor, dated 5/22/13
- Plan of Land, signed and stamped by Lawrence W. DeCelle, surveyor, dated 4/17/13, revised 5/10/13, 5/22/13
- Architectural plans, prepared by t works, architect, dated 3/16/11
  - Site Plan
  - Basement and First Floor Plan
  - Exterior Elevations
  - Building Sections
  - Interior Elevations

**ADMINISTRATIVE DETERMINATIONS:**

1. The proposed additions increase the structure's nonconforming FAR, from .46, to .48, which exceeds the .39 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) and 30-21(b).

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	11,374 square feet	No change
Frontage	80 feet	95.58 feet	No change
Setbacks for existing structure			
• Front	25 feet	25.7 feet	No change
• Side	7.5 feet	20.1 feet on right 25.1 feet on left	17.4 feet No change
• Rear	15 feet	31.3 feet	No change
FAR	.39	<b>.46</b>	<b>.48</b>
Max. Lot Coverage	30%		23.4%
Min. Open Space	50%		63.1%

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§30-15 Table A, §30-15(u), §30-21(b)	Exceed Floor Area Ratio (FAR)	S.P. per §30-24