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Candace Havens
Director

ZONING REVIEW MEMORANDUM

Date: February 27, 2014

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Richard Levey, Architect
Christopher Lovett
Candace Havens, Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to exceed FAR

Applicant: Christopher Lovett	
Site: 63 Kenwood Ave	SBL: 64020 0025
Zoning: SR-2	Lot Area: 9,991 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 63 Kenwood Avenue consists of a 9,991 square foot lot improved with a single-family residence constructed in 1890 and a detached garage constructed in 1916. The structure consists of two and a half stories and a basement. The applicant proposes to add 175 square feet to the basement, first and the second floors, and an additional 162 square feet to the attic, for a total of 687 additional square feet of living space. The applicant also proposes to clad and re-roof the existing concrete block garage to match the aesthetic of the house and add a screen porch to the rear of the house.

The proposed additions will increase the floor area ratio to .45, which is above that which is allowed by right.

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

- Zoning Review Application, prepared by Richard Levey, architect, submitted 2/7/14
- FAR Worksheet, prepared by Richard Levey, architect, submitted 1/8/14
- Plan of Land, signed and stamped by Peter J. Nolan, surveyor, dated 2/6/14

- Architectural plans, prepared by Richard Levey, architect, dated 1/27/13
 - Existing conditions
 - Proposed conditions
 - Existing elevations
 - Proposed elevations

ADMINISTRATIVE DETERMINATIONS:

1. The proposed additions increase the structure’s FAR, from .37, to .45, which exceeds the .38 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).

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	9,991 square feet	No change
Frontage	80 feet	102 feet	No change
Setbacks for existing structure <ul style="list-style-type: none"> • Front • Side • Rear 	25 feet 7.5 feet 15 feet	30 feet 12.1 feet +/-26 feet	No change No change 20.7 feet
FAR	.38	.37	.45
Max Lot Coverage	30%	16.6%	19.9%
Min. Open Space	50%	74.3%	63.8%

1. See “Zoning Relief Summary” below:

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