



Setti D. Warren  
Mayor

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

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

Candace Havens  
Director

## ZONING REVIEW MEMORANDUM

Date: November 29, 2011

To: John Lojek, Commissioner of Inspectional Services

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

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

RE: Request to convert a nonconforming two-family dwelling into two attached dwellings and to exceed allowed FAR

RECEIVED  
Newton City Clerk  
2014 OCT 14 PM 4:53  
David A. Olson, CMC  
Newton, MA 02459

Applicant: Arman Chitchian	
Site: 143 Lincoln Street	SBL: 52001 001B
Zoning: SR2	Lot Area: 11,775 square feet
Current use: Two-family dwelling	Proposed use: Two attached dwellings

### Background:

The property at 143 Lincoln Street consists of an 11,775 square foot lot improved with a two-family dwelling. The original house was constructed c. 1872. A fire in the 1960's destroyed the third floor and the original roof. The applicant proposes to construct an addition to the north side and reconfigure the structure into two side-by-side attached dwellings.

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

- Revised architectural plans, by Charles DeMarco, Architect, unsigned and unstamped, dated 10/18/11 showing revised front setback and roofline
- Architectural plans, by Charles DeMarco, Architect, unsigned and unstamped, dated 8/18/11
- Revised plot plan, signed and stamped by Stephen P. Des Roche, Surveyor, and Shawn R. Hardy, Engineer, dated 11/15/11 showing correct front and rear setback distances
- Revised plot plan, signed and stamped by Stephen P. Des Roche, Surveyor, and Shawn R. Hardy, Engineer, dated 9/28/11
- Plot plan, signed and stamped by Stephen P. Des Roche, Surveyor, and Shawn R. Hardy, Engineer, dated 9/22/11
- Zoning review checklist, signed and stamped by Charles DeMarco, Architect, dated 9/29/11

### ADMINISTRATIVE DETERMINATIONS:

1. The property is located 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	11,775 feet	No change
Frontage	80 square feet	138 feet	No change
Setbacks			
• Front	21.55 feet*	25 feet	21.6 feet
• Side	7.5 feet	57.9 feet	34.5 feet
• Rear	15 feet	20.6 feet	15 feet
FAR	.36	.24	.42
Building Height	36 feet	31.4 feet	34.9 feet
Maximum Stories	2.5	2.5	2.5
Max. Lot Coverage	30%	14%	26%
Min. Open Space	50%	86%	56%

\* Per the front setback averaging provision of 30-15(d).

2. The applicant proposes to replace one nonconforming use (two-family dwelling) with another (two attached dwellings) in a single family zoning district. In order to construct the project as proposed, the applicant must obtain a special permit from the Board of Aldermen per Section 30-21(b).
3. The proposed structure has a Floor Area Ratio of .42 where a maximum of .36 is allowed in the zone. To construct the project as proposed, the applicant must obtain a special permit from the Board of Aldermen per Section 30-15(u)(2).
4. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance	Use	Action Required
§30-21(b)	Allow the conversion of a nonconforming two-family dwelling to two nonconforming attached dwellings	S.P. per §30-24
Ordinance	FAR	Action Required
§30-15(u)(2)	Allow an FAR of .42 where .36 is allowed	S.P. per §30-24