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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: July 25, 2018

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Jennifer Caira, Chief Planner for Current Planning

Cc: Ronan Wolfsdorf and Katherine Grenzeback, Applicants
Barney S. Heath, Director of Planning and Development
Ouida Young, Acting City Solicitor

RE: Request to amend Special Permit #176-16 and to further extend the nonconforming FAR

Applicant: Ronan Wolfsdorf and Katherine Grenzeback	
Site: 47 Lewis Street	SBL: 13002 0020
Zoning: MR1	Lot Area: 10,315 square feet
Current use: Two-family dwelling	Proposed use: No change

BACKGROUND:

The property at 47 Lewis Street consists of a 10,315 square foot lot improved with a two-family dwelling constructed in 1925. Due to the average grade of the property, the structure has 3.5 stories, where 2.5 is the maximum allowed. The applicant received a special permit in 2016 to add dormers to the attic level. The square footage of the attic space was miscalculated in the original special permit plans, resulting in a lower FAR than actually exists, and is therefore proposed. Since the granting of the special permit, the plans have been revised and the FAR has been recalculated, requiring an amendment to the existing special permit, and a request to exceed FAR.

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

- Zoning Review Application, prepared by Ronan Wolfsdorf and Katherine Grenzeback, Applicants, dated 6/18/2018
- FAR Worksheet, submitted 7/24/2018
- Special Permit #176-16, dated 6/20/2016
- Plot Plan, signed and stamped by Paul J. Finocchio, surveyor, dated 10/30/2013
- Architectural Plans, prepared by Ingrid Nunez, architect, dated 6/5/2018

ADMINISTRATIVE DETERMINATIONS:

- The petitioners received a special permit in 2016 to allow for the addition of dormers to the attic level, where the average grade plane surrounding the structure creates 3.5 stories. The special permit allowed for the extension of the nonconforming number of stories, where 2.5 is the maximum allowed.
- The petitioners' have an existing nonconforming FAR of .52, where .50 (.48 + .02 bonus) is the maximum allowed per sections 3.2.3 and 3.1.11. The proposed dormer additions add 145 square feet to the dwelling, resulting in an FAR of .53. A special permit pursuant to Sections 3.1.3, 3.1.9 and 7.8.2.C.2 is required to further extend the already nonconforming FAR.

MR1 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	10,315 square feet	No change
Frontage	70 feet	91 feet	No change
Setbacks			
• Front (Lewis St)	25 feet	32.9 feet	No change
• Front (Holland St)	25 feet	56.2 feet	No change
• Side	7.5 feet	8.0 feet	No change
• Rear	15 feet	17.5 feet	No change
Building Height	36	36.9 feet	No change
Max Number of Stories	2.5	3.5	No change
FAR	.50 (.48 + .02 bonus)	.52	.53

- See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.2.3 §3.2.11 §7.8.2.C.2	Request to further extend nonconforming FAR	S.P. per §7.3.3
	Amend Special Permit #176-16	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