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James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: April 12, 2016

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Katherine Grenzeback, applicant
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to extend a nonconforming three-story single-family structure

Applicant: 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 proposes to add dormers to the attic level, which will further increase the nonconformity of the attic level, requiring a special permit.

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

- Zoning Review Application, prepared by Katherine Grenzeback, applicant, dated 3/7/2016
- FAR Worksheet, submitted 3/7/2016
- Plot Plan, signed and stamped by Paul J. Finocchio, surveyor, dated 10/30/2010
- Architectural Plans, prepared by Ingrid Nunez, architect, dated 6/1/2015

ADMINISTRATIVE DETERMINATIONS:

- The average grade plane surrounding the structure creates 3.5 stories per Section 1.5.4.D through F. Section 3.2.3 allows a maximum of 2.5 stories in the MR1 zoning district. To add dormers to the attic level further increases the nonconforming nature of the number of stories. A special permit pursuant to Sections 3.2.3 and 7.8.2.C.2 is required to further increase the already nonconforming number of stories.

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	.51 (.48 + .02 bonus)	.46	.47

- See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§1.5.4.D- F §3.2.3, §7.8.2.C.2	Request to further increase nonconforming number of stories	S.P. per §7.3.3