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James Freas
Acting Director

ZONING REVIEW MEMORANDUM

Date: June 15, 2015

To: John Lojek, Commissioner of Inspectional Services

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

Cc: Seth Dobie, Fallon Custom Homes, agent
Amanda Mahoney, applicant
James Freas, Acting Director of Planning and Development
Ouida Young, Associate City Solicitor

RE: Request to extend nonconforming FAR

Applicant: Amanda Mahoney	
Site: 12 Lake Terrace	SBL: 62001 0008
Zoning: SR-2	Lot Area: 14,628 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 12 Lake Terrace consists of a 14,628 square foot lot improved with a single-family residence constructed in 1893 on Crystal Lake. The lot slopes significantly down toward the lake, making the existing dwelling three and one-half stories. The applicant proposes to add an attached one-car garage to the side of the house over the existing driveway, which will increase the already nonconforming FAR.

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

- Zoning Review Application, prepared by Seth Dobie, agent, submitted 5/18/2015
- FAR Worksheet
- Topographic Site Plan, prepared by Everett M. Brooks Co, surveyor, dated 1/28/2015
- Plan of Land, prepared by Everett M. Brooks Co, surveyor, dated 9/30/2014
- Garage Addition Plan, prepared by Fallon Custom Homes
- Photos and elevations, prepared by Fallon Custom Homes

ADMINISTRATIVE DETERMINATIONS:

1. The applicants' existing nonconforming FAR is .44, where .33 is the maximum allowed. The proposed addition results in an FAR of .46. A special permit pursuant to Sections 30-15(u)(2) and 30-21(b) is required.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	14,628 square feet	No change
Frontage	80 feet	100 feet	No change
Setbacks <ul style="list-style-type: none"> • Front • Side • Rear 	25 feet 7.5 feet 15 feet	20.4 feet 13.9 feet 26.5 feet	No change 8.6 feet 16.1
Building Height	36	34 feet	No change
Max Number of Stories	2.5	3.5	No change
FAR	.33	.44	.46
Max Lot Coverage	30%	17.2%	19.4%
Min. Open Space	50%	72%	No change

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§30-15(u)(2) 30-21(b)	To extend nonconforming FAR	S.P. per §30-24