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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: January 11, 2021

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official
Neil Cronin, Chief Planner for Current Planning

Cc: Alan Taylor, Applicant
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to further exceed nonconforming FAR

Applicant: Alan Taylor	
Site: 12 Cochituate Road	SBL: 54031 0002
Zoning: SR2	Lot Area: 7,650 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 12 Cochituate Road consists of a 7,650 square foot lot improved with a single-family dwelling constructed in 1930. The petitioner proposes to construct a second story addition within the existing footprint, adding living space. The proposed construction will further increase the nonconforming FAR, requiring a special permit.

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

- Zoning Review Application, prepared Alan Taylor, architect, dated 11/18/2020
- Certified Plot Plan, signed and stamped by Ronald J. Natoli, surveyor, dated 11/27/2018
- Architectural Plans and Elevations, signed and stamped by Alan E. Taylor, architect, dated 11/11/2020
- FAR calculations, submitted 11/18/2020

ADMINISTRATIVE DETERMINATIONS:

- The petitioners propose to add 240 square feet of living space to the second story. The proposed construction increases the nonconforming FAR from .48 to .52, where .42 is the maximum allowed per sections 3.1.3 and 3.1.9. A special permit per section 7.8.2.C.2 is required to further increase the nonconforming FAR.

SR2 Zone	Required	Existing	Proposed
Lot Size	10,000 square feet	7,650 square feet	No change
Frontage	80 feet	79 feet	No change
Setbacks - Principal <ul style="list-style-type: none"> • Front • Side • Rear 	25 feet 7.5 feet 0 feet*	29.9 feet 15 feet 10.4 feet	No change No change No change
Height	36 feet	26.42 feet	No change
Stories	2.5	2.5	No change
FAR	.42	.48	.52
Max Lot Coverage	20%	21.2%	No change
Min. Open Space	65%	53.8%	No change

*The property abuts the Cochituate Aqueduct, which requires no setback per section 1.5.2.A

- See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §3.1.9 §7.8.2.2	Request to further extend nonconforming FAR	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