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Barney S. Heath
Director

ZONING REVIEW MEMORANDUM

Date: March 3, 2021

To: John Lojek, Commissioner of Inspectional Services

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

Cc: 9 Old Orchard Rd LLC, Applicant
Barney S. Heath, Director of Planning and Development
Jonah Temple, Assistant City Solicitor

RE: Request to exceed FAR

Applicant: 9 Old Orchard Rd LLC	
Site: 9 Old Orchard Rd	SBL: 63016 0021
Zoning: SR1	Lot Area: 7,650 square feet
Current use: Single-family dwelling	Proposed use: No change

BACKGROUND:

The property at 9 Old Orchard Road consists of a 26,637 square foot lot improved with a single-family dwelling constructed in 1714. The petitioner received a building permit to construct a single-story addition at the rear of the dwelling. The petitioner would like to extend the ceiling height of the proposed addition with atria space, as well as enclose an existing breezeway. The proposed construction will exceed the allowable FAR, requiring a special permit.

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

- Zoning Review Application, prepared Vahe Ohannessian, architect, dated 1/18/2021
- Architectural Plans and Elevations, signed and stamped by Vahe Ohannessian, architect, dated 1/12/2021
- FAR calculations, submitted 1/18/2021
- Plan of Land, signed and stamped by Bruce Bradford, surveyor, dated 10/16/2020

ADMINISTRATIVE DETERMINATIONS:

- The petitioners propose to add extended ceiling height to a first-floor addition recently permitted with a by-right building permit. The extended height adds to the FAR calculation. Additionally, they intend to enclose an existing breezeway. Per section 3.1.9.A.1, construction on an old lot meeting post 1953 dimensions may be allowed an additional increase in FAR of 0.02. The maximum allowed FAR for the property is 0.28, inclusive of the 0.02 FAR bonus, per section 3.1.3 and 3.1.9. The proposed construction increases the FAR from .28 to .30, requiring a special permit per sections 3.1.3 and 3.1.9.

SR1 Zone	Required	Existing	Proposed
Lot Size	15,000 square feet	26,637 square feet	No change
Frontage	100 feet	200 feet	No change
Setbacks <ul style="list-style-type: none"> • Front (Old Orchard Rd) • Front (Hammond St) • Side 	25 feet 25 feet 12.5 feet	34 feet 37.2 feet 11.7 feet	No change No change No change
Height	36 feet	26 feet	No change
Stories	2.5	2.5	No change
FAR	.28 (.26 + 0.02)	.28	.30
Max Lot Coverage	20%	17.5%	No change
Min. Open Space	65%	72%	No change

- See “Zoning Relief Summary” below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§3.1.3 §3.1.9	Request to exceed 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